



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

MCPB
Item # 1B
6-15-2017

MEMORANDUM

DATE: June 7, 2017

TO: Montgomery County Planning Board

FROM: Stephen Smith, Senior Planner *SSS*
Jay Beatty, Planner *JB*
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for June 15, 2017

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 plat. The following plats are included:

220170460 Alvermar Woods

220170510, 220170520 & 220170560 Cloverleaf Center

Plat Name: Alvermar Woods

Plat #: 220170460

Location: Located on the west side of Riverwood Drive, 550 feet south of River Road (MD 190)

Master Plan: Potomac Subregion Master Plan

Plat Details: RE-2 zone; 1 lot

Owner: Kambiz & Azar Kazemi

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(5)** of the Subdivision Regulations, which states:

Plat of Correction. A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. The plat may correct drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; and/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 clearly identify the original plat that is being replaced and contain a note identifying the nature of the correction.

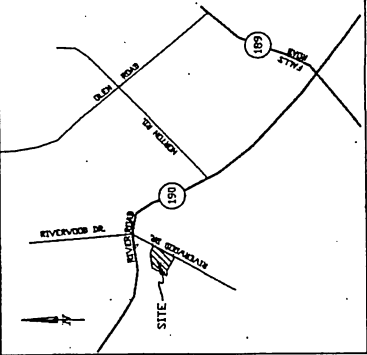
Staff notes for the Board that the subject plat application has been submitted by the applicant to remove from the plat a reference to a recorded covenant which is not applicable to the subject property. Staff concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(5) and supports this minor subdivision record plat.

NOTES:

1. THIS PLAT OF CORRECTION IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE PLAT OF CORRECTIONS IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPART OR NOTE ALL MATTERS AFFECTING TITLE.
2. 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 AND THE MONTGOMERY COUNTY PLANNING COMMISSION, SHALL REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SPECIFICALLY REVOKED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS AND VIA THE MONTGOMERY PLANNING DMC WEBSITE.
3. THIS PLAT CONFORMS TO THE REQUIREMENT FOR UNIFORM SUBDIVISION APPROVALS CONTAINED IN SECTION 30-30A OF THE MONTGOMERY COUNTY CODE. THIS PLAN INVOLVES A CORRECTION TO PLAT NO. 25167 AS PROVIDED FOR IN SECTION 40-30A(4).
4. THIS PLAT OF CORRECTION SHALL SERVE TO CORRECT LOT 19, BLOCK "B" OF THE ALVERMAR WOODS SUBDIVISION, AS RECORDED IN APPROVED SUBDIVISION PLAT NO. 25167 FOUND IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THIS PLAT SHALL SERVE TO REMOVE REFERENCE TO A DECLARATION OF COVENANTS THAT DOES NOT EXIST ON THIS PROPERTY.
5. THERE ARE NO FLOOD PLAINS ON THIS PROPERTY.
6. LOT 20 IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.

APPROVALS/INFORMATION CHART

TAX MAP	FP123
WSSC GRID NO.	213HW11
ZONING CATEGORY	RE-2
PRELIM. PLAN NO.	11999034D & 11999034E



SURVEYOR'S CERTIFICATE

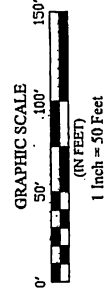
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF IS A TRUE AND CORRECT REPRESENTATION OF THE REALITY OWNED BY KAMRIZ AND AZAR KAZEMI AS DEED DATED OCTOBER 1, 1992 AND AS DEED DATED NOVEMBER 30, 2016 AND AS DEED DATED NOVEMBER 30, 2016 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3060 AT FOLIO 271, WITH SAID PROPERTY SUBSEQUENTLY AMENDED BY (1) A DEED DATED NOVEMBER 30, 2016 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3060 AT FOLIO 489 AND (2) A DEED DATED NOVEMBER 29, 2016 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3460 AT FOLIO 191, AS SHOWN AS LOT 19 OF THE SUBDIVISION SHOWN AS DEED DATED MARCH 23, 2016 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AS PLAT NO. 25167, WHICH IS THE TOTAL AREA INCLUDED IN THIS PLAT IS 91,418.13 SQUARE FEET OR 2.0987 ACRES OF LAND, 0.00 50 FT. OF WHICH IS DEDICATED TO PUBLIC USE.

