

July 18, 2013

SUPPLEMENTAL MEMORANDUM

TO: Montgomery County Planning Board

FROM: Carol S. Rubin, Associate General Counsel
301.495.4646

RE: Brooke Road Address Plan
Martin and Awkard Properties

By the Memorandum to the Planning Board entitled Brooke Road Address Plan dated July 12, 2013, and revised July 14, 2013 ("Staff Report"), staff recommended the Planning Board grant approval to assign addresses to the Sandy Spring Farm Road Community Properties located on the north side of Brooke Road west of its intersection with Chandlee Mill Road, in the Sandy Spring/Ashton Master Plan area ("Sandy Spring Farm Road Community Properties"). This memorandum supplements the Staff Report, which recommends that the Planning Board grant staff approval to assign addresses to the Martin Property and the Awkard Properties.

I. BACKGROUND

At the time the Staff Report was issued, I anticipated that the matter before the Planning Board would be limited to addressing those properties located on the southern portion of land acquired by Albert G. Gilpin in 1892, the parent tract from which the Sandy Spring Farm Road Community Properties were created. As a "Next Step," staff acknowledged that i) Robert and Michelle Awkard own certain property on the northeast portion, identified as Parcels P456 and P509,¹ and ii) Bernice Martin owns certain property on the northeast portion, identified as Parcel P456.

Materials submitted to support issuance of addresses for the Sandy Spring Farm Road Community Properties did not provide the same basis to support issuance of

¹ The Awkard Properties were incorrectly identified in the Staff Report. That error is corrected in this Supplemental Memorandum.

addresses for the Martin Property or the Awkard Properties. Staff indicated that it had a number of viable solutions under consideration that were dependent on information that was not available when the Staff Report was issued. Staff has since identified the information it needs to support assignment of addresses for those properties.

II. ANALYSIS AND FINDINGS

A. Martin Property

By Deed dated August 20, 1981, recorded among the Land Records for Montgomery County, Maryland at Liber 5756 in folio 278, Frances N. Awkard conveyed to Paul Martin (now deceased) and Bernice Martin the property identified on **Attachment 1** as Parcel P456 ("Martin Property"). The deed is included as **Attachment 2** to this memorandum. The conveyance to the Martins includes a right-of-way from the Martin Property over Lots 1 and 2 as shown on **Attachment 1** "to give ingress and egress from the Chandlee Mill Road."

The Amended Complaint filed in the *Rounds* case by Plaintiffs, including Ms. Martin states, "The Martin Property does not have an address that is recognized by the Commission, although the State has provided this property an address, for tax purposes, of 19110 Chandlee Mill Road." The SDAT Property Data Search is included as **Attachment 3** to this memorandum. Based upon the right-of-way referenced on the deed into Ms. Martin, I recommend that the Planning Board find it is appropriate for staff to recognize 19110 Chandlee Mill Road, Sandy Spring, Maryland 20860 as the official address for the Martin Property; provided that, consistent with the Staff Report, the Board's finding be limited for the purpose of issuing an address; that such finding does not create any property interest that does not otherwise exist; nor does it waive any other regulatory requirement otherwise necessary for Ms. Martin to further develop her Property.

B. Awkard² Properties

The Staff Report indicates that Robert and Michelle Awkard own certain property on the northeast portion of the former Gilpin farm, identified as Parcels P456 and P509. In accordance with an SDAT Real Property Data Search, the Awkard Properties are actually i) Parcel P509, owned by John E Awkard, ii) Parcels P512 and P563, owned by Robert T. Awkard, and iii) Parcel P566, owned by Michelle Awkard (**Attachment 4**). A search through the Planning Department's Development Activity Information Center (DAIC) records (**Attachment 5**) shows information related to Preliminary Plan No. 119880350, Hood's Subdivision, a preliminary plan application

² Various members of the Awkard family are known as either "Awkard" or "Awkward." Although I attempt to reference them as shown on official records, they should be considered interchangeable for purposes of this memorandum.

approved by the Planning Board on July 27, 1989, for 4 residential lots on 9.78 acres of land located on Chandlee Mill Road approximately 4,000 feet north of Brooke Road. The Preliminary Plan includes property identified as owned by John M. Chandler for 1 lot, the Awkard Properties for 3 lots, and Outlot "B," which provides for ingress/egress for all lots to Chandlee Mill Road. The Preliminary Plan is included as **Attachment 6** to this memorandum.

