



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB**  
**Item #**  
**01/25/07**

**MEMORANDUM**

**DATE:** January 10, 2007

**TO:** Montgomery County Planning Board

**FROM:** Catherine Conlon, Supervisor *CC*  
Development Review Division  
(301) 495-4542

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for January 10, 2007

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The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plat drawings for the record plat. The following plats are included:

220070330 Bannockburn Cooperators (1)  
200707200 Montgomery Auto Sales Park (1)

**Subdivision Plat No. 220070330**

**Bannockburn Cooperators Inc.**

located on Bannockburn Drive, 50 feet east of Bannockburn Drive and Laverock Lane

R-60 Zone; 2 Lots

Community Water, Community Sewer

Master Plan Area: Bethesda-Chevy Chase

Samuel Johnston, Applicant

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

- (1) **Minor Lot line Adjustment.** The sale or exchange of part of a lot between owners of adjacent lots of the purpose of small adjustments in boundaries; provided:
  - a. The total are of the adjustments 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 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 as an exception to platting as provided in Section 50-9(d).



Staff applied the above-noted minor subdivision criteria for this lot (shown as outlot A) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(1) of the subdivision regulations and supports this minor subdivision record plat.

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Bannockburn Coop. Plat Number: 2 2007 0330

Plat Submission Date: 9.22.06

DRD Plat Reviewer: PW/TA

DRD Prelim Plan Reviewer: NA

\*For category of minor see pages 2 and 3

**Initial DRD Review:**

Pre-Preliminary Plan No. NA Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Preliminary Plan No. NA Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Planning Board Opinion - Date NA Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Site Plan Name if applicable: NA Site Plan Number: \_\_\_\_\_

Planning Board Opinion - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Lot # & Layout  Lot Area  Zoning  Bearings & Distances  Coordinates

Plan # NA Road/Alley Widths \_\_\_\_\_ Easements \_\_\_\_\_ Open Space \_\_\_\_\_ Non-standard \_\_\_\_\_

BRLs \_\_\_\_\_ Adjoining Land \_\_\_\_\_ Vicinity Map \_\_\_\_\_ Septic/Wells \_\_\_\_\_

TDR note \_\_\_\_\_ Child Lot note \_\_\_\_\_ Surveyor Cert \_\_\_\_\_ Owner Cert \_\_\_\_\_ Tax Map \_\_\_\_\_

SPA \_\_\_\_\_

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A. Lindsey</u>	<u>10/6</u>	<u>10/27</u>	<u>NC</u>	<u>NC</u>
Research	<u>Bobby Fleury</u>	<u>↓</u>	<u>↓</u>	<u>10/30/06</u>	<u>No comment</u>
SHA	<u>Doug Mills</u>	<u>↓</u>	<u>↓</u>	<u>NC</u>	<u>NC</u>
PEPCO	<u>Steve Baxter</u>	<u>↓</u>	<u>↓</u>	<u>NC</u>	<u>NC</u>
Parks	<u>Doug Powell</u>	<u>↓</u>	<u>↓</u>	<u>NC</u>	<u>NC</u>
DRD	<u>Steve Smith</u>			<u>10/19</u>	<u>see sheet</u>

**Final DRD Review:**

DRD Review Complete: (All comments rec'd and incorporated into mark-up)

Engineer Notified (Pick up Mark-up):

Final Mylar w/Mark-up & PDF Rec'd:

**Board Approval of Plat:**

Plat Agenda:

Planning Board Approval:

Chairman's Signature:

**DPS Approval of Plat:**

Engineer Pick-up for DPS Signature:

Final Mylar for Reproduction Rec'd:

**Plat Reproduction:**

Addressing:

File Card Update:

Final Zoning Book Check:

Update Address Books with Plat #:

Update Green Books for Resubdivision:

Notify Engineer to Seal Plats:

Engineer Seal Complete:

Complete Reproduction:

Sent to Courthouse for Recordation:

Initial

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Date

1/8/07

11/20/06

1/5/07

1/25/07

1/29/07

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No. \_\_\_\_\_

**RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A**

**Select which Category of Minor Subdivision and fill information as required**

**Requirements under Sec 50-35A (A)**

*(1) Minor Lot Adjustment*

- a) Total area does not exceed 5% of combined area affected: OK
- b) No additional lots created: OK
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: OK
- d) Date sketch plan submitted: 9/22/06
- e) Sketch plan revised or denied within 10 business days: 9/21/06
- f) Final record plat submitted within ninety days: yes
- g) Sketch shows following information:
  - i. proposed lot adjustment: ✓
  - ii. physical improvements within 15 feet of adjusted line: ✓
  - iii. alteration to building setback: ✓
  - iv. amount of lot area affected: ✓

