

PLAT NO. 220061110

Greenwich Forest

On the north side of Midwood Road, approximately 100 feet west of Overhill Road

R-90 Zone, 2 Lots

Community Water, Community Sewer

Planning Area: Bethesda-Chevy Chase

Donald M. Spero, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section 50-35A (a)(1) of the Subdivision Regulations, which states:

- (1) Minor Lot line Adjustment. The sale or exchange of part of a lot between owners of adjacent lots of the purpose of small adjustments in boundaries; provided:
 - a. The total are of the adjustments does not exceed five percent of the combined area of the lots affected by the adjustment;
 - b. No additional lots are created;
 - c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
 - d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan must contain the following information:
 - i. proposed lot line adjustment as a dashed line;
 - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
 - iii. any minimum building setback that would be altered by the minor lot line adjustment; and
 - iv. the amount of lot area affected by the minor lot line adjustment.

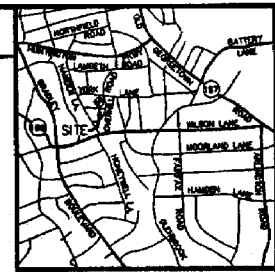
The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i through iii, above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains as an exception to platting as provided in Section 50-9(d).

Staff applied the above-noted minor subdivision criteria for these lots (previously known as lot 31 and lot 32) and concludes that the proposed minor subdivision complies with the

criteria of Section 50-35A (a)(1) of the subdivision regulations and supports this minor subdivision record plat.

PLAT NO.



VICINITY MAP
ADC MAP PAGE 35 GRID H-11
SCALE: 1" = 2000'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RESUBDIVISION OF THE LANDS KNOWN AS LOT 31 AND LOT 32, IN BLOCK Q, SHOWN ON A PLAT ENTITLED "GREENWICH FOREST" AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN PLAT BOOK 15 AT PLAT NO. 954. SAID LOT 31 HAVING BEEN CONVEYED TO GREENWICH HOMES, LLC, IN A DEED DATED FEBRUARY 12, 2005 AND RECORDED IN LIBER 28358, FOLIO 155, AND SAID LOT 32 HAVING BEEN CONVEYED TO DONALD M. SPERO AND NANCY H. CHASEN, TRUSTEES OF THE DONALD M. SPERO TRUST AND THE NANCY H. CHASEN TRUST IN A DEED DATED NOVEMBER 23, 2005 AND RECORDED IN LIBER 31365, FOLIO 251, AND NANCY H. CHASEN, TRUSTEE OF THE NANCY H. CHASEN QUALIFIED PERSONAL RESIDENCE TRUST FBO LAURA AND RICHARD SPERO, IN A DEED DATED DECEMBER 5, 1995 AND RECORDED IN LIBER 13577, FOLIO 506. ALL BEING RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT PROPERTY CORNERS MARKED THIS ARE IN PLACE AS SHOWN HEREON.

JAN. 19, 2006
DATE

Jeffrey A. Foster
JEFFREY A. FOSTER
MARYLAND PROPERTY LINE SURVEYOR
REG. NO. 567

OWNERS' CERTIFICATE

WE, GREENWICH HOMES LLC, BEING MARK KRAMER, PARTNER, AND DONALD M. SPERO, PARTNER, AND WE, DONALD M. SPERO AND NANCY H. CHASEN, TRUSTEES OF THE DONALD M. SPERO TRUST AND THE NANCY H. CHASEN TRUST, AND I, NANCY H. CHASEN, TRUSTEE OF THE NANCY H. CHASEN QUALIFIED PERSONAL RESIDENCE TRUST FBO LAURA AND RICHARD SPERO, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND ESTABLISH THE TEN (10) FOOT PUBLIC UTILITY EASEMENT HEREON AS 10' P.U.E. FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834, FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO LEASES AND LIENS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

1/20/06 *Mark A. Kramer* *Charles W. Tamm*
DATE MARK A. KRAMER WITNESS
PARTNER
1/19/06 *Donald M. Spero* *Charles W. Tamm*
DATE DONALD M. SPERO WITNESS
PARTNER, TRUSTEE
1/19/06 *Nancy H. Chasen* *Charles W. Tamm*
DATE NANCY H. CHASEN WITNESS
TRUSTEE

