

Plat Name: Chestnut Ridge
Plat #: 220200170

Location: Located on the north side of Germantown Road (MD 118) at the intersection with Waters Road
Master Plan: MARC Rail Communities Sector Plan
Plat Details: CRT zone; 1 lot, 1 outlot
Owner: M SQ., LLC

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 right of way for Waters Road by a total of 5 square feet, and to incorporate the recently abandoned portion of Waters Road into the requisite adjoining property, as required by Abandonment Case No. AB763 and Montgomery County Council Resolution No. 19-73.

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.F. and supports this minor subdivision record plat.

PLAT NO.

SURVEYOR'S CERTIFICATE

I hereby certify on behalf of Morris, Hendricks & Glascock, P.A. that the plat shown hereon is correct; that it is a subdivision of the lands conveyed to M SO, LLC by the following conveyance as recorded among the Land Records of Montgomery County, Maryland:

1. Part of the land conveyed by Maurice Stouart and Maurice Stouart, by deed dated September 23, 2009 and recorded in Liber 38114 at Page 254.
2. Part of the land conveyed by M SO, LLC by deed dated August 3, 2016 and recorded in Book 53004 at Page 302.
3. All of the land conveyed by M SO, LLC by deed dated August 3, 2016 and recorded in Book 53004 at Page 302.
4. A portion of Waters Road abandoned under Montgomery County Council Resolution No. 19-73 adopted April 21, 2019 and recorded in Book 57551 at Page 1.

Also being a re-subdivision of Lot 1 & Outlot A as delineated on a plat of subdivision entitled "CHESTNUT RIDGE" as recorded among said Land Records at Plat No. 25386.

I hereby certify on behalf of Morris, Hendricks & Glascock, P.A. that, once engaged as described in the owner's certification hereon, all measurements and all property corners and other boundary markers will be set in accordance with the provisions of Section 50.13.0 of the Montgomery County Code. I hereby certify that the survey and plat shown hereon are true and correct and that the same were prepared and reduced in accordance with the provisions of Section 50.13.0 of the Montgomery County Code. The total area of street dedication included on this plat is 33,058 square feet or 0.89959 acres.

Thomas Hendricks & Glascock, P.A.
Professional Land Surveyor
Md. Reg. No. 21133
Expiration Date: June 21, 2020

Date

OWNER'S CERTIFICATE
M SO, LLC, a Maryland limited liability company, owner of the property shown hereon, hereby adopts this plat of subdivision; hereby dedicates the area for Waters Road to Montgomery County, Maryland for the purpose of a public road as indicated hereon. As owners of this subdivision, we warrant that we are duly qualified to execute this plat of subdivision and that all information to be set by a registered Maryland Land Surveyor, in accordance with Section 50.13.0 of the Montgomery County Code.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of subdivision.

2/19/2020
Date

Mark A. Wildman, Managing Member

LEGEND:
UO01 = MONTGOMERY COUNTY DEPARTMENT OF TRANSPORTATION
R/W = RIGHT OF WAY
SHA = STATE HIGHWAY ADMINISTRATION

PALEIMBALANCE:

Number of Lots	1
Number of Outlots	18,050 sq. ft.
Area of Outlot	1,001 sq. ft.
Area of Street Dedication	3 sq. ft.
TOTAL Area	37,058 square feet or 0.89959 acres

AREA OF LANDS TO BE SUBDIVIDED:

PLAT NO.	ACRES	SQ. FT.
24670	1.1101	47,907
24671	1.1101	47,907
24672	1.1101	47,907
24673	1.1101	47,907
24674	1.1101	47,907
24675	1.1101	47,907
24676	1.1101	47,907
24677	1.1101	47,907
24678	1.1101	47,907
24679	1.1101	47,907
24680	1.1101	47,907
24681	1.1101	47,907
24682	1.1101	47,907
24683	1.1101	47,907
24684	1.1101	47,907
24685	1.1101	47,907
24686	1.1101	47,907
24687	1.1101	47,907
24688	1.1101	47,907
24689	1.1101	47,907
24690	1.1101	47,907
24691	1.1101	47,907
24692	1.1101	47,907
24693	1.1101	47,907
24694	1.1101	47,907
24695	1.1101	47,907
24696	1.1101	47,907
24697	1.1101	47,907
24698	1.1101	47,907
24699	1.1101	47,907
24700	1.1101	47,907
24701	1.1101	47,907
24702	1.1101	47,907
24703	1.1101	47,907
24704	1.1101	47,907
24705	1.1101	47,907
24706	1.1101	47,907
24707	1.1101	47,907
24708	1.1101	47,907
24709	1.1101	47,907
24710	1.1101	47,907
24711	1.1101	47,907
24712	1.1101	47,907
24713	1.1101	47,907
24714	1.1101	47,907
24715	1.1101	47,907
24716	1.1101	47,907
24717	1.1101	47,907
24718	1.1101	47,907
24719	1.1101	47,907
24720	1.1101	47,907
24721	1.1101	47,907
24722	1.1101	47,907
24723	1.1101	47,907
24724	1.1101	47,907
24725	1.1101	47,907
24726	1.1101	47,907
24727	1.1101	47,907
24728	1.1101	47,907
24729	1.1101	47,907
24730	1.1101	47,907
24731	1.1101	47,907
24732	1.1101	47,907
24733	1.1101	47,907
24734	1.1101	47,907
24735	1.1101	47,907
24736	1.1101	47,907
24737	1.1101	47,907
24738	1.1101	47,907
24739	1.1101	47,907
24740	1.1101	47,907
24741	1.1101	47,907
24742	1.1101	47,907
24743	1.1101	47,907
24744	1.1101	47,907
24745	1.1101	47,907
24746	1.1101	47,907
24747	1.1101	47,907
24748	1.1101	47,907
24749	1.1101	47,907
24750	1.1101	47,907

