

Plat Name: Section 2 Garrett Park
Plat #: 220181370

Location: Located on the west side of Kenilworth Avenue, 160 feet south of the intersection with Strathmore Avenue (MD 547)
Master Plan: North Bethesda - Garrett Park Master Plan
Plat Details: R-90 zone; 1 lot
Owner: Jeffrey and Jennifer Perry

Staff recommends approval of this minor subdivision plat pursuant to Sections **50.7.1.C.1.** and **50.7.1.H** of the Subdivision Regulations; which state:

- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating a lot and an abandoned road right-of-way, if:
 - a. any conditions applicable to the original subdivision remain in effect;
 - b. the number of trips generated on the new lot do not exceed those permitted for the original lots; and
 - c. all required right-of-way dedication is provided.
 2. by consolidating an existing platted lot or part of a lot that contains a legally constructed detached house, with a piece of land created as a result of a deed, if:
 - a. the portion 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 effect on the new lot;
 - c. any required road dedication is provided; and
 - d. the existing platted lot was not identified as an outlot on a plat.
- H. *Creation of a lot from a part of a lot.* A part of a previously recorded lot in a Residential Detached zone that was created as a result of a deed transfer of land from the lot may be converted into a lot if:
1. the part of lot was created by deed recorded before June 1, 1958, or

2. the part of lot contains a legally constructed detached house; and
3. all conditions or agreements applicable to the subdivision approval creating the original lot apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement or building restriction lines.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Sections 50.7.1.C.1. and 50.7.1.H and supports this minor subdivision record plat.

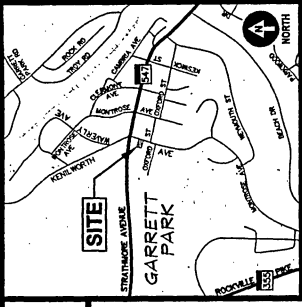
NOTES

1. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40, CP OVERLAY ZONE AS OF THE DATE OF PLAT RECORDATION.
3. PIPES - FINCH PIPE FOUND OFF - OPEN IRON PIPE FOUND
4. THIS PROPERTY IS SHOWN ON TAX MAP 1821.
5. THIS PROPERTY IS SHOWN ON M.S.S.C. 200-FOOT SHEET 214 84 OS.
6. FLOOD ZONE "X" PER F.E.P.A. FIRST FLOOD, CORRECTION PANEL NUMBER 2403284D.
7. ALL TERMS, CONDITIONS, AGREEMENTS, DECLARATIONS, AND RESOLUTIONS ASSOCIATED WITH THIS PROPERTY AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE HEREBY INCORPORATED BY REFERENCE INTO THIS PLAT. THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN CHAPTER 56.7 OF THE MONTGOMERY COUNTY SUBDIVISION LAWS. THE CONSOLIDATION OF TWO PARTS OF A LOT INTO A LOT, AS PROVIDED FOR IN CHAPTERS 56.7(A)(1) AND 56.7(A)(2).
9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EJECT MATTER AFFECTING THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATOR OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

