



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

MCPB
Item # 1B
4-23-2020

MEMORANDUM

DATE: April 10, 2020 (Revised April 16, 2020)

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 April 23, 2020

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:

- 220200180** Waredaca Estates
- 220200060** Little Tavern Tract (Added April 16, 2020)

Plat Name: Waredaca Estates
Plat #: 220200180

Location: Located on the west side of Howard Chapel Road, approximately 1,900 feet north of Damascus Road (MD 650)

Master Plan: Olney Master Plan

Plat Details: AR zone; 1 lot

Owner: Waredaca Farm, L.L.C.

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620190090 (MCPB Resolution No. 19-118), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan.

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of part of the land acquired by Waredeca Farm L.L.C., and described in the following deeds:

1. Liber: 1897 Folio 31, as to a 4.60% interest
2. Liber: 1895 Folio 54, as to a 4.62% interest
3. Liber: 2033 Folio 45, as to a 4.62% interest
4. Liber: 2034 Folio 60, as to a 1.74% interest
5. Liber: 2035 Folio 42, as to a 1.74% interest
6. Liber: 2056 Folio 51, as to a 1.90% interest
7. Liber: 3187 Folio 114, as to a 1.90% interest
8. Liber: 3406 Folio 797, as to a 1.90% interest
9. Liber: 4321 Folio 439, as to a 77.12% interest

All among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set in place as shown on the plat hereon, and that the area of the land shown on the plat is 2.3359 acres of land. There is no dedication to the public use.

Thomas A. Maddox
 Thomas A. Maddox Date 3/16/2020
 Registered Professional Land Surveyor
 MD #10850
 Exp. 4/3/22

PLAT NO.

OWNER'S CERTIFICATION

We, the undersigned, owners of the property shown hereon, hereby adopt this plat of subdivision and establish building restriction lines. The owner will cause all property corner markers and any other required monuments to be set by a registered Maryland Land Surveyor, in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no suits, mortgages, leases, liens or trust affecting the subject property, except for certain a deed of trust and the party in interest thereto has here indicated their assent.

Waredeca Farm, L.L.C.

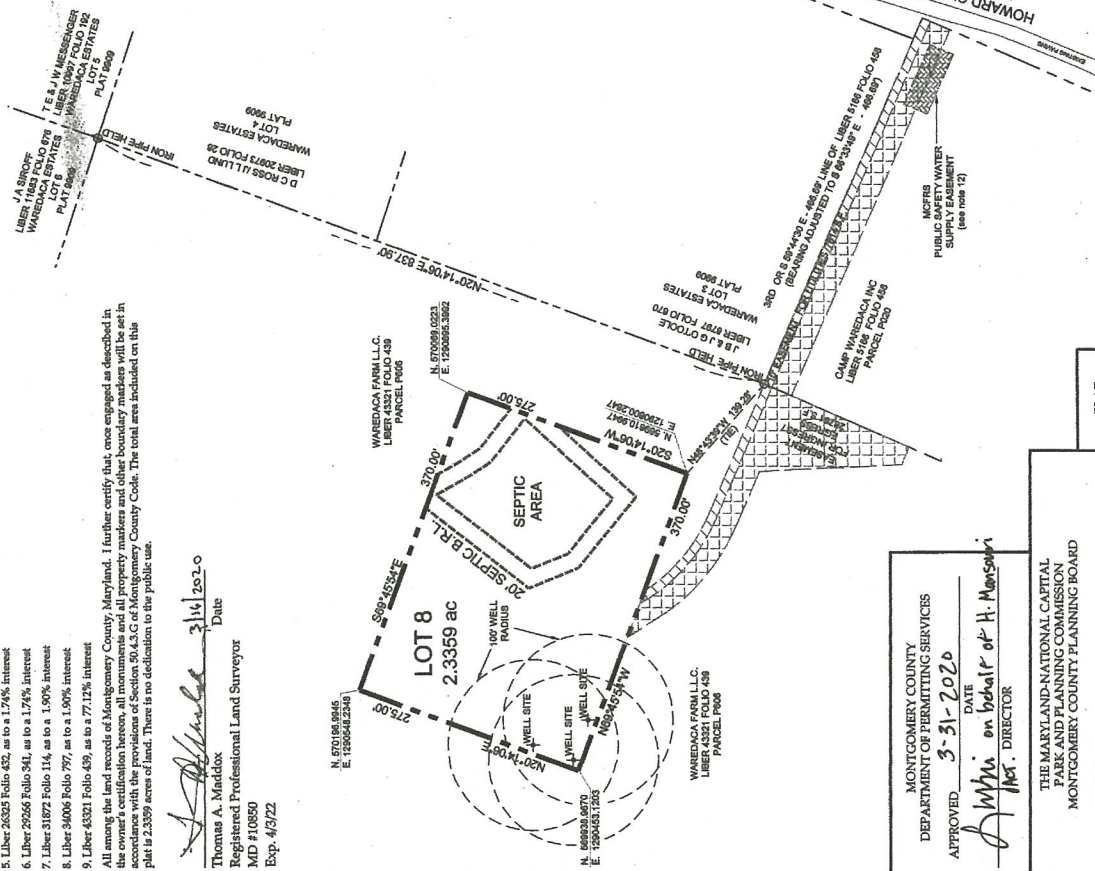
Robert B. Butts
 Robert B. Butts, Date 1/1/2020
 Managing Partner

