

PLAT NO. 220060890

Layhill View

On the east side of Layhill Road, approximately 300' south of Middlevale Lane

R-200 Zone, 1 Lot

Community Water, Community Sewer

Planning Area: Kensington-Wheaton

Domenico Pizzuto, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(6)** of the Subdivision Regulations, which states:

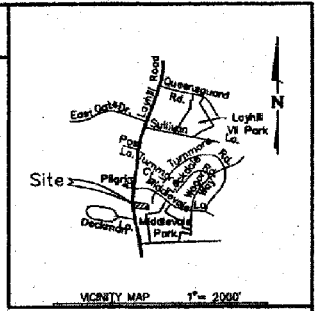
Plats for Certain Residentially Zoned Parcels Created by Deed prior to June 1, 1958. While recognizing the single residential parcel exemption of Sec. 50-9(e), an owner may voluntarily submit a plat to record such a parcel under the minor subdivision procedure provided that the parcel is developable for only one single-family, detached dwelling unit.

Staff applied the above-noted minor subdivision criteria for this lot (previously known as Parcel 716) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(6) of the subdivision regulations and supports this minor subdivision record plat.

Notes:

1. This property is zoned R-200.
2. The approval of this plat is predicated on the availability of public water and sewer prior to the construction of homes.
3. This property is exempt from the requirements of the Montgomery County Forest Conservation Law of 1992, per Exemption Letter #4-08067E dated 7/26/05.
4. Unless expressly contemplated by the plan as approved, 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 intended to survive and not be extinguished by the recordation of this plat. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
5. This plat conforms with the requirements of Section 50-35A (A)(6) of the Montgomery County Subdivision Regulations, being Chapter 50 of the County Code. This plat involves the recording of a parcel created by deed prior to June 1, 1956.
6. This Plat is not intended to show every matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an examination of title or to depict or note all matters affecting title.

PLAT No.



MONTGOMERY COUNTY MAP 1" = 2000'
TAX MAP No. JR 122

SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land conveyed by Jeanette U. Alwood to Domenico Pizzuto and Cornelia Pizzuto (deceased) by deed dated April 15, 1992 and recorded among the Land Records of Montgomery County, Maryland, in Liber 5855 at Folio 011. We hereby certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50-24(a) of the Montgomery County Code. The total area included on this plat is 33,437 square feet or 0.76781 of an acre, including 441 square feet of street dedication.