SURVEYOR'S CERTIFICATE

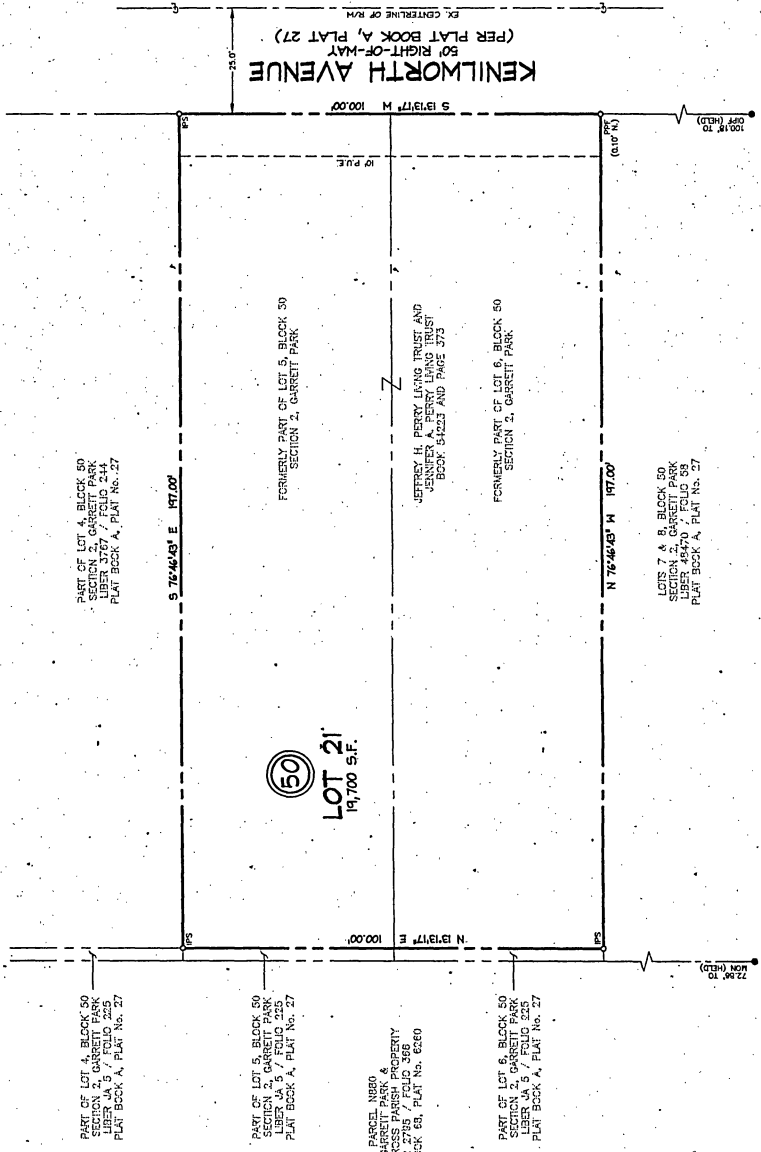
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF PART OF THE TRUSTS OF THE JEFFREY H. PERRY LIVING TRUST AND JENNIFER A. PERRY LIVING TRUST, BY A DEED DATED MARCH 9, 2017, AND RECORDED MAY 2, 2017 IN BOOK 5423 AND PAGE 378, ALSO BEING A RESUBDIVISION OF RECORDS IN PLAT BOOK A, PLAT 27, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 19,700 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT I AM ACCORDANCE WITH SECTION 50.43.6 OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 10/31/17
 JEFFREY ALLEN HARTWOOD
 PROFESSIONAL LAND SURVEYOR
 EXPIRATION DATE: JULY 15, 2019



VICINITY MAP
SCALE: 1" = 200'

PLAT No.



PLAT TABULATION

AREAS OF LOTS	19,700 S.F.
AREAS OF PARCELS	19,700 S.F.
AREA OF PARCELS(S)	19,700 S.F.
AREA OF STREET DEDICATION	0
TOTAL AREA	19,700 S.F.

Date: 11/1/2017
 Approved: [Signature]
 Department of Permitting Services
 Montgomery County, Maryland

The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board
 Approved: [Signature]
 Chairman
 Asst. Secretary - Treasurer

M.N.C.P. & P.C. Record File No.

OWNERS' CERTIFICATE

WE, JEFFREY H. PERRY AND JENNIFER A. PERRY, TRUSTEES OF JEFFREY H. PERRY LIVING TRUST AND JENNIFER A. PERRY LIVING TRUST, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION.
 AS WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "PUBLIC UTILITY EASEMENT", TO THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY EASEMENTS, AS RECORDED IN LIBER 3054 AT FOLIO 467 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT WE HEREBY AGREE THAT THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

11/1/2017
 JEFFREY H. PERRY
 DATE
 11/1/2017
 JENNIFER A. PERRY
 DATE

SUBDIVISION RECORD PLAT
 LOT 21, BLOCK 50
**SECTION 2,
 GARRETT PARK**
 A RESUBDIVISION OF PART OF LOTS 5 & 6, BLOCK 50
 ROCKVILLE (4TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' SEPTEMBER, 2017

10 South Bentz Street
 Frederick, Maryland 21701
 301-607-8631 office
 301-607-8632 fax
 www.casengr.com
 info@casengr.com



Recorded
 Plat No.

