

Plat Name: Woodhaven
Plat #: 220160370

Location: Located on the north side of Thoreau Drive, 300 feet east of Woodhaven Boulevard
Master Plan: Bethesda-Chevy Chase Master Plan
Plat Details: R-90 zone; 1 lot
Owner: Ashley and Amanda Candy

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(10)** of the Subdivision Regulations, which states:

Combining a lot and adjoining property. Except in agricultural zones, the Planning Board may approve plats under the minor subdivision process to consolidate an existing platted lot and a partition of land created as a result of a deed, provided:

- a. In a one-family residential zone, the partition of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
- b. Any conditions applicable to the existing lot remain in full force and effect on the new lot;
- c. Any required street dedication is provided; and
- d. The subject lot was not identified as an outlot on a plat.

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)(10) and supports this minor subdivision record plat.

NOTES

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLANNING, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE NUMBERED IN THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. IPT = IRON PIPE FOUND. / RWIC = REMAIN WITH CAP.
3. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.
4. THIS PLAN CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-30A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE CODE FOR THE CITY OF BETHESDA, MARYLAND, AND THE COMMING OF A LOT AND ADJOINING PROPERTY AS PROVIDED FOR IN SECTION 50-30A(C)(1)(E).
5. THIS SURVEYOR RECORD PLAN IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY, BUT ONLY THOSE MATTERS WHICH ARE NECESSARY TO REPLACE AN EXAMINATION OF TITLE OR TO DETECT ON NOTE ALL MATTERS AFFECTING TITLE.
6. PROPERTY LIES WITHIN ZONE X OF FEM MAP # 248310C(AS) DATED SEPTEMBER 28TH 2008.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF ALL OF THE LANDS COMPREHENSIVE TO THE TRUSTS OF THE MONTGOMERY COUNTY PLANNING BOARD AND AMANDA C. CANNY BY DEED AS RECORDED IN LINDER 51340 AT FOLIO 302 DATED NOVEMBER 04, 2015 AND BEING ALL OF LOT 5, BLOCK 1 - WOODHAVEN AS RECORDED IN PLAT BOOK 41 AT PLAT 2848 SAID LOT 5 BEING DIMENSIONALLY OMITTED IN PREVIOUS CONVEYANCES IN LINDER 51164 FOLIO 348 AND IN RIGHT-OF-WAY ABANDONMENT FOR HARTIE ROAD AS RECORDED IN LINDER 38114 AT FOLIO 228 AND IN DEED CASE NO. 20417 BOTH IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT ALL PROPERTY CORNERS MARKED THEREON ARE IN PLACE AND ACCURATELY LOCATED AND THAT THE TOTAL AREA INCLUDED ON THIS PLAT IS 14,193 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DATE: 01/14/16
 SURVEYOR: [Signature]
 M.D. PROFESSIONAL LAND SURVEYOR #21136
 DATE OF LICENSE EXPIRATION: 08-20-18

OWNERS CERTIFICATE

WE, ASHLEY BLAYNE CANNY AND AMANDA C. CANNY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAN.
 WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LINDER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 THERE ARE NO SALES, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR THE DEED OF TRUST RECORDED IN LINDER 51340 FOLIO 310 AND THE PARTIES OF INTEREST HEREBY INDICATE THEIR ASSENT BY SIGNING BELOW.

[Signatures and Dates]
 WITNESSES: [Signatures] DATE: 1/14/16
 [Signatures] DATE: 1/14/16
 [Signatures] DATE: 1/14/16
 TITLE: VICE PRESIDENT - MORTGAGE
 (SIGNING ON BEHALF OF SANDY SPRING BANK)

Department of Permitting Services
 Montgomery County, Maryland

Approved: [Signature]
 Title: [Title]
 The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: [Signature]
 Title: [Title]
 M.N.C.P. & P.C. Record File No.

