

Plat Name: SS Carroll's addition to Takoma Park, Section 1
Plat #: 220160780

Location: Located in the southern quadrant of the intersection of Hancock Avenue and Grant Avenue.

Master Plan: Takoma Park Master Plan

Plat Details: R-60 zone, 2 lots

Applicant: Dwight and Mary Daniels

Staff recommends approval of this minor subdivision plat pursuant to **Sections 50-35A(a)(6) and 50-35A(a)(10)** of the Subdivision Regulations, which respectively state:

50-35A(a)(6) 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.

50-35A(a)(10) Combining a lot and adjoining property. Except in agricultural zones, the Planning Board may approve plats under the minor subdivision process to consolidate an existing platted lot and a partition of land created as a result of a deed, provided:

- a. In a one-family residential zone, the partition of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
- b. Any conditions applicable to the existing lot remain in full force and effect on the new lot;
- c. Any required street dedication is provided; and
- d. The subject lot was not identified as an outlot on a plat.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with respective requirements of Section 50-35A(a)(6) and Section 50-35A(a)(10) and supports this minor subdivision record plat.

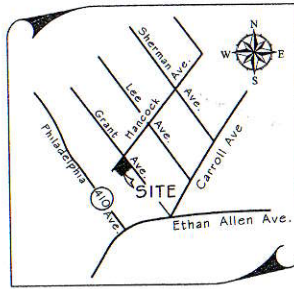
Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision plat of the property acquired by Dwight D. Daniels and Mary Jane Daniels, from Helen B. Ruhl, by quitclaim deed dated April 14, 2015 and recorded among the Land Records of Montgomery County, Maryland in Liber 50104 at Folio 290; that it is also Lots numbered 9-A, 9-B AND 9-C of the unrecorded subdivision known as "Section 1, General S. S. Carroll's Addition to Takoma Park";

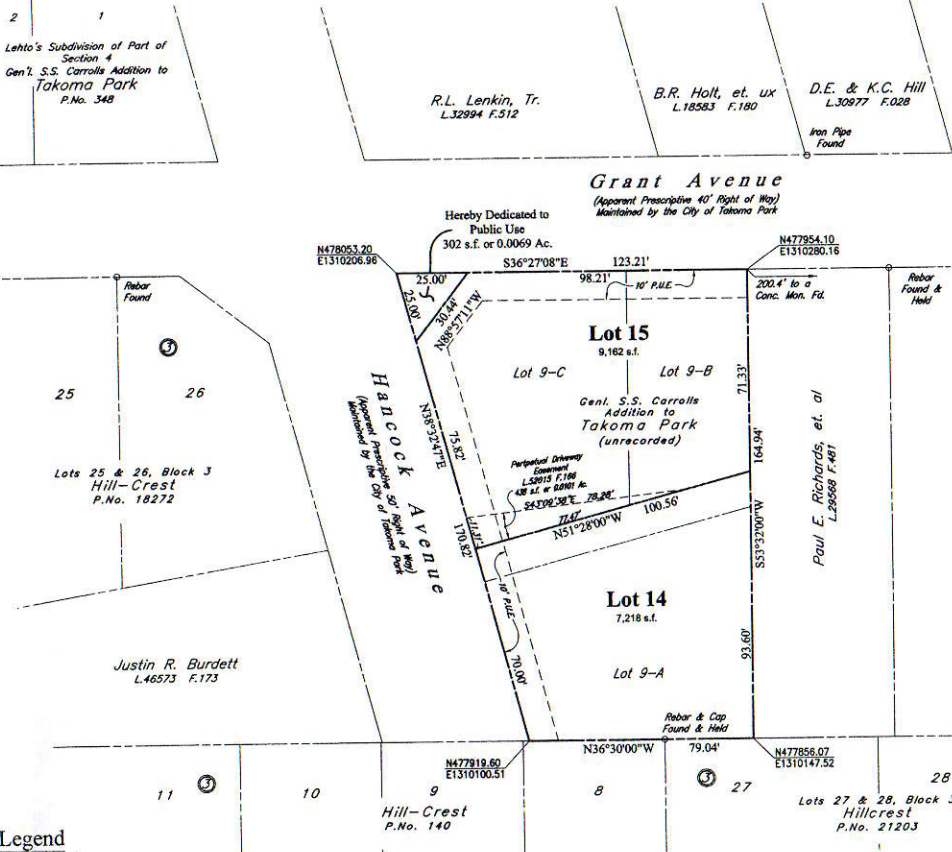
I also certify that if engaged, I will set all property corner markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 16,682 square feet or 0.3830 of an acre of land; of which 302 square feet or 0.0069 of an acre of land is dedicated to public use.