On December 13, 1990, Plat No. 28077 was recorded among the Land Records for Montgomery County, Maryland, which created Lot 7, the Chandler Property, and Outlot "B" (**Attachment 7**). Although the Awkard Properties approved as 3 lots with Preliminary Plan No. 119880350 were not platted, a note on the Plat confirms an ingress, egress and public utilities easement for use by the adjacent properties. In fact, Outlot "B" abuts Parcel P566, the Michelle Awkard Property and provides direct access to Chandlee Mill Road. Given my previous recommendation, that the Planning Board allow staff to find permissive access as set forth in the Affidavits to be sufficient for the purpose of demonstrating access in order to issue addresses; it would also be appropriate for staff to rely on the likelihood that Michelle Awkard would grant permissive access to the other Awkard Properties through her Property, and then Chandlee Mill Road can be accessed through the Outlot "B" easement. The Board's finding is limited for the purpose of issuing addresses, and such finding does not create any property interest that does not otherwise exist, nor does it waive any other regulatory requirement that may be necessary for the Awkards to further develop their Property.

III. RECOMMENDATION

Based on the analysis and findings above, I recommend that the Board authorize staff to i) recognize the Martin address as 19110 Chandlee Mill Road, Sandy Spring, MD 20860, and ii) assign Chandlee Mill Road addresses to the Awkard Properties. The Planning Board is neither creating a real property interest that does not otherwise exist, nor taking action that could be detrimental to other parties of interest.

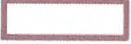


IV. ATTACHMENTS

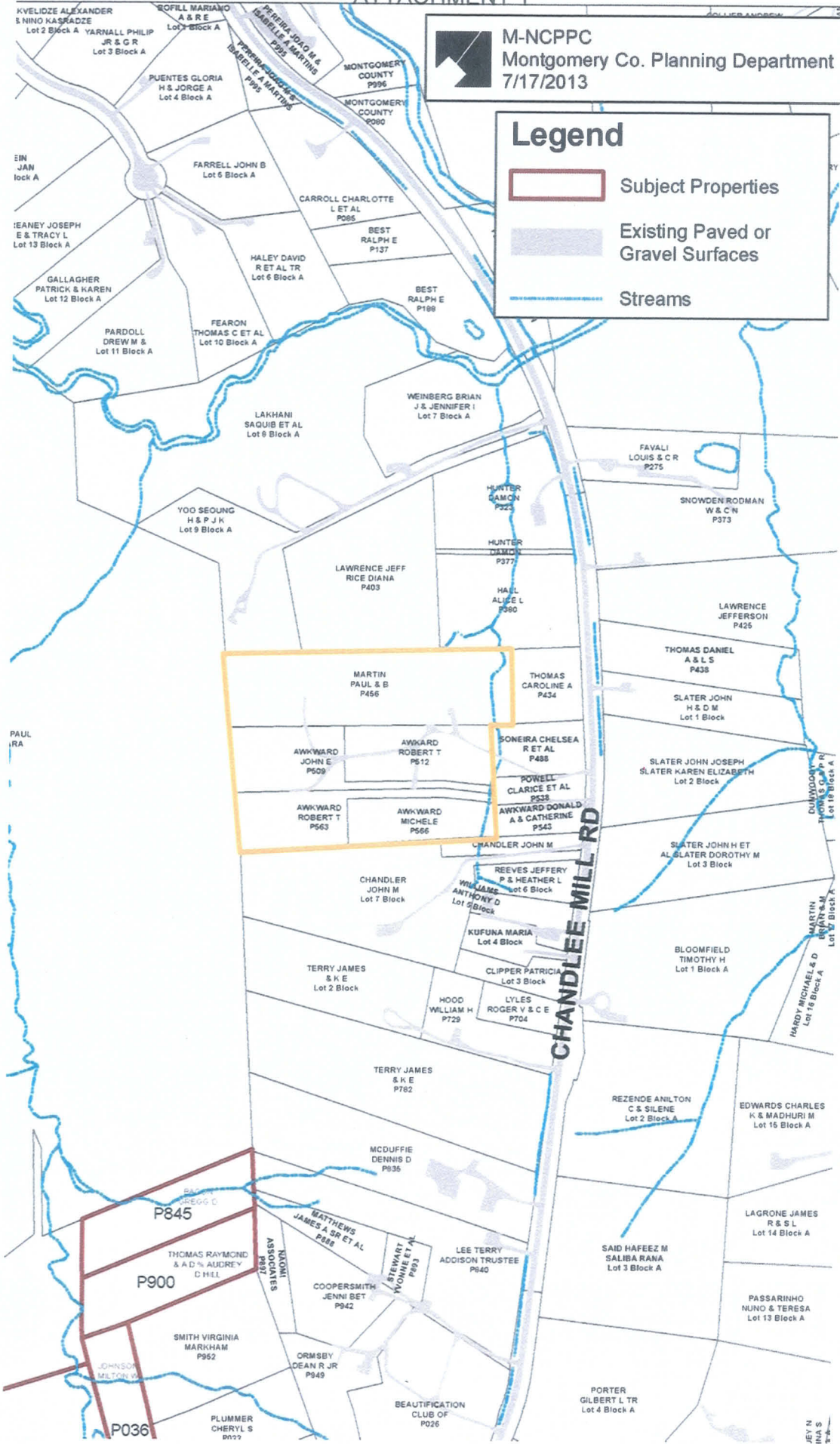
- Attachment 1 – Maps
- Attachment 2 – Martin Property Deed
- Attachment 3 – Martin Property SDAT Property Data Search
- Attachment 4 – Awkard Properties SDAT Property Data Search
- Attachment 5 – DAIC Search Results: Hood's Subdivision
- Attachment 6 – Preliminary Plan: Hood's Subdivision
- Attachment 7 – Plat: Lot 7 & Outlot "B," Hood's Subdivision

