



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

MCPB
Item # 1B
9-7-2017

MEMORANDUM

DATE: August 23, 2017

TO: Montgomery County Planning Board

FROM: Stephen Smith, Senior Planner
Jay Beatty, Planner
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 September 7, 2017

SSB
JRB

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:

220150740, 220150760	Lynwood
220160310	West Chevy Chase Heights
220160660	Guru Nanak Foundation
220161080, 220161090	Black Hill
220170810	Alta Vista
220170910	McCauley Park
220170960	Somerset Heights
220171020	Chevy Chase View

Plat Name: Guru Nanak Foundation
Plat #: 220160660

Location: Located on the east side of Old Columbia Pike, approximately 1,000 feet north of East Randolph Road
Master Plan: Fairland Master Plan
Plat Details: R-90 and R-200 zones ; 1 parcel
Owner: Guru Nanak Foundation of America, Inc.

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plats comply with Preliminary Plan No. 120120160 (MCPB Resolution No. 13-173) 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 plan.

Plat No.

SURVEYOR'S CERTIFICATE:

I hereby certify that the information herein is true to the best of my knowledge and belief; that this plat represents a subdivision of part of the land described in a conveyance from International Association of Manufacturers and Associates to Gurnee Nantux Foundation of America, Inc., by deed recorded in Liber 2008 at Folio 742 and Liber 2008 at Folio 285 and from Frederick T. Mallow to Gurnee Nantux Foundation of America, Inc., by deed dated 20 January 1978 and recorded in the Land Records of Montgomery County, Maryland, in Liber 2004 at Folio 486, and that the subdivision shown hereon is in accordance with the Subdivision Regulations of the Montgomery County Code.

Total Area shown on Plat = 477.253 ac. or 10,668 Ac.
 Area Dedicated to Public Use = 5.568 ac. or 1,238 Ac.
 Net Area of Lot = 471.685 ac. or 10,627 Ac.

Arguey G. Currie
 Surveyor
 Maryland Registration 890
 Expired 8-3-2019

Date: 6/27/17

OWNERS CERTIFICATION:

WE, GURU NANAK FOUNDATION OF AMERICA, INC., owners of the land described in the Surveyor's Certificate, hereby certify that the subdivision shown hereon is in accordance with the declaration of terms and provisions recorded in the Land Records of Montgomery County, Maryland, in Liber 2004 at Folio 486.

Property corners have been set in accordance with Section 50-24(e) of the Subdivision Regulations of the Montgomery County Code.

There are no suits, actions at law, mortgages or trusts affecting said property except for a Deed of Trust as listed below.

GURU NANAK FOUNDATION OF AMERICA, INC.

By: *[Signature]* KAWADEEP S. CHADHA (WITNESS)
 DATE: 6/26/17

Deed of Trust Recorded in Land Records of Liber 2008 at Folio 59

[Signature] DOUGLAS DE VAUGHAN, VICE PRESIDENT
 DATE: 7/1/17

NOTES:

- All terms, conditions, agreements, limitations, and requirements associated with any deed of trust or mortgage recorded in the Land Records of Montgomery County, Maryland, shall apply to the property shown hereon. The official public files for any such plan are maintained by the planning board and available for public review during normal business hours.
- The property is zoned:

PARCEL	ZONE	AREA
905	R-200	1.84 ACRES
908	R-200	2.73 ACRES
961	R-200	6.49 ACRES
- Tax Map K0241
 WSSC GRID 217 NE03, 216 NE03
- The lot shown hereon is limited to uses and conditions as required by Preliminary Plan 120120160.
- Coordinates shown hereon are based on the Maryland State Plane Coordinate System (NAD 83) by GPS observation.
- This subdivision record plat is not intended to show every matter affecting the conveyed estate and use of the property. The plat is not intended to replace an examination of title or to depict or note all matters of title, no title report furnished.
- The property is served by public water and sewer system only.
- This property is subject to Stormwater Management Easements shown hereon that are recorded in Liber 51432 Folio 010 among the Montgomery County Land records, said easement document has multiple easements contained within a single document and are labeled thus:

a. SWM 1
b. SWM 2
c. SWM 3
d. SWM 4
e. SWM 5
f. SWM 6
g. SWM 7
h. SWM 8
i. SWM 9
j. SWM 10
k. SWM 11
l. SWM 12
m. SWM 13
n. SWM 14
o. SWM 15
p. SWM 16
q. SWM 17
r. SWM 18
s. SWM 19
t. SWM 20
u. SWM 21
v. SWM 22
w. SWM 23
x. SWM 24
y. SWM 25
z. SWM 26
aa. SWM 27
ab. SWM 28
ac. SWM 29
ad. SWM 30
ae. SWM 31
af. SWM 32
ag. SWM 33
ah. SWM 34
ai. SWM 35
aj. SWM 36
ak. SWM 37
al. SWM 38
am. SWM 39
an. SWM 40
ao. SWM 41
ap. SWM 42
aq. SWM 43
ar. SWM 44
as. SWM 45
at. SWM 46
au. SWM 47
av. SWM 48
aw. SWM 49
ax. SWM 50
ay. SWM 51
az. SWM 52

LEGEND:

- PROPERTY CORNER, CORNERS ARE STAKED IN FIELD WITH IRON ROD AND CAP
- CONSERVATION EASEMENT
- AREA DEDICATED TO PUBLIC USE

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft

22-0160500

Department of Permitting Services
 Montgomery County, Maryland
 Approval Date: 7-14-2017
[Signature]
 Director

CHAIRMAN
 ASST. SECRETARY-TREASURER

Approval Date: _____

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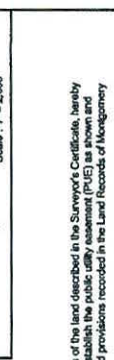
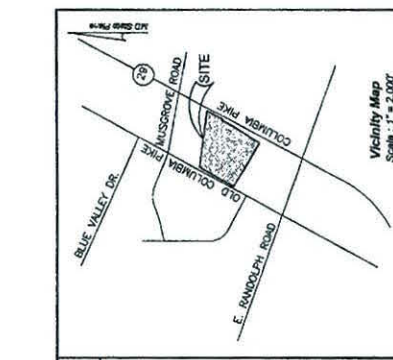
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LINE	BEARING	DISTANCE
1	S 84°40'00" W	16.44'
2	S 80°17'15" E	30.50'
3	S 30°12'12" W	12.81'
4	S 31°10'17" W	15.11'
5	N 86°17'15" W	31.51'
6	N 31°10'17" E	4.50'
7	N 30°17'12" E	12.81'
8	N 44°40'00" E	3.51'

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