Date: 6/23/16
 Daniel F. DeBolt
 Property Line Surveyor
 Maryland Reg. No. 526
 Exp.: 02/17/2017



Vicinity Map
(Not to Scale)



Legend
 p/o = Part of
 P.B. = Plat Book
 P.No. = Plat Number
 IPF = Iron Pipe Found
 R/W = Right of Way
 Conc. Mon. Fd. = Concrete Monument Found



Owner's Certificate

Plat No.: _____

The undersigned, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat; establish the minimum building restriction lines and dedicate the street to public use; grant a Public Utility Easement as shown hereon to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference, establish the "Perpetual Driveway Easement" shown hereon, to benefit Lot 14, with the terms and provisions of said Perpetual Driveway Easement being set forth in that certain document entitled "Perpetual Driveway Easement" and recorded among the aforesaid Land Records in Liber S2015 at Folio 166; subject to all current and applicable regulations of all federal, state and local governing agencies.

We further certify that a Maryland registered land surveyor will be engaged to set all property corner markers in accordance with section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon.

Date: 7/8/16
 Witness: Daniel F. DeBolt
 Witness: Daniel F. DeBolt
 Dwight D. Daniels, Owner
 Mary Jane Daniels, Owner

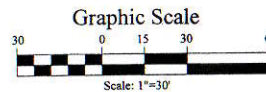
Notes

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or 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.
- This property is served by public water and sewer systems only.
- The property shown hereon is zoned R-60.
- W.S.C. 200 scale reference: 209 NE 01.
- This plat conforms to the requirements for Minor Subdivision Approvals contained in Section 50-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves establishment of lots and the incorporation of adjoining property as provided for in Section 50-35A(a)(6) and Section 50-35A(a)(10).
- Water/Sewer Categories: W1/S1
- This property is shown on Tax Map JNS62.
- Coordinates shown hereon were established using conventional and GPS observations based upon the Maryland Coordinate System NAD83 (NRS 2007) datum, using Trimble's real-time KeyNetGPS and their Virtual Reference Station system (VRS). The average scale factor for the subject property is 0.999989476. The average property elevation based upon NAVD88 vertical datum is 260 feet, for an elevation factor of 0.999992707. The combined factor for the subject property is 0.999982183. All bearings and distances shown are based on grid coordinates.

Subdivision Record Plat
 Lots 14 & 15
**S.S. Carroll's addition to
 Takoma Park
 Section 1**

Wheaton(13th) District
 Montgomery County, Maryland

June, 2016 Scale: 1" = 30'



CPJ Charles P. Johnson & Associates, Inc.
 Civil and Environmental Engineers • Planners • Landscape • Architects • Surveyors
 1751 Elton Rd., Ste 300 Silver Spring, MD 20903 301.434.7000 Fax: 301.434.9294
 www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • College Park, MD • Frederick, MD • Fairfax, VA

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Department of Permitting Services, Montgomery County	Recorded: _____
Approved: _____ Date: _____	Approved: <u>7/11/2016</u> Date: _____ <u>Rachel M. Warriner, P.E.</u> Director	Plat No.: _____
Chairman _____ Asst. Secretary-Treasurer _____		220160780

DFD