

Plat Name: Mathieu Subdivision
Plat #: 220170930

Location: Located on the south side of Norbeck Road (MD 28), 160 feet west of the intersection with Radwick Lane
Master Plan: Aspen Hill Master Plan
Plat Details: R-200 zone; 1 lot
Owner: Louise Mathieu

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

- B. *Conversion of an outlot into a lot.* An outlot may be converted into a lot if:
1. the outlot is not required for open space or green area, or is otherwise constrained in a manner that prevents it being converted into a buildable lot;
 2. there is adequate sewerage and water service to accommodate development on the lot;
 3. all applicable requirements or agreements under the Adequate Public Facilities Ordinance in Subsection 4.3.J and the Subdivision Staging Policy are satisfied before recording the plat;
 4. all applicable conditions or agreements applicable to the original subdivision approval creating the outlot 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; and
 5. if the outlot is located within a special protection area, all applicable special protection area requirements and guidelines, including the approval of a water quality plan, are satisfied before recording the plat.

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 Section 50.7.1.B. and supports this minor subdivision record plat.

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of part of the land described in a Deed from Evelyn M. Wood Holland to Owen Randolph Mathieu and Louise Mathieu, dated November 12, 1952, and recorded in Liber 1729 at Folio 185; also being a resubdivision of "Mathieu Subdivision", Outlot A, as shown on a plat recorded in Plat Book 164 at Plat 18511, all among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set in accordance with the provisions of Section 50.3.3.G of Montgomery County Code. The total area included on this plat is 40800 square feet of land. There is no dedication to public use.

Thomas A. Maddox
 Thomas A. Maddox
 Registered Professional Land Surveyor
 MD #10850
 Exp. 4/3/18

- NOTES**
1. PROPERTY ZONED R-300 AS OF THE DATE OF PLAT RECORDATION.
 2. LOT IS SERVED BY PUBLIC WATER AND PUBLIC SEWER, WSSC CATEGORIES S-1, W-1.
 3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH THE USE OF PUBLIC WATER AND PUBLIC SEWER, WSSC CATEGORIES S-1, W-1, DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
 4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.
 5. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP HS&L, WSSC GRID ZINW02.
 6. THIS PLAT OF RESUBDIVISION IS APPROVED PURSUANT TO THE PROVISIONS FOR MINOR SUBDIVISIONS IN SECTION 50.7 OF THE SUBDIVISION REGULATIONS. THIS PLAT INVOLVES THE CONVERSION OF AN OUTLOT INTO A LOT AS PROVIDED FOR IN SECTION 50.7.1.B.
 7. THE PLAN IS LIMITED TO THE TERMS AND PROVISIONS OF PRELIMINARY PLAN 1-91019, ENTITLED "MATHIEU PROPERTY".

PLAT TOTALS
 NUMBER OF LOTS 1
 NUMBER OF ACRES 0.9366
 AREA OF DEDICATION 0
 TOTAL AREA SHOWN ON PLAT 40800 sf

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED December 18, 2017
 DATE
Diana J. Jones
 DIRECTOR

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

APPROVED _____ DATE _____
 CHAIRMAN ASST.-SECRETARY-TREASURER
 M.A.N.C.P. & P.C. RECORD FILE NO. _____

PLAT

DATE

OWNER'S CERTIFICATION

I, the undersigned owner of the property shown hereon, hereby adopt this plat of subdivision and grant a Public Utility Easement (10' P.U.E.) as shown hereon, to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3884 at Folio 157 among the land records of Montgomery County, Maryland. The owner, her successors and assigns will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50.3.3.G of the Montgomery County Code.

There are no suits, mortgages, leases, liens or trust affecting the subject property.

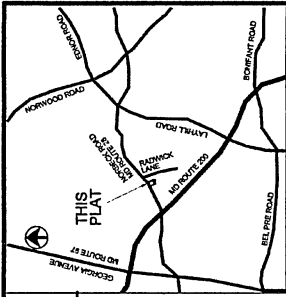
Catherine Mathieu
 Catherine Mathieu
 Witness
 Date 12/19/17
Louise Mathieu
 Louise Mathieu - Surviving Spouse of
 Owen Randolph Mathieu

PLAT NO.

SCALE: 1" = 40'



PLAT 18511 DATUM



VICINITY MAP
 1" = 200'

SUBDIVISION RECORD PLAT
 LOT 7
MATHIEU
 SUBDIVISION
 A RESUBDIVISION OF
 OUTLOT A

ELECTION DISTRICT 13
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 40' DECEMBER 2017

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8933 SHADY GROVE COURT
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