



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

**MCPB**  
**Item # 1B**  
**7-21-2016**

**MEMORANDUM**

**DATE:** July 12, 2016

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Senior Planner *SS*  
Jay Beatty, Planner *JAB.*  
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 July 21, 2016

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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:

**220160790**                      **Old Georgetown Estates**

**220161100**                      **Homewood**

**Plat Name:** Old Georgetown Estates  
**Plat #:** 220160790

**Location:** Located on the east side of Danville drive opposite Danville Place.  
**Master Plan:** North Bethesda - Garrett Park Master Plan  
**Plat Details:** R-200 zone, 1 lot  
**Applicant:** Andrew and Amanda Boltax

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(3)** of the Subdivision Regulations, which states:

**50-35A(a)(3) Consolidation of Two or More Lots or a Part of a lot into One Lot.**  
Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

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

**OWNER'S CERTIFICATION**

We, the undersigned owners of the property shown hereon, hereby adopt this plat of subdivision, and dedicate the area shown to public use. The undersigned also grant a Public Utility Easement (10' P.U.E.) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the land records of Montgomery County, Maryland. The owners, their successors and assigns will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code.

There are no suits, mortgages, leases, liens or trust affecting the subject property, except certain Deeds of Trust held by LoanDepot.com, LLC as recorded in Liber 50783 at Folio 288 and Arlington Community Federal Credit Union as recorded in Liber 50783 at Folio 313, among the land records of Montgomery County, Maryland. The parties in said interest thereto have herein indicated their assent.

Witness: *Andrew K. Boltax* Date: 6/10/16  
 Witness: *Amanda Tinkham Boltax* Date: 6/10/16

X Mortgage Electronic Registration System, Inc. as nominee for  
 For LoanDepot.com, LLC signer and holder of Deed of Trust in Liber 50783 at Folio 288

Witness: *Mark F. Kelly* Date: 6/16/16  
 Name: Mark F. Kelly  
 Title: Vice President

For Arlington Federal Credit Union signer and holder of Deed of Trust in Liber 50783 at Folio 313.

Witness: *James H. Wilmot* Date: 5-9-16  
 Name: James H. Wilmot  
 Title: VP of Lending

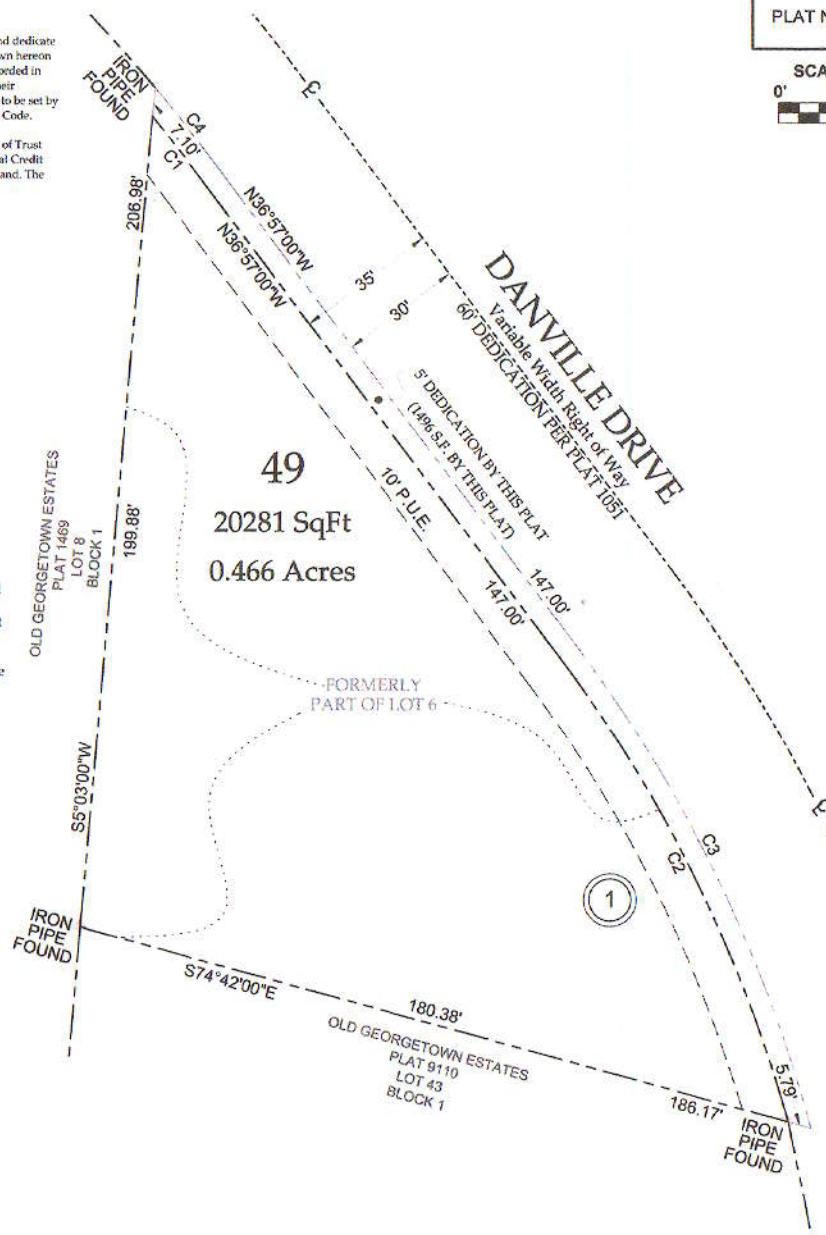
**SURVEYOR'S CERTIFICATION**

I hereby certify that the plat shown hereon is correct; that it is a subdivision of the land described in a Deed from Paul L. Ickx and Laurence Laumonier-Ickx to Andrew K. Boltax and Amanda Tinkham Boltax, dated July 9, 2003, and recorded in Liber 26465 at Folio 489, also being a resubdivision of "Old Georgetown Estates", Part of Lot 6, as shown on a plat recorded in Plat Book 17 at Plat 1051, all among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set in accordance with the provisions of Section 50-24(e) of Montgomery County Code. The total area included on this plat is 21777 square feet of land, 1496 square feet of which is dedicated to the public use.

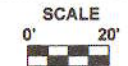
Signature: *Thomas A. Maddox* Date: 6/15/16  
 Thomas A. Maddox -  
 Registered Professional Land Surveyor  
 MD #10850  
 Exp. 4/3/18

PLAT TOTALS	
NUMBER OF LOTS	1
AREA OF LOT	20281 sf
AREA OF DEDICATION	1496 sf
TOTAL AREA SHOWN ON PLAT	21777 sf

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	PLAT
APPROVED <u>June 29, 2016</u> DATE <i>Diana J. Jones</i> DIRECTOR	DATE
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	
APPROVED _____ DATE _____	
CHAIRMAN ASST. SECRETARY-TREASURER	
M.N.C.P. & P.C. RECORD FILE NO.	



PLAT NO.



VICINITY MAP  
1" = 2000'

**NOTES**

1. PROPERTY ZONED R-20 AS OF THE DATE OF PLAT RECORDATION.
2. LOT IS SERVED BY PUBLIC WATER AND SEWER. WSSC CATEGORIES S, L, W, I.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
5. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP GQ262, WSSC GRID 25N26W6.
6. THIS PLAT OF RESUBDIVISION IS APPROVED PURSUANT TO THE PROVISIONS FOR MINOR RESUBDIVISIONS IN SECTION 50-35A OF THE SUBDIVISION REGULATIONS. THIS PLAT INVOLVES THE CREATION OF A LOT FROM PART OF A LOT AS PROVIDED FOR IN SECTION 50-35A(9)(3).

SUBDIVISION RECORD PLAT  
 LOT 49 BLOCK 1  
**OLD GEORGETOWN  
 ESTATES**  
 A RESUBDIVISION OF  
 PART OF LOT 6 BLOCK 1  
 ELECTION DISTRICT 4  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE 1" = 20' FEBRUARY 2016

THOMAS A. MADDOX  
 PROFESSIONAL LAND SURVEYOR  
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 GAITHERSBURG, MARYLAND 20877  
 (301) 984-5834