

**Plat Name:** Earnshaw  
**Plat #:** 220180480

**Location:** Located on the south side of Olney-Sandy Spring Road (MD 108), 120 feet west of Thomas Village Lane  
**Master Plan:** Sandy Spring Rural Village Plan  
**Plat Details:** CRN zone; 1 lot, 1 parcel  
**Owners:** Earnshaw Sandy Spring, LLC

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

- 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 the requirements of Section 50.7.1.A. and supports this minor subdivision record plat.

# PLAT NO.

## SURVEYOR'S CERTIFICATE

I hereby certify that this is a subdivision of part of the land conveyed by State 1848, LLC to Earnings Sandy Springs, LLC by deed dated June 1, 2018 and recorded among the Land Records of Montgomery County, Maryland, in Liber 53158 of Folio 259 and that the subdivision is in accordance with the provisions of the Maryland Subdivision Control Act, Chapter 29 of the Code of Maryland Regulations, and that I have been duly certified as a Professional Land Surveyor by the State of Maryland. I hereby certify on behalf of Macris, Hendricks & Glascock, P.A., that, once engaged as described in the owner's certification hereon, of monuments and all property markers and other boundary monuments shown on the plat are in accordance with the provisions of the Maryland Subdivision Control Act, Chapter 29 of the Code of Maryland Regulations, and that this document was prepared by me or under my responsible charge. The total area indicated on this plat is 3,359 square feet or 0.07711 acres. There is no street dedication by this plat.

3/15/18 Date  
Bo E. Holt  
 State Surveyor  
 License # 211133  
 License Expires: June 21, 2018

## OWNER'S CERTIFICATE

Complete Sandy Springs, LLC, a Maryland limited liability company, owner of the property shown hereon, hereby elects this plat of subdivision. As owner of this subdivision, we, our successors and assigns, will cause all property owner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50.43.0 of the Montgomery County Code.

There are no mortgages, liens, leases, mortgages, or trusts affecting the property included in this plat of subdivision, except certain deeds of trust and the parties in interest thereto have affixed their signatures hereon indicating their consent to this plat of subdivision.

Complete Sandy Springs, LLC  
 Earnings Sandy Springs, LLC  
 Fred Nichols, Manager

3/15/2018 Date  
Fred Nichols  
 Manager

Deed of Trust: L-3201 F-319

Bo E. Holt  
 State Surveyor  
 License # 211133  
 License Expires: June 21, 2018

4-6-18 Date

We hereby consent to this plat of subdivision.

Deed of Trust: L-1824 F-21

Bo E. Holt  
 State Surveyor  
 License # 211133  
 License Expires: June 21, 2018

3/15/18 Date

We hereby consent to this plat of subdivision.

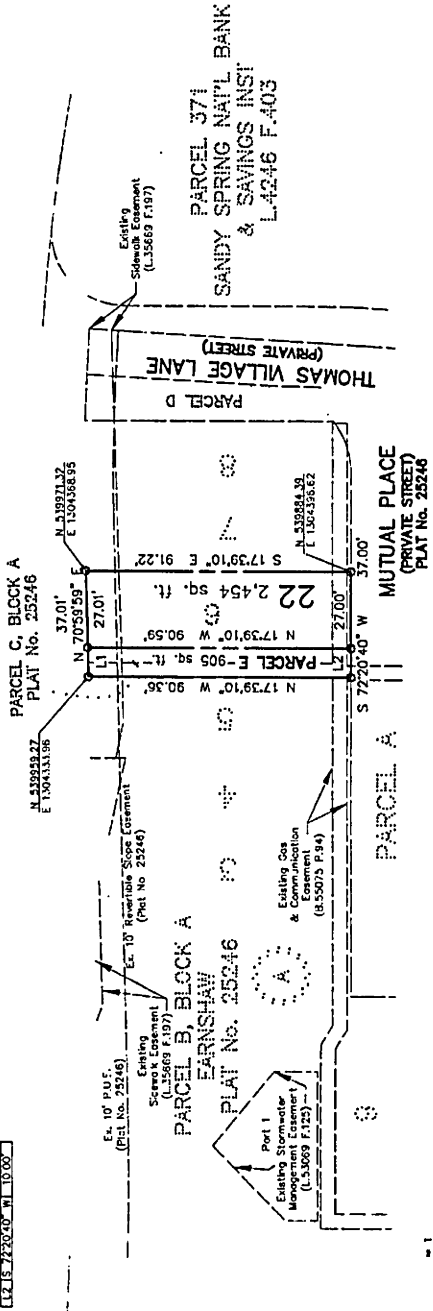
Use for Private Water & Sewer Facilities Charge for Thomas Village L-4608 F-432

