





MEMORANDUM

DATE: January 21, 2022

TO: Montgomery County Planning Board

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

SUBJECT: Informational Maps and Summary of Record Plats (Item No. 1B) for the Planning Board Agenda for February 3, 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:

220160740 Brookeshire

220200310 – 220200320 Brothers Grove

220220120 Kefauver Tract – Bradley Hills

Plat Name: Brookeshire

Plat #: 220160740

Location: Located on the west side of Winter Morning Way, 250 feet south of Old Baltimore Road

Master Plan: Olney Master Plan

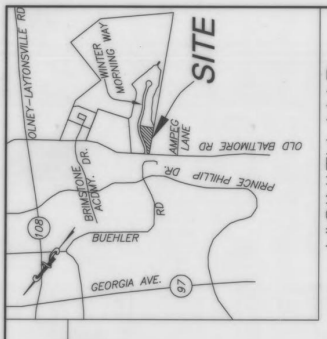
Plat Details: RNC zone; 2 lots

Owners: Mohibullah Karzai and Lawrence Ung, et al

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

- A. *Minor lot line adjustment.* The sale or exchange of part of a lot between owners of adjoining lots for the purpose of small adjustments in boundaries, if:
1. the total area of the adjustment is 5 percent or less of the combined area of the lots affected by the adjustment;
 2. additional lots are not created;
 3. the adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved;
 4. the owner submits a scaled drawing for review and approval by the Director. The drawing may be a copy of the existing record plat and must contain the following information:
 - a. proposed lot line adjustment as a dashed line;
 - b. any buildings, driveways, or other improvements located within 15 feet of the proposed adjusted lot line;
 - c. any minimum building setback that would be altered by the minor lot line adjustment; and
 - d. the amount of lot area affected by the minor lot line adjustment;
 5. The drawing is approved, revised, or denied by the Director in writing within 10 days after the drawing is submitted or it is deemed approved.

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.A. and supports this minor subdivision record plat.



VICINITY MAP
NOT TO SCALE

- NOTES:**
1. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX ASSESSMENT MAPS HT561 AND IS ZONED "M-C".
 2. THE HORIZONTAL DATUM IS BASED ON THE MARYLAND COORDINATE SYSTEM (MDCS) AND THE VERTICAL DATUM IS BASED ON THE MARYLAND MEANS SEA LEVEL DATUM (MSLD). THE HORIZONTAL COORDINATE SYSTEM IS THE MARYLAND COORDINATE SYSTEM (MDCS). THE VERTICAL COORDINATE SYSTEM IS THE MARYLAND MEANS SEA LEVEL DATUM (MSLD). HEREON ARE GRID COORDINATES FOR GIS PURPOSES ONLY AND MAY NOT REFLECT ACTUAL SURFACE MEASUREMENTS.
 3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE INTERESTS OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
 4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE SUPERSEDED BY ANY SUBSEQUENT DEVELOPMENT OF THIS PROPERTY. THESE REQUIREMENTS SHALL BE CONSIDERED PART OF THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 5. THE PROPERTY DELINEATED HEREON IS SUBJECT TO THE ZONING REGULATIONS AS SET FORTH IN THE MONTGOMERY COUNTY CODE. THE ZONING REGULATIONS SHALL BE APPLIED TO THE PROPERTY AS DETERMINED BY THE PLANNING BOARD OF PRELIMINARY PLAN NO. 12005092A ENTITLED "OLNEY ESTATES", AS MAY BE AMENDED.
 6. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW AND TO THE TERMS AND CONDITIONS AS SET FORTH ON FINAL FOREST CONSERVATION PLAN NO. 8686959A, AS APPROVED OR AMENDED.
 7. THE LAND CONTAINED HEREON IS WITHIN AN APPROVED CLUSTER DEVELOPMENT AND RESUBDIVISION IS NOT PERMITTED AFTER THE PROPERTY IS DEVELOPED.
 8. RIGHT OF WAY TO CHESTER AND POTOMAC TELEPHONE COMPANY OF BALTIMORE CITY HAVE BEEN ESTABLISHED BY THE FOLLOWING DEEDS:
 - A. DEED DATED FEBRUARY 13, 1926 RECORDED IN LIBER 394 AT FOLIO 58
 - B. DEED DATED SEPTEMBER 14, 1926 RECORDED IN LIBER 408 AT FOLIO 58
 - C. DEED DATED DECEMBER 2, 1927 RECORDED IN LIBER 444 AT FOLIO 452
 9. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.

AREA TABULATION

LOT	AREA	sq. ft.
LOT 54	54,466	sq. ft.
LOT 55	47,893	sq. ft.
TOTAL AREA OF PLAT 102,359 sq. ft.		