ATTACHMENT 1

M-NCPPC
Montgomery Co. Planning Department
7/17/2013

Legend

-  Subject Properties
-  Existing Paved or Gravel Surfaces
-  Streams



JEV N
7/17/13

ATTACHMENT 1



ATTACHMENT 2

7456

DEED--Fee Simple

LIBER 5756 FOLIO 278 PARCEL IDENTIFIER NO. 8-501-700961 & 700972

THIS DEED, made this 20th day of August, 1981, by and between FRANCES M. AWKWARD, surviving T/E of Robert M. Awkward, party of the first part, and PAUL MARTIN and BERNICE MARTIN, his wife, as Tenants by the Entirety, parties of the second part:

WITNESSETH, that the actual consideration paid or to be paid for this conveyance, including the amount of any mortgage or deed of trust assumed by the grantee, is in the sum total of \$ 30,000.00, and in consideration of other good and valuable consideration the receipt of which is hereby acknowledged, the said party of the first part does grant and convey unto parties of the second part, their heirs and assigns, in fee simple all that piece or parcel of land situate, lying and being in Montgomery County, State of Maryland, described as follows to wit:

* * *SEE SCHEDULE A ON REVERSE * * *

AUG 26 AM 10:08
CLERK'S OFFICE
MONTGOMERY COUNTY, MD

TITLE INSUROR: Commonwealth Land Title Insurance Company

Street Address: 19111 Chandlee Mill Road, Sandy Spring, Maryland 20860
District 8 Sub 501 Account # 700961 AND 700972

SUBJECT to covenants and restrictions of record.

AND the said party of the first part covenants that she will warrant specially the property hereby conveyed, together with the building and improvements thereupon erected, made, or being; and all and every, the rights, alley ways, waters, privileges, appurtenances, and advantages, to the same belonging or in anywise appertaining, in fee simple, and that she will execute such further assurances of said land as may be requisite.

