

Plat Name: Rossmoor Leisure World
Plat #: 220160990

Location: Located on the north side of Gleneagles Drive at the intersection with South Leisure World Boulevard.

Master Plan: Aspen Hill Master Plan

Plat Details: PRC zone, 2 parcels

Applicant: Leisure World Community Corporation

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(1)** of the Subdivision Regulations, which states:

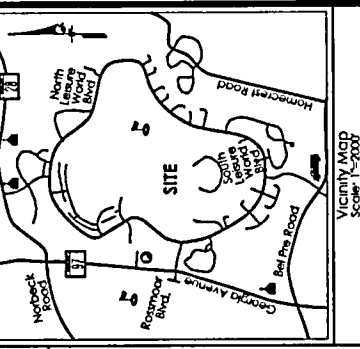
50-35A(a)(1) Minor Lot line Adjustment. The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

- a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
- b. No additional lots are created;
- c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
- d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
 - i. proposed lot line adjustment as a dashed line;
 - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
 - iii. any minimum building setback that would be altered by the minor lot line adjustment; and
 - iv. the amount of lot area affected by the minor lot line adjustment.

The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i. through iii., above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

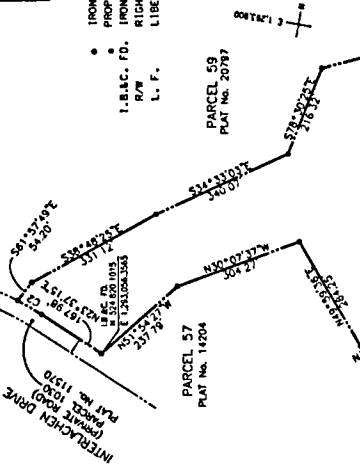
- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d).

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



AREA TABLE

Parcel 62	94.4633 Acres	4,118,217 Square Feet
Parcel 63	8.1109 Acres	354,619 Square Feet
Total Area	102.5742 Acres	4,472,836 Square Feet



