


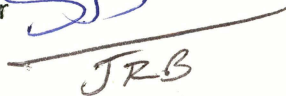
**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB**  
**Item # 1B**  
**3-30-2017**

**MEMORANDUM**

**DATE:** March 20, 2017

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Senior Planner   
Jay Beatty, Planner  
D.A.R.C. Division  
(301) 495-4522 & (301) 495-2178 

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for March 30, 2017

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The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

**220170380**

**Edgemoor**

**Plat Name:** Edgemoor  
**Plat #:** 220170380

**Location:** Located in the southwest quadrant of the intersection of Edgemoor Lane and Exeter Road  
**Master Plan:** Bethesda - Chevy Chase Master Plan  
**Plat Details:** R-60 zone, 1 lot  
**Applicant:** Michael and Shannon Diamant

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A(a)(11)** of the Subdivision Regulations, which states:

**Section 50-35A(a)(11) Creation of a Lot from Part of a Lot.** A part of a previous recorded lot that was created as a result of a deed transfer of land from the lot, and which contains a legally constructed one-family dwelling, may be converted into a lot under the minor subdivision procedures if:

- a. the part of lot is located in a one family residential zone; and
- b. all applicable conditions or agreements applicable to the subdivision approval creating the original lot will also apply to the new. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement or building restriction lines.

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)(11) and supports this minor subdivision record plat.

**Surveyor's Certificate**

I hereby certify that the information shown hereon is correct, that it is a subdivision plat of all the property acquired by Michael and Shannon Dismant from Diane S. Feinberg by deed dated December 12, 2016 and recorded among the Land Records of Montgomery County, Maryland in Liber 53614 at Folio 210; that it is also part of Lot 6, Block 17 as shown on a subdivision record plat entitled "Edgemoor" and recorded among the aforesaid Land Records in Plat Book 3 as Plat No. 284;

I also certify that if engaged, I will set all property corner markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 11,400 square feet or 0.2617 of an acre of land; there is no street dedication by this plat.

Date: 3/2/17  
 David F. DeBolt  
 Property Line Surveyor  
 Maryland Reg. No. 526  
 Exp.: 02/17/2019

**Owner's Certificate**

We, the undersigned, owners of the property shown hereon and described in the Surveyor's Certificate, hereby accept this subdivision record plat, contain the minimum building restriction lines; grant a Public Utility Easement as shown on the plat; and agree to all the terms and conditions of the plat and provisions being set forth in that certain document entitled "Declaration of Public Utility Easement" and the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference; subject to all current and applicable regulations of all federal, state and local governing agencies.

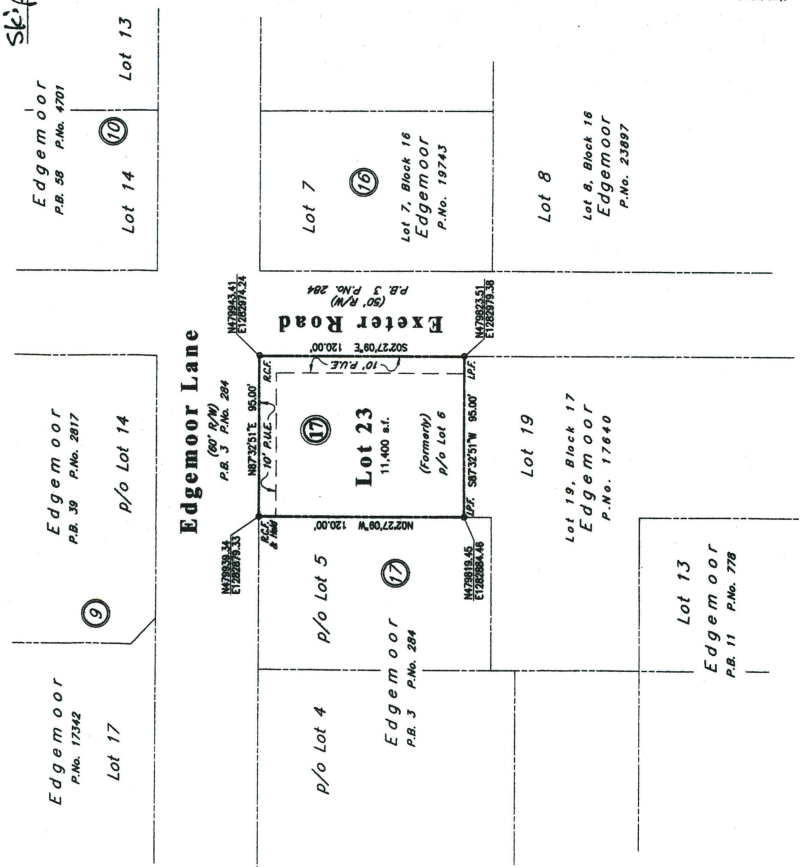
We further certify that a Maryland registered land surveyor will be engaged to set all property corners markers in accordance with section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon, except a certain Deed of Trust recorded in Liber 53614 at Folio 217 and the parties in interest therein have below indicated their assent.

