MEMORANDUM

DATE: February 4, 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 December 14, 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:

220170870 Colesville Farm Estates
Colesville Farm Estates
220170870

Located on the east side of New Hampshire Avenue (MD 650), 300 feet south of Hobbs Drive
White Oak Master Plan
RE-1 zone; 1 lot
Vien An Buddhist Association

The subdivision plat has been reviewed by M-NCPCC staff and determined to be in compliance with Preliminary Plan No. 120160310 (MCPB Resolution No. 16-145), 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 plans.
OWNER CERTIFICATE

We, Vien An Buddhist Association, a Maryland Corporation, owners of the property shown and included herein, hereby:

dedicate street to State of Maryland for public use;

hereby grant a 10' Public Utility Easement (P.U.E.) to the parties named in a document titled "Terms and provisions of a Public Utility Easement" as recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 487, subject to all current and applicable regulations of all federal, state and local governing agencies.

We, Vien An Buddhist Association, our successors and assigns will cause property corner markers to be set by a Maryland Licensed Land Surveyor, in accordance with Section 50.4.3.G of the Montgomery County Code (Subdivision of Land).

There are no suits of action, liens, liens, or trusts on the property included in this plat of subdivision.

Date: 

Vien An Buddhist Association

SURVEYOR CERTIFICATE

I hereby certify the survey information shown herein is correct:

that this plat of subdivision has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland;

that this plat is a subdivision of all the real property conveyed by,

from Ma K. Kim, Julie Handa, to Vien An Buddhist Association, a Maryland corporation, by deed dated September 25, 2011, as recorded among the Land Records of Montgomery County, Maryland in Liber 42439 at Folio 494, that property corner markers will be set in accordance with Section 50.4.3.G of the Montgomery County Code (Subdivision of Land), if so engaged, the total area included in this plat of subdivision is 54,832 Square Feet or 1.259 Acres of land. 913 Square Feet or 0.014 Acres dedicated to the State of Maryland by this plat for public use.

Date: 

John R. Wilmer
Professional Land Surveyor
MD Reg. No. 10659
Two year KOLL Professional Land Surveyor's License Renewal Date: 11/29/2017

NOTES

The property included on this subdivision plat is currently zoned RE1. The property is served by public water and sewer systems.

This subdivision record plat is not intended to show every matter affecting or restricting the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to note all matters affecting title.

All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of the property included on this plat as 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 plat as approved. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.

Development of the lots included on this Subdivision Record Plat is subject to the conditions of approval of Preliminary Subdivision Plan, MNCPRC File No. 1-201052010 filed Vien An Buddhist Temple.

Property shown herein, subject to the terms and conditions of a "Common Open Space Covenant" with Montgomery County, Maryland, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 5647 at Folio 392.

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
THE MONTGOMERY COUNTY PLANNING BOARD
APPROVED:

MNCPRC & P.C. RECORD FILE NUMBER:

THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
APPROVED: November 21, 2007

WITMER ASSOCIATES, LLC
12020 Old Mill Road, Suite 400, Rockville, MD 20850
Tel: 301-533-7700, 301-974-7717, 301-974-7700, info@witmerassoc.com

SUBDIVISION RECORD PLAT

LOT 9, BLOCK A
COLESVILLE FARM ESTATES
COLESVILLE (TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

PLAT NO.

BY: 

DIRECTOR

SIGNED:

DATE:

SIGNED:

DATE:

Scale: 1" = 40'

0 40' 80'

LOT 9

54,219 Sq. Ft. or 1.245 Acres

Formerly Parcel No. 3
Liber 42349 Folio 494

Lot 3

Block A

Part of Lot 1

Plat Book 31 Plat 1915

Colesville Farm Estates

Lot 4

Block A

Plat Book 31 Plat 1915

Colesville Farm Estates

Parcel B

Block C

Plat Book 162 Plat 18296

Colesville Farm Estates

Parcel B

Block C

Plat Book 162 Plat 18296

Colesville Farm Estates

Lot 9

Block A

Plat Book 31 Plat 1915

Colesville Farm Estates