

Plat Name: Luxmanor
Plat #: 220180530

Location: Located in the southeast quadrant of the intersection of Tilden Lane and Roseland Drive.

Master Plan: North Bethesda - Garrett Park Master Plan

Plat Details: R-200 zone; 2 lots

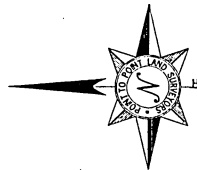
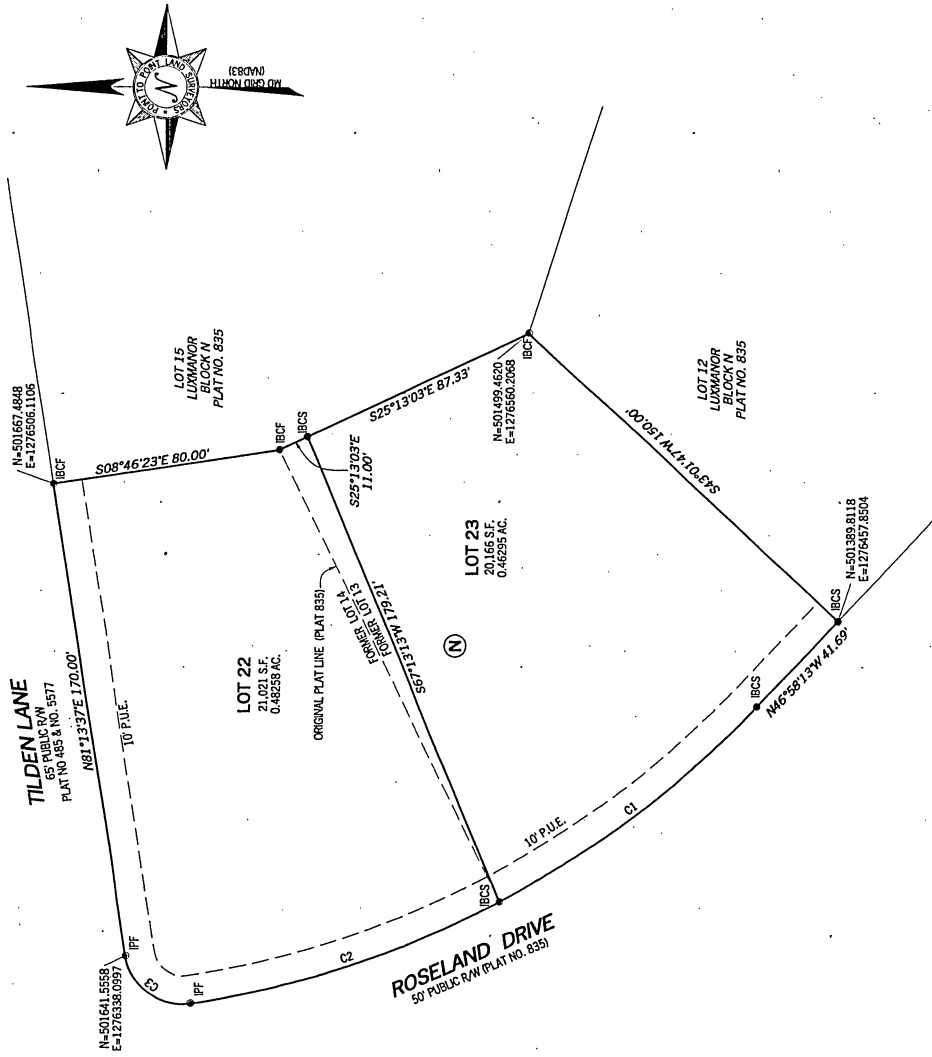
Owner: Michelle and Gregory Powell

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.A.** of the Subdivision Regulations; which states:

- A. *Minor lot line adjustment.* The sale or exchange of part of a lot between owners of adjoining lots for the purpose of small adjustments in boundaries, if:
1. the total area of the adjustment is 5 percent or less of the combined area of the lots affected by the adjustment;
 2. additional lots are not created;
 3. the adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved;
 4. the owner submits a scaled drawing for review and approval by the Director. The drawing may be a copy of the existing record plat and must contain the following information:
 - a. proposed lot line adjustment as a dashed line;
 - b. any buildings, driveways, or other improvements located within 15 feet of the proposed adjusted lot line;
 - c. any minimum building setback that would be altered by the minor lot line adjustment; and
 - d. the amount of lot area affected by the minor lot line adjustment;
 5. The drawing is approved, revised, or denied by the Director in writing within 10 days after the drawing is submitted or it is deemed approved.

