

Plat Name: Congressional Manor
Plat #: 220210420

Location: Located on the west side of Fenway Drive, 1,000 feet south of River Road (MD 190).
Master Plan Potomac Subregion Master Plan
Plat Details: RE-2 zone; 1 lot
Owner: Paula Laboy

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.2.** of the Subdivision Regulations, which states:

- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating a lot and an abandoned road right-of-way, if:
 - a. any conditions applicable to the original subdivision remain in effect;
 - b. the number of trips generated on the new lot do not exceed those permitted for the original lots; and
 - c. all required right-of-way dedication is provided.
 2. by consolidating an existing platted lot or part of a lot that contains a legally constructed detached house, with a piece of land created as a result of a deed, if:
 - a. the portion of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
 - b. any conditions applicable to the existing lot remain in effect on the new lot;
 - c. any required road dedication is provided; and
 - d. the existing platted lot was not identified as an outlot on a plat.

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.C.2. and supports this minor subdivision record plat.

Surveyor's Certificate

I hereby certify that the information shown herein is correct, that it is a subdivision plat of all the property acquired by Paula Thus Laboy from Paula Thus Laboy and Richard Roger Thus, Trustees of the Catherine G. Thus 2016 Trust, by deed dated August 15, 2020 and recorded among the Land Records of Montgomery County, Maryland in Book 01038 at Page 488; that it is also all of Lot 6 and part of Lot 7, Block B as shown on a subdivision record plat entitled "Congressional Manor" and recorded among the aforesaid Land Records in Plat Book 43 at Plat No. 3196.

I also certify that if engaged, I will set all property corner markers in accordance with Section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 58,743 square feet or 1.3485 of an acre of land, there is no dedication to public use.

Date: 2/10/21

Daniel F. DeBolt
Property Line Surveyor
Maryland Reg. No. 326
Exp.: 02/17/2025

Date: 2/14/2021

Witness

By: Paula Thus Laboy, Owner

Owner's Certificate

I, Paula Thus Laboy, owner of the property shown herein and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat, establish the minimum building restriction lines, grant a Public Utility Easement as shown herein and designated P.U.E. to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference, subject to all current and applicable regulations of all federal, state and local governing agencies.

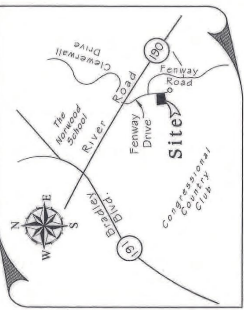
I further certify that a Maryland registered land surveyor will be engaged to set all property corner markers in accordance with section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the subject property.

