

Plat Name: Old Georgetown Estates
Plat #: 220170470

Location: Located on the south side of Danville drive opposite Danville Place
Master Plan: North Bethesda - Garrett Park Master Plan
Plat Details: R-200 zone, 1 lot
Applicant: Nittany Partners, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.2** of the Subdivision Regulations which became effective on February 13, 2017; which state:

- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating a lot and an abandoned road right-of-way, if:
 - a. any conditions applicable to the original subdivision remain in effect;
 - b. the number of trips generated on the new lot do not exceed those permitted for the original lots; and
 - c. all required right-of-way dedication is provided.
 2. by consolidating an existing platted lot or part of a lot that contains a legally constructed detached house, with a piece of land created as a result of a deed, if:
 - a. the portion 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 effect on the new lot;
 - c. any required road dedication is provided; and
 - d. the existing platted 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 50.7.1.C.2 and supports this minor subdivision record plat

S CERTIFICATE

ative of Nitlany Partners, LLC hereby owners of included hereon, hereby:

division, and

ible Utility Easement (P.U.E.) to the parties (titled "Terms and Provisions of a Public recorded among the Land Records of Maryland in Liber 3834 at Folio 457, and applicable regulations of all federal, ning agencies.

2 square feet for public use on Danville Drive.

C, our successors and assigns will cause to be set by a Maryland Licensed dance with Section 50.4.3.G of the de (Subdivision of Land).

leases mortgages or trusts affecting the plat of subdivision, except for a certain among the Land Records of Montgomery at 53479 at Folio 209 and the Lender has this plat of subdivision below.

Philip Cantor
Philip Cantor, member
Nittany Partners, LLC

1 plat of subdivision:

John Marshall Bank
John Marshall Bank
Senior, Vice President

R'S CERTIFICATE

survey information shown hereon is correct;

sion has been prepared in accordance with tions of Montgomery County, Maryland;

vision of all the real property conveyed by, ng surviving tenant by the entirety of Daniel Szabo at July 1, 2013, to Nittany Partners, LLC by ber 22, 2016, and is recorded among the ongomery County, Maryland in Liber 53479 Folio 202. originally included in a Subdivision Record Plat own Estates" and is recorded among the rds in Plat Book 23 as Plat 1469.

uments and/or markers will be set in accordance with 3 Montgomery County Code (Subdivision of Land),

in this plat of subdivision is 39,613 Sq.Ft or (lich 602 Sq.Ft. or 0.0138 of an acre is by this plat.

John R. Witmer
John R. Witmer
Professional Land Surveyor
MD Reg. No. 10668
Two year MDLLR Professional Land Surveyor's License Renewal Date: 11/29/2017

JAL CAPITAL PARK & PLANNING COMMISSION
MERY COUNTY PLANNING BOARD

APPROVED:

SECRETARY-TREASURER

D FILE NUMBER:

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF
PERMITTING SERVICES

APPROVED: *Macch. 23, 2017*

BY: *Diana J. Jones*
DIRECTOR

PLAT NO.

DATE:

PLAT NO.

DANVILLE DRIVE
60' Right of Way per Plat Book 17 Plat 1051
5' Dedication to public use by this Plat 602, Sq.Ft. or 0.0138 Ac.

LOT 50
39,011 Sq.Ft. or 0.8956 Ac.