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	56.45'	56.21'	S 55°25'10" E	187°18'58"
C2	425.00'	183.13'	181.72'	S 53°28'57" E	244°41'19"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 43°08'18" E	26.19'
L2	N 87°35'49" E	35.50'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF; THAT IT IS A RESUBDIVISION OF LOTS 48 & 49, BLOCK "A", BROOKESHIRE, RECORDED AS PARCEL E, BLOCK A, BROOKESHIRE, MONTGOMERY COUNTY, MARYLAND, AS PART OF PLAT NO. 24681, AND THAT THE PLAT IS A CORRECT REPRESENTATION OF THE LAND AS SHOWN ON THE RECORDS OF THE MONTGOMERY COUNTY PLANNING BOARD. I AM A LICENSED SURVEYOR IN THE STATE OF MARYLAND AND AM THE REGISTERED PROFESSIONAL SURVEYOR FOR THE PROJECT. I HAVE PERSONALLY CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAVE FOUND IT TO BE ACCURATELY REPRESENTED BY THE PLAT. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE MONTGOMERY COUNTY PLANNING BOARD AND HAVE FOUND THEM TO BE ACCURATELY REPRESENTED BY THE PLAT. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE MONTGOMERY COUNTY PLANNING BOARD AND HAVE FOUND THEM TO BE ACCURATELY REPRESENTED BY THE PLAT. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE MONTGOMERY COUNTY PLANNING BOARD AND HAVE FOUND THEM TO BE ACCURATELY REPRESENTED BY THE PLAT.

DATE: 12/17/21

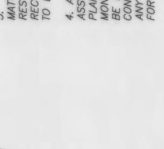
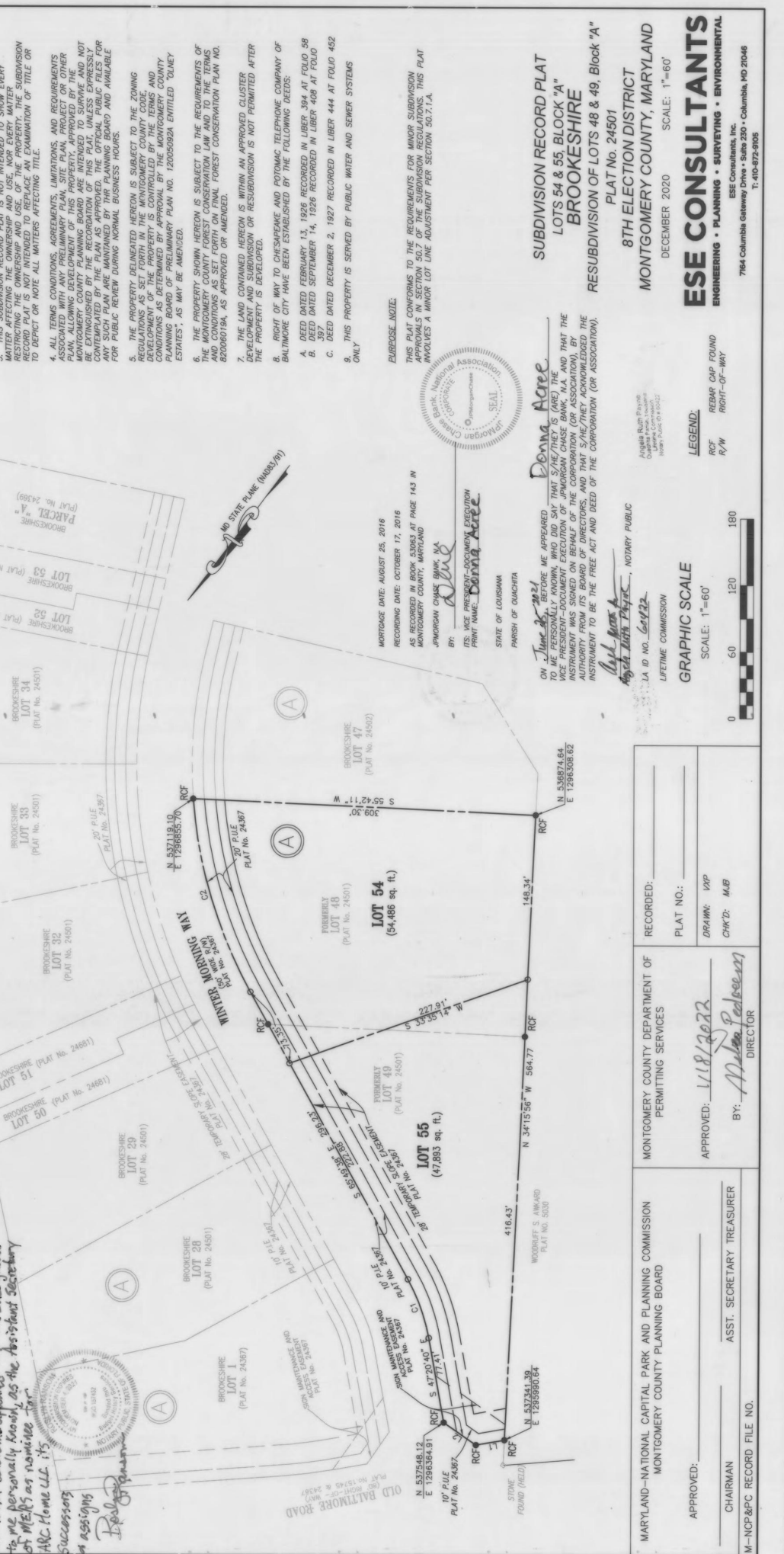
FRANK L. BEITZ III
L2210 F&B
MICHAEL J. BOYCE, INC.
12/17/21
DATE: 12/17/21
LICENSE EXPIRES: JANUARY 8, 2023

