



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 1B
1-9-2020

MEMORANDUM

DATE: December 30, 2019

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator
Jay Beatty, Senior 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 January 9, 2020

SSS
JRB

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:

220190740 **Norbrook Village**

Plat Name: Norbrook Village

Plat #: 220190740

Location: Located on the south side of Old Baltimore Road, 415 feet west of Covered Wagon Way

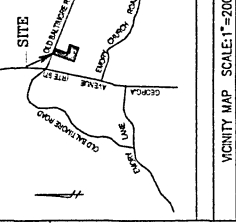
Master Plan: Olney Master Plan

Plat Details: RE-2 zone; 1 lot

Owner: Ahmad and Zainab Akbari

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120150210 (MCPB Resolution No. 19-053), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

PLAT NO.:



OWNER'S CERTIFICATION:

WE AHMAD SHAFIQ AKBARI AND ZAINAB AKBARI, OWNERS OF THE PROPERTY DESCRIBED HEREON, ADOPT THIS PLAN OF SUBDIVISION, GUARANTEE COMPLIANCE WITH THE PROVISIONS OF SECTION 50.4.3.C. OF THE SUBDIVISION REGULATIONS.

FURTHER, WE GRANT TO THE APPLICABLE UTILITY COMPANIES, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, A PUBLIC UTILITY EASEMENT IN, ON, AND OVER THE LAND DESIGNATED HEREON AS "7.7.3 P.U.E.", WITH THE TERMS AND PROVISIONS OF SAID PUBLIC UTILITY EASEMENT AGREEMENT, RECORDING BOOK 3303 PAGE 46. THE TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS RECORDED IN LIBER 3934 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, TEMPORARY SLOPE EASEMENTS 25 FEET WIDE ADJACENT, CONTIGUOUS AND PARALLEL, TO ALL PUBLIC STREET RIGHT OF WAY LINES, SAID TEMPORARY SLOPE EASEMENTS SHALL BE LIMITED TO THE PERIOD OF TIME NECESSARY FOR THE COMPLETION OF PUBLIC STREETS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND.

FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, A PUBLIC IMPROVEMENT EASEMENT IN, ON AND OVER THE LAND DESIGNATED HEREON AS "7.7.3 P.I.E.", WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN INSTRUMENT FILED FOR RECORD IN MONTGOMERY COUNTY, MARYLAND, RECORDING BOOK 3304 AT FOLIO 12 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

AS OWNERS OF THE SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.C. OF THE MONTGOMERY COUNTY CODE PRIOR TO THE ACCEPTANCE OF PUBLIC STREETS FOR MAINTENANCE.

THERE ARE NO SUIITS OR ACTIONS AT LAW, LEASES, DEEDS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

[Signature]
 DATE: 12/16/2019
 AHMAD SHAFIQ AKBARI
 ZAINAB AKBARI
 WITNESS: *[Signature]*
 DATE: 12/16/2019