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

PLAT NO.



NOTES

1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT TO BE USED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
2. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 167 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, WHICH REQUIRE THAT THIS PLAT INVOLVES A MINOR LOT LINE ADJUSTMENT, AS PROVIDED FOR IN SECTION 60.71.A.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AND THE DEVELOPMENT OF THIS PROPERTY, INCLUDING THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, SHALL BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTAINED 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.
4. THE PROPERTY SHOWN HEREON IS APPROVED FOR PUBLIC WATER AND SEWER.
5. MSSC 200 SHEET 215 NW 06.
6. WATER/SEWER CATEGORIES: W1/S1.
7. THIS PROPERTY IS ZONED R-200.
8. THIS PROPERTY IS LOCATED ON TAX MAP GRID G051 & G052.

OWNER'S CERTIFICATE

WE, GREGORY B. POWELL AND MICHELLE POWELL, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYORS CERTIFICATE, HEREBY ADOPT THIS PLAT OF SUBDIVISION; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; GRANT A PUBLIC UTILITY EASEMENT, AS SHOWN HEREON AND DESIGNATED AS "P.U.E." TO THE PARTIES LISTED AND WITH THE TERMS AND CONDITIONS OF THE PUBLIC UTILITY EASEMENT, AS SHOWN HEREON; AND CONFIRM THE PUBLIC UTILITY EASEMENT OF PUBLIC UTILITY EASEMENT, RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN, BY THIS REFERENCE.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

WITNESS
Gregory B. Powell 4/3/18
 GREGORY B. POWELL DATE
 WITNESS
Michelle Powell 4/3/18
 MICHELLE POWELL DATE

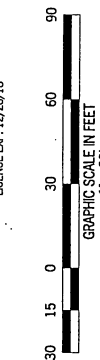
SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE PROPERTY ACQUIRED BY GREGORY B. POWELL AND MICHELLE POWELL FROM ROBERT POWELL, AS SHOWN ON THE RECORDS OF THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3305 AT FOLIO 480 AND ALL THE PROCEEDINGS OF THE BOARD OF PUBLIC WORKS OF MONTGOMERY COUNTY, MARYLAND DATED MARCH 3, 2005 AND GREGORY B. POWELL AND MICHELLE POWELL FROM EMILY VAN YUGA BY DEED DATED MARCH 3, 2005 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 29422, FOLIO 66; ALSO BEING A RESUBDIVISION OF LOTS 13 AND 14, BLOCK N, LUXMANOR AS SHOWN ON A PLAT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457. THE TOTAL AREA INCLUDED ON THIS PLAT IS 41,187 S.F. OR 0.9455 ACRES. BEING SET AS SHOWN HEREON. THE TOTAL AREA INCLUDED ON THIS PLAT IS 41,187 S.F. OR 0.9455 ACRES.

DATE: 4-2-18
 DAVID M. MILLER
 PROFESSIONAL LAND SURVEYOR #21427
 LICENSE EXP. 12/29/18

SUBDIVISION RECORD PLAT
 LOTS 22 & 23, BLOCK N
 LUXMANOR
 ROCKVILLE - 4TH DISTRICT
 MONTGOMERY COUNTY, MARYLAND

NOVEMBER 2017
 SCALE: 1" = 30'



PLAT TABULATION

NUMBER OF LOTS.....	2
TOTAL AREA.....	41,187 (0.9455 AC.)
AREA OF STREET DEDICATION.....	0

LEGEND
 IBGS = IRON BAR/CAP SET
 IBCF = IRON BAR/CAP FOUND AND HELD
 IPIF = IRON PPE FOUND AND HELD

CURVE DATA

LINE	RADIUS	ARC	CHD. BRG.	CHD.
C1	346.57	114.95	N37°28'05"W	114.43'
C2	346.57	116.09	N18°22'11"W	115.55'
C3	20.00'	31.44'	N96°16'56"E	28.30'

RECORDED: _____
 PLAT NO. _____

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

APPROVED: *April 5, 2018*
 DIRECTOR

CHAIRMAN _____ ASST. SECRETARY/TREASURER _____

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

