



MEMORANDUM

DATE: December 23, 2021

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator, IRC Division (301)-495-4522 *SS*
Jay Beatty, Senior Planner, IRC Division (301)-495-2178 *JB*

SUBJECT: Informational Maps and Summary of Record Plats (Item No. 1B) for the Planning Board Agenda for January 6, 2022.

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:

220121530 Manor Oaks

220200800 Chevy Chase Gardens

220210040 Woodside Park

Plat Name: Manor Oaks

Plat #: 220121530

Location: Located on the east side of Old Baltimore Road, 650 feet north of Lindenwood Drive.

Master Plan: Olney Master Plan

Plat Details: RNC zone; 1 lot

Owner: Charles F. Mess Revocable Trust & Marilyn E. Mess Revocable Trust

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120100310 (MCPB Resolution No. 11-37), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

OWNER'S CERTIFICATION

The undersigned, owners of the property shown hereon, hereby adopts this plat of subdivision, establishes minimum building restriction lines, and grants temporary a 40' slope easement adjacent and parallel to Old Baltimore Road, to be extinguished when all improvements on Old Baltimore Road have been completed and accepted for easement by Montgomery County, Maryland. Further, grants the Conservation Easement shown hereon to the parties named in a document entitled "Conservation Easement Agreement" recorded in Liber 13178 at Folio 412 among the land records of Montgomery County, Maryland, subject to the terms set forth therein. Further establish and grant a Public Utility Easement shown hereon, as (20' P.U.E.) to the parties named in a document entitled "Easement for Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the land records of Montgomery County, Maryland. Further establish and grant Public Improvements Easement shown hereon as (20' P.I.E.) as shown hereon, subject to the terms and conditions contained in a document entitled "Declaration of Public Improvements Easement(s)" recorded in Book 61403 at Page 108 among the land records of Montgomery County, Maryland. All property corner markers and any other required monumentation have been found or set as noted hereon in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no suits, liens, mortgages, or trusts, affecting the property included in this plat of subdivision except for a the Charles F. Mess Revocable Trust and the Marilyn E. Mess Revocable Trust, dated November 13, 2007, and recorded in Liber 35094 at Folio 619, and the parties in interest thereto have hereon indicated their assent.

For the Charles F. Mess Revocable Trust:

Charles F. Mess
 Charles F. Mess, Trustee
 Date: 11/10/21

For the Marilyn E. Mess Revocable Trust:

Marilyn E. Mess
 Marilyn E. Mess, Trustee
 Date: 11/10/21

LEGEND



PLAT TOTALS	
NUMBER OF LOTS	1
AREA OF LOT	5,000 ACS
AREA OF DEDICATION	0.000 ACS
TOTAL AREA SHOWN ON PLAT	5,000 ACS

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: *12/14/2021*

DATE

Maria Pedersen
 DIRECTOR

THE MARYLAND-NATIONAL CAPITAL
 PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED

DATE

CHAIRMAN

ASST. SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NO.

PLAT

DATE

PLAT NO.

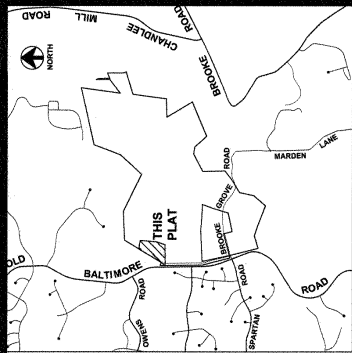


NAD 83/91 DATUM
 MARYLAND STATE PLANE

N. 544500
 E. 1298000

N. 544500
 E. 1298000

VICINITY MAP
 1" = 2000'



NOTES

1. PROPERTY ZONED RNC AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE.
2. THIS PLAT IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 121003D, MCPB RESOLUTION NO. 11-57, DATED 9/21/11.
3. LOTS TO BE SERVED BY PRIVATE WELL AND ON SITE SEWAGE DISPOSAL SYSTEM: 5-A, W-6.
4. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.
5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
6. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPECT OR NOTE ALL MATTERS AFFECTING TITLE.
7. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP GRID JT 13, W.55.C.225 NW/02.
8. SEPTIC SYSTEM ON LOT 60 APPROVED FOR 4 BEDROOMS.
9. SEPTIC FIELD BUILDING RESTRICTION LINE SUBJECT TO CHANGE UPON REAPPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
10. MARYLAND STATE PLANE COORDINATE VALUES REFERENCED ON THIS PLAT ARE FOR GEOGRAPHIC INFORMATION SYSTEM (GIS) PURPOSES.
11. RURAL OPEN SPACE AREA = 3.000 ACRES.
12. NO CLEARING, GRADING, OR STRUCTURES REQUIRING ISSUANCE OF A BUILDING PERMIT MAY BE PLACED WITHIN THE RURAL OPEN SPACE EASEMENT AREA SHOWN HEREON.
13. THIS PROPERTY SHOWN HEREON IS SUBJECT TO A RURAL OPEN SPACE EASEMENT OVER ALL AREAS OF OPEN SPACE RECORDED IN LIBER 46342 AT FOLIO 068 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
14. THIS PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF COVENANTS FOR THE RURAL OPEN SPACE EASEMENT RECORDED IN LIBER 61226 AT FOLIO 371 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

SUBDIVISION RECORD PLAT
 LOT 60
 BLOCK F

MANOR OAKS
 ELECTION DISTRICT 8
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 100'
 JANUARY 2020

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8933 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 984-5804

220121530

1134PLAT

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of part of the land described in a deed from Charles F. Mess and Marilyn E. Mess to Charles F. Mess, Trustee of the Charles F. Mess Revocable Trust and Marilyn E. Mess, Trustee of the Marilyn E. Mess Revocable Trust, dated November 13, 2007 and recorded in Liber 35094 at Folio 619 among the land records of Montgomery County, Maryland. The total area included on this plat is 5,000 acres of land. There is no dedication to public use by this plat.

Thomas A. Maddox
 Thomas A. Maddox
 Registered Professional Land Surveyor
 MD #10850 Expires 4/03/2022

3/4/2021

Date

