

Plat Name: Garrett Park, Section 2
Plat #: 220210560

Location: Located on the east side of Montrose Avenue, 500 feet north of Strathmore Avenue (MD 547).

Master Plan: North Bethesda – Garrett Park Master Plan

Plat Details: R-90 zone / Garrett Park Overlay; 1 lot

Owners: Jonathan Paul, Barbara Collier & Carol Ballentine

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.1.** 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.1. and supports this minor subdivision record plat.

OWNER'S DEDICATION

We, Jonathan Paul, Barbara Collier, and Carol Ballentine, owners of the property shown and included herein, hereby:

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

We, 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 Regulations).

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

Date: 4/22/2021 Jonathan Paul
Jonathan Paul

Date: 4/22/2021 Barbara Collier
Barbara Collier

Date: 4/22/2021 Carol Ballentine
Carol Ballentine

SURVEYOR'S CERTIFICATE

I hereby certify the the survey information shown herein 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 all the real property conveyed by:

Existing Part of Lot 2, Lot 3, and Lot 4, Block 98, Plat Book 'A' Plat 27 Michael Seeger and Alice Gernard Seeger, also known as Alice L. Gernard to Jonathan Paul, Barbara Collier, and Carol Ballentine, as to an undivided 7/9 interest, and John Hugh Collier and Joyce Collier, his wife, as to an undivided 2/9 interest by deed dated March 26, 1982 and recorded among the Land Records of Montgomery County, Maryland in Book 5846 at Page 677;

Existing Part of Lot 2, Lot 3, and Lot 4, Block 98, Plat Book 'A' Plat 27 John Hugh Collier and Joyce Collier, as Trustees and Beneficiaries of the Revocable Collier Family Trust, as to an undivided 2/9 interest to Jonathan Paul, Barbara Collier, and Carol Ballentine by Quit Claim Deed dated April 7th, 1994 and recorded among the Land Records of Montgomery County, Maryland in Book 12553 at Page 33;

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

The total area included in this plat of subdivision is 28,088 Square Feet, none of which is dedicated to public use.

Date: 4/22/2021
John R. Witmer
John R. Witmer
Professional Land Surveyor
MD Reg. No. 10668
Two year MDLLR Professional Land Surveyor's
License Renewal Date: 11/29/2023

APPROVED: _____
CHAIRMAN

APPROVED: _____
SECRETARY-TREASURER

APPROVED: 4/28/2021
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

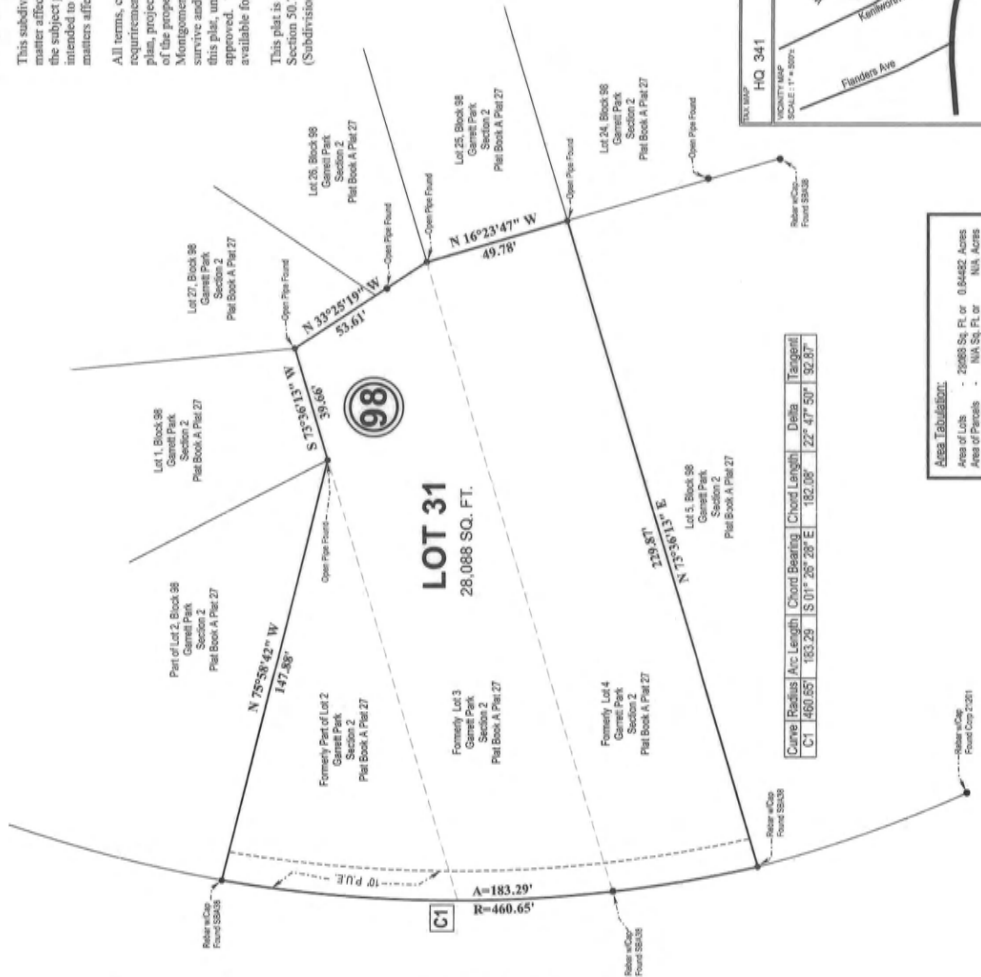
APPROVED: John Pebeam
DIRECTOR

M.N.C.P. & P.C. RECORD FILE NUMBER: _____

PLAT NO. _____

DATE: _____

PLAT NO.



Area Tabulation:

Area of Lots	28088 Sq. Ft. or 0.64482 Acres
Area of Parcels	N/A Sq. Ft. or N/A Acres
Total Area of Plat	28088 Sq. Ft. or 0.64482 Acres
Total No. of Lots	1 (Lot 31), 0 (Parcels)

Curve / Radius Arc Length Chord Bearing Chord Length Delta Tangent

Curve	Radius	Arc Length	Chord Bearing	Chord Length	Delta	Tangent
C1	460.85'	183.29'	S 01° 28' 28" E	182.08'	22° 47' 50"	92.87'

NOTES

The Property included in this subdivision is currently zoned R-90, Garrett Park Overlay.

This property is served by public water and sewer services only. 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 the 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 available for public review during normal business hours.

This plat is in conformance with the requirements of Section 50.7.1.C.1 of the Montgomery County Code (Subdivision Regulations).

Subdivision Record Plat

LOT 31, BLOCK 98
A RESUBDIVISION OF PART OF LOT 2, LOT 3, & LOT 4, BLOCK 98
GARRETT PARK
SECTION 2
4th (ROCKVILLE) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

WITMER ASSOCIATES, LLC
Lead Surveyor, Land Planning & Design
18401 Woodfield Road, Suite C, Gaithersburg, MD 20878
Phone: (301) 760-1400 Fax: (301) 770-3006 E-Mail: wita@wita.com

DATE: Mar 2021 TOLL FREE PRODUCT NO.: 972895L SHEET NO.: 1 of 1