WITNESS our hand and seal

DEED 11.00
RTX 132.00
STT 130.00

AGRICULTURE TRANSFER TAX IN THE
AMOUNT OF \$ N/A
SPECIALT

Frances Marie Awkward
Frances M. Awkward
FRANCES M. AWKWARD
also known as FRANCES MARIE AWKWARD

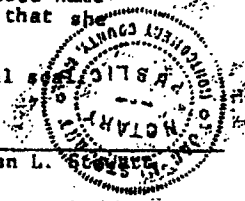
STATE OF MARYLAND
COUNTY OF MONTGOMERY to wit:

ON THIS 20th day of August, 1981, before me, the undersigned officer, personally appeared Frances M. Awkward known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal

My Commission Expires:
7/1/82

Notary Public Jan L. Stewart



THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

123.00
150.00

GRANTORS' ADDRESS:

GRANTEES' ADDRESS:

ATTACHMENT 3

Maryland Department of Assessments and Taxation Real Property Data Search (vw2.1A) MONTGOMERY COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
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Account Identifier: District - 08 Account Number - 00700961

Owner Information

Owner Name:	MARTIN PAUL & B	Use:	RESIDENTIAL
Mailing Address:	19110 CHANDLEE MILL RD SANDY SPRING MD 20860	Principal Residence:	YES
		Deed Reference:	1) /05756/ 00278 2)

Location & Structure Information

Premises Address	Legal Description
19110 CHANDLEE MILL RD SANDY SPRING 20860-0000	BRIGHTON ETC

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
JU21	0000	P456		0501				3	

Special Tax Areas	Town	NONE
	Ad Valorem	
	Tax Class	42

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1947	1,222 SF	4.0000 AC	111

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT FRAME	

Value Information

	Base Value	Value		
		Phase-in Assessments		
		As Of	As Of	As Of
Land	288,000	235,200	07/01/2012	07/01/2013
Improvements:	71,900	58,400		
Total:	359,900	293,600	293,600	293,600
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1: /05756/ 00278	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt: **Special Tax Recapture:**

Exempt Class: **HOMEOWNERS TAX CREDIT**

Homestead Application Information

Homestead Application Status: Approved 04/04/2011

ATTACHMENT 3

Maryland Department of Assessments and Taxation Real Property Data Search (vw2.1A) MONTGOMERY COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
--	---

Account Identifier: District - 08 Account Number - 00700961

Owner Information

Owner Name:	MARTIN PAUL & B	Use:	RESIDENTIAL
Mailing Address:	19110 CHANDLEE MILL RD SANDY SPRING MD 20860	Principal Residence:	YES
		Deed Reference:	1) /05756/ 00278 2)

Location & Structure Information

Premises Address	Legal Description
19110 CHANDLEE MILL RD SANDY SPRING 20860-0000	BRIGHTON ETC

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
JU21	0000	P456		0501				3	

Special Tax Areas	Town Ad Valorem Tax Class	NONE 42
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Primary Structure Built	Enclosed Area	Property Land Area	County Use
1947	1,222 SF	4.0000 AC	111

Stories	Basement	Type	Exterior
1.500000	YES	STANDARD UNIT FRAME	

Value Information

	Base Value	Value		Phase-in Assessments	
		As Of	As Of	As Of	As Of
Land	288,000	01/01/2012	07/01/2012	07/01/2013	
Improvements:	71,900				
Total:	359,900	293,600	293,600	293,600	
Preferential Land:	0				0

Transfer Information

Seller:	Date:	Price:
Type:	Deed 1: /05756/ 00278	Deed 2:
Seller:	Date:	Price:
Type:	Deed 1:	Deed 2:
Seller:	Date:	Price:
Type:	Deed 1:	Deed 2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt: **Special Tax Recapture:**

Exempt Class: **HOMEOWNERS TAX CREDIT**

Homestead Application Information

Homestead Application Status: Approved 04/04/2011

ATTACHMENT 4

Maryland Department of Assessments and Taxation Real Property Data Search (vw2.1A) MONTGOMERY COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
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Account Identifier: District - 08 Account Number - 02020783