LEGEND

- IRON BAR AND CAP TO BE SET
- PROPERTY CORNER FOUND AND HELD
- IRON BAR AND CAP FOUND
- RIGHT OF WAY
- LIBER AND FOLIO

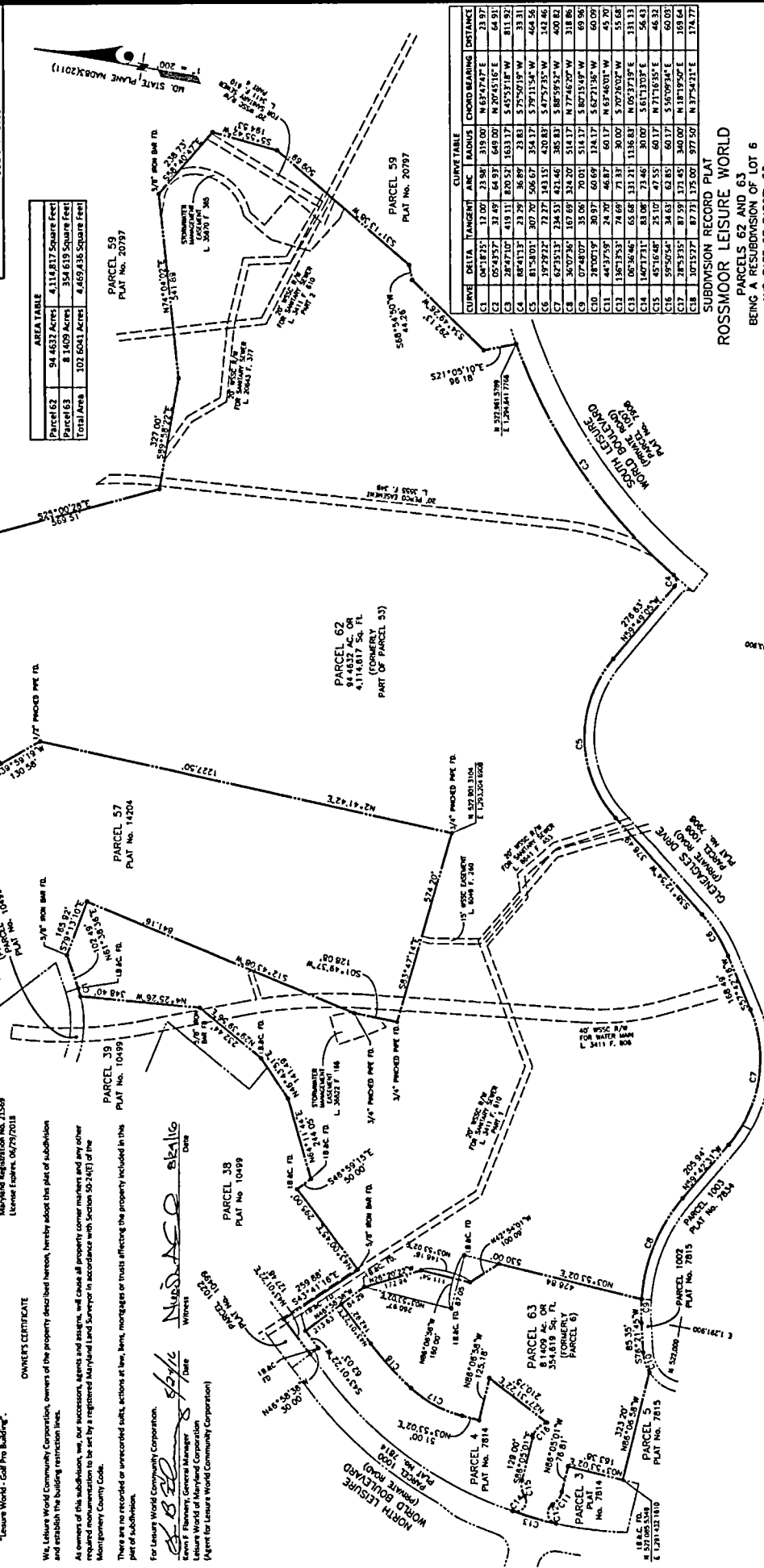
PLAT NO.

LEGEND

- I.B.A.C. FD.
- P/W
- L.F.

SUBDIVISION NOTES

- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan allowing development of this property approved by the Montgomery County Planning Board are incorporated by reference and shall be a part of this subdivision. The owner shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies, including but not limited to the Montgomery County Department of Public Works, the Montgomery County Department of Planning and Zoning, and the Montgomery County Department of Health and Environmental Services. The owner shall also be responsible for obtaining all necessary permits and approvals from the appropriate agencies, including but not limited to the Montgomery County Department of Public Works, the Montgomery County Department of Planning and Zoning, and the Montgomery County Department of Health and Environmental Services.
- The property shown herein is zoned PRC.
- This subdivision is subject to the easements and restrictions shown on the site plan and the easements and restrictions shown on the site plan.
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CURVE TABLE

CURVE	DELTA	TANGENT	ARC	RADIUS	CHORD BEARING	DISTANCE
C1	04°18'35"	17.00'	23.98'	319.00'	N 83°47'47" E	23.97'
C2	05°43'57"	31.49'	64.93'	649.00'	N 20°45'16" E	64.91'
C3	28°47'10"	419.11'	820.51'	1633.17'	S 45°53'19" W	811.91'
C4	88°41'33"	23.29'	36.89'	23.81'	S 75°50'19" W	31.31'
C5	81°54'01"	307.20'	506.67'	354.37'	S 79°11'54" W	464.56'
C6	19°29'22"	72.27'	143.13'	420.83'	S 47°57'35" W	241.46'
C7	67°57'33"	107.69'	324.20'	214.17'	N 77°46'29" W	218.82'
C8	07°48'10"	35.91'	70.81'	141.61'	N 82°51'15" W	70.80'
C9	44°37'56"	24.30'	36.87'	40.17'	N 62°44'03" W	45.20'
C10	44°37'56"	24.30'	36.87'	40.17'	N 62°44'03" W	45.20'
C11	165°21'52"	24.69'	37.31'	30.00'	S 70°20'02" W	151.68'
C12	06°36'46"	65.68'	131.31'	1116.83'	N 06°37'59" E	131.13'
C13	48°16'48"	25.10'	47.55'	60.17'	N 71°16'33" E	56.43'
C14	59°50'54"	34.63'	62.85'	60.17'	S 45°09'34" E	46.33'
C15	28°33'35"	87.59'	175.45'	340.00'	N 18°19'50" E	60.03'
C16	107°15'27"	87.73'	175.00'	977.50'	N 37°54'21" E	174.77'

