

Plat Name: Gertson Property

Plat #: 220151280

Location: Located approximately 275 feet west of the intersection of Kruhm Road and Belle Cote Drive

Master Plan: Fairland Master Plan

Plat Details: RC zone; 1 parcel

Applicants: The Estate of Peter Norman Gertson

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(6)** of the Subdivision Regulations, in conjunction with Subdivision Review Waiver No. SRW201501 (MCPB Resolution No. 15-140), which states:

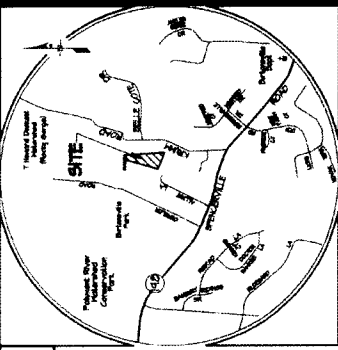
50-35A(a)(6) Plats for Certain Residentially Zoned Parcels Created by Deed prior to June 1 1958. While recognizing the single residential parcel exemption of Sec. 50-9(e), an owner may voluntarily submit a plat to record such a parcel under the minor subdivision procedure provided that the parcel is developable for only one single-family, detached dwelling unit.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(6) and with SRW201501, as approved by the Board, supports this minor subdivision record plat.

PLAT No.

GENERAL NOTES

1. THIS SUBDIVISION PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE OWNER IS ADVISED TO OBTAIN A CURRENT TITLE CURATIVE RECORD TO REPLACE AN EXHAUSTIVE TITLE OR TO REPEAT OR NOTE ALL MATTERS AFFECTING TITLE.
2. THE PROPERTY SHOWN HEREON IS ZONED R-1 AT THE TIME OF THIS SUBDIVISION AND LOCATED ON TAX MAP 15342.
3. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS.
4. THE SEPTIC AREA SHOWN HEREON IS APPROVED FOR A SIX (6) BEDROOM HOUSE AS DERIVED ON AN APPROVED SEPTIC FIELD PLAN DATED FEBRUARY 26, 2015, ENTITLED "15000 VIKRAM ROAD - SIX PARCELS 397 & 417 (PERMIT NO. 282174) AND APPROVED BY THE MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC ACCESS PROVIDED TO VIKRAM ROAD PUBLIC BOOTH-OF-BUILD PURSUANT TO AN EASEMENT FOR ACCESS / EGRESS, UTILITIES AND MAINTENANCE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 50286 FOLIO 306.
5. THIS PLAT COMPLIES TO THE REQUIREMENTS OF 50-250409 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATOR BOARD, 15-140.
6. SUBDIVISION REGULATOR BOARD, 15-140.



VICINITY MAP

SCALE: 1" = 2,000'

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AS OWNER, THE UNDERSIGNED OR THEIR SUCCESSORS AND ASSIGNS WILL GUARANTEE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED IMPROVEMENTS, TO BE SET BY A REGISTERED MARYLAND SURVEYOR, TO BE SET BY SECTION 50-250409 OF THE MONTGOMERY COUNTY CODE. THESE MARKERS AND IMPROVEMENTS SHALL BE MAINTAINED AND KEPT IN GOOD ORDER ON THE PART OF SUBDIVISION.

