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 herein 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 1290 at Folio 1851, also being a redivision of "Mathieu Subdivision", Outlot A, as shown on a plat recorded in Plat Book 164 at Plat 1851, all among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification herein, all monuments and all property markers and other boundary markers will be set in accordance with the provisions of Section 50.4.G of the 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  
Registered Professional Land Surveyor  
MD #10850  
Exp. 4/3/18

NOTES

1. Property Zoned R-6-60 as of the Date of Plat Recording.
2. Lot isservied by public water and public sewer, WSCC Categories 5-A, 5-B.
3. All facilities, conditions, agreements, limitations, and requirements associated with any prelimin ary plat, site plan, project plat, or other plat, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and are not superseded by the recording 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 the title or to depict or note all matters affecting title.
5. Property found on Montgomery County Tax Map File 6SCG 092948.
6. This plat of subdivision is approved pursuant to the provisions for minor subdivisions in Section 50-4.B of the Public Utility Regulations. This plat required the conversion of an outlot to a lot as proposed for in Section 50.4.B.
7. This plat is limited to the terms and provisions of Preliminary Plat 1-1953, entitled "Mathieu Property".

OWNERS CERTIFICATION

I, the undersigned owner of the property shown herein, hereby adopt this plat of subdivision and grant a Public Utility Easement (P.U.E.) as shown herein to the parties named in a document entitled "Terms and Provisions of Public Utility Easement" as recorded in Liber 3504 at Folio 857 among the land records of Montgomery County, Maryland. The owner, her successors and assigns shall cause all property owner standards and any other required monumentation to be set by a registered Land Surveyor, and in accordance with Section 50.4.G of the Montgomery County Code.

There are no suits, mortgages, liens, easements, or taxes against the subject property.

LOUISE MATHIEU  
Owners of Mathieu Subdivision

PLAT TOTALS

<table>
<thead>
<tr>
<th>NUMBER OF LOTS</th>
<th>AREA OF LOT</th>
<th>POLY</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>40,800 sq ft</td>
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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD  
APPROVED:  

CHAIRMAN  
ASST-Secretary-TREASURER

M.N.C.P. & P.C. RECORD FILE NO.