

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

Location: Located on the north side of Grace Church Road, 275 feet east of 3rd Avenue.

Master Plan: North and West Silver Spring Master Plan

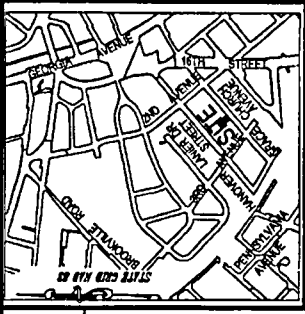
Plat Details: R-60 zone; 1 lot

Owner: Renovation Solutions LLC

Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.C.2 of the Subdivision Regulations, which states:

- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating a lot and an abandoned road right-of-way, if:
 - a. any conditions applicable to the original subdivision remain in effect;
 - b. the number of trips generated on the new lot do not exceed those permitted for the original lots; and
 - c. all required right-of-way dedication is provided.
 2. by consolidating an existing platted lot or part of a lot that contains a legally constructed detached house, with a piece of land created as a result of a deed, if:
 - a. the portion of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
 - b. any conditions applicable to the existing lot remain in effect on the new lot;
 - c. any required road dedication is provided; and
 - d. the existing platted lot was not identified as an outlot on a plat.

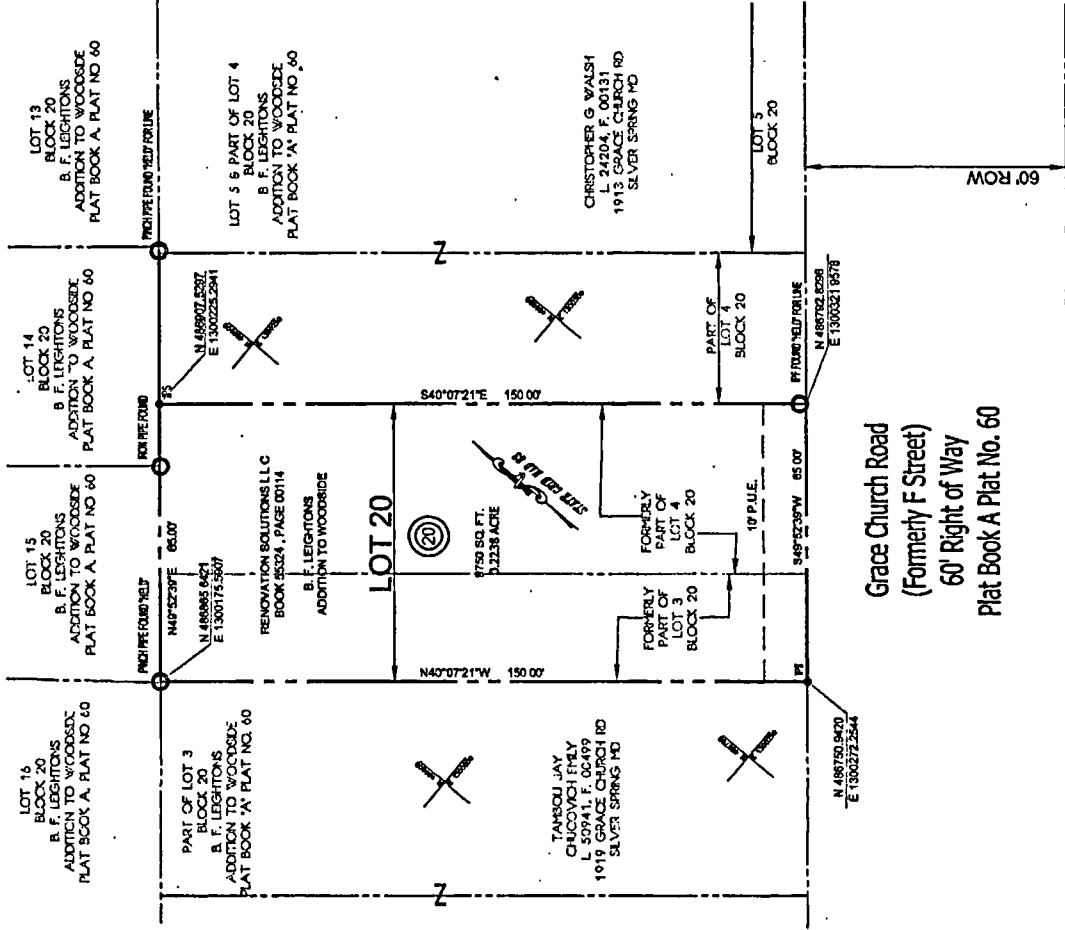
Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50.7.1.C.2. and supports this minor subdivision record plat.