*(2) Conversion of Outlot into a Lot*

- a) Outlot not required for open space or otherwise constrained: \_\_\_\_\_
- b) Adequate sewerage and water service/public or private: \_\_\_\_\_
- c) Adequate public facilities and AGP satisfied: \_\_\_\_\_
- d) Any conditions/agreements of original subdivision: \_\_\_\_\_
- e) Special Protection Area, Water Quality Plan required: \_\_\_\_\_

*(3) Consolidation Of Two of More Lots*

- a) Any prior subdivision conditions: \_\_\_\_\_
- b) Part of lot created by deed prior to June 1 1958: \_\_\_\_\_

*(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot*

Any subdivision/conditions; APF agreement satisfied: \_\_\_\_\_

*(5) Plat of Correction*

- a) All owners and trustees signed: \_\_\_\_\_
- b) Original Plat identified: \_\_\_\_\_

*(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958*

- a) Deed(s) submitted: \_\_\_\_\_
- b) Developable with only one single family detached unit: \_\_\_\_\_

*(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels*

- a) Adequate Public Facilities satisfied: \_\_\_\_\_
- b) Street dedication required: \_\_\_\_\_
- c) Forest conservation: \_\_\_\_\_
- d) Storm water management: \_\_\_\_\_
- e) Special Protection Area/Water Quality Plan: \_\_\_\_\_
- f) Landscaping and lighting plan including parking lot layout: \_\_\_\_\_



g) Approved Special Exception:

\_\_\_\_\_

*(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum*

a) Number of Lots:

\_\_\_\_\_

b) Written MCDPS approval of proposed septic area:

\_\_\_\_\_

c) Required street dedication:

\_\_\_\_\_

d) Easement for balance of property noting density and TDRS:

\_\_\_\_\_

e) Average lot size of 5 acres:

\_\_\_\_\_

f) Forest Conservation requirements met:

\_\_\_\_\_

**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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
2. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
3. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
4. THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-35 A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES A MINOR LOT LINE ADJUSTMENT AS PROVIDED FOR IN SECTION 50-35 A(d)(1)
5. THIS PROPERTY IS ZONED R-60
6. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-60 ZONE.
7. THIS PROPERTY IS LOCATED ON TAX MAP GN41
8. THERE IS NO ADDITIONAL DEDICATION TO PUBLIC USE PER THIS PLAT.

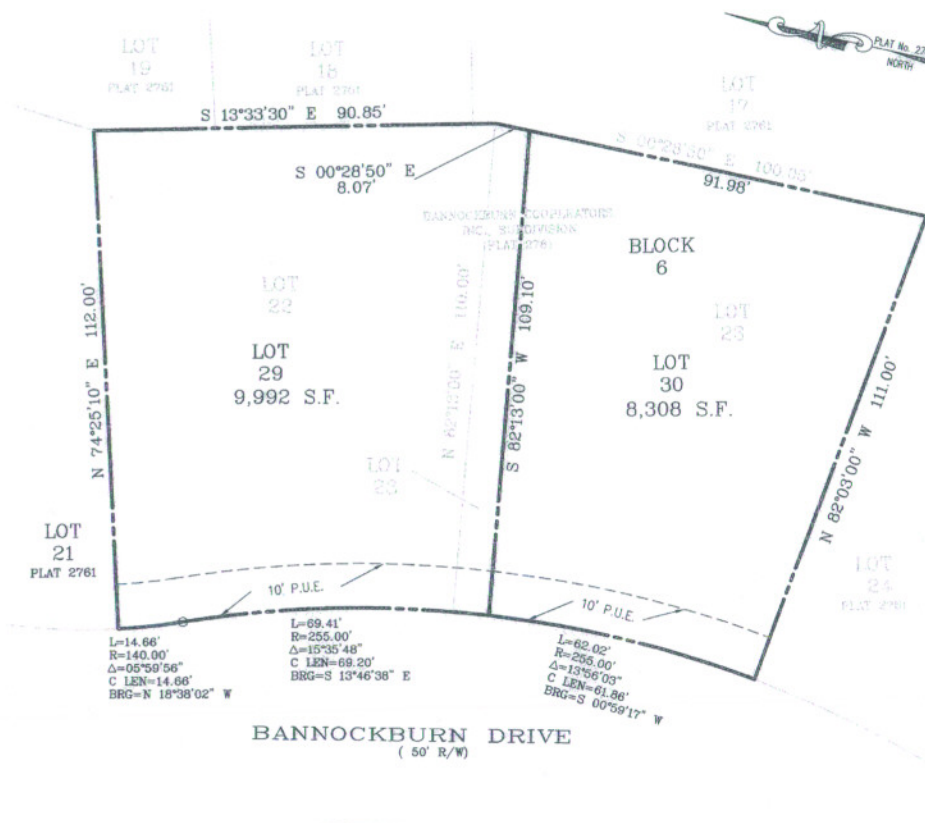
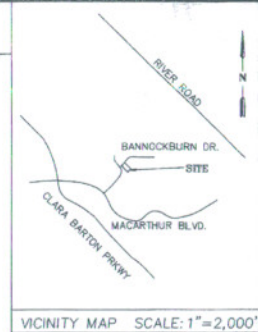
**OWNER'S CERTIFICATION:**