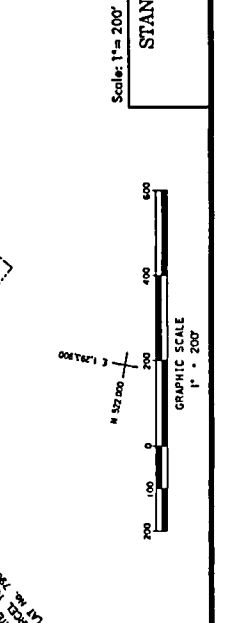
ROSSMOOR LEISURE WORLD
 BEING A RESUBDIVISION OF LOT 6
 AND PART OF PARCEL 53
 13TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

DATE: July, 2016

Scale: 1" = 200'

STANTEC CONSULTING SERVICES
 70440 CENTURY BOULEVARD, SUITE 210
 GERMANTOWN, MARYLAND 20874
 (301) 444-8282

File No.



OWNER'S CERTIFICATE

We, Leisure World Community Corporation, owners of the property described herein, hereby submit this plat of subdivision and establish the building restriction lines.

No person, other than the successors, agents and assigns, will cause all property corner markers and any other markers on this plat to be removed or tampered with or to be replaced with markers other than those shown on this plat.

There are no recorded or unrecorded suits, actions at law, liens, mortgages or trusts affecting the property included in this plat of subdivision.

For Leisure World Community Corporation:
 Kevin P. Flannery, General Manager
 Date: 8/30/16
 Witness: MADAO akalg

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my professional knowledge, information and belief, the plat shown herein is correct, and that it is a subdivision of the following parcels or tracts of land described in an Appointment of Successor Trustees to Leisure World Community Corporation dated December 13, 1983 and recorded among the Land Records of Montgomery County, Maryland in Liber 6754 at Folio 813.

Part of that parcel or tract of land shown as "Parcel 57" on a plat of subdivision titled "Plat of Subdivision of Parcel 57, Rossmoor Leisure World", recorded among the Land Records of Montgomery County, Maryland as Plat No. 11826.

All of that parcel or tract of land shown as "Parcel 59" on a plat of subdivision titled "Plat of Subdivision of Parcel 59, Rossmoor Leisure World", recorded among the Land Records of Montgomery County, Maryland as Plat No. 7815.

I further certify that, once engaged, as described in the Owner's Certificate herein, all property corner markers shown on this plat will be set in accordance with the provisions of Section 50-24(E) of the Montgomery County Code.

The total area of this plat is 102.5742 acres or 4,472,836 square feet, none of which is to be dedicated to public use.

Christopher E. Adams
 Professional Land Surveyor
 Maryland Registration No. 21569
 License Expires: 06/27/2018

APPROVED: [Signature] Director

APPROVED: [Signature] Secretary Treasurer

APPROVED: [Signature] Chairman

Montgomery County Maryland
 Department of Planning and Zoning
 Montgomery County Planning Board

Recorded
 Plat No.

27010990
 The Maryland National Capital Park & Planning Commission
 Montgomery County Planning Board

Approved: [Signature] Director

Approved: [Signature] Secretary Treasurer

Approved: [Signature] Chairman

MNCP&PC File No.