

Plat Name: Carroll Knolls
Plat #: 220160010

Location: Located in the northeast quadrant of Georgia Avenue (MD 97) and Evans Drive
Master Plan: Kensington - Wheaton Master Plan
Plat Details: R-60 zone, 1 parcel
Applicant: Montgomery County, Maryland

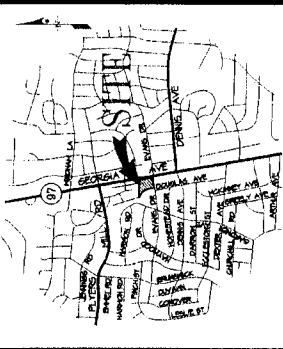
Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(3)** of the Subdivision Regulations, which states:

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.



VICINITY MAP
1" = 2000'

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DATA
1	25.00'	39.27'	25.00'	53.36'	N 30°08'25" E	90°00'00"
2	180.00'	57.02'	28.75'	56.78'	S 47°53'55" E	187°02'02"

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD

1	N 82°02'25" E	8.89'
2	S 14°53'50" E	159.57'
3	S 14°53'50" E	87.70'
4	S 28°19'53" W	10.15'
5	N 14°53'55" E	251.57'

DEDICATION AREA
1,650 SQ. FT. OR 0.0379 AC.
SHOWN THIS: [Symbol]

GENERAL NOTES

- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVIDENCE OF ANY INTEREST OR CLAIM OF OWNERSHIP AND USE, NOR SHALL IT BE CONSIDERED AS A BASIS FOR THE DETERMINATION OF THE OWNERSHIP AND USE OF ANY PROPERTY.
- THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, SECTION 50-24(c)(3).
- THE PROPERTY IS SHOWN TO BE ZONED R-60 AT THE TIME OF THIS SUBDIVISION AND IS LOCATED ON TAX MAP #123.
- THIS SUBDIVISION RECORD PLAT IS SUBJECT TO THE CONDITIONS STATED IN MONTGOMERY COUNTY ORDINANCE RESOLUTION FOR ROAD AMENDMENT NO. 17-1256 AND RECORDED IN MONTGOMERY COUNTY RECORDS, BOOK 17-1256 AND MONTGOMERY COUNTY RECORDS, BOOK 17-1256 AND MONTGOMERY COUNTY RECORDS, BOOK 17-1256.

OWNER'S CERTIFICATE

MONTGOMERY COUNTY, MARYLAND, A BODY CORPORATE AND POLITICAL, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION, DEDICATES THE STREET HEREON TO THE STATE OF MARYLAND FOR PUBLIC USE, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS PUBLIC UTILITY EASEMENTS (IF ANY) AS SHOWN HEREON TO THE PARTIES NAMED IN THE INSTRUMENT OF RECORD, AND HEREBY CERTIFIES THAT THIS PLAT OF SUBDIVISION CONFORMS TO ALL APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

AS OWNER THE UNDERSIGNED OR ITS SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER RECORDED MONUMENTS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS OR ACTIONS OF LAW, TRUSTS, LEASES, MORTGAGES OR LIENS INCLUDED IN THIS PLAT OF SUBDIVISION.

FOR: MONTGOMERY COUNTY, MARYLAND

BY: *Ronnie Bell-Pea*
RONNIE BELL-PEA
ASSISTANT CHIEF ADMINISTRATIVE OFFICER

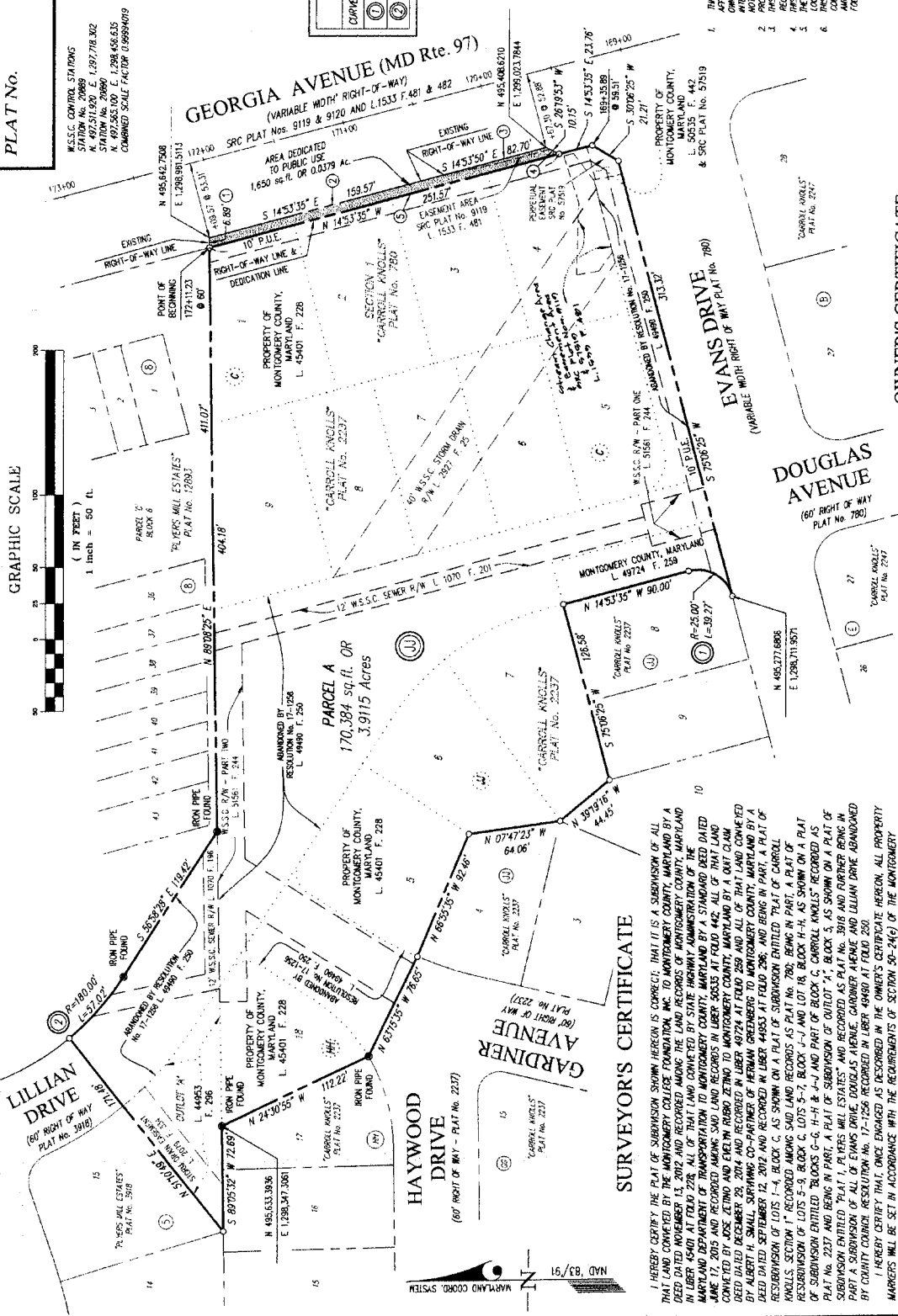
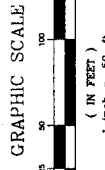
BY: *Judith White*
JUDITH WHITE
ATTORNEY