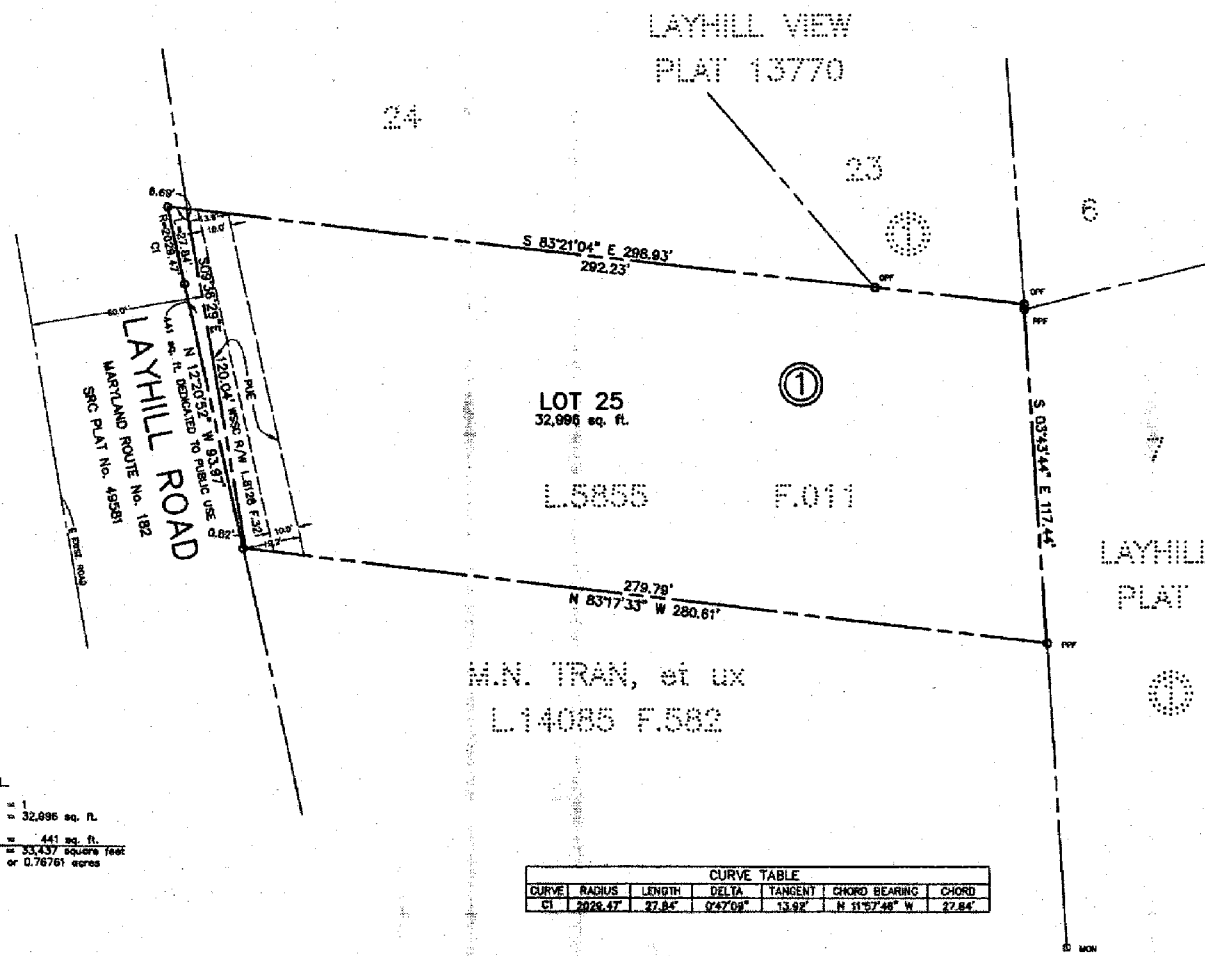
1/23/06
Domenico Pizzuto
By: Douglas H. Riggs, III
Professional Land Surveyor
Md. Reg. No. 10712

OWNER'S CERTIFICATE

Domenico Pizzuto, owner of the property shown hereon, hereby adopts this plat of subdivision; dedicates the streets as shown hereon to public use; hereby grant a Public Utilities Easement (P.U.E.) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland, subject to all current and applicable regulations of all Federal, state, and local governing agencies. As owner of this subdivision, I, my successors and assigns, will cause all property corner markers and any other required monumentation, to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(a)(2) of the Montgomery County Code.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of re-subdivision.

1-23-06
Domenico Pizzuto
Date Domenico Pizzuto

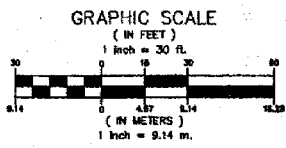


PLAT TABULATION

Number of Lots	= 1
Area of Lot	= 32,996 sq. ft.
Area of Street	= 441 sq. ft.
Dedication	= 33,437 square feet
Total Area	= 0.76781 acres

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	2028.47'	47.84'	0°47'09"	13.92'	N 11°57'48" W	27.84'



SUBDIVISION RECORD PLAT
LOT 25, BLOCK 1
LAYHILL VIEW
ELECTION DISTRICT No. 13
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' JANUARY, 2006

FOR PUBLIC WATER AND SEWER ONLY 206089

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE No. _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____

DIRECTOR

DATE: _____
Plat No.: _____

MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors

5220 Wickersham Road, Suite 120
Montgomery Village, Maryland
20888-1270

Phone 301.570.8840
Fax 301.548.0593
www.mhgs.com