Fred Nichols  
 Manager, Thomas Village Utilities, LLC

3/15/2018 Date

## OLNEY SANDY SPRING ROAD MD 108

(NO DEED OR PLAT COULD BE FOUND THAT ESTABLISHED THE RIGHT-OF-WAY OF THE ROAD, THE ROAD IS MAINTAINED BY THE STATE OF MARYLAND)



## LEGEND:

- MON = Concrete Monument
- CGP = Corner of Ground Plan
- R/C = Rod & Cap Found

PLAT TABULATION	
Parcels	= 4
Area of Parcels	= 903 sq. ft.
Area of Lots	= 7,454 sq. ft.
Area of Street Dedication	= 0 sq. ft.
Total Area	= 3,359 square feet or 0.07711 acres

## GRAPHIC SCALE



220180180

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

APPROVED:

CHAIRMAN  
 SECRETARY-TREASURER

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: April 11, 2018

David S. Goad  
 DIRECTOR

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

DATE: \_\_\_\_\_

Plat No: \_\_\_\_\_

- Notes
- This property shown hereon is currently zoned CRN 0.75, C-0.25, R-0.75, H-45.
  - The property is served by public water and sewer systems only.
  - This subdivision record plat is not intended to show any utility easements or other encumbrances. The subdivision record plat is not intended to replace an examination of title or to depict or note of notices affecting title.
  - All terms, conditions, covenants, limitations, and requirements associated with any preliminary plan, site plan, project plan or other instrument recorded in the Land Records of Montgomery County, Maryland, shall be enforced by the recording of this plat, unless expressly contemplated by the plan as approved. The official public files for this subdivision are maintained by the Planning Board and available for public review during normal business hours.
  - This plat is limited to the uses and conditions as restricted by the provisions of the Maryland State NAD 83/01 datum and the Maryland State NAD 83/01 datum as projected by NCS and are for Geographical Information System (GIS) only. Stations used are NCS, GAT with grid coordinates of North 493540.73 East and East 1361833.03 feet. The combined scale factor for this site is 0.9999999273588.
  - To convert the grid coordinates to ground/surface coordinates, divide the grid coordinates by the combined scale factor. The distances shown on this plat are as measured on the ground/surface. To convert the ground/surface distances to grid distances, multiply the ground/surface distances by the combined scale factor.
  - This plat conforms to the requirements for Minor Subdivision Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves the minor adjustment of a lot line, as provided for in Chapter 50.71.A.
  - Coordinates shown hereon are based on the Maryland State NAD 83/01 Datum as projected by NCS and are for Geographical Information System (GIS) only. Stations used are NCS, GAT with grid coordinates of North 493540.73 East and East 1361833.03 feet. The combined scale factor for this site is 0.9999999273588.
  - This plat is subject to a Declaration of Covenants, recorded in Liber 53144 of Folio 37, for the operation and maintenance of private streets, open space and storm drain systems.
  - Parcel E is subject to a Declaration of Covenants, recorded in the Land Records of Montgomery County, Maryland, among the Land Records of Montgomery County, Maryland, Oram Space Covenant as recorded in Liber 28045 of Folio 275, and the Land Records of Montgomery County, Maryland.
  - This plat is subject to a Declaration of Covenants and Lien, recorded in Book 54665 of Page 432, for Private Water and Sewer Facilities Charges for Thomas Village.
  - This plat is subject to a Declaration of Covenants, recorded in Book 55200 of Page 256, for Conditions and Restrictions and Reservations of Easements of Thomas Village Homeowners Association, Inc.
  - This plat conforms to the requirements for Minor Subdivision Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves the minor adjustment of a lot line, as provided for in Chapter 50.71.A.
  - Coordinates shown hereon are based on the Maryland State NAD 83/01 Datum as projected by NCS and are for Geographical Information System (GIS) only. Stations used are NCS, GAT with grid coordinates of North 493540.73 East and East 1361833.03 feet. The combined scale factor for this site is 0.9999999273588.

SUBDIVISION RECORD PLAT  
**LOTS 22 & PARCEL E, BLOCK "A"  
 EARNSHAW**  
 BEING A RESUBDIVISION OF LOT 6  
 & PARCEL C, BLOCK "A"

ELECTION DISTRICT NO. 8  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 30' FEBRUARY, 2018