FOR THE ESTATE OF PETER NORMAN GERTSON

[Signature]
 PROFESSIONAL REPRESENTATIVE

2/12/16
[Signature]
 ATTEST

SURVEYOR'S CERTIFICATE

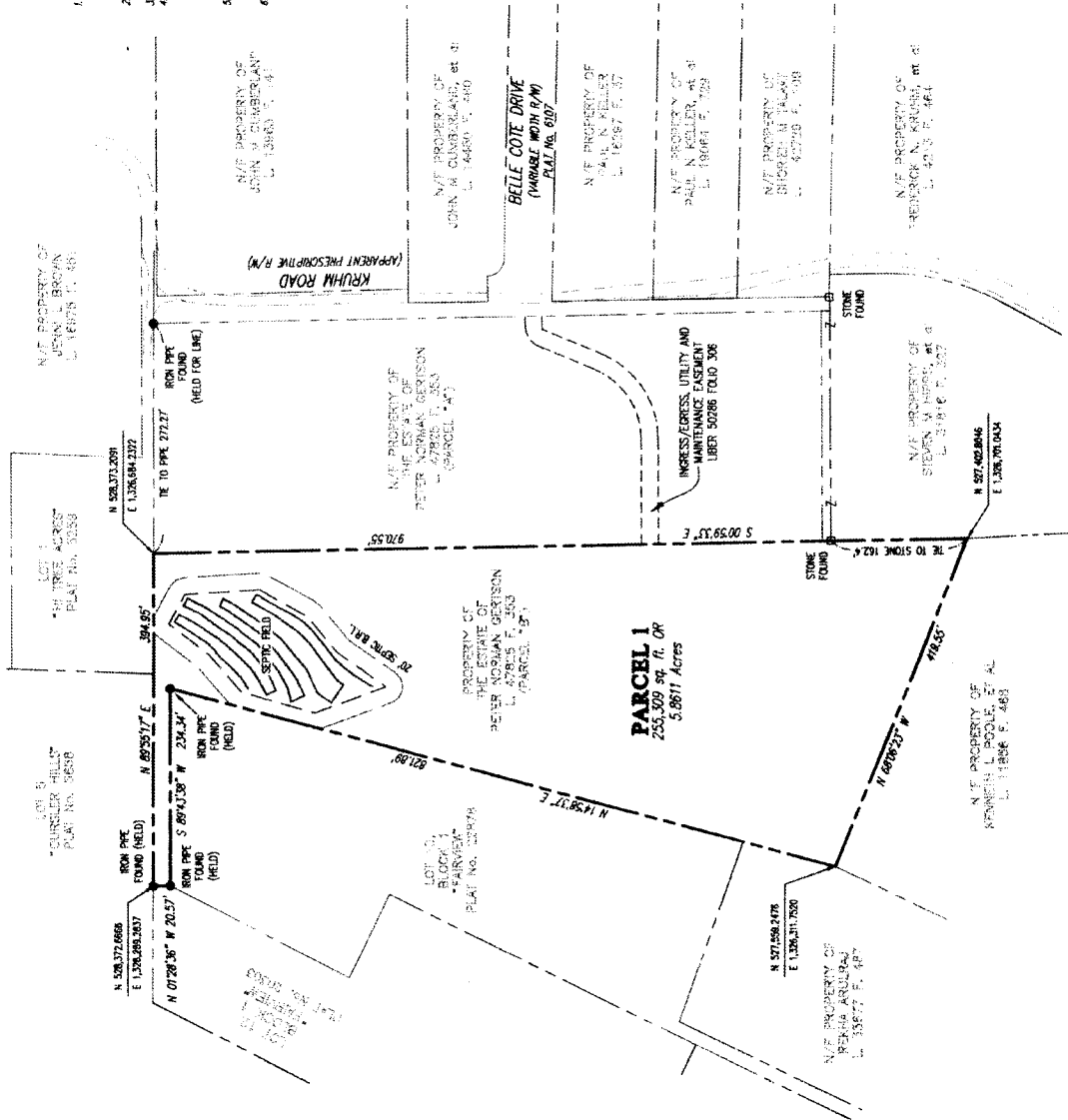
I HEREBY CERTIFY THE SUBDIVISION RECORD PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY PETER NORMAN GERTSON, TRUSTEE OF THE GERTSON TRUST, TO THE PART OF THE LAND SHOWN HEREON BY A DEED DATED AUGUST 28, 2014 AND RECORDED OCTOBER 17, 2014 UNDER THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 47825 AT FOLIO 353.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-250409 OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 255,309 SQUARE FEET OR 5.8871 ACRES.

2/12/2016

[Signature]
 FOR: GUTSCHICK, LITTLE & WEBER, P.A.
 WILLIAM E. GUTSCHICK, P.
 PROFESSIONAL LAND SURVEYOR
 MD REG. NO. 21522 (Exp. RENEWAL DATE: 12/31/2019)



THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	RECORDED: PLAT NO.:	CAO/SU 14012
Approved: _____	Approved: <i>[Signature]</i> BY: <i>[Signature]</i>	DRAWN BY: CHECKED BY: GLW FILE NO.:	14012
CHAIRMAN SARAH P. P.C. RECORD FILE NO.	SECRETARY/TREASURER		