Owner Information

Owner Name:	AWKWARD JOHN E	Use:	RESIDENTIAL
Mailing Address:	%MARGARET MCCALLA 1016 CENTER ST DARBY PA 19023	Principal Residence:	NO
		Deed Reference:	1) /05588/ 00580 2)

Location & Structure Information

Premises Address	Legal Description
CHANDLEE MILL RD 0-0000	GILPIN LAND

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
JU21	0000	P509		0501				3	
									Plat Ref:

Special Tax Areas	Town	NONE
	Ad Valorem	
	Tax Class	42

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		64,904 SF	910

Stories	Basement	Type	Exterior
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Value Information

	Base Value	Value		
		As Of	Phase-in Assessments	
		As Of	As Of	As Of
Land	62,920	01/01/2012	07/01/2012	07/01/2013
Improvements:	0	0		
Total:	62,920	52,100	52,100	52,100
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1: /05588/ 00580	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: No Application

ATTACHMENT 4

Maryland Department of Assessments and Taxation Real Property Data Search (vw2.1A) MONTGOMERY COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
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Account Identifier: District - 08 Account Number - 02020772

Owner Information

Owner Name:	AWKARD ROBERT T	Use:	RESIDENTIAL
Mailing Address:	17909 NORWOOD RD SANDY SPRING MD 20860	Principal Residence:	NO
		Deed Reference:	1) /05844/ 00742 2)

Location & Structure Information

Premises Address	Legal Description
CHANDLEE MILL RD 0-0000	GILPIN LAND

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
JU21	0000	P512		0501				3	
									Plat Ref:

Special Tax Areas	Town	NONE
	Ad Valorem	
	Tax Class	42

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		64,468 SF	910

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
			As Of 01/01/2012	As Of 07/01/2012
Land	62,860	52,000		As Of 07/01/2013
Improvements:	0	0		
Total:	62,860	52,000	52,000	52,000
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1: /05844/ 00742	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: No Application

ATTACHMENT 4

Maryland Department of Assessments and Taxation Real Property Data Search (vw2.1A) MONTGOMERY COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
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Account Identifier: District - 08 Account Number - 02020761

Owner Information

Owner Name:	AWKWARD ROBERT T	Use:	RESIDENTIAL
Mailing Address:	17709 NORWOOD RD SANDY SPRING MD 20860	Principal Residence:	NO
		Deed Reference:	1) /07617/ 00078 2)

Location & Structure Information

Premises Address	Legal Description
CHANDLEE MILL RD 0-0000	GILPIN LAND 5588/574

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
JU21	0000	P563		0501				3	

Special Tax Areas	Town	NONE
	Ad Valorem	
	Tax Class	42

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		64,904 SF	910

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
			As Of	As Of
Land	62,920	52,100	07/01/2012	07/01/2013
Improvements:	0	0		
Total:	62,920	52,100	52,100	52,100
Preferential Land:	0			0

Transfer Information

Seller:	Date:	04/01/1987	Price:	\$0
Type:	Deed1:	/07617/ 00078	Deed2:	
Seller:	Date:		Price:	
Type:	Deed1:		Deed2:	
Seller:	Date:		Price:	
Type:	Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status:	No Application
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ATTACHMENT 4

Maryland Department of Assessments and Taxation Real Property Data Search (vw2.1A) MONTGOMERY COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
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Account Identifier: District - 08 Account Number - 02020794

Owner Information

Owner Name:	AWKWARD MICHELE	Use:	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	19100 CHANDLEE MILL RD SANDY SPRING MD 20860-1506	Deed Reference:	1)/28475/ 00701 2)

Location & Structure Information

Premises Address	Legal Description
CHANDLEE MILL RD SANDY SPRING 20860-1506	GILPIN LAND 5598/668

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
JU21	0000	P566		0501				3	

Special Tax Areas	Town	NONE
	Ad Valorem	
	Tax Class	42

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		65,340 SF	910

Stories **Basement** **Type** **Exterior**

Value Information

	Base Value	Value	Phase-in Assessments	
			As Of	As Of
Land	62,980	52,100	07/01/2012	07/01/2013
Improvements:	0	0		
Total:	62,980	52,100	52,100	52,100
Preferential Land:	0			0

