

Plat Name: William H. Wheatley's Subdivision of part of Josephs Park
Plat #: 220190680

Location: Located on the west side of Wheatley Street, 200 feet north of Oberon Street

Master Plan: Kensington Sector Plan 2010

Plat Details: R-60 zone; 2 lots

Owner: Estate of Jacqueline B. Jones

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.

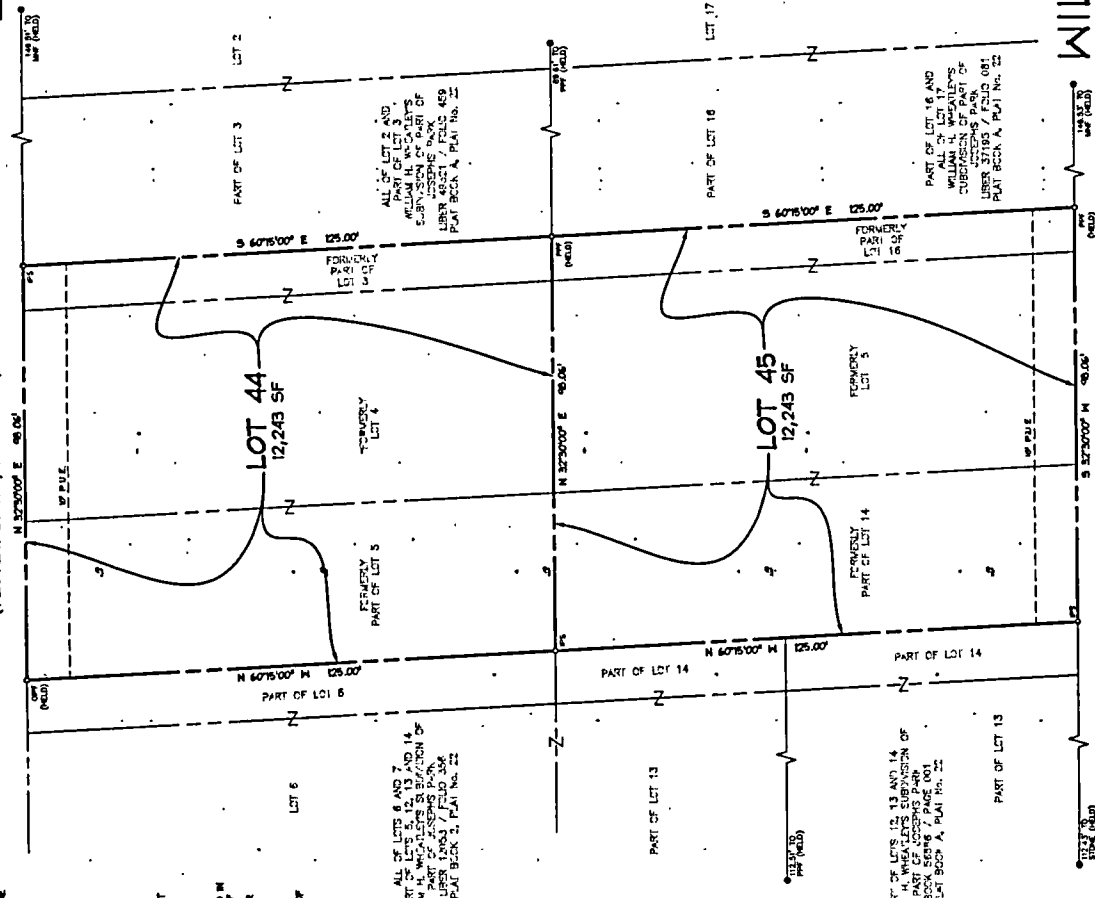
Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50.7.1.C.2. and supports this minor subdivision record plat.



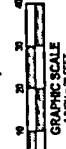
VICINITY MAP
SCALE 1" = 200'

PLAT No.

ST. PAUL STREET
(PREVIOUSLY MITCHELLS-CROSS ROADS TO KNOXES STATION)
RIGHT-OF-WAY WIDTH UNDERLINED ON PLAT
(PER PLAT BOOK A, PLAT NO. 22)



WHEATLEY STREET
(PREVIOUSLY MARLE AVENUE)
RIGHT-OF-WAY WIDTH UNDERLINED ON PLAT
(PER PLAT BOOK A, PLAT NO. 22)