PLAT OF SUBDIVISION

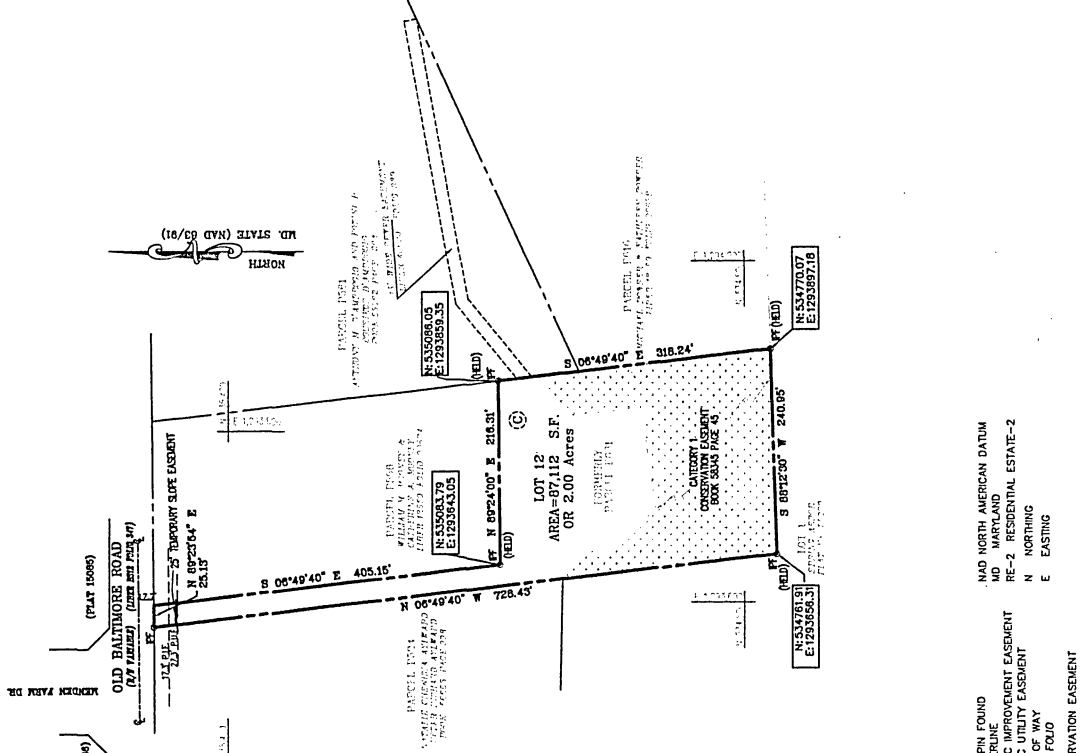
LOT 12 BLOCK C

NORBROOK VILLAGE

OLNEY (8th) ELECTION DISTRICT
 Montgomery County, Maryland



SCALE: 1" = 100' DATE: NOVEMBER, 2019



NOTES:

1. 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 DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
2. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS EXPRESSLY COMPLETED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
3. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
4. THIS PROPERTY IS ZONED RE-2.
5. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE RE-2 ZONE.
6. THIS PROPERTY IS LOCATED ON TAX MAP GRID HT-51 PARCEL P631. WSSC GRID 223NW03
7. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE USES AND CONDITIONS OF PRELIMINARY PLAN NO. 120150210.
8. THIS PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A THE MONTGOMERY COUNTY FOREST CONSERVATION ACT, WHICH MAY BE AVAILABLE AT THE FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.
9. THIS PROPERTY IS THE BENEFICIARY OF AN EASEMENT FOR SANITARY SEWER CONNECTION, RECORDED IN LIBER 48680 AT FOLIO 359, IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL THE LAND CONVEYED BY MARY BETH WIGGER AND WALTER H. MCCLURE UNTO AHMAD SHAFIQ AKBARI AND ZAINAB AKBARI, BY DEED DATED MARCH 10, 2014 AS RECORDED IN LIBER 48439, AT FOLIO 294, AND RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I HEREBY CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNERS' CERTIFICATION HEREON, ALL MONUMENTS, PROPERTY MARKERS AND OTHER BOUNDARY MARKERS WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.C. OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF LAND SHOWN ON THIS PLAT IS 87,112 SQUARE FEET OR 2.00 ACRES OF LAND OF WHICH NONE WILL BE DEDICATED TO PUBLIC USE.

[Signature]
 DATE: 12/16/2019
 PROPERTY CLERK
 MONTGOMERY COUNTY, MARYLAND
 EXPIRATION DATE: 3/9/2021

- LEGEND**
- IRON PIN FOUND
 - OFF CENTERING
 - CONTRIBUTIVE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R/W RIGHT OF WAY
 - L.F. LIBER FOLIO
 - CONSERVATION EASEMENT
 - NAD NORTH AMERICAN DATUM
 - MD MARYLAND
 - RE-2 RESIDENTIAL ESTATE-2
 - N NORTHING
 - E EASTING

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED:

CHAIRMAN

ASST. SECRETARY-TREASURER

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

APPROVED:

[Signature]
 12-18-2019

DIRECTOR

DATE:

PLAT No:

KRIS CONSULTANTS, LLC

301 PIPING ROCK DRIVE, SILVER SPRING, MD. 20905
 TEL: (301) 648-2649 FAX: (301) 499-5636
 EMAIL: KRISCONSULTANTS@VERIZON.NET