GENERAL NOTES

- 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 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.
- THIS PLAT CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-36 A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 90 OF THE COUNTY CODE. THIS PLAT INVOLVES A MINOR LOT LINE ADJUSTMENT AS PROVIDED FOR IN SECTION 50-35 A (c)(1).
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING 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.
- THERE IS NO ADDITIONAL DEDICATION TO PUBLIC USE PER THIS PLAT.
- THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
- THIS PROPERTY IS CURRENTLY ZONED R-80.
- LOTS SHOWN HEREON APPEAR ON MONTGOMERY COUNTY TAX MAP NN-13 AND W.S.C. SHEET # 210 NW 02.
- THIS PROPERTY IS EXEMPT FROM THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 2002.
- ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE, R-90 ZONE CLASSIFICATION.

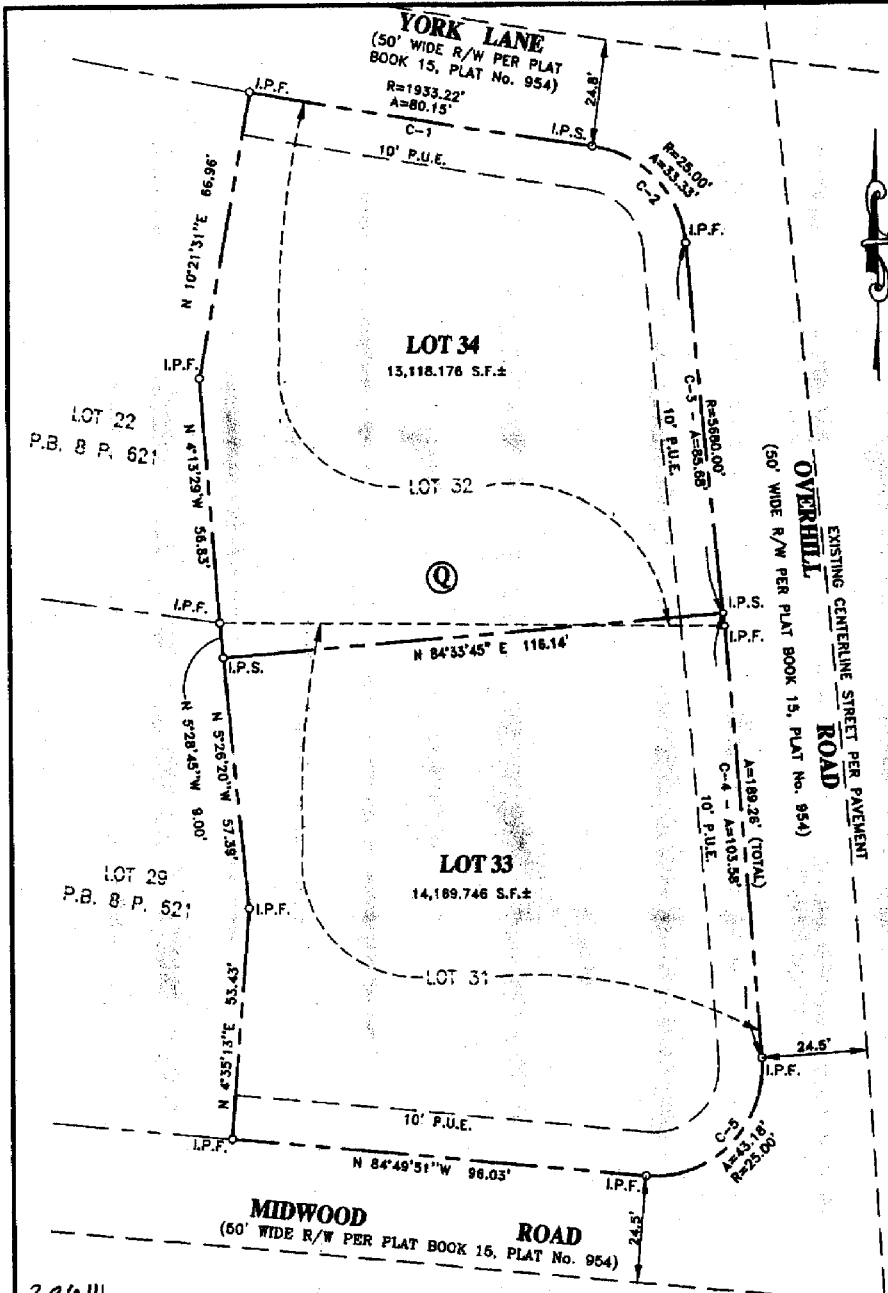
SUBDIVISION RECORD PLAT
LOTS 33 & 34, BLOCK Q
A RESUBDIVISION OF
LOTS 31 & 32, BLOCK Q
GREENWICH FOREST