WE, THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. WE FURTHER GRANT A PUBLIC UTILITY EASEMENT, AS SHOWN HEREON AS 10' P.U.E. TO THESE PARTIES NAMED IN A DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. AS OWNERS 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 50-246a(2) OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUIUS, LIENS, LEASES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

*[Signature]*  
WITNESS  
17 Dec 06  
DATE  
THE LLOYD DAVID EMERSON TRUST

*[Signature]*  
WITNESS  
12/17/06  
DATE  
SAMUEL D. JOHNSTON

PLAT NO:



**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL THE LAND CONVEYED BY LLOYD DAVID EMERSON UNTO THE LLOYD DAVID EMERSON TRUST, BY DEED DATED JANUARY 15th, 2003 AS RECORDED IN LIBER 2301B, AT FOLIO 139 AND BEING LOTS 23 BLOCK 6 AND BY FRANCIS R. JOHNSTON UNTO SAMUEL D. JOHNSTON, BY DEED DATED MAY 30th, 1996 AS RECORDED IN LIBER 1415I, AT FOLIO 189 SHOWN ON A PLAT OF SUBDIVISION KNOWN AS "BANNOCKBURN COOPERATORS, INC., SUBDIVISION" AS RECORDED IN PLAT BOOK 39 AT PLAT 2761 IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I HEREBY CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNERS' CERTIFICATION HEREON, ALL MONUMENTS, PROPERTY MARKERS AND OTHER BOUNDARY MARKERS WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE. THE AREA OF LAND SHOWN ON THIS PLAT IS 0.420 ACRES OR 18,299 SQUARE FEET OF LAND MORE OR LESS. THERE IS NO DEDICATION BY THIS PLAT.

01/16/07  
DATE

*[Signature]*  
ANTHONY G. CURRIE  
REG. PROPERTY LINE SURVEYOR  
MARYLAND REG. NUMBER 560

SUBDIVISION RECORD PLAT  
LOT 29 & 30 BLOCK 6  
**BANNOCKBURN COOPERATORS  
INC. SUBDIVISION**

Resubdivision of Lot 22 & 23, Block 6  
7th Election District  
Montgomery, County, Maryland  
1" = 20' SEPTEMBER, 2006

DEPARTMENT OF PERMITTING SERVICES  
MONTGOMERY COUNTY, MARYLAND

APPROVED: \_\_\_\_\_  
DIRECTOR

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

APPROVED: \_\_\_\_\_  
CHAIRMAN

ASST. SECRETARY-TREASURER

DATE: \_\_\_\_\_  
PLAT NO: \_\_\_\_\_

LANDPLAN ASSOCIATES  
12129 GEORGIA AVE.  
SILVER SPRING, MD. 20902  
VOICE 301-279-9990  
FAX 301-576-5056

**Subdivision Plat No. 220070720**

**Montgomery Auto Sales Park**

Located on Automobile Boulevard, approximately 2000 feet east of Columbia Pike

C-3 Zone; 2 Lots

Community Water, Community Sewer

Master Plan Area: Fairland

L.P. Safford, Incorporated, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section 50-35A (a)(4) of the Subdivision Regulations, which states:

Further Subdivision of a Commercial, Industrial or Multi-Family Residential Lot to Reflect a Change in Ownership, Deed, Mortgage or Lease Line. The creation of deed, mortgage or lease line within a commercial, industrial or multi-family residential lot does not require the approval of a new subdivision plan. At the owner's discretion, the creation or deletion of internal lots to reflect a new deed, mortgage or lease line may be platted under the minor subdivision procedure. All prior conditions of approval for the original subdivision remain in full force and effect and the number of trips generated on any new lot will not exceed those permitted for the original lot or as limited by an Adequate Public Facilities agreement. Any necessary cross-easements, covenants or other deed restrictions necessary to perpetuate previous approvals must be executed prior to recording the record plat. This plat involves a change in ownership as provided for in Section 50-35A (a)(4).