Transfer Information

Seller:	AWKWARD, KENNETH	Date:	10/15/2004	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/28475/ 00701	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

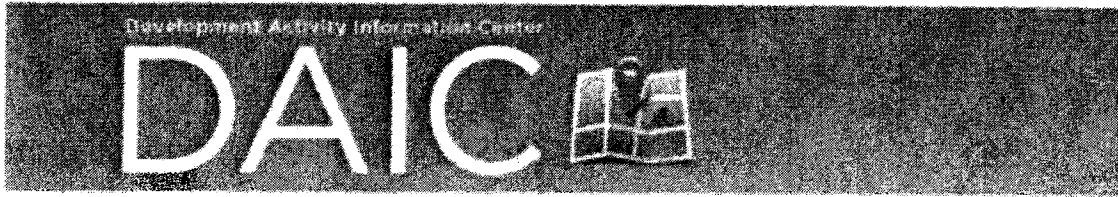
Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE

Homestead Application Information

Homestead Application Status: No Application

ATTACHMENT 5



Montgomery County Planning > Development Review > Development Activity Information Center > Search Results: 119880350

Search Results: 119880350

[Bookmarks this!](#)
[New Search?](#)

3311 OLNEY SANDY SPRING RD.
OLNEY, MD 20832-
00000 LONG REACH VILL.CENT
COLUMBIA , MD 21045
Day Phone: (301)596-3811

Online Documents: [Click here to view Plans & Reports](#)
Application #: 119880350
Application Type: PRELIMINARY PLAN
Application Name: HOOD'S SUBDIVISION
Site Location: CHANDLEE MILL ROAD 4000 F N OF BROOKE ROAD
Size: 9.78 ACRE
Master Plan: Sandy Spring Ashton
Watershed: Hawlings River
Proposed Development

Application Status	Zoning	Proposed Qty	Development Type
Original Application	R-200	4	Single Family, Detached

Future Planning Board Action: NO
Approved Development

Planning Board Date	Planning Board Action	Approved Qty	Development Type
7/27/1989	APPROVED	4	Single Family, Detached

