

MEMORANDUM

DATE: May 28, 2025

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4522 
Jay Beatty, Intake & Regulatory Coordination Division (301)-495-2178 

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for June 12, 2025

The following record plats are recommended for APPROVAL in accordance with the requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations, along with any conditions for the completion of administrative items that may remain outstanding, and copies of plan drawings for the record plat. The following plats are included:

220250380 Woodfield Estates

220250680 B. F. Gilberts Addition to Takoma Park

Plat Name: Woodfield Estates
Plat #: 220250380

Location: Located approximately 1,200 feet northwest of the terminus of Primula Court
Master Plan: Damascus Master Plan
Plat Details: RC zone; 1 lot
Owner: Kayode and Catherine Ogunsola

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.F.2.** of the Subdivision Regulations; which state:

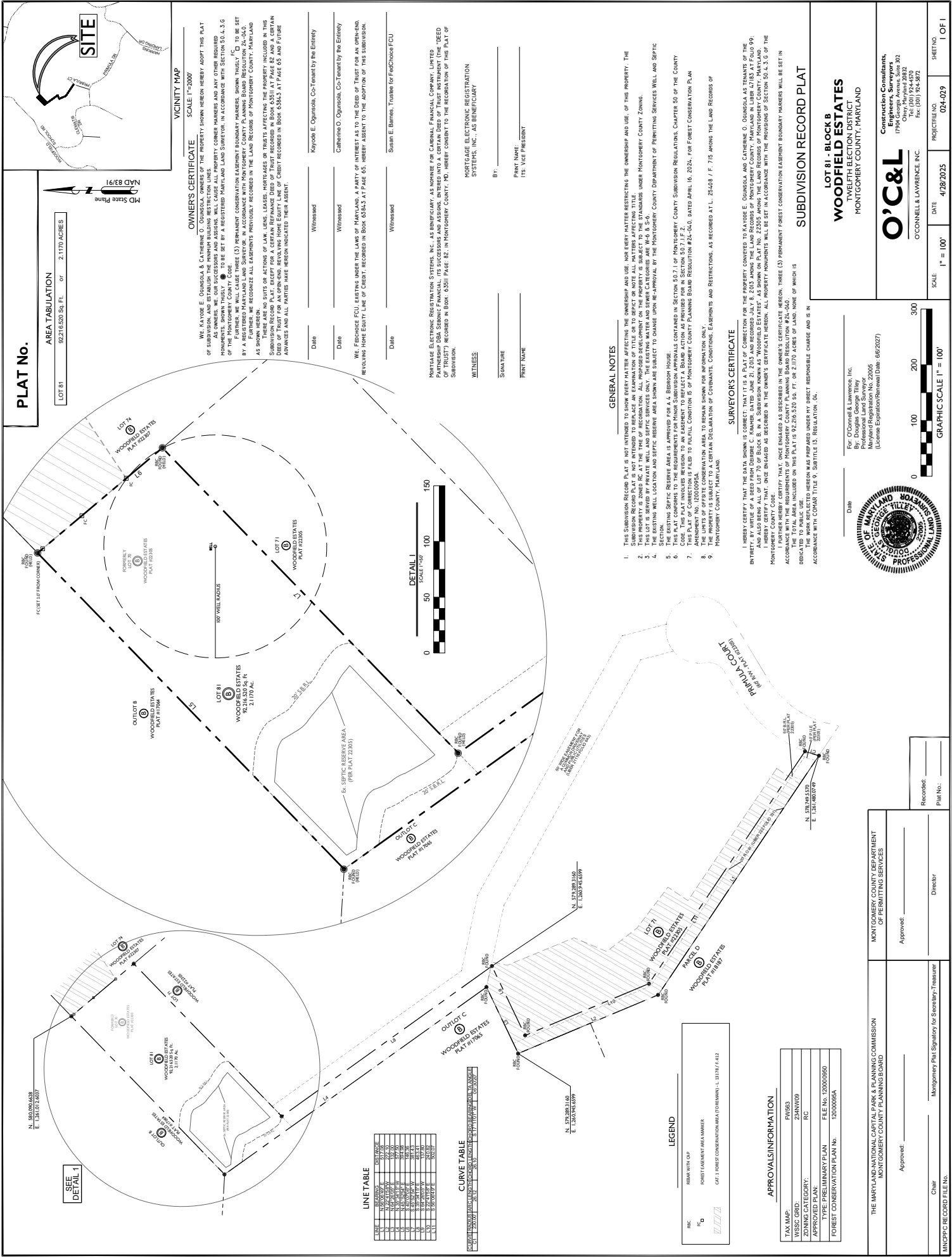
F. *Plat of correction.* A plat of correction may be used for any of the following:

1. to correct inaccurate or incomplete information shown on a previously recorded plat, such as drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; or other information normally required to be shown on a recorded plat. All owners and trustees of the land affected by the correction must sign the revised plat. In addition, the plat of correction must identify the original plat and contain a note identifying the nature of the correction;
2. to revise easements to reflect a Planning Board Action, or as necessitated by a State or County agency or public utility;
3. to improve clarity and legibility, the owner of any lands shown on a record plat may record an exact copy of the plat, except for necessary change of scale and the addition of any other necessary elements to make the plat conform to the requirements of this Chapter. The new plat must indicate that it is an exact copy of the original plat except for the changes made under this Subsection.

