

Plat Name: Michael C. Zetts Subdivision - Shady Grove
Plat #: 220171010

Location: Located in the southeast quadrant of the intersection of Shady Grove Road and Zetts Avenue.
Master Plan: Shady Grove Sector Plan
Plat Details: EOF zone; 1 parcel
Owner: Crystal Rock II, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.D of the Subdivision Regulations, which states:

- D. *Subdivision to reflect ownership.* A recorded lot approved for a commercial, industrial, or multi-unit residential use may be resubdivided to create or delete an internal lot to reflect a change in ownership, deed, mortgage, or lease line if:
1. all conditions of approval for the original subdivision that created the lot remain in effect;
 2. the total maximum number of trips generated on all new lots created will not exceed the number of trips approved for the lot in the original subdivision;
 3. all land in the original subdivision lot is included in the plat; and
 4. all necessary code requirements of Chapters 8, 19, and 22 are met and any necessary cross easements, covenants, or other deed restrictions necessary to implement all the conditions of approval on the lot in the original subdivision are executed 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.D and supports this minor subdivision record plat.

OWNER'S CERTIFICATE

Crysal Rock II, LLC, a Maryland limited liability company, owner of the property shown herein, hereby certifies that this plat of subdivision depicts the street as shown herein and that all other information shown on this plat is true and correct. The subdivision is in accordance with Section 50-6.10 of the Montgomery County Code. There are no easements, liens, mortgages, or trusts affecting the property included in this plat of subdivision.

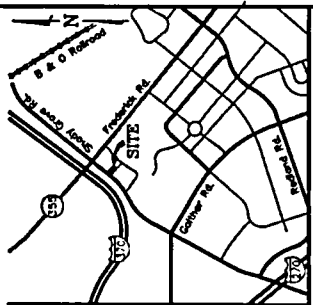
By: Crysal Rock II, LLC

 Robert D. Demper, agent

7/25/18
 Date

Base 1/18
 Date

1" = 2000'
 TAX MAP No. FS 563

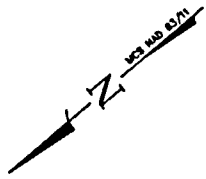


PLAT No.

SURVEYOR'S CERTIFICATE

I hereby certify on behalf of Macris, Hendricks & Glascock, P.A. that the plat shown herein is correct, that it is a resubdivision of all of the land conveyed by 26656 Limited Liability Company to the present owner of the land, and that the land is situated in the County of Montgomery, Maryland, in the portion of the County known as the Lot 19, 14, 15, 17, 18, and 17, 18, and 19, of the subdivision known as "SHADY GROVE", as recorded among said Land Records as Plat No. 15074; and also that the subdivision shown herein is in accordance with the provisions of Section 50-6.10 of the Montgomery County Code. The total area of this subdivision is 18,024 square feet or 0.41374 acres. The total area of street dedication included in this plat is 1,737 square feet or 0.03968 acres.

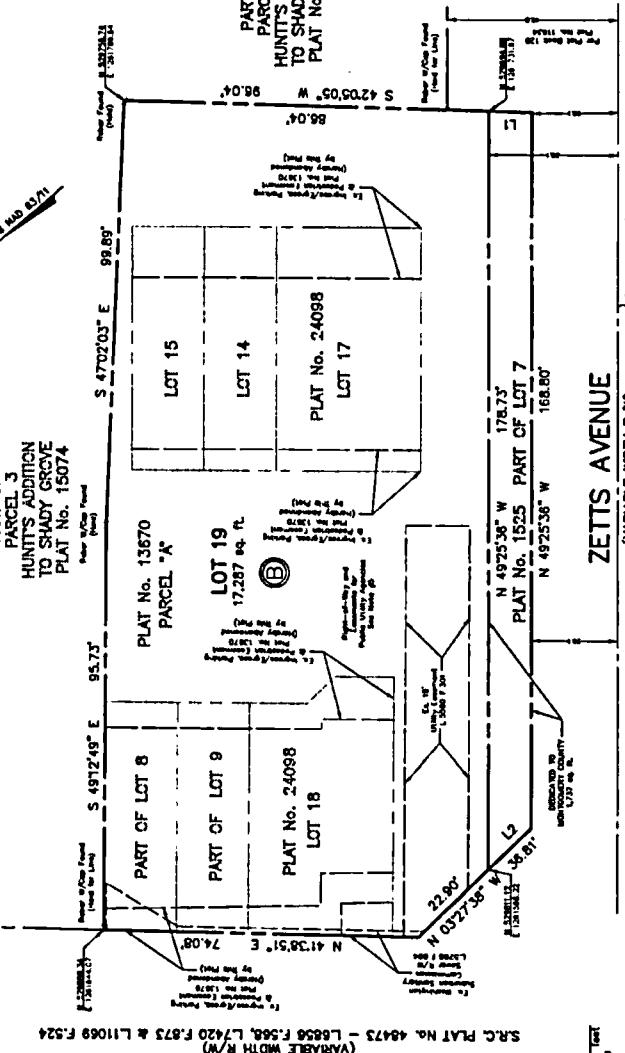
Base 1/18
 Date
 By: Robert D. Demper
 Professional Land Surveyor
 License No. 21130
 License Expires: June 21, 2020



- Notes:**
- The property shown hereon is currently zoned RZF-1.3 H-60.
 - The property is served by public water and sewer systems only.
 - This subdivision record plat is not intended to show any matter affecting the validity of the plat or the title thereto. It is not intended to replace an examination of the original or any other matters affecting this.
 - This plat conforms with requirements for minor subdivision approvals contained in Section 50.7.1.D of the Montgomery County Subdivision Regulations, Chapter 50 of the County Code. The plat complies with the provisions of Article 32 of the County Code.
 - Parcel A is subject to a Right-of-Way and Easement to all Public Utilities. A street widening is required for Parcels B and C, as granted in Plat No. 15074.
 - Coordinates shown hereon are based on the Maryland Coordinate Reference System (MCRS). The North American Vertical Datum (NAVD83) was used to establish the horizontal control for this site on March 28, 2017. The combined scale factor for this site is 0.9998421737288. The distances shown on this plat are as measured on the ground/surface.

**PART OF PARCEL 3
 HUNTT'S ADDITION
 TO SHADY GROVE
 PLAT No. 15074**

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LEGEND:
 CL = Centerline of Road
 R/W = Right-of-Way

PLAT TABLETION	
Lot Area	17,287 sq. ft.
Area of Street Dedication	1,737 sq. ft.
Total Area	19,024 square feet or 0.43374 acres

**SUBDIVISION RECORD PLAT
 LOT 19, BLOCK "B"
 MICHAEL C. ZETTS SUBDIVISION
 SHADY GROVE
 BEING A RESUBDIVISION OF
 LOTS 14-15, 17-18,
 PART OF LOTS 7, 8 & 9
 & PART OF PARCEL "A", BLOCK "B"
 ELECTION DISTRICT No. 9
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20'**



PLOT Book 24 Plot 1525 & Plot No. 11834

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: JULY 21, 2018

 DIRECTOR

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

CHAIRMAN _____
 SECRETARY-TREASURER _____

DATE: _____
 Plat No. _____

MHG
 Macris, Hendricks & Glascock, P.A.
 Engineers & Planners
 Landscape Architects & Surveyors

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