

Plat Name: Edward Brown Subdivision
Plat #: 220110170

Location: Located on the southern side of Brown Church Road, approximately 500 feet east of Ridge Road (MD 27)
Master Plan: Damascus Master Plan
Plat Details: AR zone, 2 lots
Applicant: Stephen Hash and the Estate of Judith Mathieu

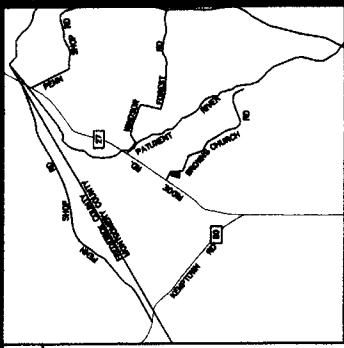
Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A (a)(9)** of the Subdivision Regulations, which states:

Parcels that satisfy Section 59-B-8.1 of Chapter 59 may be platted under the minor subdivision procedure if:

- (A) Any required street dedications along the frontage of the proposed lots is shown on the record plat.
- (B) There is adequate sewerage and water service to the property, which may be either public service or approved private septic system/private well.

Staff notes that this record plat made application while the previous version of Chapter 59 was in effect. 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)(9) and supports this minor subdivision record plat.

PLAT NO.



VICINITY MAP
SCALE: 1"=2000'

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE STREET TO PUBLIC USE, GRANT THE PUBLIC UTILITY EASEMENT, AS SHOWN HEREON AND DESIGNATED AS "P.U.E." TO THE PARTIES LISTED AND HEREBY AGREE TO HOLD THE PROVISIONS BEING SET FORTH IN THIS CERTAIN DOCUMENT ENTITLED "DECLARATION OF RESTRICTIONS" IN FULL FORCE AND EFFECT AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 4884 AT FOLIO 457, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCE. THERE ARE NO SUITS, ACTIONS, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT THAT CERTAIN DEED OF TRUST RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 42490 AT FOLIO 074 AND THE PARTIES IN INTEREST THERE TO HAVE BELOW INDICATED THEIR ASSENT.

2/19/16 *[Signature]* WITNESS
DATE STEPHEN R. HASKI
18/11/15 *[Signature]* WITNESS
DATE THE ESTATE OF JUDITH B. MATHEU
EDWARD BROWN
PERSONAL REPRESENTATIVE

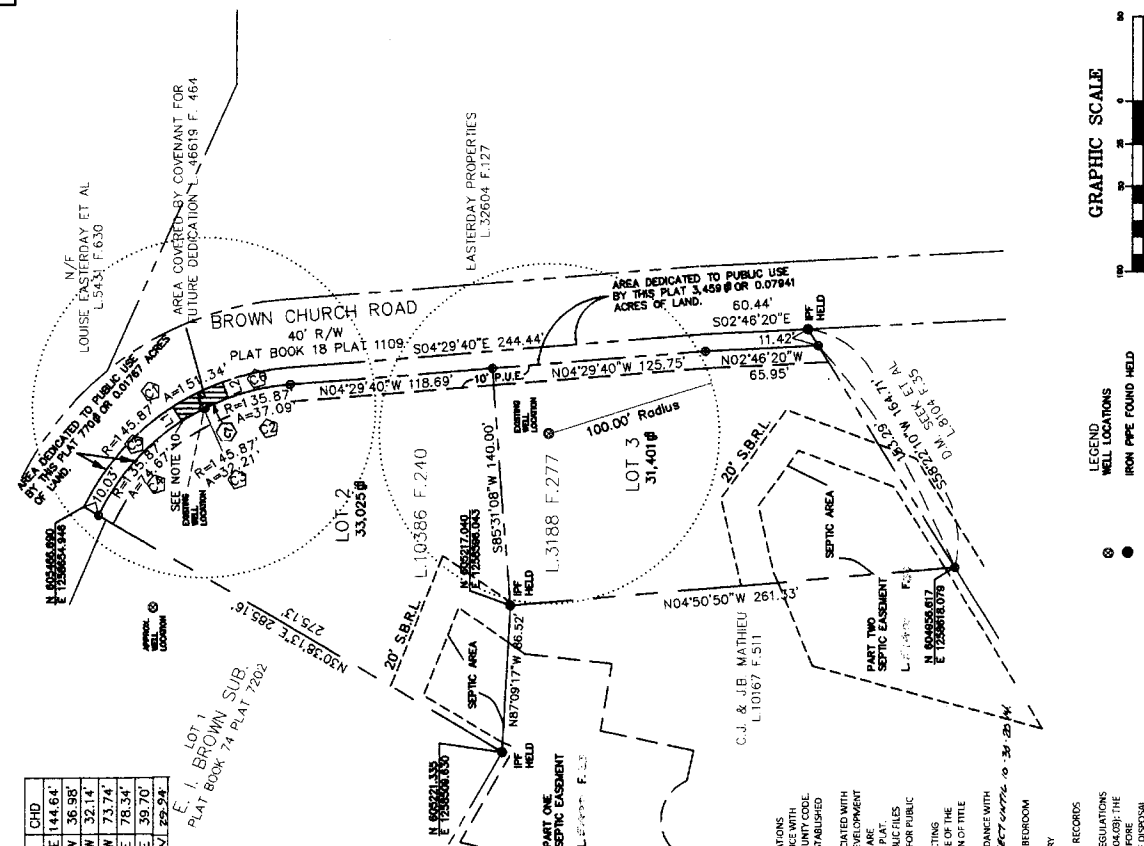
WE HEREBY ASSENT TO THIS SUBDIVISION RECORD PLAT, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST SAVINGS MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