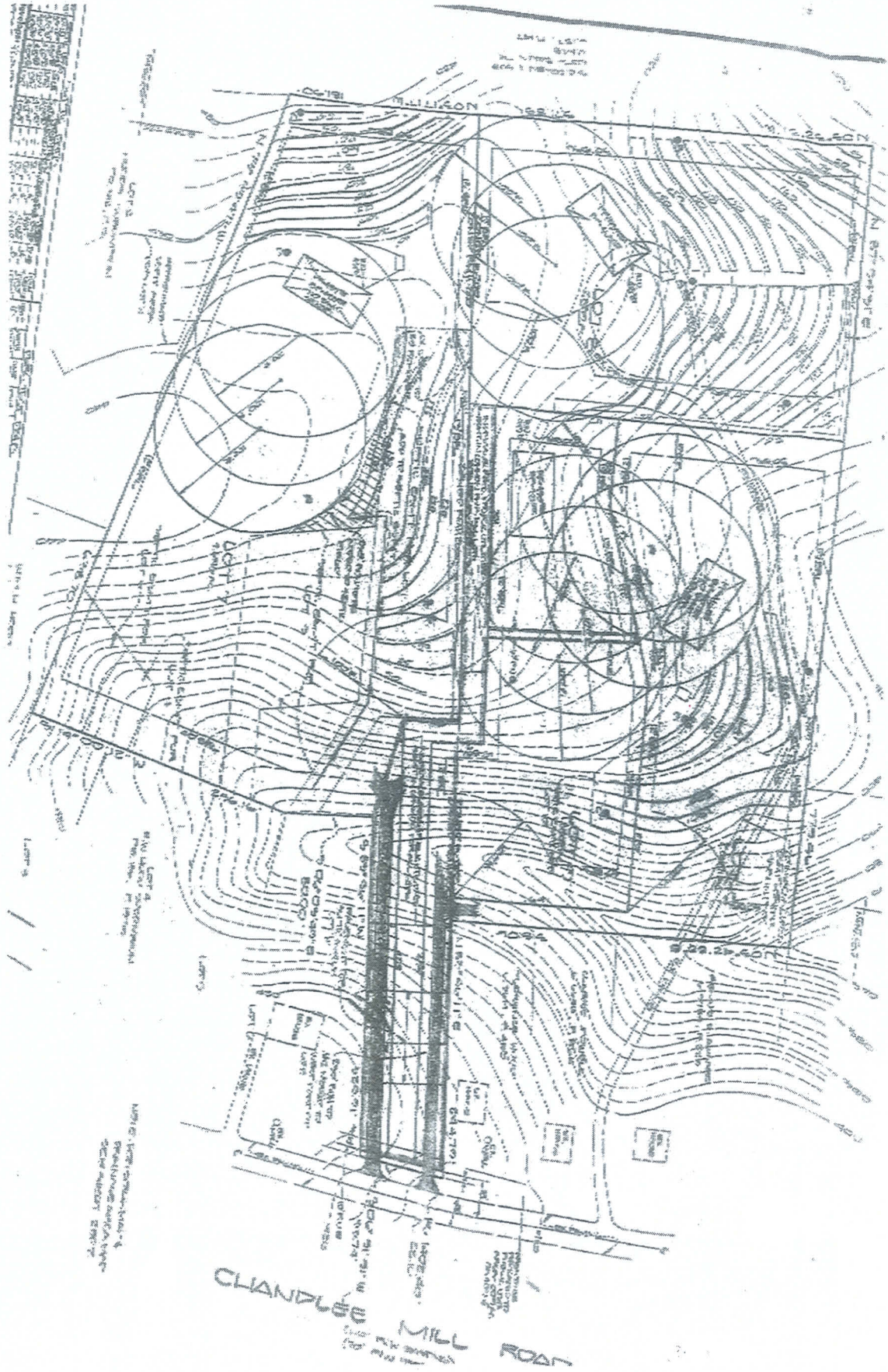
Owner
Engineer
Related Plans & Documents
Related Applications

[Search for Related Plans & Reports](#)

Application Number	Application Type
219900780	RECORD PLAT

Important Note: The Commission provides the Development Activity Information Center as a convenience to users. We are continuously adding to and updating the development data and documents that are available online. At any point, there may be a document that has not yet been posted or revised. To view the complete record on a development project, users are encouraged to visit the information counter at 8787 Georgia Avenue in Silver Spring. While you are online, if you believe you have found data or documents to be in error or if you cannot find the document you are searching for, please contact us at mcp-daichelp@mncppc-mc.org. Given the volume of work that we do, M-NCPPC cannot guarantee that all data or documents will be available online.

ATTACHMENT 6



ATTACHMENT 7

OWNERS' CERTIFICATE

WE KATHLEEN D LIVELY & JOHN C WAUGH, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS TO PUBLIC USE, GRANT SLOPE AND DRAINAGE EASEMENTS AS SHOWN HEREON, AND PROVIDE A TEN FOOT (10') PUBLIC UTILITY EASEMENT AS SHOWN HEREON FOR GAS, ELECTRIC AND TELEPHONE UTILITIES IN ACCORDANCE WITH THE DECLARATIONS OF TERMS OF PUBLIC UTILITY EASEMENT RECORDS IN USER 3824. WE HEREBY CERTIFY THAT THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SHOWING THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SHOWING THE LAW OR MORTGAGES ON THE PROPERTY SHOWN ON THIS PLAN.