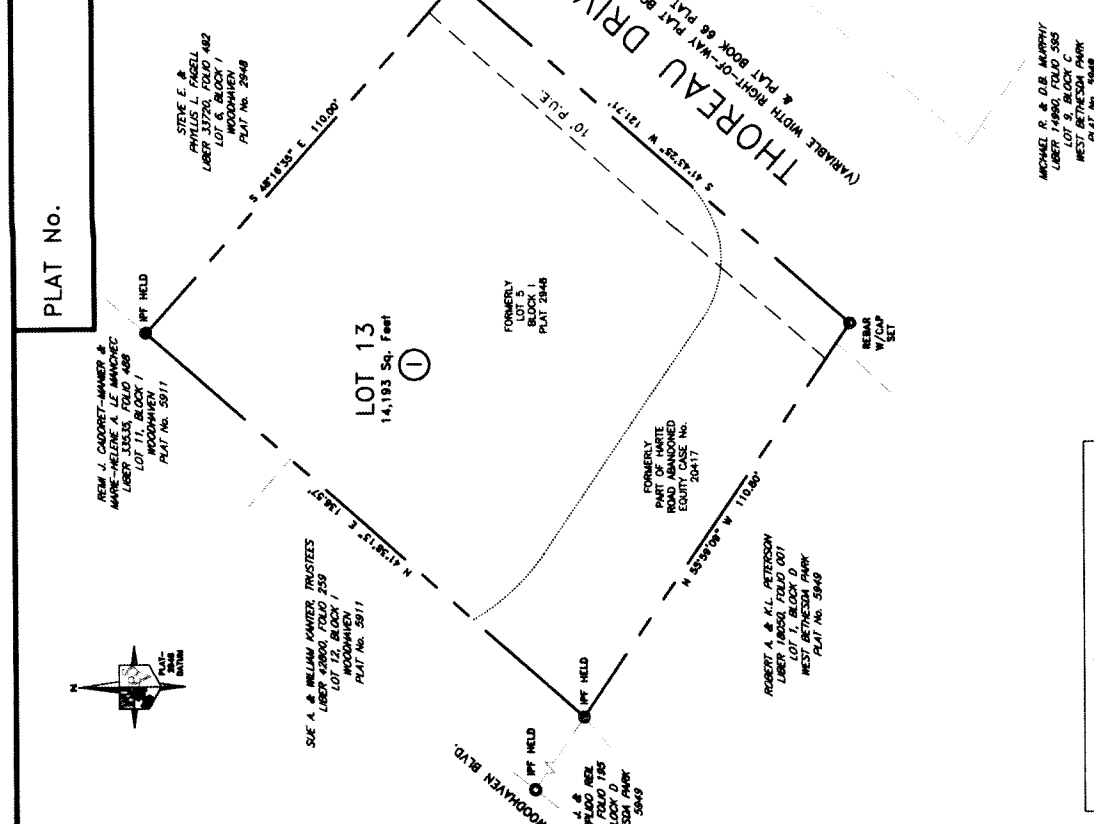
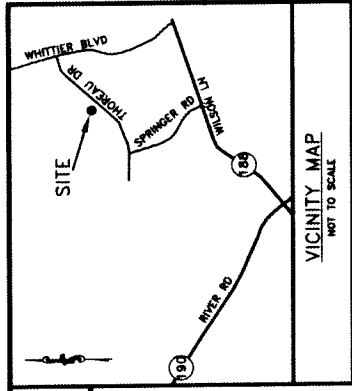
APPROVALS/INFORMATION CHART

TAX MAP LOCATION:	GH 583
WESB ZONE NUMBER:	Z10MWB
ZONING CATEGORY:	R-80
APPROVED PRELIMINARY PLAN:	N/A
SITE PLAN, PROJECT/SKETCH PLAN FILE NUMBER:	N/A
CONSERVATION PLAN FILE NUMBER OR FOREST CONSERVATION EXEMPTION NUMBER:	N/A

PLAT TABULATION

LOT 13:	14,193 SQ.FT. OR 0.3258 ACRES
DEDICATION TO PUBLIC USE:	0.0 SQ.FT. OR 0.0 ACRES
TOTAL AREA:	14,193 SQ.FT. OR 0.3258 ACRES

POTOMAC VALLEY SURVEYS
 20010 FISHER AVENUE, SUITE F
 POOLESVILLE, MARYLAND
 1-888-349-5080



SUBDIVISION RECORD PLAT
WOODHAVEN
 LOT 13, BLOCK 1
 A RESUBDIVISION OF
 LOT 5, BLOCK 1 AND
 PART OF HARTIE ROAD ABANDONMENT
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=20'
 JANUARY 2016

STEVEN H. WOOD &
 JACOBRAH A. OIT
 LIBER 11596, FOLIO A32
 LOT 5, BLOCK 1
 WOODHAVEN
 PLAT No. 2848

MICHAEL R. & D.B. MURPHY
 LIBER 10250, FOLIO C350
 WEST BETHESDA PARK
 PLAT No. 3849

ROBERT A. & K.L. PETERSON
 LIBER 14250, FOLIO 001
 LOT 1, BLOCK D
 WEST BETHESDA PARK
 PLAT No. 3840

SUSAN COMPTON REE
 LIBER 42373, FOLIO 185
 LOT 3, BLOCK D
 WEST BETHESDA PARK
 PLAT No. 3840

APPRIS J. & SUE A. WELLMAN KAMMER TRUSTEES
 LIBER 43800, FOLIO 259
 LOT 1, BLOCK I
 WOODHAVEN
 PLAT No. 2811

REMAINS OF IRON PIPE FOUND

FORMERLY PART OF HARTIE ROAD ABANDONMENT EQUITY CASE NO. 20417

FORMERLY LOT 5, BLOCK 1, PLAT 2848