

Plat Name: R. Holt Easley's Subdivision - Silver Spring
Plat #: 220170530
Location: Located on the southern side of Thayer Avenue 100 feet west of Houston Street
Master Plan: Silver Spring East Master Plan
Plat Details: R-60 zone; 2 lots
Applicant: Daniel M. Dickson, et al

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.

NOTES

1. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
2. IN THE 8-60 ZONE OF THE DATE OF PLAT RECORDATION.
3. CURB, GROUND PINE FOUND.
4. THIS PROPERTY IS SHOWN ON TAX MAP AN 348.
5. THIS PROPERTY IS SHOWN ON M.S.S.C. 200-FOOT SHEET 210 1N.
6. RECORD FINE 24 018 F.E.H.A. FIRST MAPS, COMMUNITY PANEL NUMBER 240302000.
7. ALL TERMS, CONDITIONS, AGREEMENTS, UTILITIES, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT BOARD OR OTHER PLAN ALLOWING DEVELOPMENT TO BE SUBMITTED TO THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS SPECIFICALLY NOTED OTHERWISE BY THE BOARD. THE OFFICIAL PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISIONS OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE MONTGOMERY COUNTY CODE INTO A LOT, AS PROVIDED FOR IN SECTION 80-38A(6)(b).
9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHAKA EVERY HATCHER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO CHANGE THE TITLE OR TO DEPECT ON NOTE ALL MATTERS AFFECTING TITLE.

OWNERS' CERTIFICATE

WE, DANIEL MICHAEL DICKSON AND RICHARD A. DICKSON, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT AND FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS 10' P.U.E., TO THOSE PARTIES NAMED IN THE DOCUMENT EASEMENT AS NOTATION, TERMS AND PROVISIONS OF PUBLIC UTILITY LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, BY MAKING THE RECORD. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, ETC., AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

DATE 1/18/17 *Daniel Michael Dickson* WITNESS
 DATE 1/18/17 *Richard A. Dickson* WITNESS
 RICHARD A. DICKSON
 OF THE ESTATE OF
 RECORDS A. Dickson, Jr.

PLAT TABULATION

NUMBER OF PARCELS..... 2
 AREA OF LOT(S)..... 22,000 SQ. FT.
 AREA OF STREET CALCULATION..... 0
 TOTAL AREA..... 22,000 SQ. FT.
 (0.506 ACRES)