Staff notes for the Board that this plat has been submitted solely to revise a Forest Conservation Easement on the lot in accordance with Forest Conservation Plan Amendment 12005095A (MCPB Resolution No. 24-040). Staff recommends approval of the proposed plat, conditioned upon the following:

Applicant to submit plat mylar containing all necessary signatures.

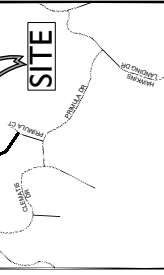
Following completion of the above item staff will forward the plat to the Chair for signature.



PLAT No.

AREA TABULATION

LOT 81 92,216.620 SQ. FT. OF 2.1170 ACRES



OWNER'S CERTIFICATE SCALE 1"=2000'

WE, KAYODE E. OGUNSLA & CATHERINE O. OGUNSLA, OWNERS OF THE PROPERTY SHOWN HEREON HEREBY ADJOINT THIS PLAT OF SUBDIVISION, AND ESTABLISH THE MINOR BUILDING RESTRICTION LINES.

AS OWNERS, WE OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS TO BE SET BY A REGISTERED LAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

FURTHER, WE WILL CAUSE THREE (3) PERMANENT CONSERVATION EASEMENT BOUNDARY MARKERS, SHOWN THUSLY "C", TO BE SET BY A REGISTERED LAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

AS SHOWN HEREON, THE SUBDIVISION MUST BE SET AS ACTIONS OF LAND, AND LEASE, MORTGAGE, OR OTHER INTEREST, THE PROPERTY INCLUDES A TRUST SUBDIVISION RECORD PLAT, EXCEPT FOR A CERTAIN REFERENCE DEED OF TRUST RECORDED IN BOOK 6350 AT PAGE 42 AND A CERTAIN DEED OF TRUST FOR AN OPEN-ENDED REVOLVING HOME EQUITY LINE OF CREDIT RECORDED IN BOOK 6350 AT PAGE 65 AND FUTURE ADVANCES AND ALL PARTIES HAVE HEREON INDICATED THEIR ASSENT.

DATE _____ WITNESSED _____

Kayode E. Ogunsla, Co-Tenant by the Entirety

DATE _____ WITNESSED _____

Catherine O. Ogunsla, Co-Tenant by the Entirety

WE, FOREMAN FCU, EXISTING UNDER THE LAWS OF MARYLAND, A PARTY OF INTEREST AS TO THE DEED OF TRUST FOR AN OPEN-ENDED REVOLVING HOME EQUITY LINE OF CREDIT RECORDED IN BOOK 6350 AT PAGE 42, IN MONTGOMERY COUNTY, MD, HEREBY AGENT TO THE SUPPLY OF THIS SUBDIVISION.

DATE _____ WITNESSED _____

Susan E. Barnes, Trustee for ForeChoice FCU

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CARDINAL FINANCIAL COMPANY, LIMITED PARTNERSHIP DBA SERVIC FINANCIAL, ITS SUCCESSORS AND ASSIGNS, ENTERED INTO A CERTAIN DEED OF TRUST INSTRUMENT THE "DEED OF TRUST" RECORDED IN BOOK 6351 PAGE 42, IN MONTGOMERY COUNTY, MD, HEREBY AGENT TO THE SUPPLY OF THIS SUBDIVISION.

WITNESSES

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY

BY: _____

PRINT NAME _____

ITS VICE PRESIDENT _____

GENERAL NOTES

1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING 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.

2. THIS PROPERTY IS ZONED RC AT THE TIME OF RECORDATION. ALL PROPOSED DEVELOPMENT ON THE PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING.

3. THE EXISTING WELL LOCATION AND SEPTIC RESERVE AREA SHOWN ARE SUBJECT TO CHANGE UPON RE-APPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.

4. THE EXISTING SEPTIC RESERVE AREA IS APPROVED FOR A 4. BRUSH HOUSE.

5. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR FINE SUBDIVISION APPROVALS CONTAINED IN SECTION 50.7.1 OF MONTGOMERY COUNTY SUBDIVISION REGULATIONS, CHAPTER 50 OF THE COUNTY CODE. THE PLAT INVOLVES REVISION TO AN EASEMENT TO REFLECT A BOARD ACTION AS PROVIDED FOR IN SECTION 50.7.1.F.2.

