



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

MCPB
Item # 1B
5-23-2013

MEMORANDUM

DATE: May 16, 2013

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division
(301) 495-4542

FROM: Stephen Smith, Senior Planner *SSS*
D.A.R.C. Division
(301) 495-4522

William Mayah, Principal Planning Technician
D.A.R.C. Division *(LM)*
(301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for May 23, 2013

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 plan drawings for the record plats. The following plats are included:

Great Falls Estates – Plat No. 220130360
Oak Grove – Plat No. 220130610

Plat Name: Great Falls Estates
Plat # 220130360

Location: Located on the north side of Skipwith Lane, approximately 1500 feet west of Belmart Road.

Master Plan: Potomac Subregion Master Plan

Plat Details: RE-2 zone; 2 lots
Community Water, Private Sewer

Applicant: June S. Trone

The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120110420 (MCPB Resolution No. 12-102), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

SURVEYOR'S CERTIFICATE

I hereby certify that the information shown hereon is correct; that it is a subdivision of all of the property acquired by Ashton A. Vessali and Monica A. Vessali by two (2) deeds; the first (18) from Roger J. Jurgowia and Mary Ann Jurgowia, Trustees, dated April 26, 2006 and recorded among the Land Records of Montgomery County, Maryland in Liber 32268 at Folio 363; the second (2nd) from June S. Trone, dated February 22, 2012 and recorded among the aforesaid Land Records in Liber 44760 at Folio 76; AND ALSO, all of the property acquired by June S. Trone by five (5) deeds, the first (1st) from Robert and Pauline Book Daniel, husband and wife, dated February 22, 2012 and recorded among the aforesaid Land Records in Liber 44760 at Folio 76; the second (2nd) from James G. Gies, husband and wife, dated June 26, 2010 and recorded among the aforesaid Land Records in Liber 39884 at Folio 95; the third (3rd) from Ashton A. Vessali and Monica A. Vessali, dated December 13, 2010 and recorded among the aforesaid Land Records in Liber 40872 at Folio 27; the fourth (4th) from Thomas P. and Lucy G. Gies, husband and wife, dated May 21, 2011 and recorded among the aforesaid Land Records in Liber 41673 at Folio 200; and the fifth (5th) from Ashton A. Vessali and Monica A. Vessali, dated February 22, 2012 and recorded among the aforesaid Land Records in Liber 44760 at Folio 76; that it is a re-subdivision of all of Lot 8, Block C as shown on a subdivision record plat entitled "Part of Block C, Great Falls Estates" and recorded among the aforesaid Land Records in Plat No. 10682 and all of Lot 34, Block C as shown on a subdivision record plat entitled "Subdivision of Lot 34, Block C as a Re-subdivision of Lots 31 & 32, Block C, Great Falls Estates" and recorded among the aforesaid Land Records in Plat Number 24235.

I further certify that, if engaged, I will set all property corner markers in accordance with Section 56-24(g) of the Subdivision Regulations of Montgomery County, Maryland.

The total area included in this Subdivision Record Plat is 210,186 square feet or 4.83 acres of land, there is no dedication to public use by this plat.

Date: 11/20/12
 [Signature]
 David F. DeBoer
 Property Line Surveyor
 Maryland No. 526
 Exp. 02/17/2013

OWNERS' CERTIFICATE

We, the undersigned, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plat of subdivision and establish the Minimum Building Restriction Lines.

We certify that a licensed land surveyor will be engaged to set all property corner markers in accordance with Section 56-24(g) of the Montgomery County Code.

There are no suits, actions at law, leases, liens or trusts on our respective properties included in this Subdivision Record Plat, except certain Deeds of Trust of which the parties in interest thereto have below indicated their assent.

Lot 34, Block C
 Modified Deed of Trust - L-47160 F.56
 Wells Fargo Bank, N.A.
 TRUSTEES, Inc., Trustee
 By: [Signature]

Date: April 4, 2013
 Witness: [Signature]
 June S. Trone, Owner

Date: April 23, 2013
 Witness: [Signature]
 Ashton A. Vessali, Owner
 Monica A. Vessali, Owner

We hereby assent to this plan of subdivision.

Lot 8, Block C
 Modified Deed of Trust - L-47160 F.56
 Bank of America
 By: [Signature]
 James Dr. Anka, President

Lot 8, Block C
 Modified Deed of Trust - L-47160 F.56
 Bank of America
 By: [Signature]
 James Dr. Anka, President

NOTES:

- This Subdivision Record Plat is not intended to show every matter affecting 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.
- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan or other plan allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be distinguished by the recordation of this plan, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.
- MNCPRC Preliminary Plan No. 12010420 entitled "Great Falls Estates", Approved July 26, 2002.
- The property shown hereon is subject to the requirements of Chapter 22A, Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements, prior to the issuance of a Sediment Control Permit.
- The lots shown hereon have been approved for 6 bedroom houses.
- Septic Building Restriction Lines are subject to change and re-approval by the Montgomery County Department of Permitting Services.
- This property is served by public water and private septic systems.

