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 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
Margaret F. Sugars, to Daniel J. Sugars, by deed, dated January 29th, 2016 and recorded among the Land Records of Montgomery County, Maryland in Book 31635 at Page 169; and that property corner markers will be set in accordance with Section 60.4.3.3 of the Montgomery County Code (Subdivision Regulations), if so engaged.

The total area included in this plat of subdivision is 1.4277 Acres. There is no area being dedicated to public use by this plat.

Date: 11/02/2013

John R. Witmer
Professional Land Surveyor
MD Reg. No. 10661
WITMER ASSOCIATES, LLC
Professional Land Surveyors
3304 Westminster Lane, Gaithersburg, MD 20878

NOTE

The property included in this subdivision is currently zoned R-1.

This property is served by a private well and septic system.

This property serves a maximum of 6 bedrooms.

The existing well on Lot 54, tag #MTO-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 7775 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 60.7.7.2.1 of the Montgomery County Code (Subdivision Regulations).