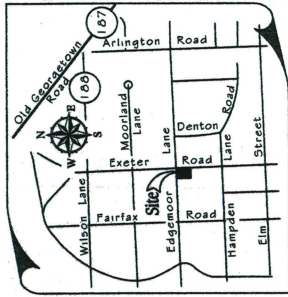
Date: 03-8-17  
 Witness: [Signature]  
 Witness: [Signature]  
 By: [Signature] Michael Dismant, Owner  
 By: [Signature] Shannon Dismant, Owner

I hereby assent to this plat of subdivision.

Date: 3/7/2017  
 TD Bank, N.A.  
[Signature]  
 Skip K. Hleson, Trustee  
 (Print Name)



Plat No.:

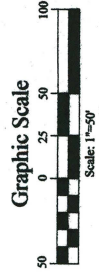


Vicinity Map  
(Not to Scale)

**Notes**

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be contemplated by the recordation of this plat, unless expressly contemplated by the plan as approved. The official file for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This property is served by public water and sewer systems only.
- The property shown hereon is zoned R-60.
- W.S.S.C. 200 scale reference: 209NW 05.
- This plat conforms to the requirements for Minor Subdivision Approvals contained in Section 50-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves creation of a lot from a part of a lot as provided for in Section 50-35A(6)(1).
- Water/Sewer Categories: W/IS1
- This property is shown on Tax Map HN122
- Coordinates shown hereon were established using Trimble's Real-Time Kinematics and their Virtual Reference Station System (VRS) and are based on Maryland State Plane coordinates NAD 83 (NRS 2011). The average scale factor for the subject property is 0.99992056. The average property elevation based upon NAVD83 vertical datum is 217 feet, for an elevation factor of 0.999994607. The combined factor for the subject property is 0.9999946653. All bearings and distances shown are based on grid coordinates.

Area Tabulation  
 1 Lot: 11,400 s.f. or 0.2617 Ac.  
 Parks: N/A  
 Streets: N/A  
 Total: 11,400 s.f. or 0.2617 Ac.



**Edgemoor**  
 a resubdivision of part of Lot 6, Block 17  
 Lot 23, Block 17  
 Subdivision Record Plat

Bethesda (7th) District  
 Montgomery County, Maryland  
 February, 2017 Scale: 1" = 50'

**CPJ Charles P. Johnson & Associates, Inc.**  
 Civil and Environmental Engineers • Planners • Landscape • Architects • Surveyors  
 701 Eldon Rd., Ste. 200 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394  
 www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Fairfax, VA

The Maryland-National Capital Park and Planning Commission  
 Montgomery County Planning Board  
 Approved: March 13, 2017  
[Signature]  
 Chairman  
 Date: \_\_\_\_\_  
 Asst. Secretary-Treasurer

Recorded: \_\_\_\_\_  
 Plat No.: 220170380

- Legend**
- P/O = Part of
  - P.B. = Plat Book
  - P.No. = Plat Number
  - I.P.F. = Iron Pipe Found
  - R.C.F. = Rebar & Cap Found
  - R/W = Right of Way