

Plat Name: Robins Crest
Plat #: 220141170

Location: Located on the east side of Liberty Mill Road, 275 feet north of Dawson Farm Road.
Master Plan: Germantown Master Plan
Plat Details: R-200 zone; 1 lot
Community Water, Community Sewer
Owner: Hernan Baron

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(10)** of the Subdivision Regulations, which states:

Combining a lot and adjoining property. Except in agricultural zones, the Planning Board may approve plats under the minor subdivision process to consolidate an existing platted lot and a partition of land created as a result of a deed, provided:

- a. In a one-family residential zone, the partition 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 full force and effect on the new lot;
- c. Any required street dedication is provided; and
- d. The subject 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 50-35A(a)(10) and supports this minor subdivision record plat.

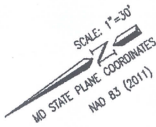
SURVEYOR'S CERTIFICATE

I hereby certify that the information shown hereon is correct; that it is a subdivision of all of the property acquired by Herman Baron by two (2) deeds, both from Bert J. O'Dell, Trustee of the Bert J. O'Dell Revocable Trust, dated December 27, 2007 and both dated August 20, 2013; the first (1st) recorded among the Land Records of Montgomery County, Maryland in Liber 47609 at Folio 237; and the second (2nd) recorded among the aforesaid Land Records in Liber 47609 at Folio 237; that it is a resubdivision of all of Lot 10, Block A, Robins Crest, as shown on the subdivision map recorded in Liber 34021 at Folio 786; that it is a resubdivision of Lots 5, 7 & 8, Block A, Robins Crest, and recorded among the aforesaid Land Records as Plat No. 22014170.

I further 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.

The total area included in this Subdivision Record Plat is 45,470 square feet or 1.04 acres of land, there is no dedication to public use by this plat.

Date: 6/25/14
 David F. Daugherty
 Property Line Surveyor
 Maryland No. 526
 Exp. 02/17/2015



OWNERS' CERTIFICATE

I, Herman Baron, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plat of subdivision and establish the Minimum Building Restriction Lines:

I certify that a licensed land surveyor will be engaged to set all property corner markers in accordance with Section 50-24(e) of the Montgomery County Code;

There are no suits, actions at law, leases, liens, mortgages or trusts affecting the property shown hereon, except that certain deed of trust, recorded in Liber 47609 at Folio 251 and the parties in interest thereto have below indicated their assent.

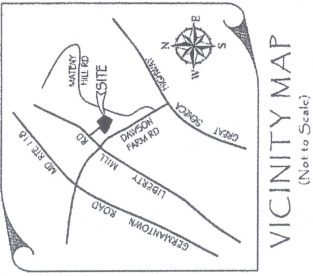
Date: 6/25/14
 Herman Baron, Owner

We hereby assent to this subdivision Record Plat

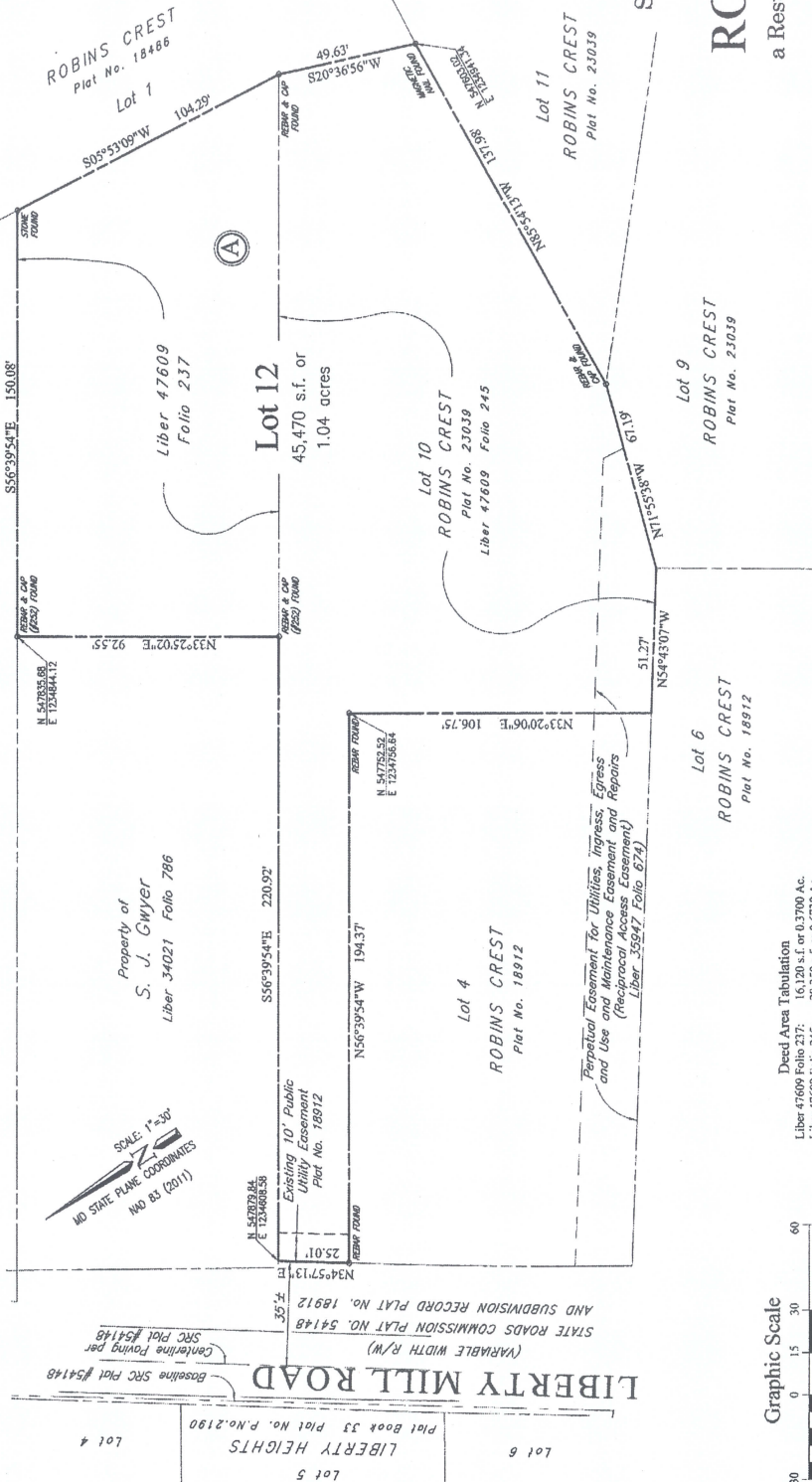
Witness: Walter C. Elton Trustee: Bert J. O'Dell Revocable Trust

