

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 1B
2-04-2016

MEMORANDUM

DATE: January 28, 2016

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner *SSS*
Jay Beatty, Planner *JEB*
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for February 4, 2016

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220160280	Country Club Village
220160370	Woodhaven

Plat Name: Country Club Village

Plat #: 220160280

Location: Located on the east side of Wynkoop Boulevard opposite Wynkoop Court

Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-60 zone, 1 lot

Applicant: Kelvin and Leya Reaves

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies with Preliminary Plan No. 120140040 (MCPB Resolution No. 14-16) as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

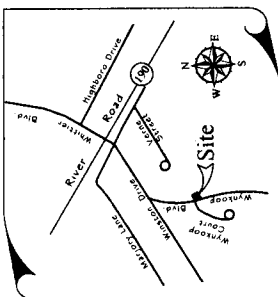
Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision plat of the property acquired by Kevin and Leysa Reeves, his wife, from Charles D. Mahaffie, Jr. and Judith F. Mahaffie, his wife, by deed dated September 30, 2015 and recorded among the Land Records of Montgomery County, Maryland in Liber 51369 at Folio 371; that it is also part of Parcel C, as shown on a subdivision record plat entitled "Country Club Village, A.P.E. Horn's Subdivision" and recorded among the aforesaid land records in Plat Book 19 at Plat No. 1204 and also a portion of Wynkoop Boulevard abandoned by Equity Case # 27922.

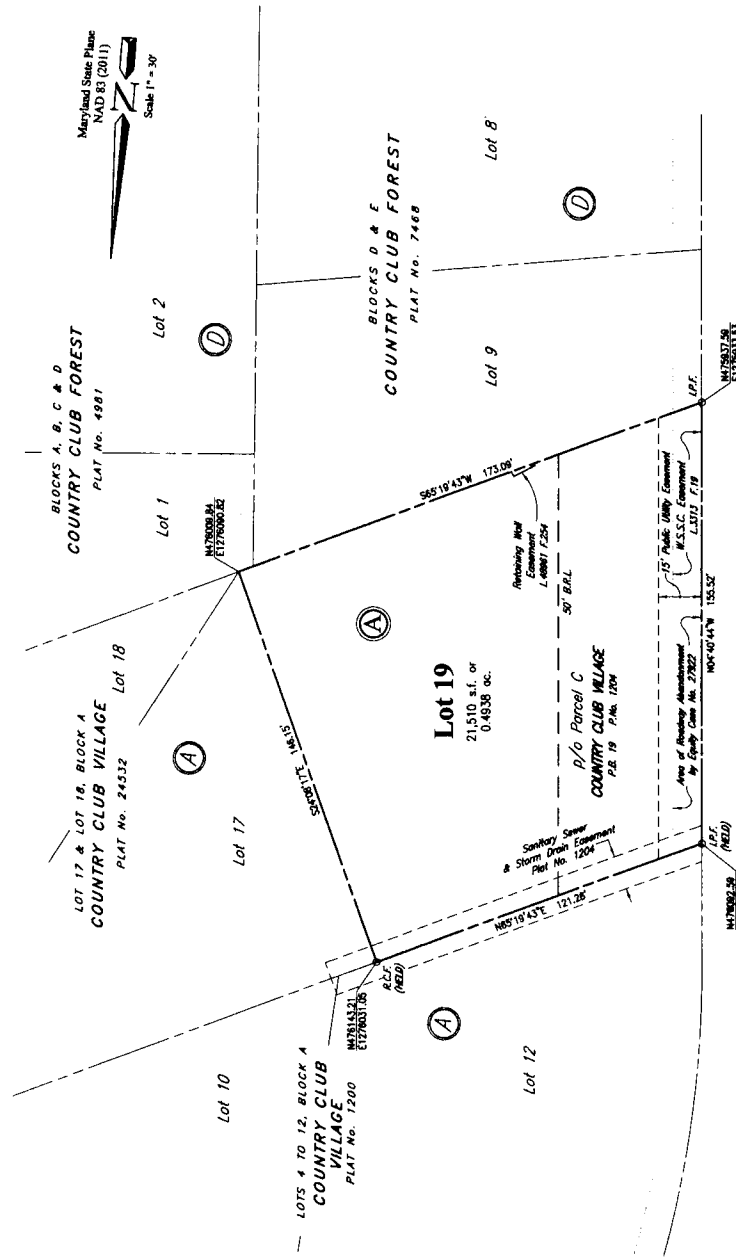
I also certify that if engaged, I will set all property corner markers in accordance with Section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 21,510 square feet or 0.4938 of an acre of land; there is no street dedication by this plat.