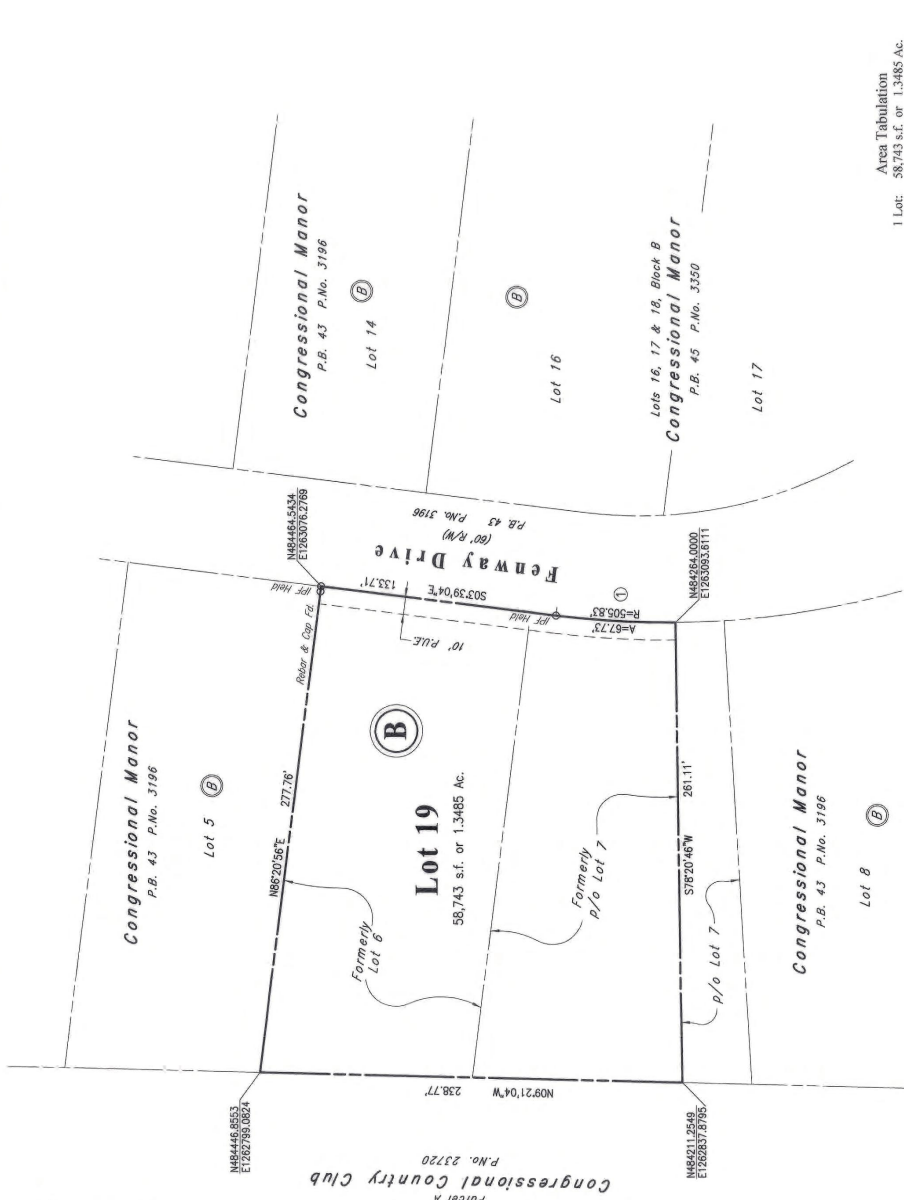
Notes

1. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
2. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
3. This property is served by public water and sewer systems only.
4. The property shown hereon is zoned RE-2.
5. W.S.S.C. 200 scale reference: 210NW08.
6. This plat conforms to the requirements for Minor Subdivision Approvals contained in Section 50.7 of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves the consolidation of a lot and part of a lot as provided for in Section 50.7.1.C.2.
7. Water/Sewer Categories: W/IS1
8. This property is shown on Tax Map GN123
9. Coordinates shown hereon were established using Trimble's Real-Time Keynotes and their Virtual Reference Station System (VRS) and are based on Maryland State Plane coordinates NAD 83 (2011). The average scale factor for the subject property is 0.99995206. The average property elevation based upon NAVD88 vertical datum is 292 feet, for an elevation factor of 0.99999126. The combined factor for the subject property is 0.99994333. All bearings and distances shown are based on grid coordinates.
10. This property is subject to a Stormwater Management Right of Entry to Montgomery County, Maryland, dated November 24, 2020 and recorded among the Land Records of Montgomery County, Maryland in Book 61189 at Page 292.

Vicinity Map
(Not to Scale)



SCALE 1"=50'
MONTGOMERY COUNTY RECORDS (2011) DATUM



Legend

- p/o = Part of
- P.B. = Plat Book
- P.No. = Plat Number
- IPF = Iron Pipe Found
- R/W = Right of Way
- s.f. = Square Feet
- Ac. = Acres

Area Tabulation

1 Lot:	58,743 s.f. or 1.3485 Ac.
Parcels:	N/A
Streets:	N/A
Total:	58,743 s.f. or 1.3485 Ac.

Graphic Scale



Recorded:

Plat No.:

Approved: 2/13/2021

Date

Director

Chairman

Asst. Secretary-Treasurer

M-NCMP/PC Record File No.:

The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board

Department of Permitting Services,
Montgomery County

220210420

Subdivision Record Plat
Lot 19, Block B

a resubdivision of Lot 6 and Part of Lot 7, Block B

Congressional
Manor

Potomac (10th) District

Montgomery County, Maryland

January, 2021

Scale: 1" = 50'

Charles P. Johnson & Associates, Inc.

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