Notes Continued:

- WSSC 200 sheet 211 NW 11 Water/Sewer Categories W156
- The Septic Easement shown on Plat No. 14633 has been modified by a Quitclaim Deed of Release Terminating Easement recorded in Liber 38493 Folio 003.
- This property is zoned RE-2.
- This property is shown on Tax Map Grid FPII
- IPP: Iron Pipe Found
- S.B.R.L.: Septic Building Restriction Line

The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

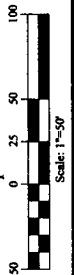
Department of Permitting Services,
 Montgomery County

Approved: _____ Date _____
 Chairman _____ Date _____
 Approved: _____ Date _____
 Asst. Secretary/Treasurer _____ Date _____

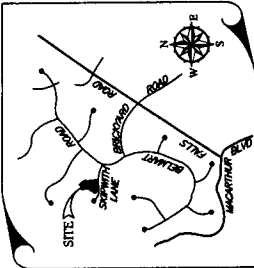
Recorded: _____
 Plat No.: _____

2 Lots
 Tax Map Grid FPII
 220130360

Graphic Scale



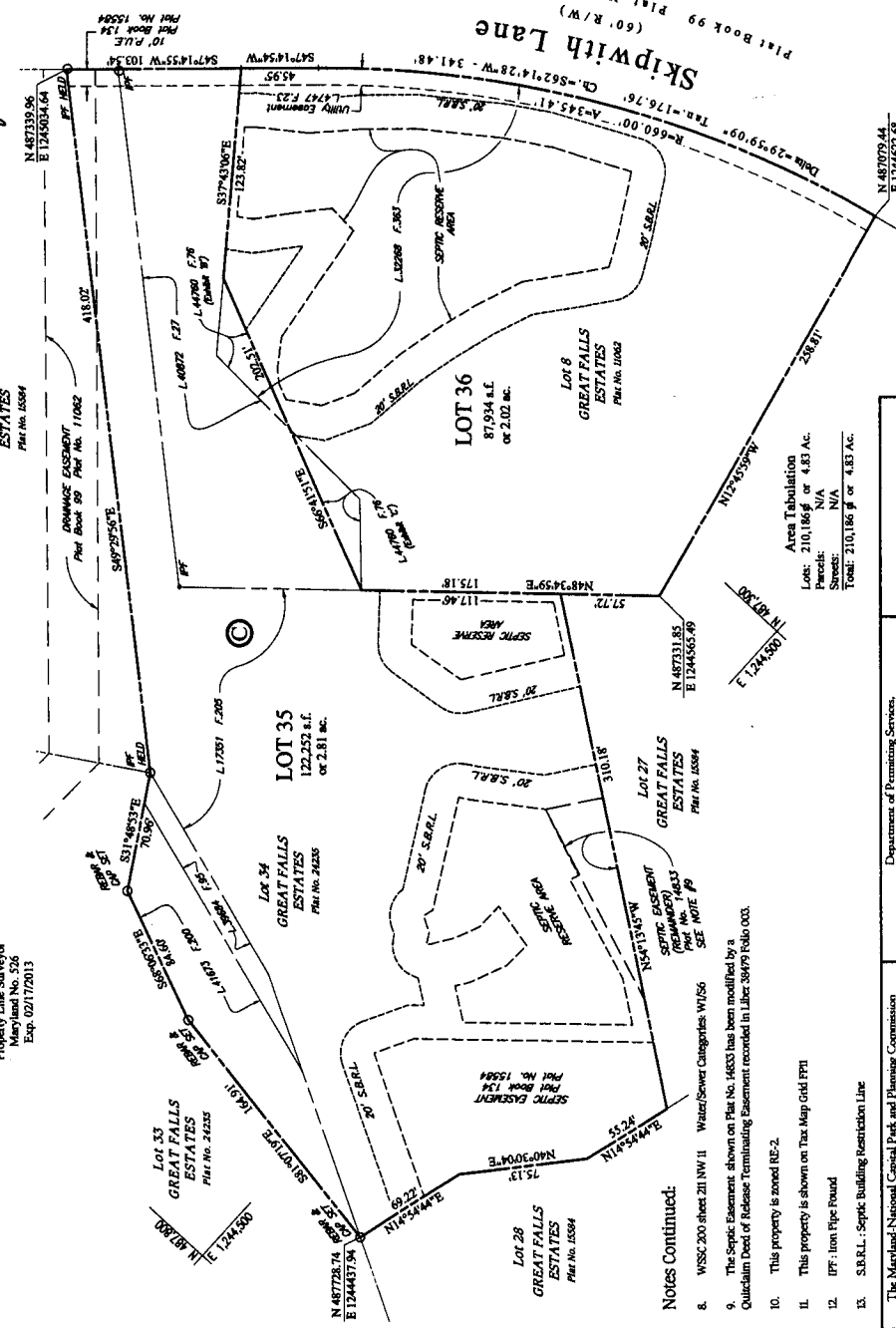
Plat No.:



VICINITY MAP
 (Not to Scale)

Lot 8, Block C
 Modified Deed of Trust - L-47160 F.56
 Wells Fargo Bank, N.A.
 TRUSTEES, Inc., Trustee
 By: [Signature]

Lot 8, Block C
 Modified Deed of Trust - L-47160 F.56
 Bank of America
 By: [Signature]
 James Dr. Anka, President



Subdivision Record Plat
 Lots 35 & 36, Block C
 a Resubdivision of
 Lots 8 & 34, Block C
Great Falls Estates
 Potomac (10th) District
 Montgomery County, Maryland
 November, 2012 Scale: 1"=50'

CPJ Charles F. Johnson & Associates, Inc.
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 Website: www.cpj.com