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ALL THE TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD. WE HAVE PERSONALLY CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAVE FOUND IT TO BE ACCURATELY REPRESENTED BY THE PLAT. WE HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE MONTGOMERY COUNTY PLANNING BOARD AND HAVE FOUND THEM TO BE ACCURATELY REPRESENTED BY THE PLAT.

DATE: 12/17/21

FRANK L. BEITZ III
L2210 F&B
MICHAEL J. BOYCE, INC.
12/17/21
DATE: 12/17/21
LICENSE EXPIRES: JANUARY 8, 2023



NOTICE TO BORROWERS

IF YOU ARE A BORROWER OF A MORTGAGE ON THE PROPERTY SHOWN HEREON, YOU SHOULD CONTACT YOUR LENDER IMMEDIATELY TO OBTAIN THE NECESSARY DOCUMENTATION TO RECORD THIS PLAT.

NOTICE TO MORTGAGEE

IF YOU ARE A MORTGAGEE OF A MORTGAGE ON THE PROPERTY SHOWN HEREON, YOU SHOULD CONTACT YOUR LENDER IMMEDIATELY TO OBTAIN THE NECESSARY DOCUMENTATION TO RECORD THIS PLAT.

NOTICE TO PURCHASER

IF YOU ARE A PURCHASER OF THE PROPERTY SHOWN HEREON, YOU SHOULD CONTACT YOUR ATTORNEY IMMEDIATELY TO OBTAIN THE NECESSARY DOCUMENTATION TO RECORD THIS PLAT.

NOTICE TO RECORDING OFFICE

THIS PLAT IS BEING RECORDED IN THE MONTGOMERY COUNTY RECORDS.

PURPOSE NOTE:

THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION RECORD PLATS UNDER THE MONTGOMERY COUNTY PLANNING BOARD. THIS PLAT INVOLVES A MINOR LOT LINE ADJUSTMENT PER SECTION 802.1.A.

RECORDING INFORMATION:

MORTGAGE DATE: AUGUST 25, 2016
RECORDING DATE: OCTOBER 17, 2016
AS RECORDED IN BOOK 53062 AT PAGE 143 IN MONTGOMERY COUNTY, MARYLAND

BY: *Donna Agre*
JPMORGAN CHASE BANK, N.A.
ITS VICE PRESIDENT - DOCUMENT EXECUTION
PRINT NAME: **DONNA AGRE**
STATE OF LOUISIANA
PARISH OF ORCHARDS

ON *July 2, 2021* BEFORE ME APPEARED *Donna Agre*, who being known to me and that she is the VICE PRESIDENT - DOCUMENT EXECUTION OF JPMORGAN CHASE BANK, N.A., AND THAT SHE IS AUTHORIZED TO SIGN THIS INSTRUMENT ON BEHALF OF THE CORPORATION (OR ASSOCIATION), BY INSTRUMENT FROM ITS BOARD OF DIRECTORS, AND THAT S/HE/THEY ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE ACT AND DEED OF THE CORPORATION (OR ASSOCIATION).

Notary Public for State of Maryland
My Comm. Exp. 08/01/22

LA ID NO. *CA122*
LIFETIME COMMISSION

LEGEND:
RFB: REMAINS GAP FOUND
R/W: RIGHT-OF-WAY

SUBDIVISION RECORD PLAT
LOTS 54 & 55, BLOCK "A"
BROOKESHIRE
RESUBDIVISION OF LOTS 48 & 49, BLOCK "A"
PLAT NO. 24501
8TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
DECEMBER 2020 SCALE: 1"=60'

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE CONSULTANTS, INC.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9005

GRAPHIC SCALE
SCALE: 1"=60'
0 60 120 180

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

RECORDED: _____
PLAT NO.: _____
DRAWN: *KYP*
CHK'D: *MAB*

APPROVED: *1/18/2022*
BY: *M. J. Polanski*
DIRECTOR

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
CHAIRMAN
ASST. SECRETARY TREASURER

M-NCP&PC RECORD FILE NO. _____