**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Montgomery Auto Sales Park Plat Number: 220070720  
 Plat Submission Date: 11/21/06  
 DRD Plat Reviewer: Taslina  
 DRD Prelim Plan Reviewer: N/A  
 \*For category of minor see pages 2 and 3

**Initial DRD Review:**

Pre-Preliminary Plan No. NA Checked: Initial - Date -  
 Preliminary Plan No. NA Checked: Initial - Date -  
 Planning Board Opinion - Date - Checked: Initial - Date -  
 Site Plan Name if applicable: NA Site Plan Number: -  
 Planning Board Opinion - Date - Checked: Initial - Date -

Lot # & Layout  Lot Area  Zoning  Bearings & Distances  Coordinates   
 Plan # N/A Road/Alley Widths  Easements NA Open Space NA Non-standard  
 BRLs NA Adjoining Land  Vicinity Map  Septic/Wells NA  
 TDR note NA Child Lot note NA Surveyor Cert  Owner Cert  Tax Map   
 SPA NA

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>C. Bunnag</u>	<u>11/21/06</u>	<u>12/8/06</u>	<u>1</u>	
Research	Bobby Fleury	↓	↓	<u>12/22/06</u>	<u>OK</u>
SHA	Doug Mills	↓	↓	<u>NC</u>	<u>NC</u>
PEPCO	Steve Baxter	↓	↓	<u>NC</u>	<u>NC</u>
Parks	Doug Powell	↓	↓	<u>NC</u>	<u>NC</u>
DRD	Steve Smith	↓	↓	<u>12/21/06</u>	<u>OK</u>

**Final DRD Review:**

DRD Review Complete:  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up):  
 Final Mylar w/Mark-up & PDF Rec'd:

Initial	Date
<u>TA</u>	<u>1/8/07</u>
<u>TA</u>	<u>12/13/06</u>
<u>TA</u>	<u>1/3/07</u>

**Board Approval of Plat:**

Plat Agenda:  
 Planning Board Approval:

<u>TA</u>	<u>1/25/07</u>
_____	_____

**DPS Approval of Plat:**

Engineer Pick-up for DPS Signature:  
 Final Mylar for Reproduction Rec'd:

_____	_____
_____	_____

**Plat Reproduction:**

Addressing:  
 File Card Update:  
 Final Zoning Book Check:  
 Update Address Books with Plat #:  
 Update Green Books for Resubdivision:  
 Notify Engineer to Seal Plats:  
 Engineer Seal Complete:  
 Complete Reproduction:  
 Sent to Courthouse for Recordation:

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No. \_\_\_\_\_

**RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A**

**Select which Category of Minor Subdivision and fill information as required**

**Requirements under Sec 50-35A (A)**

*(1) Minor Lot Adjustment*

- a) Total area does not exceed 5% of combined area affected: \_\_\_\_\_
- b) No additional lots created: \_\_\_\_\_
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: \_\_\_\_\_
- d) Date sketch plan submitted: \_\_\_\_\_
- e) Sketch plan revised or denied within 10 business days: \_\_\_\_\_
- f) Final record plat submitted within ninety days: \_\_\_\_\_
- g) Sketch shows following information:
  - i. proposed lot adjustment: \_\_\_\_\_
  - ii. physical improvements within 15 feet of adjusted line: \_\_\_\_\_
  - iii. alteration to building setback: \_\_\_\_\_
  - iv. amount of lot area affected: \_\_\_\_\_

*(2) Conversion of Outlot into a Lot*

- a) Outlot not required for open space or otherwise constrained: \_\_\_\_\_
- b) Adequate sewerage and water service/public or private: \_\_\_\_\_
- c) Adequate public facilities and AGP satisfied: \_\_\_\_\_
- d) Any conditions/agreements of original subdivision: \_\_\_\_\_
- e) Special Protection Area, Water Quality Plan required: \_\_\_\_\_

*(3) Consolidation Of Two of More Lots*

- a) Any prior subdivision conditions: \_\_\_\_\_
- b) Part of lot created by deed prior to June 1 1958: \_\_\_\_\_

*(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot*

Any subdivision/conditions; APF agreement satisfied:  \_\_\_\_\_

*(5) Plat of Correction*

- a) All owners and trustees signed: \_\_\_\_\_
- b) Original Plat identified: \_\_\_\_\_

*(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958*

- a) Deed(s) submitted: \_\_\_\_\_
- b) Developable with only one single family detached unit: \_\_\_\_\_