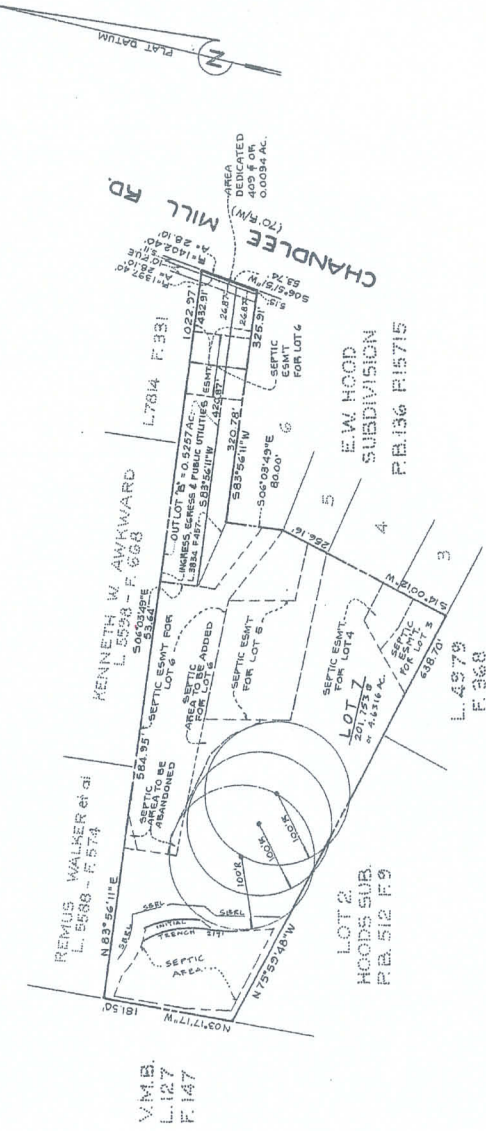
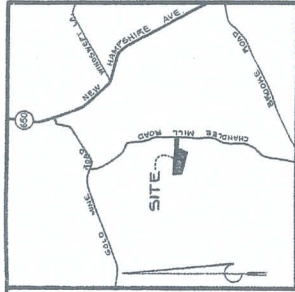
9/16/90
 KATHLEEN D LIVELY
 JOHN C WAUGH
 WITNESSES
 E. JEFFERSON D LAWRENCE
 Reg. Prof. Land Surveyor # 5216

PLAT No. 18077

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF ALL OF THE LAND SHOWN BY MARJORIE SMITH, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN C. WAUGH, DECEASED, KATHLEEN D LIVELY AND JOHN C WAUGH, RECORDED JUNE 25, 1990 AND RECORDED IN USER 9371 AT FOLIO 551, ALSO BEING A RESUBDIVISION OF ALL OF OUTLOT A ELGAR W. HOOD'S SUBDIVISION AS RECORDED IN PLAT BOOK 132 AT PLAT 18715, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. ALL MONUMENTS MARKED AS THUS: -O- AND IRON PIPES MARKED AS THUS: -P- WILL BE SET WHERE INDICATED AS PER SEC. 50-24(G). TOTAL AREA OF THIS PLAT IS 51,147 AC.

9/16/90
 E. JEFFERSON D LAWRENCE
 Reg. Prof. Land Surveyor # 5216



NOTE: INGRESS, EGRESS AND PUBLIC UTILITIES EASEMENT SHOWN HEREON FOR USE BY ADJACENT PROPERTIES IN FAWKWARD & WALKER



LOT 7 & OUTLOT B'
ELGAR W. HOOD'S SUBDIVISION
 8TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 FEBRUARY 1990 SCALE: 1"=100'

FILED
 DEC 13 1990

AREA OF OUTLOT 22,829.6 SF OR 0.5257 AC
 AREA OF LOT 7 20,725.8 SF OR 4.7314 AC
 TOTAL AREA OF LOT 7 228,061.4 SF OR 5.1647 AC
 NUMBER OF LOTS 1

RECORDED:
 PLAT BOOK:
 PLAT No.:

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
 APPROVAL: MARCH 1, 1990
 CHAIRMAN: [Signature]
 VICE CHAIRMAN: [Signature]
 SECRETARY: [Signature]
 FILE NO. 257-25

MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF HEALTH
 APPROVAL: 4/19/90
 DATE: [Signature]
 BY: M. J. [Signature] HEALTH OFFICER

DEVELOPMENT CONSULTANTS GROUP INC.
 17904 GEORGIA AVE., SUITE 102
 OLNEY, MARYLAND 20832 924-4570

S1349-117 587-38