6. THE PLAT INVOLVES REVISION TO AN EASEMENT TO REFLECT A BOARD ACTION AS PROVIDED FOR IN SECTION 50.7.1.F.2.

7. THE PLAT INVOLVES REVISION TO AN EASEMENT TO REFLECT A BOARD ACTION AS PROVIDED FOR IN SECTION 50.7.1.F.2.

8. THE LIMITS OF OFFSITE CONSERVATION AREA TO REMAIN SHOWN FOR INFORMATION ONLY.

9. THE PLAT INVOLVES REVISION TO AN EASEMENT TO REFLECT A BOARD ACTION AS PROVIDED FOR IN SECTION 50.7.1.F.2.

10. THE PLAT INVOLVES REVISION TO AN EASEMENT TO REFLECT A BOARD ACTION AS PROVIDED FOR IN SECTION 50.7.1.F.2.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE DATA SHOWN IS CORRECT, THAT IT IS A PLAT OF CORRECTION FOR THE PROPERTY CONVEYED TO KAYODE E. OGUNSLA AND CATHERINE O. OGUNSLA AS TENANTS OF THE ENTIRETY BY DEED OF A REDEVELOPMENT AGREEMENT DATED JUNE 21, 2020 AND RECORDED IN BOOK 6350 AT PAGE 42, IN MONTGOMERY COUNTY, MD, HEREBY AGENT TO THE SUPPLY OF THIS SUBDIVISION.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MONUMENTS WILL BE SET IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED ON THIS PLAT IS 92,216.620 SQ. FT. OR 2.1170 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

THE WORK REFLECTED HEREON WAS PREPARED UNDER MY DIRECT RESPONSIBLE CHARGE AND IS IN ACCORDANCE WITH COMAR TITLE 9, SUBTITLE 13, REGULATION 04.

DATE _____

For O'Connell & Lawrence, Inc.
By: Douglas George Tilley
Professional Land Surveyor 20005
(License Expiration/Retirement Date: 6/6/2027)

CONSTRUCTION CONDITIONS,
WOODFIELD ESTATES
MONTGOMERY COUNTY, MARYLAND

O'C&L
O'CONNELL & LAWRENCE, INC.
1794 Georgia Avenue, Suite 302
O'Fallon, Maryland 20832
Tel: (301) 924-9872
Fax: (301) 924-9872

PROJECT NO. 024-029 SHEET NO. 1 OF 1

DATE 4/28/2025

SCALE 1" = 100'

GRAPHIC SCALE 1" = 100'

0 100 200 300

SEE DETAIL 1

LINE TABLE

LINE	DESCRIPTION	LENGTH	AREA
1	LOT 81	92,216.620	2.1170
2	LOT 82	92,216.620	2.1170
3	LOT 83	92,216.620	2.1170
4	LOT 84	92,216.620	2.1170
5	LOT 85	92,216.620	2.1170
6	LOT 86	92,216.620	2.1170
7	LOT 87	92,216.620	2.1170
8	LOT 88	92,216.620	2.1170
9	LOT 89	92,216.620	2.1170
10	LOT 90	92,216.620	2.1170
11	LOT 91	92,216.620	2.1170
12	LOT 92	92,216.620	2.1170
13	LOT 93	92,216.620	2.1170
14	LOT 94	92,216.620	2.1170
15	LOT 95	92,216.620	2.1170
16	LOT 96	92,216.620	2.1170
17	LOT 97	92,216.620	2.1170
18	LOT 98	92,216.620	2.1170
19	LOT 99	92,216.620	2.1170
20	LOT 100	92,216.620	2.1170

CURVE TABLE

LINE	DESCRIPTION	LENGTH	AREA
1	LOT 81	92,216.620	2.1170
2	LOT 82	92,216.620	2.1170
3	LOT 83	92,216.620	2.1170
4	LOT 84	92,216.620	2.1170
5	LOT 85	92,216.620	2.1170
6	LOT 86	92,216.620	2.1170
7	LOT 87	92,216.620	2.1170
8	LOT 88	92,216.620	2.1170
9	LOT 89	92,216.620	2.1170
10	LOT 90	92,216.620	2.1170
11	LOT 91	92,216.620	2.1170
12	LOT 92	92,216.620	2.1170
13	LOT 93	92,216.620	2.1170
14	LOT 94	92,216.620	2.1170
15	LOT 95	92,216.620	2.1170
16	LOT 96	92,216.620	2.1170
17	LOT 97	92,216.620	2.1170
18	LOT 98	92,216.620	2.1170
19	LOT 99	92,216.620	2.1170
20	LOT 100	92,216.620	2.1170

LEGEND

REMA WITH CAP

FOREST EASEMENT AREA

FOREST EASEMENT AREA (TO BE MAINTAINED) - L 33.178 / A 1.12

APPROVALS INFORMATION

TAX MAP: FV553

WSSC GRID: 234W09

ZONING CATEGORY: RC

APPROVED PLAN: FILE NO. 12000950

FOREST CONSERVATION PLAN NO. 12000950

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

Approved: _____

Chair

Montgomery Paid Signatory for Secretary/Treasurer

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

Approved: _____

Director

Recorded: _____

Plat No: _____