Witness: Mark W. Shupe Trustee: Mark W. Shupe, Trustee

Property of
 S. & J. Trevelthen
 Liber 34021 Folio 786



Plat No.:



Deed Area Tabulation

Liber 47609 Folio 237:	16,120 s.f. or 0.3700 Ac.
Liber 47609 Folio 245:	29,350 s.f. or 0.6738 Ac.
Total:	45,470 s.f. or 1.0438 Ac.

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

Approved: _____ Date: _____
 Chairman: _____ Date Secretary: _____
 Treasurer: _____

Department of Permitting Services,
 Montgomery County

Approved: June 11, 2014
 Duane B. Schwartz, Jr., Director

Recorded: _____ Plat No.: _____

- Notes:**
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and 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 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 the consolidation of a lot with an adjoining parcel created by deed, as provided for in Section 50-35A(g)(10).
 - All terms, conditions, agreements, limitations, and requirements associated with a Plat of Subdivision, as approved by the Planning Board of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. 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 property is served by public water and sewer systems only.
 - WSSC 200 Sheet 226-NW 13
 - Water/Sewer Categories: W/S1
 - This property is zoned R-200
 - This property is shown on Tax Map EU 341

Subdivision Record Plat
 Lot 12, Block A
ROBINS CREST
 a Resubdivision of Lot 10, Block A
 Gaithersburg (9th) District
 Montgomery County, Maryland

June, 2014 Scale: 1" = 30'
CPJ Charles P. Johnson & Associates, Inc.
 10000 Rockville Pike, Suite 1000, Rockville, MD 20850
 Telephone: 301.986.1100 Fax: 301.986.1101

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Robin's Crest Plat Number: 220141170
 Plat Submission Date: 2-7-14
 DRD Plat Reviewer: Rich Weaver Area 3
 DRD Prelim Plan Reviewer: N/A Minor subdivision 50-35A(a)(10)
 *For category of minor subdivision see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

Lot # & Layout Lot Area Zoning _____ Bearings & Distances _____ Coordinates _____
 Plan # N/A Road/Alley Widths Easements Open Space N/A Non-standard _____
 BRLs N/A Adjoining Land Vicinity Map _____ Septic/Wells _____
 TDR note N/A Child Lot note N/A Surveyor Cert _____ Owner Cert _____ Tax Map _____
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson				
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark Rich Weaver		3-5-14		See Markup

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SB Date 6-20-14
 Final Mylar & DXF/DWG Received: Initial SB Date 7-7-14
 Final Mylar Review Complete: Initial SB Date 7-8-14

Board Approval of Plat:

Plat Agenda: Initial SB Date 7/24/14
 Planning Board Approval: _____
 Chairman's Signature: _____

MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____

Plat Reproduction:

Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Green Books for Resubdivision: _____
 Complete Reproduction: _____
 Notify Consultant to Seal Plats: _____
 Surveyor's Seal Complete: _____
 Sent to Courthouse for Recordation: _____
 Recordation Info Entered into Hansen: _____

No. _____

MINOR SUBDIVISION SECTION 50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: _____

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____
- g) Approved Special Exception: _____

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(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum

- a) Number of Lots: _____
- b) Written MCDPS approval of proposed septic area: _____
- c) Required street dedication: _____
- d) Easement for balance of property noting density and TDRS: _____
- e) Average lot size of 5 acres: _____
- f) Forest Conservation requirements met: _____

(9) Parcels satisfying the provisions of Section 59-B-8.1 of Zoning Ordinance

- a) Any required street dedication: _____
- b) Adequate sewerage/water service to the property: _____

(10) Combining an existing lot with adjoining property created by deed

- a) Property is not located in an Agricultural Zone _____ *ok*
- b) Partition of land is unable to be platted on its own _____ *ok*
- c) Applicable conditions for existing lot remain in effect _____ *ok*
- d) Required street dedication _____ *N/A*

(11) Creation of Lot from part of a lot

- a) Property contains legal one-family dwelling _____
- b) Subject property located in a one-family residential zone _____
- c) Conditions creating the original recorded lot remain _____