RECORDED:	PLAT NO.:
DRAWN BY:	CAD/STJ
CHECKED BY:	ms
GLW FILE NO.:	13021

APPROVED: *Aprilia*
APRILIA
PERMITTING SERVICES

APPROVED: *William E. Gutschick*
WILLIAM E. GUTSCHICK LITTLE & WEBER, P.A.
PROFESSIONAL LAND SURVEYOR
MD. REGISTRATION NO. 21542 (EXP. RENEWAL 12/31/2017)

PLAT No. _____
W.S.S.C. CONTROL STATIONS
STATION No. 20889
E. 1,298,981.5113
S. 17,128.1706
STATION No. 20890
E. 1,298,983.000
S. 1,298,458.635
COMBINED SCALE FACTOR 0.99994079



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THAT LAND COMPREHENSIVE BY THE MONTGOMERY COLLEGE FOUNDATION, INC. TO MONTGOMERY COUNTY, MARYLAND BY A DEED DATED NOVEMBER 13, 2012 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 45401 AT FOLD 228. ALL OF THAT LAND COMPREHENSIVE BY STATE HIGHWAY AMENDMENT, MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF TRANSPORTATION TO MONTGOMERY COUNTY, MARYLAND BY A STANDARD DEED DATED JUNE 17, 2015 AND RECORDED AMONG SAID LAND RECORDS IN LIBER 50033 AT FOLD 442. ALL OF THAT LAND COMPREHENSIVE BY JOSE ZETINO AND EVELYN RUBIO ZETINO TO MONTGOMERY COUNTY, MARYLAND BY A GIFT DEED DATED FEBRUARY 28, 2014 AND RECORDED IN LIBER 45784 AT FOLD 289 AND ALL OF THAT LAND COMPREHENSIVE BY DEED DATED SEPTEMBER 12, 2012 AND RECORDED IN LIBER 49851 AT FOLD 298, AND BEING IN PART A PLAT OF SUBDIVISION OF LOTS 1-4, BLOCK C, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "TRAIL OF CARROLL KNOLLS, SECTION 1" RECORDED AMONG SAID LAND RECORDS AS PLAT NO. 780, BEING IN PART A PLAT OF RESUBDIVISION OF LOTS 5-9, BLOCK G, H-H & H-H AND PART OF BLOCK G, CARROLL KNOLLS RECORDED AS PLAT NO. 2237 AND BEING IN PART A PLAT OF SUBDIVISION OF OUTLOT "A", BLOCK S, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "PLAT 1, PLUMERS HILL ESTATES", AND RECORDED AS PLAT NO. 3918 AND FURTHER BEING IN PART A SUBDIVISION OF ALL OF EVANS DRIVE, DOUGLAS AVENUE, GARDNER AVENUE AND LILLIAN DRIVE ABANDONED BY COUNTY COUNCIL RESOLUTION NO. 17-1256 RECORDED IN LIBER 49480 AT FOLD 290.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 172,034 SQUARE FEET OR 3.9494 ACRES, OF WHICH 1,650 SQUARE FEET OR 0.0379 ACRES OF LAND IS DEDICATED TO THE STATE OF MARYLAND FOR PUBLIC USE.

William E. Gutschick
WILLIAM E. GUTSCHICK LITTLE & WEBER, P.A.
PROFESSIONAL LAND SURVEYOR
MD. REGISTRATION NO. 21542 (EXP. RENEWAL 12/31/2017)