*(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels*

- a) Adequate Public Facilities satisfied: \_\_\_\_\_
- b) Street dedication required: \_\_\_\_\_
- c) Forest conservation: \_\_\_\_\_
- d) Storm water management: \_\_\_\_\_
- e) Special Protection Area/Water Quality Plan: \_\_\_\_\_
- f) Landscaping and lighting plan including parking lot layout: \_\_\_\_\_



g) Approved Special Exception:

\_\_\_\_\_

*(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum*

a) Number of Lots:

\_\_\_\_\_

b) Written MCDPS approval of proposed septic area:

\_\_\_\_\_

c) Required street dedication:

\_\_\_\_\_

d) Easement for balance of property noting density and TDRS:

\_\_\_\_\_

e) Average lot size of 5 acres:

\_\_\_\_\_

f) Forest Conservation requirements met:

\_\_\_\_\_

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	778.51'	285.34'	21°00'00"	144.29'	N 17°18'56" W	283.74'
C2	260.00'	816.81'	180°00'00"	INFINITE	N 83°11'04" E	520.00'
C3	923.00'	394.68'	24°30'00"	200.40'	S 05°26'04" W	391.68'
C4	593.00'	374.04'	36°08'23"	193.48'	S 35°45'16" W	367.87'

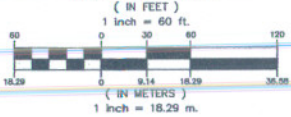
**Notes:**

- This property is zoned C-3.
- The approval of this plat is predicated on the availability of public water and sewer prior to the construction of buildings.
- The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- 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.
- This plat conforms with the requirements of Section 50-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the County Code. This plat involves a change in ownership as provided for in Section 50-35A (a)(4).
- 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.
- Development and use of lots 17 and 18 (formerly lot 14) shall be limited by the terms of the Site Plan Enforcement Agreement dated October 24th, 1985, between Ford Leasing Development company and Montgomery County Planning Board (Site Plan No. 8-85029). Additional development on lot 17 & 18 must be approved by the Montgomery County Planning Board.
- The lots shown hereon are limited to uses and conditions as required by Preliminary Plan 1-85027.
- Development is subject to the terms of an approved Site Plan file no. 8-85029.

**PLAT TABULATION**

Number of Lots	= 2
Area of Lots	= 352,965 sq. ft.
Area of Street	= 0 sq. ft.
Dedication	= 352,965 square feet
Total Area	or 8.10296 acres

**GRAPHIC SCALE**



**FOR PUBLIC WATER AND SEWER ONLY**

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

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING SERVICES

APPROVED: \_\_\_\_\_

APPROVED: \_\_\_\_\_

CHAIRMAN

SECRETARY-TREASURER

DIRECTOR

DATE: \_\_\_\_\_

Plot No. \_\_\_\_\_

N.C.P. & P.C. RECORD FILE No. \_\_\_\_\_

04273.11

PLAT No.



TAX MAP No. KR342

**OWNER'S CERTIFICATE**

L.P. SAFFORD, INCORPORATED, a Maryland corporation, owner of the property shown hereon, hereby adopts this plat of resubdivision. As owners of this subdivision, we, our 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(e)(2) of the Montgomery County Code.

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

L.P. SAFFORD, INCORPORATED

12/28/06  
Date

Raymond J. MacAnagry, Jr.  
Professional Land Surveyor  
Md. Reg. No. 10712

**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 Ford Leasing Development Company to L.P. Safford, Incorporated by deed dated June 2, 1987 and recorded among the Land Records of Montgomery County, Maryland, in Liber 7728 at Folio 189 and also being a resubdivision of all of Lot 14, as delineated on a plot of subdivision entitled "MONTGOMERY AUTO SALES PARK" as recorded among the said Land Records as Plat No. 15644. 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(e) of the Montgomery County Code. There is no street dedication by this plat. The total area included on this plat is 352,965 square feet or 8.10296 acres.

1/12/07  
Date

Douglas H. Riggs III  
Macris, Hendricks & Glascock, P.A.  
By: Douglas H. Riggs, III  
Professional Land Surveyor  
Md. Reg. No. 10712

**SUBDIVISION RECORD PLAT**

LOTS 17 & 18  
**MONTGOMERY AUTO SALES PARK**  
ELECTION DISTRICT No. 5  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 60' DECEMBER, 2006

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

9220 Wightman Road, Suite 120  
Montgomery Village, Maryland  
20896-1279

Phone 301.670.0840  
Fax 301.948.0993  
www.mhga.com