ELECTION DISTRICT No. 7
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' OCTOBER 2005

Prepared by
SNIDER & ASSOCIATES
SURVEYORS • ENGINEERS
LAND PLANNING CONSULTANTS
2 Professional Drive, Suite 216
Gaithersburg, Maryland 20879
301-948-6100



CURVE DATA						
NO.	RADIUS	ARC	CENTRAL ANGLE	TANGENT	CHORD BEARING	CHORD DISTANCE
C-1	1,933.22'	80.15'	2°22'32"	40.08'	S 80°41'58" E	80.15'
C-2	25.00'	33.33'	76°23'34"	19.67'	S 43°59'56" E	30.92'
C-3	5680.00'	85.68'	0°51'51"	42.84'	S 5°23'42" E	85.68'
C-4	5680.00'	103.58'	1°02'42"	51.79'	S 4°30'48" E	103.58'
C-5	25.00'	43.18'	96°57'01"	29.25'	S 45°11'27" W	38.01'



226111

Department of Permitting Services
Montgomery County, Maryland

Approved: _____ Date: _____
Director: _____

Recorded _____
Plat No. _____

Drafted M.A.S./A.L.W.
Checked J.A.F.
Job No. 05-3334

M.N.C.P. & P.C. Record File No. _____

Area Tabulation

Lot 33 =	14,169.746 S.F.	OR	0.3262 AC.
Lot 34 =	13,118.176 S.F.	OR	0.3012 AC.
Dedication Area	N/A		
Total Area =	27,287.922 S.F.	OR	0.6264 AC.

Maryland National Capital Park and Planning Commission
Montgomery County Planning Board

Approved: _____ Date: _____
Chairman _____ Asst. Secretary - Treasurer _____

The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect all easements or encumbrances which may affect subject property.