- NOTES**
1. THE PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER AND SEWER.
 2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECORDED.
 3. MFP - THIS WAS FOUND
 4. MFP - THIS WAS FOUND
 5. MFP - THIS WAS FOUND
 6. MFP - THIS WAS FOUND
 7. MFP - THIS WAS FOUND
 8. FLOOD ZONE "X" PER FEZLA, PERI MAPS, CERTAINITY PANEL NUMBER 208404D.
 9. ALL TERMS, CONDITIONS, COVENANTS, EASEMENTS, RIGHTS, AND OTHER MATTERS ASSOCIATED WITH THIS PROPERTY AS PROVIDED BY THE PARTICIPATING COUNTY PLANNING BOARD ARE AVAILABLE FOR PUBLIC REVIEW NORMAL BUSINESS HOURS.
 10. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR PAPER SUBDIVISION APPROVALS CONTAINED IN THE MARYLAND SUBDIVISION RECORD PLAT ACT AND REGULATIONS THEREUNDER AND IS FILED WITH THE RECORDS OF THE MARYLAND STATE ARCHIVES.
 11. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPLOT OR NOTE ALL MATTERS AFFECTING TITLE.
 12. LOT 44 IS LOCATED WITHIN THE EDGEWATER HISTORIC DISTRICT.

OWNERS' CERTIFICATE

I, Karen A. Murchio, RECORDS MANAGER OF THE STATE ARCHIVES, HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A REVISION OF ALL OF THE LOTS CONVERTED BY JOHN H. JONES AND JACQUELINE B. JONES INTO JACQUELINE B. JONES, BY A DEED DATED MAY 25, 2002, AND RECORDED IN PLAT BOOK A, PLAT NO. 22, AND THAT THE PLAT SHOWN HEREON IS A REVISION OF ALL OF THE LOTS OF LOT 4, PART OF LOT 5, PART OF LOT 14, ALL OF LOT 15 AND PART OF LOT 16, WILLIAM H. WHEATLEY'S SUBDIVISION OF PART OF JOSEPHS PARK, AS RECORDED IN PLAT BOOK A, PLAT NO. 22, AND THAT THE LAND RECORDED IN THIS PLAT IS 24.66 ACRES, SQUARE FEET, AND THAT ALL PROPERTY CORNERS MARKED THIS DATE ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 10.11(a) OF THE SUBDIVISION REGULATIONS OF FORTIORITY COUNTY, MARYLAND.

Karen A. Murchio
DATE: 6/18/19
RECORDS MANAGER OF THE STATE ARCHIVES
OF JACQUELINE B. JONES, (DECEASED)

Karen A. Murchio
DATE: 6/18/19
RECORDS MANAGER OF THE STATE ARCHIVES
OF JACQUELINE B. JONES, (DECEASED)

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 REVISION OF ALL OF THE LOTS CONVERTED BY JOHN H. JONES AND JACQUELINE B. JONES INTO JACQUELINE B. JONES, BY A DEED DATED MAY 25, 2002, AND RECORDED IN PLAT BOOK A, PLAT NO. 22, AND THAT THE PLAT SHOWN HEREON IS A REVISION OF ALL OF THE LOTS OF LOT 4, PART OF LOT 5, PART OF LOT 14, ALL OF LOT 15 AND PART OF LOT 16, WILLIAM H. WHEATLEY'S SUBDIVISION OF PART OF JOSEPHS PARK, AS RECORDED IN PLAT BOOK A, PLAT NO. 22, AND THAT THE LAND RECORDED IN THIS PLAT IS 24.66 ACRES, SQUARE FEET, AND THAT ALL PROPERTY CORNERS MARKED THIS DATE ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 10.11(a) OF THE SUBDIVISION REGULATIONS OF FORTIORITY COUNTY, MARYLAND.

Jeffrey Allen Herring
DATE: 6/18/19
SURVEYOR
PRO REG. NO. 7859
EXPIRATION DATE: JULY 09, 2019

SUBDIVISION RECORD PLAT
LOTS 44 AND 45

**WILLIAM H. WHEATLEY'S
SUBDIVISION OF PART
OF JOSEPHS PARK**

A RESUBDIVISION OF PART OF LOT 3, ALL OF LOT 4, PART OF LOT 5, PART OF LOT 14, ALL OF LOT 15 AND PART OF LOT 16
WHEATON (13TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' MARCH, 2019

PLAT TABULATION

ACRES OF LOTS	24.66
SQUARE FEET	1,061,136
AREA OF PARCELS	1,061,136
AREA OF STREET DEDICATION	0
TOTAL AREA	1,061,136

Department of
Permitting Services
Montgomery County, Maryland

Date: 6-26-2019
Approved: [Signature]
Assistant Director

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board

Approved: _____
M.N.C.P. & P.C. Record File No. _____



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Bethesda, MD 20814
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301-407-8048 fax
www.cois-engineering.com
info@cois-engineering.com

Recorded _____
Plat No. _____