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.
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.

5'S CERTIFICATE

Survey information shown hereon is correct;

having been prepared in accordance with the ordinances of Montgomery County, Maryland;

vision of the all real property conveyed by, or surviving tenant by the entirety of Daniel Szabo of July 1, 2013, to Nitany Partners, LLC by deed dated February 23, 2018, and is recorded among the records of Montgomery County, Maryland in Liber 53479 Folio 202.

The plat hereon shows a subdivision plat and is recorded among the above mentioned records in Plat Book 23 as Plat 1469.

In this plat of subdivision is 39,613 Sq.Ft or 0.8956 Acres by this plat.

John R. Wilmer
Professional Land Surveyor
MD Reg. No. 10686
Two year MDLLR Professional Land Surveyor's License Renewal Date: 11/29/2017

3'S CERTIFICATE

survey information shown hereon is correct;

having been prepared in accordance with the ordinances of Montgomery County, Maryland;

vision of all real property conveyed by, or surviving tenant by the entirety of Daniel Szabo of July 1, 2013, to Nitany Partners, LLC by deed dated February 23, 2018, and is recorded among the records of Montgomery County, Maryland in Liber 53479 Folio 202.

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