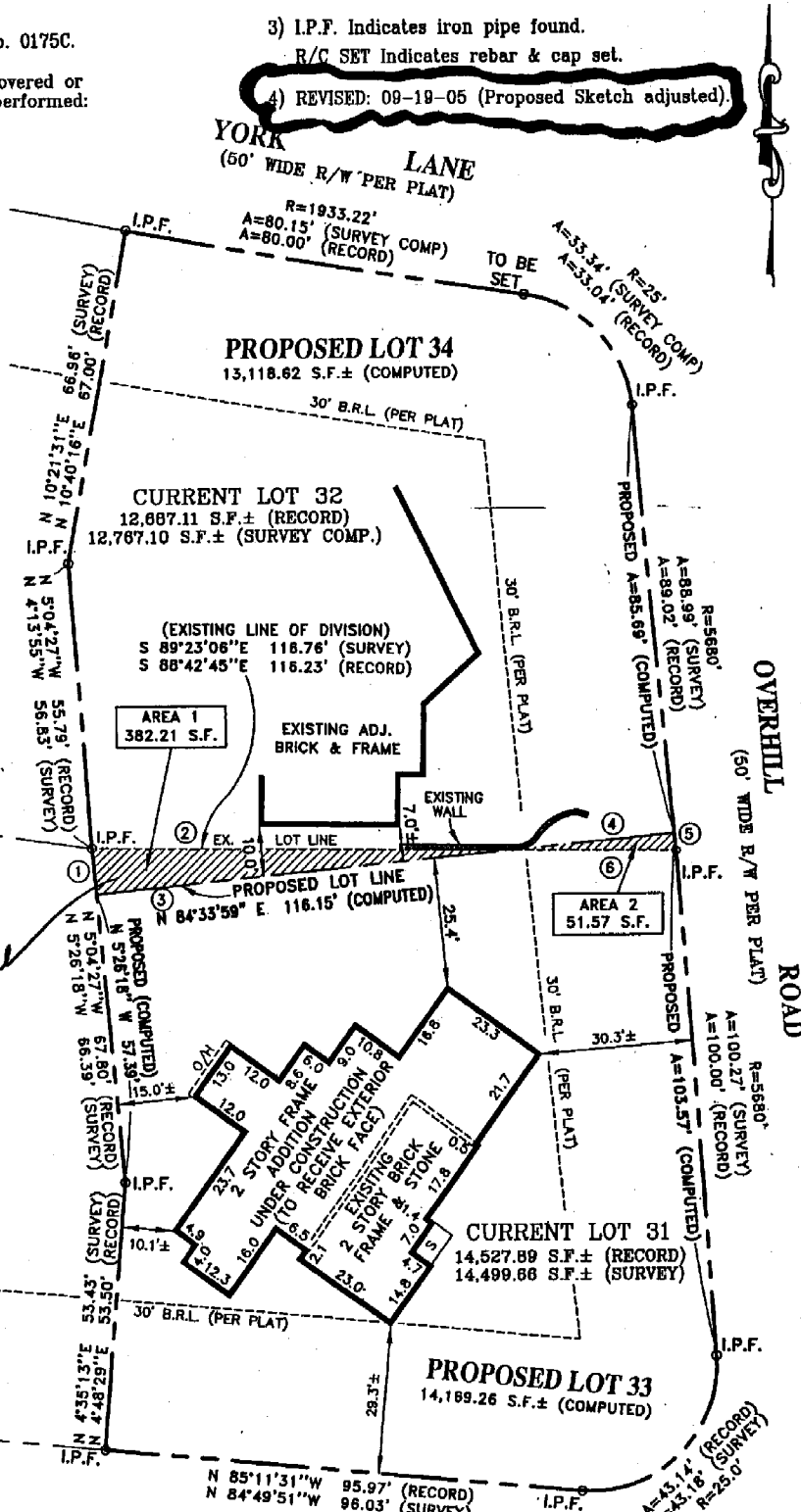
Notes:

- 1) Flood zone "C" per H.U.D. panel No. 0175C.
- 2) All property corners have been recovered or set and verified per field survey performed: May 25 & August 4, 2005.

- 3) I.P.F. Indicates iron pipe found.
- R/C SET Indicates rebar & cap set.

4) REVISED: 09-19-05 (Proposed Sketch adjusted).

AREA 1 - PART OF CURRENT LOT 31 382.21 S.F.±	
①	N 05°26'18" E 9.00'
②	S 89°23'06" E 85.41'
③	S 84°33'59" W 84.93'
AREA 2 - PART OF CURRENT LOT 32 51.57 S.F.±	
④	N 84°33'59" E 31.21'
⑤	A=3.30' R=5680'
⑥	N 89°23'06" W 31.36'




*Appraised Sketch Plan
5/20/05
K. Williams*



SKETCH PLAN
PROPOSED
LOTS 33 & 34, BLOCK Q
(A RESUBDIVISION OF LOTS 31 & 32)
GREENWICH FOREST
MONTGOMERY COUNTY, MARYLAND

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

SURVEYOR'S CERTIFICATE "I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN." <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587	REFERENCES PLAT BK. 15 PLAT NO. 954	 SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 218 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1288	DATE OF LOCATIONS SCALE: 1" = 30' DRAWN BY: M.A.S.
	LIBER 29388 FOLIO 155 LIBER 13877 FOLIO 811		WALL CHECK: HSE. LOC.: 05-25-05 PROP. CORS.: 08-04-05