DATE: 4/25/2017
 SURVEYOR: ZUMBAK
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. # 21511
 EXP. 7/14/2021

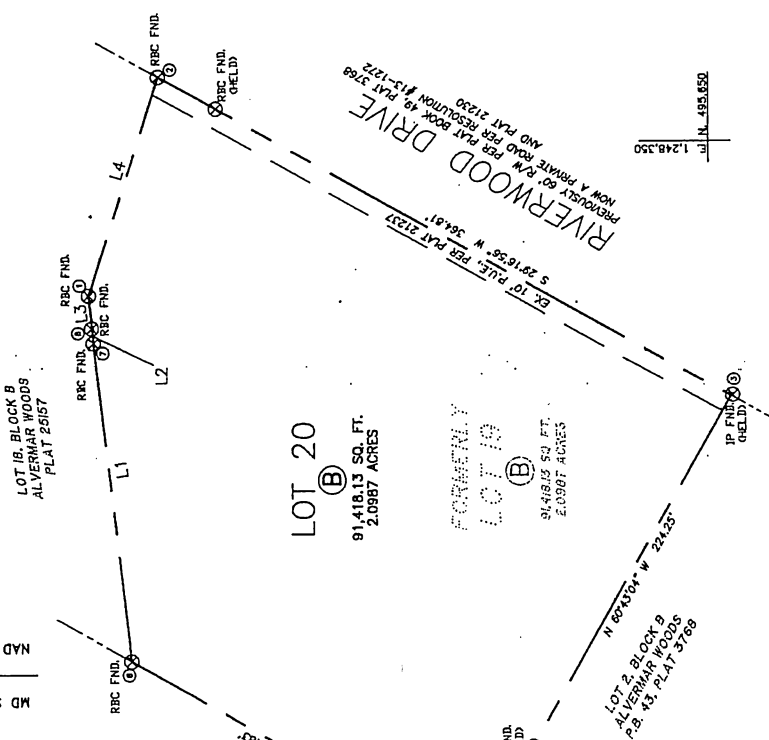
OWNER'S CERTIFICATE

WE, KAMRIZ KAZEMI & AZAR KAZEMI, OWNERS OF THE PROPERTY DESCRIBED HEREON, ADOPT THIS PLAT OF SUBDIVISION AND CORRECTION OF THIS SUBDIVISION. WE WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 30-2(A) OF THE MONTGOMERY COUNTY CODE. THERE IS A DEED OF TRUST AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION DATED APRIL 12, 2015, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3460 AT FOLIO 482.

DATE: 4-23-17
 ADDRESS: KAMRIZ KAZEMI - OWNER, LOT 20
 DATE: 4/25/17
 ADDRESS: KAMRIZ KAZEMI - OWNER, LOT 20
 DATE: 5/11/2017
 ADDRESS: S. KAZEMI TRUSTEE, LOT 20
 WITNESS: LENOVA INSTITUTION, CITIBANK, N.A.



SUBDIVISION RECORD PLAT
PLAT OF CORRECTION
 FORMERLY LOT 19, BLOCK "B"
ALVERMAR WOODS
 10TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 DATE: 4/25/2017



LOT 20
 91,418.13 SQ. FT.
 2.0987 ACRES

FORMERLY LOT 19
 91,418.13 SQ. FT.
 2.0987 ACRES

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 83° 10' 37" E	179.40'
L2	N 85° 28' 50" E	8.42'
L3	N 84° 10' 16" E	18.37'
L4	S 72° 37' 09" E	172.68'

PROPERTY MONUMENTATION DATA

POINT	POSTING	EASTING	NORTHING
1	485925.50	1248356.03	1248356.03
2	485937.30	1248207.60	1248207.60
3	485992.44	1248072.04	1248072.04
4	485976.15	1247939.79	1247939.79
5	485970.15	1248059.54	1248059.54
6	485991.47	1248237.87	1248237.87
7	485924.13	1248246.69	1248246.69

- LEGEND**
- ⊗ EXISTING MONUMENTATION (IP FND. = IRON PIPE FOUND; RBC FND. = REBAR WITH CAP FOUND)
 - P.B. PLAT BOOK
 - R/W RIGHT-OF-WAY

APPROVED: _____ DATE: _____

CHAIR: _____ ASST. SECRETARY/TREASURER: _____

APPROVED: 5/19/2017 DATE: _____

DIRECTOR: Rob K. Hester

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

PLAT NO.: _____ DATE: _____