MidAtlantic Farm Credit, ACA (for Deeds of Trust Recorded in Liber 50252 at Folio 146 & 158 and Book 52778 at Page 330)

Matthew Ritenour
 Matthew Ritenour Date 3/15/2020
 Regional Lending Manager

MARYLAND AGRICULTURAL AND RESOURCE-BASED INDUSTRY DEVELOPMENT CORPORATION (MARBIDCO) (for Deed of Trust Recorded in Liber 50252 at Folio 166)

Stephen R. McHenry
 Stephen R. McHenry Date 3/16/2020
 Executive Director



NOTES

1. THIS PROPERTY ZONED AS FORMERLY R20 AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE. AGRICULTURE IS THE PREFERRED USE IN THE R20 ZONE. ALL AGRICULTURAL OPERATIONS SHALL BE PERMITTED AT ANY TIME, INCLUDING THE OPERATION OF FARM MACHINERY AND NO AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION BECAUSE IT INTERFERES WITH OTHER USES PERMITTED IN THE ZONE.
2. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY ADMINISTRATIVE SUBDIVISION PLAN NO. 62019090, MCTP RESOLUTION NO. 19-118, DATED NOVEMBER 1, 2019.
3. THIS LOT IS SERVED BY PRIVATE WELL AND SEWAGE DISPOSAL SYSTEM ONLY; S-4, W-4. SEPTIC SYSTEM IS APPROVED FOR 3 BEDROOM HOUSE.
4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLANNING REPORT, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
5. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
6. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP HW.
7. ONE (1) DEVELOPMENT RIGHT REMAINS AVAILABLE FOR THE LOT SHOWN HEREON PER IDR ANALYSIS DATED NOVEMBER 26, 2019.
8. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW INCLUDING THE TERMS OF FINAL FOREST CONSERVATION PLAN 62019090.
9. THE PROPERTY IS SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANT RELATING TO DENSITY FROM THE PARENT PARCEL RECORDED IN BOOK 59075 AT PAGE 17.
10. INGRESS/EGRESS EASEMENT AND UTILITY EASEMENT SHOWN HEREON IS RECORDED IN BOOK 59072 AT PAGE 350.
11. PUBLIC SAFETY WATER SUPPLY EASEMENT SHOWN HEREON IS RECORDED IN BOOK 59203 AT PAGE 67.
12. THE PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF A DEED OF AGRICULTURAL PRESERVATION EASEMENT RECORDED IN LIBER 9756 AT FOLIO 84.
13. CONTROL STATION NORTHING EASTING SCALE FACTOR
 UTM 18Q 797231.61 1394021.99 0.99997190
 UTM 18Q 717316.76 1111172.14 1.00002798
14. NO DEED OR PLAT COULD BE FOUND THAT ESTABLISHED THE EXISTING RIGHT OF WAY FOR HOWARD CHAPEL ROAD. HOWARD CHAPEL ROAD IS MAINTAINED BY MONTGOMERY COUNTY AND IS AN APPARENT PRESCRIPTIVE RIGHT OF WAY.

WAREDECA ESTATES
 ELECTION DISTRICT 1
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 100'
 NOVEMBER 2019

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8933 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 984-5904

PLAT TOTALS	1
NUMBER OF LOTS, OUTLOTS	1
AREA OF LOTS	2.3359 ACS
AREA OF LOTS	2.3359 ACS
TOTAL AREA SHOWN ON PLAT	2.3359 ACS

PLAT	DATE
CHAIRMAN	ASST. SECRETARY-TREASURER
M.N.C.P. & P.C. RECORD FILE NO.	

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED 3-31-2020 DATE
H. Mansour
 H. Mansour, Director

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

