Plat Name: Glen Mill Knolls
Plat #: 220200010

Location: Located on the north side of Tanager Lane, approximately 1,500 feet west of Glen Mill Road.
Master Plan: Potomac Subregion 2002 Master Plan
Plat Details: RE-2 zone; 1 lot
Owner: Jianxin Yang and Aiqin Yu

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

A. Minor lot line adjustment. The sale or exchange of part of a lot between owners of adjoining lots for the purpose of small adjustments in boundaries, if:

1. the total area of the adjustment is 5 percent or less of the combined area of the lots affected by the adjustment;

2. additional lots are not created;

3. the adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved;

4. the owner submits a scaled drawing for review and approval by the Director. The drawing may be a copy of the existing record plat and must contain the following information:
   a. proposed lot line adjustment as a dashed line;
   b. any buildings, driveways, or other improvements located within 15 feet of the proposed adjusted lot line;
   c. any minimum building setback that would be altered by the minor lot line adjustment; and
   d. the amount of lot area affected by the minor lot line adjustment;

5. The drawing is approved, revised, or denied by the Director in writing within 10 days after the drawing is submitted or it is deemed approved.

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.A. and supports this minor subdivision record plat.

Planning Board Agenda: February 27, 2020
SURVEYOR'S CERTIFICATION

I hereby certify that the survey information shown hereon is correct; that this plat of subdivision has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland, that this plat is a subdivision of that real property conveyed from Doris J. Ward to Jianxin Yang and Aljin Yu, husband and wife, by a Confirmation and Correction Deed, dated May 21, 2009, recorded among the Land Records of Montgomery County, Maryland in Liber 7566 at Folio 422.

That property corner markers will be set in accordance with Section 50.4.3.G of the Montgomery County Code (Subdivision of Land) if so engaged.

The total area included in this plat of subdivision is 87,169 square feet or 2.001 acres. There is no area being dedicated to public use by this plat.

Date: 2/10/2010

JOHN R. WITMER
Professional Land Surveyor
Maryland No. 10660
Two year MLS/PLS Professional Land Surveyor's License Renewal Date 11/7/2023

OWNERS' CERTIFICATION

We, Jianxin Yang and Aljin Yu, husband and wife, as the owners of the property shown and included hereon hereby:

adopt this plat of subdivision, and establish the building restriction lines, grant a Public Utilities Easement (P.U.E.), as shown hereon, to the parties named in document titled "Terms and Provisions of a Public Utility Easement" as recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, subject to all current and applicable regulations of all federal, state, and local governing agencies.

We or our successors and assigns will cause property corner markers to be set by a Maryland Licensed Land Surveyor in accordance with Section 50.4.3.G of the Montgomery County Code (Subdivision of Land).

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

Date: 6/19/2009

Jianxin Yang
Aljin Yu