MEMORANDUM

DATE: October 9, 2018

TO: Montgomery County Planning Board

FROM: Stephen Smith, Senior Planner
       Jay Beatty, Planner
       D.A.R.C. Division
       (301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board Agenda for October 18, 2018

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220180850 Ashley Hollow

220181070 B.F. Leightons addition to Woodside
Plat Name: Ashley Hollow  
Plat #: 220180850  

Location: Located on the west side of Shadowridge Drive, 350 feet north of Lindenwood Drive.  
Master Plan: Olney Master Plan  
Plat Details: R-90 zone; 1 lot  
Owner: Tony and Sharise Gilburt  

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

F. Plat of correction. A plat of correction may be used for any of the following:

1. to correct inaccurate or incomplete information shown on a previously recorded plat, such as drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; or other information normally required to be shown on a recorded plat. All owners and trustees of the land affected by the correction must sign the revised plat. In addition, the plat of correction must identify the original plat and contain a note identifying the nature of the correction;

2. to revise easements to reflect a Board action;

3. to improve clarity and legibility, the owner of any lands shown on a record plat may record an exact copy of the plat, except for necessary change of scale and the addition of any other necessary elements to make the plat conform to the requirements of this Chapter. The new plat must indicate that it is an exact copy of the original plat except for the changes made under this Subsection.

Staff notes for the Board that the subject plat has been submitted to revise the extent of the conservation easement in accordance with Site Plan Amendment No. 81992023A, as approved by the Board. Staff supports this plat of correction.
GENERAL NOTES:
1. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plat, site plan, project plan, or other plan, allowing development of the property approved by the Montgomery County Planning Board are intended to survive and not be extinguished by recording of this plat. Where not expressly contemplated by this plat, are expressly contemplated by the Planning Board and are available for public review during normal business hours.
2. Property markers in place are shown true to scale.
3. The record plat is not intended to show every matter affecting the ownership and use of the property. The subdivision record plat is not intended to replace an examination of title report or to depict on the plat all matters affecting title.
4. This property is served by public water and sewer system only.
5. This property is zoned R12 and is shown on the map.
6. This property is shown on VEC 201 SAD sheet.
7. This property lies within zone X, and is shown fully mapped in the Community Panel No. 15508, effective date November 15, 2000.
8. Coordinates shown herein are based upon the plat of subdivision recorded in plat book 170 plat no. 1970.
9. This plat is being prepared under the Montgomery County Code Subdivision Process for a plat of correction in accordance with County Code Section 17-702 in order to revise the subdivision in accordance with Amendment No. 5.
10. As the record plat is subject to all the terms, provisions, and restrictions set forth in the preliminary plan and site plan.

OWNER'S CERTIFICATE:
VC TONY GILBERT and SHARON ELIZABETH GILBERT, owners of the property shown herein, hereby adopt this plat of subdivision and establish the minimum building restriction lines, subject to current and applicable regulations of all federal, state, and local government agencies. Further, the owners have caused all property owners to be set by a registered Maryland land surveyor in accordance with Section 30.4.6.3 of the Montgomery County Code. There are no suits, actions, trusts, liens or leases affecting the property included in this plat of subdivision except that certain deed of trust records in the land record of Montgomery County, Maryland in Liber 19700 at page 565, and the parties in interest thereto assign to this plat of subdivision.

DATE: 4/9/98

OWNER: VC HEREBY ASSIST TO THIS PLAT OF RESUBDIVISION FOR WELLS FARGO BANK.

DATE: 4/8/98

DATE: 4/8/98

DATE: 4/19/88

DATE: 4/19/88

SURVEYOR'S CERTIFICATE:
I hereby certify to the best of my professional knowledge, information and belief that the plat shown herein is correct that it is a subdivision of all of the land acquired by TONY GILBERT and SHARON ELIZABETH GILBERT, by deed dated October 11, 1993, as recorded among the land records of Montgomery County, Maryland in Liber 595 at page 253 and I further certify that all property corners shown herein are as determined herein in accordance with the provisions of Section 30.4.6.6 of the Montgomery County Code. The total area of this plat is 9,363 square feet or 0.2179 acres of land of which 0.0 square feet is dedicated to public use.

DATE: 4/18/98

PREPARED BY: MERIDIAN SURVEYS, INC.
STEPHEN J. WENTHOLD, PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 10766
EXPIRES 6-15-2023

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY, MARYLAND

APPROVED: DATE: 
CHAIRMAN: ASSIST. SECRETARY TREASURER: 

PLAT NO.: 

LEGAL: 
PUE, PUBLIC UTILITY EASEMENT:

RECORDED: 

PLAT NUMBER:

GRAPHIC SCALE 1"=20'

N 96°59'08" W 18'33'04" E 1794' N 89°53'24" W 1833'04" E 1794'

LOT 45
SUBDIVISION RECORD PLAT
LOT 45, BLOCK A
ASHLEY HOLLOW
ELECTION DISTRICT NO. 8
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=20' MAY 2018
GILBURT RESIDENCE
AMENDED FINAL FOREST CONSERVATION PLAN
2801 SHADOWRIDGE DRIVE, OLNEY, MARYLAND 20832
CERTIFIED SITE PLAN AMENDMENT # 81992023A