

**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.

**NOTES**

The property included on this subdivision plat is currently zoned RE-2.  
 The property included in this subdivision is intended for public water and private septic service.  
 The septic reserve area is approved for a maximum of 5 bedrooms.  
 This subdivision record plat is not intended to show every matter affecting or restricting the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to note all matters affecting title.  
 All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of the property included on this plat as approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.  
 This plat is in performance with Section 50-7.1.A of the Montgomery County Code (Subdivision of Land) being a minor lot line adjustment.

**OWNER'S CERTIFICATION**

We, Jianxin Yang and Aiqin 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: 02/16/2020

**OWNER'S CERTIFICATION**

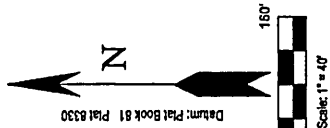
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**PLAT NO.**



**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 Donis J. Ward to Jianxin Yang and Aiqin Yu, husband and wife, by a Confirmatory and Corrective Deed, dated May 21, 2019, recorded among the Land Records of Montgomery County, Maryland in Liber 57662 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 dedicate to public use by this plat.

Date: 02/16/2020  
 JOHN R. WITMER  
 Professional Land Surveyor  
 Maryland No. 10668  
 Two Year ROLLER Professional Land Surveyor's License Renewal Date: 11/29/2021

Books	Acres	Chief Measure	Delta	Excess
15207	174.06	S 57° 05' 51"	172.23'	28' 18" 20"
				08.87'

220200010

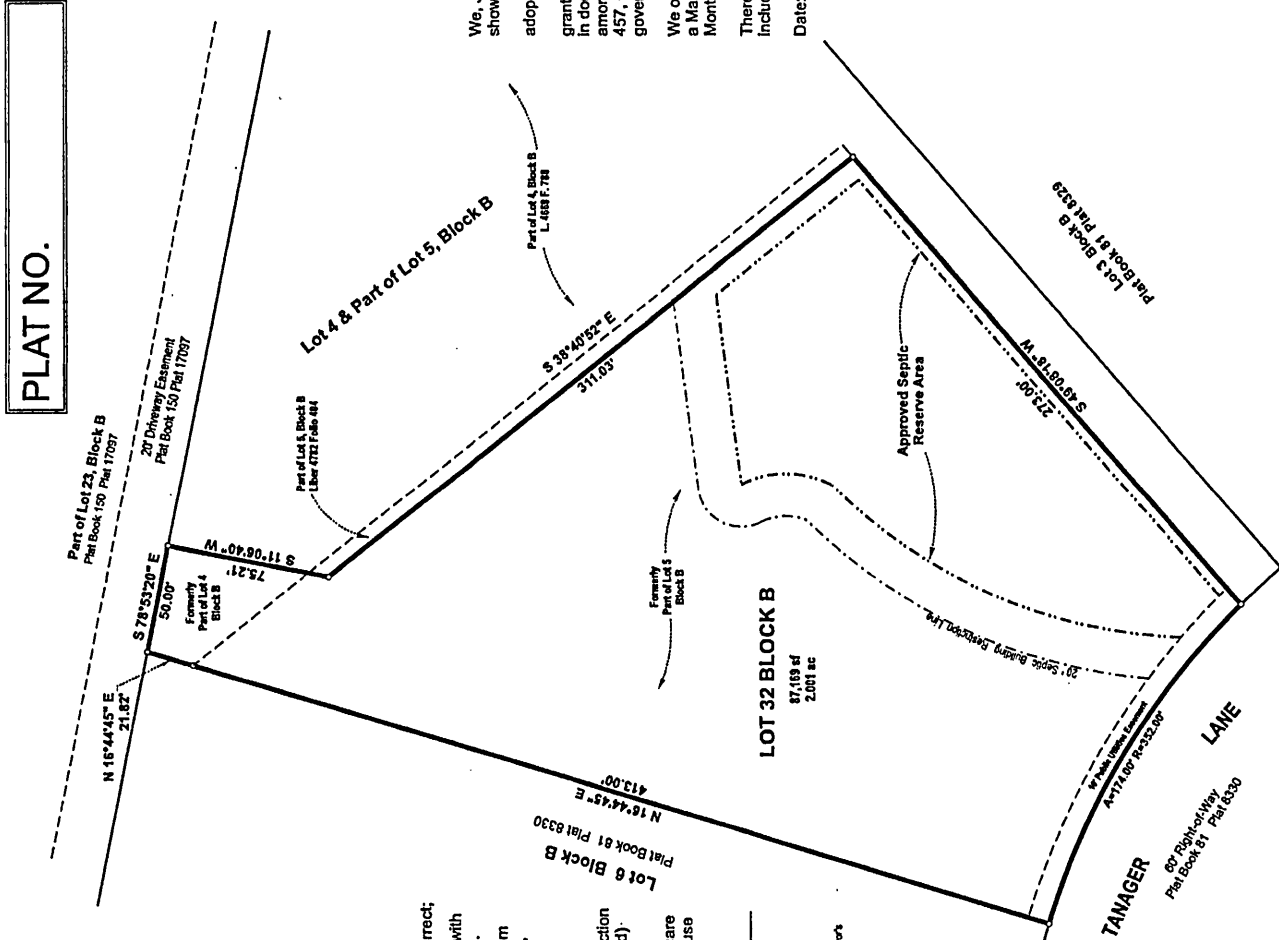
THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 THE MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_  
 CHAIRMAN  
 SECRETARY-TREASURER  
 M.N.C.P. & P.C. RECORD FILE NUMBER: \_\_\_\_\_

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF  
 PERMITTING SERVICES

APPROVED: 2-12-2020  
 BY: John K. Kaminski  
 A.S.P. DIRECTOR

PLAT NO. \_\_\_\_\_  
 DATE: \_\_\_\_\_



FR 341	217 NW 10	ADC	68 B-7
<b>SUBDIVISION RECORD PLAT</b>			
LOT 32, BLOCK B A Resubdivision of Part of Lots 4 and 5, Block B <b>GLEN MILL KNOLLS</b> ROCKVILLE (4th) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND			
WITMER ASSOCIATES, LLC 14100 Lakeshore Drive, Suite 200 Rockville, MD 20850 Tel: (301) 740-1409 Fax: (301) 740-3008 E-Mail: info@witmer.com			
SCALE	DATE	PLAT NO.	SHEET NO.
1" = 40'	Feb 2020	02734 E	1 of 1