2/10/16 *[Signature]* WITNESS
DATE *[Signature]* WITNESS
M/LW #: 1000748-00324712121-1
SIS #: 1-888-671-6377 *[Signature]* DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT AND THAT IT IS ALL OF THAT TRACT OF LAND ACQUIRED BY STEPHEN R. HASKI AND MARY D. STELLMAN BY DEED DATED MARCH 16, 1992, AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 10386 AT FOLIO 240, AND ALL OF THAT LAND ACQUIRED BY STEPHEN R. HASKI BY DEED DATED SEPTEMBER 10, 2003, AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 42490 AT FOLIO 074, AND ALL OF THAT LAND ACQUIRED BY CHARLES J. MATHEU AND JUDITH B. MATHEU BY DEED DATED FEBRUARY 10, 1964, AS RECORDED AMONG THE APPEASAL LAND RECORDS IN LIBER 3188 AT FOLIO 277. I FURTHER CERTIFY, THAT IF ENGAGED, I WILL SET ALL PROPERTY CORNER MARKERS IN ACCORDANCE WITH SECTION 59-24(6) OF THE MONTGOMERY COUNTY ZONING ORDINANCE. THAT THE TOTAL AREA INCLUDED IN THIS SUBDIVISION RECORD PLAT IS 66.656 SQUARE FEET OR 1.5761 ACRES OF WHICH 4.279 SQUARE FEET OR 0.09708 ACRES IS DEDICATED TO PUBLIC USE.

18/1/15 *[Signature]* DATE
MEREDIAN SURVEYS, INC.
STEPHEN J. WERTHOUD
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 12767
EXPIRES 2-10-18

SUBDIVISION RECORD PLAT
LOTS 2 AND 3
EDWARD I. BROWN SUBDIVISION
ELECTION DISTRICT NO. 12
MONTGOMERY COUNTY, MARYLAND
SCALE 1"=50'
SEPTEMBER, 2015



CURVE DATA

NO	RADIUS	ARC	DELTA	TANGENT	CHD BRG	CHD
C1	145.87	151.34	59°26'41"	83.28'	S34°13'01"E	144.64'
C2	135.87	37.09'	15°38'32"	18.66'	N12°18'56"W	36.98'
C3	145.87	32.21'	12°39'03"	16.17'	N26°27'43"W	32.14'
C4	135.87	74.67'	31°29'22"	38.31'	N48°31'56"W	73.74'
C5	145.87	78.31'	31°09'06"	40.66'	S48°21'48"E	78.34'
C6	145.87	39.82'	15°36'32"	20.04'	S12°18'56"E	39.70'
C7	135.87	30.00'	12°39'03"	15.06'	N14°27'49"W	29.54'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N57°12'45"E	10.00'
L2	S69°31'48"W	10.00'



LEGEND
● WELL LOCATIONS
● IRON PIPE FOUND HELD
S.B.R.L.
SEPTIC BUILDING RESTRICTION LINE
CONDUIT AREA L 46819 F. 464
REBAR WITH CAP SET NO. 277

PREPARED BY:
MEREDIAN SURVEYS, INC.
P.O. BOX 549
FREDERICK, MARYLAND 21705
(301) 721-5400 FAX
E-MAIL: info@meridianmays.com
ADD EASTMONT LIBER & FOLIO
REVISED 09/21/2015
CERTIFICATE 12/24/2015

DEPARTMENT OF
PLANNING SERVICES
MONTGOMERY COUNTY, MD.
DATE *March 30, 2016*
APPROVED *[Signature]*
CHAIRMAN ASST. SECRETARY - TREASURER
M.N.C.P. & P.C. RECORD FILE NO.

- NOTES:**
- THIS PROPERTY APPEARS ON TAX MAP BY AND VESIC GRID, 2009/09.
 - THIS PLAT IS PREPARED IN CONFORMANCE WITH THE MINOR SUBDIVISION REGULATIONS OF THE MONTGOMERY COUNTY CODE SECTION 59-24(6) AND IN CONFORMANCE WITH MONTGOMERY ZONING ORDINANCE CHAPTER 59-8-8.1 OF THE MONTGOMERY COUNTY CODE.
 - THE HORIZONTAL DATUM OF THIS PLAT IS MARYLAND STATE PLANE (NAD83) U.S. BUSHBY.
 - ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT TO AN OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAT.
 - FOR ANY SUCH PLAN AS MANAGED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 - THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY SHOWN HEREON. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DISPLACE ANY INSTRUMENTS OF TITLE.
 - THIS PROPERTY IS ZONED R01. THE LOTS SHOWN HEREON ARE CREATED IN ACCORDANCE WITH SECTION 59-8-1.1 OF THE MONTGOMERY COUNTY ZONING ORDINANCE. IN EFFECT 07/27/14.
 - LOTS APPROVED FOR PRIVATE WELL AND SEPTIC SYSTEMS.
 - SEPTIC AREAS ARE DESIGNATED FOR A BEDROOM HOUSE ON LOT 7 AND FOR A 4 BEDROOM HOUSE ON LOT 2.
 - SEPTIC BUILDING RESTRICTION LINES ARE SUBJECT TO CHANGE WITH MONTGOMERY DEPARTMENT OF PERMITTING SERVICES APPROVAL.
 - PROPERTY IS SUBJECT TO THAT CERTAIN COVENANT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY IN LIBER 46635 AT FOLIO 464. THE MARYLAND STATE REGULATIONS CONCERNING SUBDIVISION OF LAND WITH ONSITE SEWAGE DISPOSAL (COMAR 26.04.03); THE LOTS SHOWN WERE CREATED BY DEED PRIOR TO NOVEMBER 18, 1985, AND THEREFORE EXEMPT FROM THE STATE OF MARYLAND REQUIREMENTS FOR MINIMUM SEWAGE DISPOSAL AREAS.