

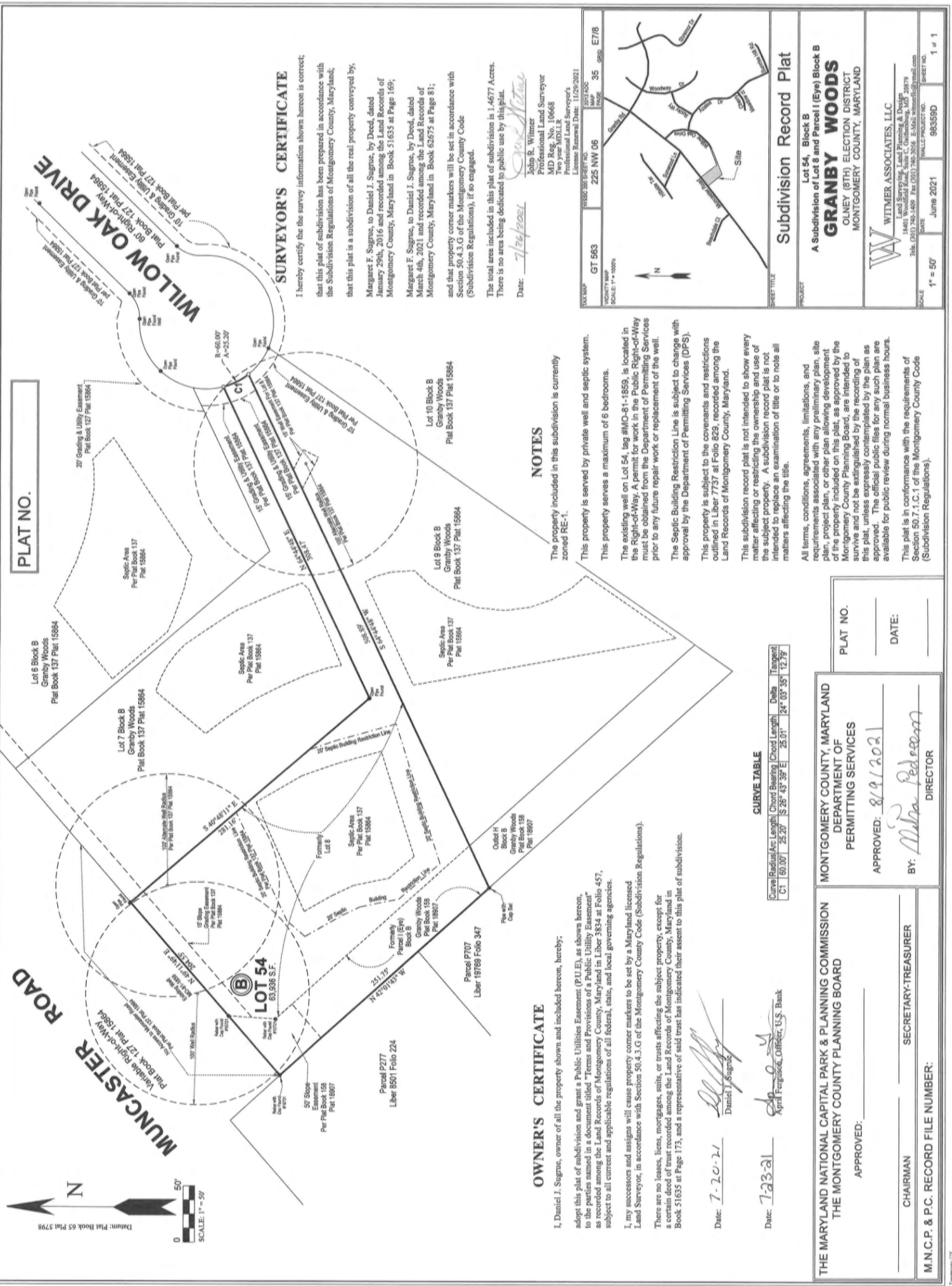
Plat Name: Granby Woods
Plat #: 220210160

Location: Located at the terminus of Willow Oak Drive
Master Plan: Upper Rock Creek Master Plan
Plat Details: RE-1 zone; 1 lot
Owner: Daniel J. Sugrue

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.



PLAT NO.

SURVEYOR'S CERTIFICATE

I hereby certify 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 all the real property conveyed by, Margaret F. Sagnre, to Daniel J. Sagnre, by Deed, dated January 29th, 2016 and recorded among the Land Records of Montgomery County, Maryland in Book 51635 at Page 169; Margaret F. Sagnre, to Daniel J. Sagnre, by Deed, dated March 4th, 2021 and recorded among the Land Records of Montgomery County, Maryland in Book 62675 at Page 81; 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 1.4677 Acres. There is no area being dedicated to public use by this plat.

Date: 7/20/21

John R. Wilmer
Professional Land Surveyor
MD Reg. No. 10668
Two Year MDLLR Reciprocity
License Renewal Date: 11/29/2021

GT 563	225 NW 06	35	57/8
MD MAP	ISSUE 205 5/27/17	35	57/8

Subdivision Record Plat

Lot 54, Block B
A Subdivision of Lot 8 and Parcel I (Eye) Block B
GRANBY WOODS
OLNEY (8TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

WITMER ASSOCIATES, LLC
18401 Woodfield Road, Suite C, Gaithersburg, MD 20878
Tel: (301) 740-1400 Fax: (301) 740-2508 E-Mail: wita@witaassociates.com

SCALE: 1" = 50'

DATE: June 2021

WORLD PROJECT NO.: 96359D

SHEET NO.: 1 of 1

NOTES

- The property included in this subdivision is currently zoned RE-1.
- This property is served by private well and septic system.
- This property serves a maximum of 6 bedrooms.
- The existing well on Lot 54, tag #MO-81-1859, is located in the Right-of-Way. A permit for work in the Public Right-of-Way must be obtained from the Department of Permitting Services prior to any future repair work or replacement of the well.
- The Septic Building Restriction Line is subject to change with approval by the Department of Permitting Services (DPS).
- This property is subject to the covenants and restrictions outlined in Liber 7737 at Folio 829, recorded among the Land Records of Montgomery County, Maryland.
- 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).

OWNER'S CERTIFICATE

I, Daniel J. Sagnre, owner of all the property shown and included hereon, hereby, adopt this plat of subdivision and grant a Public Utilities Easement (P.U.E.), as shown hereon, 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 Liber 3634 at Folio 457, subject to all current and applicable regulations of all federal, state, and local governing agencies.

I, my 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 leases, liens, mortgages, suits, or trusts affecting the subject property, except for a certain deed of trust recorded among the Land Records of Montgomery County, Maryland in Book 51635 at Page 173, and a representative of said trust has indicated their assent to this plat of subdivision.

Date: 7-20-21

Date: 7-23-21

Daniel J. Sagnre
April Ferguson, Officer, U.S. Bank

CURVE TABLE

Curve	Radius	Ac Length	Chord Bearing	Chord Length	Delta	Tangent
C1	80.00'	25.20'	S 28° 43' 30" E	25.01'	24° 03' 35" E	12.79'

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

APPROVED: 8/19/2021

BY: *Nina Pedersen*
DIRECTOR

APPROVED: _____
CHAIRMAN

APPROVED: _____
SECRETARY-TREASURER

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

PLAT NO. _____

DATE: _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES