

**Plat Name: Homewood**  
**Plat #: 220161100**

Location: Located on the south side of Plyers Mill Road, 275 feet west of Drumm Road.

Master Plan: Kensington - Wheaton Master Plan

Plat Details: R-60 zone, 2 lots

Applicant: David Curry

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.

**GENERAL NOTES:**

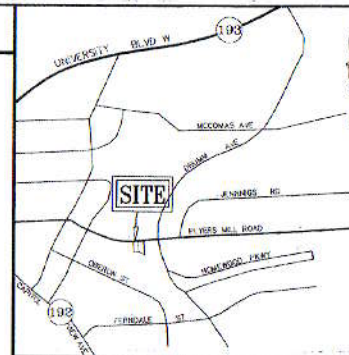
- 1) All terms, conditions, agreements, irritations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plat, allowing development of this property included on this plat, as approved by the Montgomery County Planning Board are intended to survive unless modified by further actions by the Board. The Official Public Files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.
- 2) This plat conforms with requirements for minor subdivision approvals contained in Section 50-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the County Code as provided for in Section 50-35A(a)(5), which provides for the consolidation of part of a lot into one lot.
- 3) This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restriction the ownership and use of this property. The subdivision record plat is not intended to replace the examination of title or to depict or note all matters affecting title.
- 4) This property is served by public water and sewer service only.
- 5) This property is currently zoned R-60.
- 6) This property is shown on Montgomery County Tax Map Grid HP-53.
- 7) This property is shown on W.S.S.C. Sheet # 213 NW 03.

**OWNER'S CERTIFICATE:**

I, David A. Curry, owner of the property shown and described hereon, hereby adopt this plat of subdivision, dedicate the street to public use, establish the minimum building restriction lines and grant the ten (10) foot public utility easement shown hereon as 10' P.U.E. to the parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easements" recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

There are no leases, liens or trusts on the property included on this plat of subdivision.  
 Date: 6-23-16 *David A. Curry*  
 Date: 6-23-16 *Edward L. Snider*  
 Date: \_\_\_\_\_  
 Witness

PLAT NO.



VICINITY MAP  
 SCALE: 1"=1000'  
 ADC MAP 37th EDITION  
 ADC MAP 36 GRID E3

**SURVEYOR'S CERTIFICATE:**

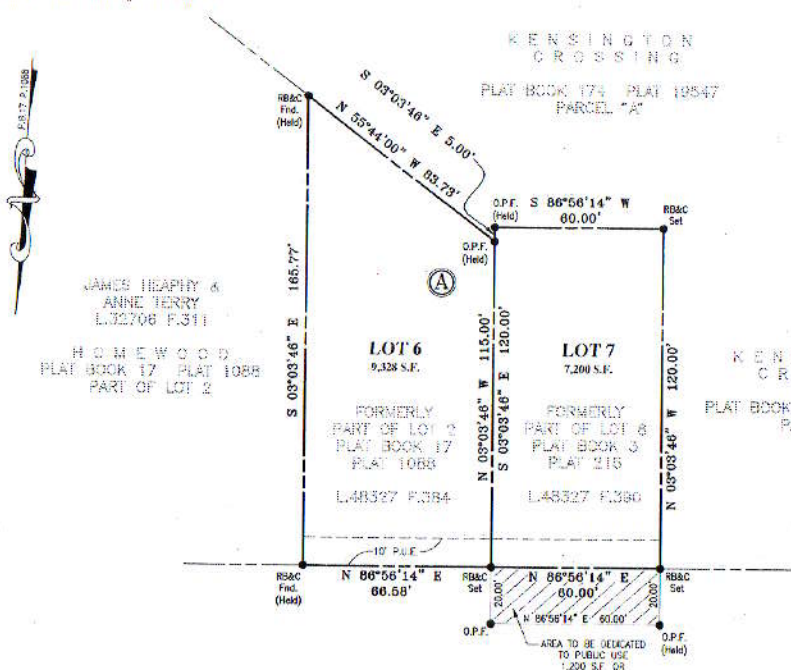
I hereby certify that the plat shown hereon is correct to the best of my knowledge and belief; that it is a resubdivision of the land conveyed by David A. Curry, Personal Representative of the Estate of Leo B. Curry, Jr. and Trustee of the Leo B. Curry, Jr. Revocable Living Trust to David A. Curry by deed dated February 7, 2014 as recorded in Liber 46327 at Folio 594, said property also being known as part of a lot numbered eight (8) in the subdivision known as "Homewood" as per plat recorded in Plat Book 3 as Plat 215, among the Land Records of Montgomery County, Maryland.

and also that it is a resubdivision of the land conveyed by David A. Curry, Personal Representative of the Estate of Leo B. Curry, Jr. and Trustee of the Leo B. Curry, Jr. Revocable Living Trust to David A. Curry by deed dated February 7, 2014 as recorded in Liber 46327 at Folio 584; said property also being known as part of a lot numbered two (2), Block A in the subdivision known as "Homewood" as per plat recorded in Plat Book 17 as Plat 1088, among the Land Records of Montgomery County, Maryland.

I also certify that property corners marked thus are in place in accordance with Section 50-24(e) of the Montgomery County Code, Subdivision Regulations, the total area included on this plat of subdivision is 17,728 square feet or 0.40698 acres of land, 1,200 s.f. or 0.02755 acres are dedicated for public use.

6-23-16  
 Date

*Matthew N. Brian*  
 Matthew N. Brian  
 Professional Land Surveyor  
 MD Reg. #21456  
 License Expires: 06/08/2018



**PLYERS MILL ROAD**  
 (PLAT BOOK 34 ~ PLAT 2227)  
 (PLAT BOOK 17 ~ PLAT 1088)  
 (VARIABLE WIDTH R/W)

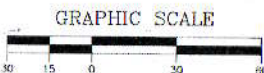
SUBDIVISION RECORD PLAT  
 LOTS 6 & 7, BLOCK A  
**HOMEWOOD**  
 A RESUBDIVISION OF  
 PART OF LOT 2, BLOCK A  
 AND PART OF LOT 8  
 WHEATON (13th) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 30' MAY 2016

PREPARED BY  
**SNIDER & ASSOCIATES**  
 LAND SURVEYORS  
 20270 GOLDENROD LANE, SUITE 110  
 GERMANTOWN, MARYLAND 20876  
 301/948-5100 Fax 301/948-1286

M-NCPPC RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND DIRECTOR: <i>James J. Gray</i> DATE: <u>June 28, 2016</u>	RECORDED: _____ PLAT NO: _____	DRAFTED: M.N.B. CHECKED: W.F.A. JOB NO.: 16-25051
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MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD		
APPROVED: _____ DATE: _____	CHAIRMAN _____	ASST. SECRETARY - TREASURER _____



AREA TABULATION	
LOT 6 =	9,328 S.F. OR 0.21414 ACRES
LOT 7 =	7,200 S.F. OR 0.16529 ACRES
DEDICATION AREA =	1,200 S.F. OR 0.02755 ACRES
TOTAL AREA =	17,728 S.F. OR 0.40698 ACRES

**LEGEND:**  
 O.P.F. INDICATES OPEN PIPE FOUND  
 RB&C FND. INDICATES REBAR AND CAP FOUND  
 RB&C SET INDICATES REBAR AND CAP SET  
 R/W INDICATES RIGHT OF WAY