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-NCPCC 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 herein is correct that it is a subdivision of part of the land acquired by Waredaca Farm, L.L.C., and described in the following deeds,

1. Liber 1839 Folio 210, as to 6.26% interest
2. Liber 1889 Folio 516, as to 6.26% interest
3. Liber 2010 Folio 84, as to 6.26% interest
4. Liber 2010 Folio 84, as to 6.26% interest
5. Liber 2030 Folio 425, as to 1.74% interest
6. Liber 2030 Folio 426, as to 1.74% interest
7. Liber 2030 Folio 427, as to 1.74% interest
8. Liber 2030 Folio 428, as to 1.74% interest
9. Liber 2030 Folio 429, as to 1.74% interest
10. Liber 2030 Folio 430, as to 1.74% interest

All the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification herein, all monuments and all property markers and other boundary markers will be set in accordance with the provisions of Section 56.4.5.C of the Montgomery County Code. The total area included on this plat is 2.3359 acres of land. There is no dedication to the public use.

Thomas A. Maddox
Registered Professional Land Surveyor
MD No. 120950
416/1122

OWNERS CERTIFICATION

We, the undersigned, owners of the property shown herein, 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 56.4.5.C of the Montgomery County Code.

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

Waredaca Farm, L.L.C.

Witness Date

Robert R. Betts
Managing Partner

MID-ATLANTIC FARM CREDIT, ACA (for Deeds of Trust Recorded in Liber 30525 at Folio 146 & 126 and 1968 at Folio 54986, 335)

Witness Date

Matthew Riencour
Regional Lending Manager

MARYLAND AGRICULTURAL AND RESOURCE-BASED INDUSTRY DEVELOPMENT CORPORATION (MARRIDCO) (for Deeds of Trust Recorded in Liber 51795 at Folio 166)

Witness Date

Stephen R. McHenry
Executive Director

NOTES

1. THE PROPERTY SHOWS ARE SHOWN ONLY AT DATE OF RECORDING. ALL EXISTING AND PROPOSED DEVELOPMENT ON THE PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE. ALL AUTHORIZED USES ON THE PROPERTY ARE SHOWN ONLY AS ORAL AND MAINTAINED IN THE MONTGOMERY COUNTY ZONING BOARD OF ZONING.; ALL PROPERTIES OPERATING ON THE PROPERTY ARE SHOWN ONLY AT THE TIME OF RECORDING. ALL AUCTIONS AND RESTRICTIONS ARE SHOWN ONLY AT THE TIME OF RECORDING.

2. THIS LOT IS SHOWN AS SHOWN ONLY. REAL ESTATE DISPOSAL SYSTEM ONLY. ALL SHOWN SYSTEMS ARE SHOWN ONLY AT THE TIME OF RECORDING. THIS LOT IS SHOWN AS SHOWN ONLY AT THE TIME OF RECORDING. THIS LOT IS SHOWN AS SHOWN ONLY AT THE TIME OF RECORDING.

3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PURCHASE, SELL, PLAN, PROJECT, OR OTHER DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAT ARE INTENDED TO BE SHOWN ONLY AT THE TIME OF RECORDING OF THIS PLAT. THE ORIGINAL PLAT FOR ANY SUCH PLAN ARE INTENDED TO BE SHOWN ONLY AT THE TIME OF RECORDING OF THIS PLAT. THE ORIGINAL PLAT FOR ANY SUCH PLAN ARE INTENDED TO BE SHOWN ONLY AT THE TIME OF RECORDING OF THIS PLAT.

4. THIS PLAT IS INTENDED TO SHOW EVERY FEATURE AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE ANY EXISTING DOCUMENTS OR TO EFFECT OR DETECT ANY MASTERS AFFIRMING TITLE.

5. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP IV:


7. THE PROPERTY SHOWN HEREIN IS SUBJECT TO THE REQUIRMENTS OF THE MONTGOMERY COUNTY ROBERT CONSERVATION LAW, INCLUDING THE TERMS OF THE MONTGOMERY COUNTY ROBERT CONSERVATION PLAN.

8. THE PROPERTY SHOWS ARE SHOWN ONLY AT THE TIME OF RECORDING.

9. ELECTION DISTRICT 1 MONTGOMERY COUNTY, MARYLAND SCALE 1" = 100' NOVEMBER 2019

THOMAS A. MADDox PROFESSIONAL LAND SURVEYOR 8333 SHADY GROVE COURT GAITHERSBURG, MARYLAND 20877 (301) 984-3504

1/8331PLAT