Lot 38, Block 1
Old Georgetown Estates
Plat Book 77 Plat 7751

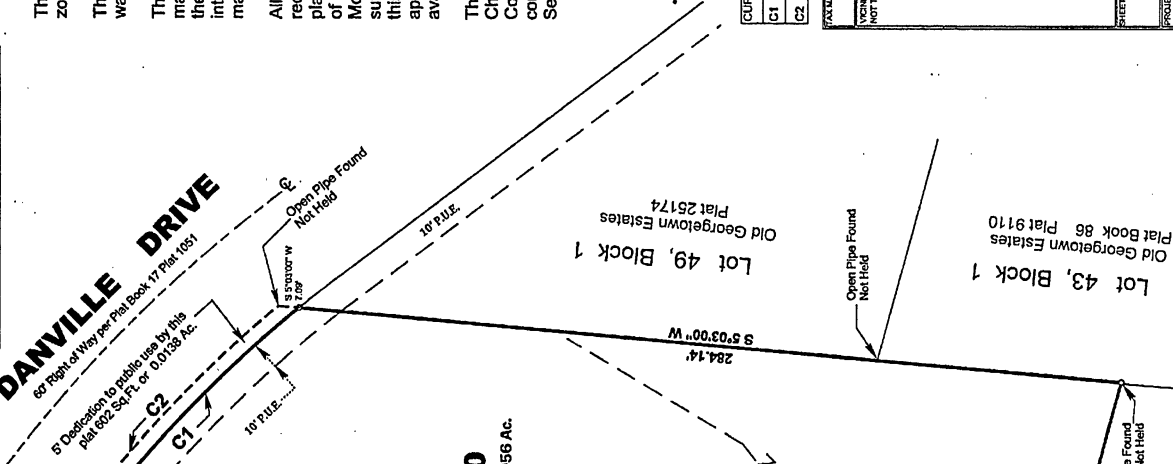
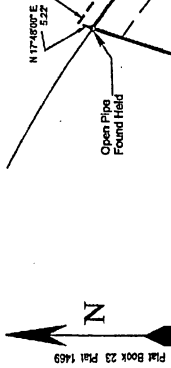
Formerly Part of Lot 8, Block 1
Liber 3839 Folio 863
Old Georgetown Estates
Plat Book 23 Plat 1469

Formerly Part of Lot 8, Block 1
Liber 3878 Folio 871
Old Georgetown Estates
Plat Book 23 Plat 1469

Lot 22, Block 1
Old Georgetown Estates
Plat Book 78 Plat 7608

Lot 43, Block 1
Old Georgetown Estates
Plat Book 86 Plat 9110

Lot 49, Block 1
Old Georgetown Estates
Plat 25174



NOTES
The property included on this subdivision plat is currently zoned: R-200.

The property included in this subdivision is served by public water and sewer service only.

This subdivision record plat is not intended to show every matter affecting or restricting the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to note all matters affecting the title.

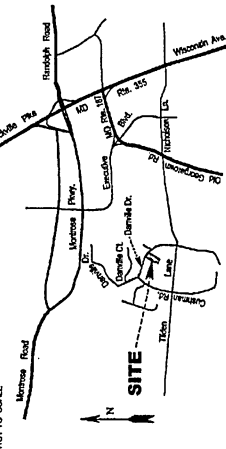
All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of the property included on this plat, as approved by the Montgomery County Planning Board, are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are available for public review during normal business hours.

This plat is in conformance with the requirements of Chapter 50, SUBDIVISION OF LAND of the Montgomery County Code (Subdivision of Land) which provide for the consolidation of parts of lots or as a single lot per Sections 50.7.1.C.2.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	440.00'	121.55'	N 47°23'30" W	15°48'43"	121.17'
C2	445.00'	119.40'	S 47°48'53" E	15°22'28"	119.04'

PROJECT: GQ 582
DATE: 10/20/2016
SCALE: AS SHOWN
DRAWN BY: JAW
CHECKED BY: JAW
DATE: 10/20/2016
SCALE: AS SHOWN



SUBDIVISION RECORD PLAT

LOT 50, BLOCK 1
A RESUBDIVISION OF PART OF LOT 8, BLOCK 1
PLATBOOK 23 PLAT 1469
OLD GEORGETOWN ESTATES
4th (ROCKVILLE) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

WITMER ASSOCIATES, LLC
Land Surveying, Land Planning & Design
10147 Woodland Road, Suite 200
Columbia, MD 21049
Tel: 410-321-1609 Fax: (301) 271-1609 Email: info@witmer.com

DATE: October 2016
PROJECT NO.: 92024 K
SCALE: 1" = 30'