APPROVED: _____
DIRECTOR

APPROVED: 2-24-2020
SECRETARY-TREASURER

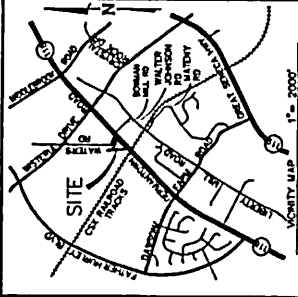
CHARMAN
M.M.C.P. & P.C. RECORD FILE NO. _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

MONTGOMERY COUNTY, MARYLAND
PLANNING COMMISSION

MONTGOMERY COUNTY PLANNING BOARD

GRAPHIC SCALE
(IN FEET)
1 inch = 40 feet



TAX MAP NO. EU342
WSSC 227 NWT3

- NOTES:**
1. This property shown hereon is currently zoned CRT-1.0 C-0.5 R-0.75 H-63T.
 2. The property is served by public water and sewer systems only.
 3. This subdivision record plat is not intended to show any restrictions on the use of the property. The subdivision record plat is not intended to replace an abatement of title or to depict or note all matters affecting title.
 4. All levels, conditions, agreements, limitations, and requirements recorded with this plat, including any project plan or other plan, arising out of this property, approved by the Montgomery County Planning Board and recorded in the Land Records of Montgomery County, Maryland, are hereby incorporated by reference into this plat, unless expressly contemplated by the plan as approved. The official public file for any such plan is available at the Montgomery County Planning Board and available for public review during normal business hours.
 5. This plat is subject to uses and conditions as allowed by Preliminary Plan No. 12018035 entitled "Overlaid Ridge".
 6. The property shown hereon is subject to the provisions of Chapter 22A, Montgomery County Ordinance, and the provisions of the Land Records of Montgomery County, Maryland. These provisions shall apply to the property in accordance with an Agreement recorded among the Land Records of Montgomery County, Maryland in Liber 52180 at Page 342.
 7. The property shown hereon is subject to the provisions of the Land Records of Montgomery County, Maryland, as recorded in Book 53099 at Page 243, among the Land Records of Montgomery County, Maryland.
 8. This property is subject to the terms and conditions of a Recordation and Shared Parking Agreement as recorded in Book 53099 at Page 243, among the Land Records of Montgomery County, Maryland.
 9. This plat complies with the requirements for minor subdivision approvals specified in Section 50.13.0 of the Montgomery County Code. This plat includes a revision to the right of way dimensions for Waters Road, in accordance with the County Council Abatement No. 40762.
 10. This Plat is intended to effectuate and satisfy the provisions of the Agreement No. 40762, adopted by Montgomery County Council Resolution No. 19-73, adopted April 23, 2019.
 11. Coordinates shown hereon are based on the Maryland Coordinate System NAD 83/2011 Datum as projected by NCS and are for Geographical Information System (GIS) only. The Maryland State Plane Reference System (MSRS) was used for the computation of the coordinates for this site. The combined scale factor for this site is 0.9999931292.

SUBDIVISION RECORD PLAT
LOT 2 & OUTLOT B
CHESTNUT RIDGE
BEING A RESUBDIVISION OF
LOT 1 & OUTLOT A
ELECTION DISTRICT No. 2
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40'
FEBRUARY, 2020

MHG Morris, Hendricks & Glascock, P.A.
Engineers & Planners
Landscape Architects • Surveyors
8200 Haymarket Road, Suite 170
Montgomery County, Maryland
20886-1779
Phone: 301.670.8040
Fax: 301.670.8041
www.mhgap.com