Date: 1/15/16
 Daniel R. DeBartolo
 Property Line Surveyor
 Maryland Reg. No. 526
 Exp.: 02/17/2017

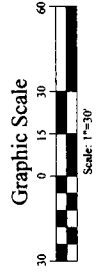


Vicinity Map
(Not to Scale)



Legend
 P.B. = Plat Book
 P.No. = Plat Number
 I.P.F. = Iron Pipe Found
 R/W = Right of Way
 R.C.F. = Rubber Cap Found

Area Tabulation
 1 Lot: 21,510 s.f. or 0.4938 Ac.
 Parcel: N/A
 Street: N/A
 Total: 21,510 s.f. or 0.4938 Ac.



Owner's Certificate

The undersigned, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat, establish the minimum building restriction lines, as shown hereon, grants to Montgomery County, Maryland, Temporary Slope Easements 15 feet wide, adjacent, contiguous, and parallel to all street right of way lines, said Temporary Slope Easements shall be extinguished after all public improvements abutting said easements have been accepted for public maintenance, grant a Public Utility Easement as shown hereon to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3634 at Folio 457, which said terms and provisions are incorporated herein by this reference, subject to all current and applicable regulations of all federal, state and local governing agencies.

We further certify that a Maryland registered land surveyor will be engaged to set all property corner markers in accordance with section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon, except that certain deed of trust, recorded in Liber 51369 at Folio 377 and the parties in interest thereto have below indicated their assent.

Date: 1/15/16
 Witness: [Signature]
 Witness: [Signature]

Kevin Reeves, Owner
 Leysa Reeves, Owner

I hereby assent to this subdivision Record Plat
 George Mason Mortgage LLC
 A Virginia limited liability company
 19/16 Trustee: [Signature]
 Robert C. Brewer Jr., Trustee
 Daniel V. Lewsin, Trustee

Notes

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This property is to the uses and conditions of Preliminary Plan No. 120140040 entitled "Country Club Village".
- This property is served by public water and sewer systems only.
- The property shown hereon is zoned R-60.
- W.S.S.C. 200 scale reference: 208 NW 06
- Water/Sewer Categories: W/S/S
- This property is shown on Tax Map GN 561
- Coordinates shown hereon were established using Trimble's Real-Time Kinematics and their Virtual Reference Station System (VRS) and are based on Maryland State Plane coordinates NAD 83 (NRS 2011). The average scale factor for the subject property is 0.999953931. The average property elevation based upon NAVD83 vertical datum is 354 feet, for an elevation factor of 0.999988057. The combined factor for the subject property is 0.999941984. All bearings and distances shown are based on grid coordinates.

Subdivision Record Plat

Lot 19, Block A

a resubdivision of part of Parcel C

Country Club Village

Bethesda (7th) District
 Montgomery County, Maryland
 January, 2016 Scale: 1" = 30'

CPJ Charles P. Johnson & Associates, Inc.
 Civil and Environmental Engineers • Planners • Landscapers • Architects • Surveyors
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 www.cpj.com • Silver Spring, MD • Gaithersburg, MD • College Park, MD • Frederick, MD • Rockville, VA

Approved: [Signature]
 Date: [Blank]
 Appr. Secretary-Treasurer
 Department of Permitting Services
 Montgomery County

Recorded: [Blank]
 Plat No.: [Blank]

220160280