Department of
 Public Utilities
 Montgomery County, Maryland

Date: JANUARY 25, 2017

Approved: *[Signature]*

The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____

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

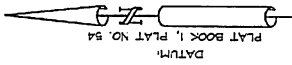
Recorded

Plat No. _____

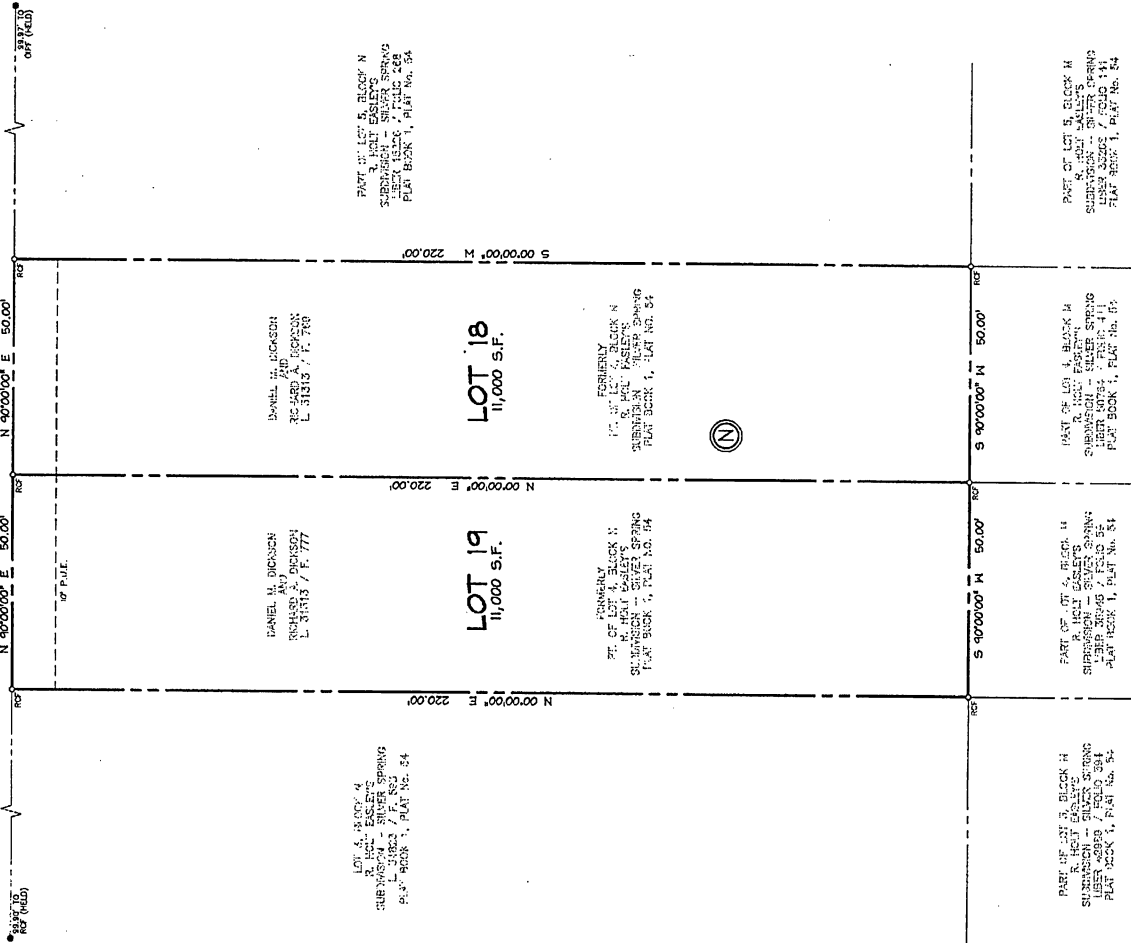
20170530

Assistant Secretary - Treasurer

PLAT No.



THAYER AVENUE
 50' RIGHT-OF-WAY
 (PER PLAT BOOK 1, PLAT No. 54)



SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED SURVEYOR OF ALL OF THE LANDS COVERED BY DANIEL MICHAEL DICKSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY H. DICKSON, DECEASED, AND RICHARD A. DICKSON, SURVIVING SPOUSE OF MARY H. DICKSON UNTO WHOM THE LANDS WERE DEEDED BY DANIEL MICHAEL DICKSON, TRUST, AND RICHARD A. DICKSON, BY TWO DEEDS DATED NOVEMBER 15, 2009, AND RECORDED NOVEMBER 23, 2009 IN LIBER 3035 AT FOLIO 741, AND IN LIBER 3035 AT FOLIO 771 ALSO BEING A RESUBDIVISION OF THE LANDS COVERED BY DANIEL MICHAEL DICKSON, TRUST, AS SHOWN IN PLAT BOOK 1, PLAT 54, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 22,000 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT THE PLAT IS IN ACCORDANCE WITH SECTION 80-38A(6) AS IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 80-38A(6) AS IN PLACE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE 1/12/17 *[Signature]*
 DANIEL MICHAEL DICKSON
 REPRESENTATIVE OF THE ESTATE OF MARY H. DICKSON AND RICHARD A. DICKSON
 EXPIRATION DATE: JULY 13, 2017

SUBDIVISION RECORD PLAT
 LOTS 18 AND 19, BLOCK N
**R. HOLT EASLEY'S
 SUBDIVISION -
 SILVER SPRING**

A RESUBDIVISION OF PARTS OF LOT 4, BLOCK N
 PREVIOUSLY RECORDED
 ON PLAT BOOK 1, PLAT NO. 54
 WHEATON (13TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' DECEMBER, 2016



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