VICINITY MAP

SCALE 1"=200'

PLAT NO.



Grace Church Road
(Formerly F Street)
60' Right of Way
Plat Book A Plat No. 60

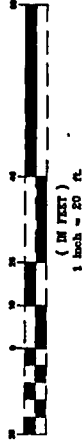
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS A RESUBDIVISION OF ALL OF THE LANDS CONVERTED TO RENOVATION SOLUTIONS LLC BY BILLY L. WALSH PER A DEED DATED OCTOBER 14, 2014, RECORDED IN BOOK 55324 AT PAGE 120, MONTGOMERY COUNTY, MARYLAND, AND THE LANDS CONVERTED TO RENOVATION SOLUTIONS LLC BY TANSOL JAY CHUCOVICH PER A DEED DATED OCTOBER 14, 2014, RECORDED IN BOOK 55324 AT PAGE 120, MONTGOMERY COUNTY, MARYLAND, AND THE TOTAL AREA OF THE LANDS SHOWN HEREON IS 0.2228 ACRES. I AM A LICENSED SURVEYOR IN MONTGOMERY COUNTY, MARYLAND, AND THAT ALL PROPERTY COORDINATES SHOWN ON THIS PLAT ARE IN ACCORDANCE WITH SECTION 94-4.5 OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

John P. Prettyman
PROFESSIONAL LAND SURVEYOR
EXPIRATION DATE: JUNE 08, 2020



GRAPHIC SCALE



NOTES.

1. THE PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER AND SEWER.
2. THIS PROPERTY IS SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. IPS = IRON PIN SET
RPF = IRON PIPE FOUND
RFR = IRON ROD FOUND
4. THIS PROPERTY IS SHOWN ON TAX MAP JP171.
5. THIS PROPERTY IS SHOWN ON W.S.S.C 200-FT SHEET 211 NW 02.
6. FLOOD ZONE "X" PER F.E.M.A. FIRM MAP, COMMUNITY PANEL, 2403100370D, EFFECTIVE ON SEPT. 21, 2008
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS CONTAINED IN THE DEEDS, PLATS, PLAT BOOKS, PLAT BOOK 'A', AND PLAT BOOK 'B' WHICH ARE REFERENCED TO IN THIS PLAT ARE INCORPORATED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 93.11 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 93 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION PART OF TWO LOTS INTO A LOT, AS APPROVED FOR IN SECTION 93.11.C.2.
9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OF NOTE ALL MATTERS AFFECTING TITLE.

OWNERS' CERTIFICATE

WE RENOVATION SOLUTIONS LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION. WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E.", TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS DECLARED IN LIBER 3654 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO UNRECORDED SUILTS, LIENS, LEASES, MORTGAGES OR TRUSTS, AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT FOR A CERTAIN DEED OF TRUST AND THE PARTIES IN THERE TO INDICATE THEIR ASSENT BELOW

Peter Garvin
DATE: _____
MANAGING MEMBER

Peter Garvin
DATE: _____
THE GARVIN FAMILY TRUST
MANAGING MEMBER

DEPARTMENT OF PERMITTING SERVICES
Montgomery County, Maryland
Case: DOB-2018-02-22-08
Renee Jones
TOTAL AREA: 0.790 SQ FT

APPROVED: _____
Chairman
M.N.C.P. & P.C. RECORD FILE NO. _____
Asst. Secretary - Treasurer

RECORDED: 12/21/18 (1070)

RONALD PRETTYMAN
PROFESSIONAL LAND SURVEYOR
35698 ARMY NAVY DRIVE
MECHANICSVILLE, MARYLAND 20659
PHONE: (301) 904-2935

PLAT NUMBER: _____

RESUBDIVISION PARTS OF LOTS 3 AND 4, BLOCK 20

SUBDIVISION RECORD PLAT
LOT 20, BLOCK 20

B. F. LEIGHTONS

ADDITION TO WOODSIDE

13th ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=20' JUNE 2018