

**MEMORANDUM**

DATE: June 10, 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: Item No. 3 - Summary of Record Plats for the Planning Board
Agenda for June 23, 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:

220210150 Lone Oak

220220230 Harry M. Martin Tract

Plat Name: Lone Oak
Plat #: 220210150

Location: Located on the north side of Husted Driveway, 150 feet east of Clifford Avenue
Master Plan: Bethesda-Chevy Chase Master Plan
Plat Details: R-60 zone; 2 lots
Owner: Tri Trung Le and Quyen Liet La

The subdivision plat has been reviewed by the M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620200090, as approved by the Director on August 21, 2020, and that any minor modifications reflected on the plat do not alter the intent of the Director's approval of the aforesaid plan.

NOTES

- The property shown hereon is served by public water and sewer systems only.
- The property that is the subject of this record plat is in the R-60 zone as of the date of plat recordation.
- IPS = Iron Pin with Cap Set
OPF = Open Iron Pipe Found
RCF = Rebar and Cap Found
- The property shown hereon is located on Tax Map GP962.
- This property shown hereon is located on W.S.C. 200-foot sheet 212N006.
- This property is located on F.E.M.A. Flood Insurance Map Community-Panel Number 2403C0365D, flood zone "X".
- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of this property and approved by the Montgomery County Planning Board are intended to survive unless specifically stated otherwise. The project plan and other documents are available for public review during normal business hours.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. This subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.

- The lots shown hereon are limited to the uses and conditions as required by the Administrative Subdivision Plan 620200090, Lone Oak.

OWNERS' CERTIFICATE

We, Tin Tung Le and Quyen Let La, owners of the property shown and described hereon, hereby adopt this plat of subdivision.

We hereby grant a "Right of Public Utility Easement" shown hereon as "10' P.U.E." to those parties herein a "Right of Public Utility Easement" for the purpose of "Installation of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property shown hereon, except as indicated below.

2/10/22 Tin Tung Le Witness - Quyen Let La
Date
2/10/22 Quyen Let La Witness - Tin Tung Le
Date

Department of Permitting Services

Montgomery County, Maryland

Date: 5/18/2022

Approved: Maria Pelaez Director

The Maryland National Capital Park and Planning Commission

Montgomery County Planning Board

Approved: _____ Chairman _____ Asst. Secretary - Treasurer _____

M.N.C.P. & P.C. Record File No. _____

Recorded _____

Plat No. _____

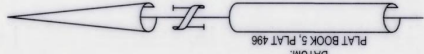
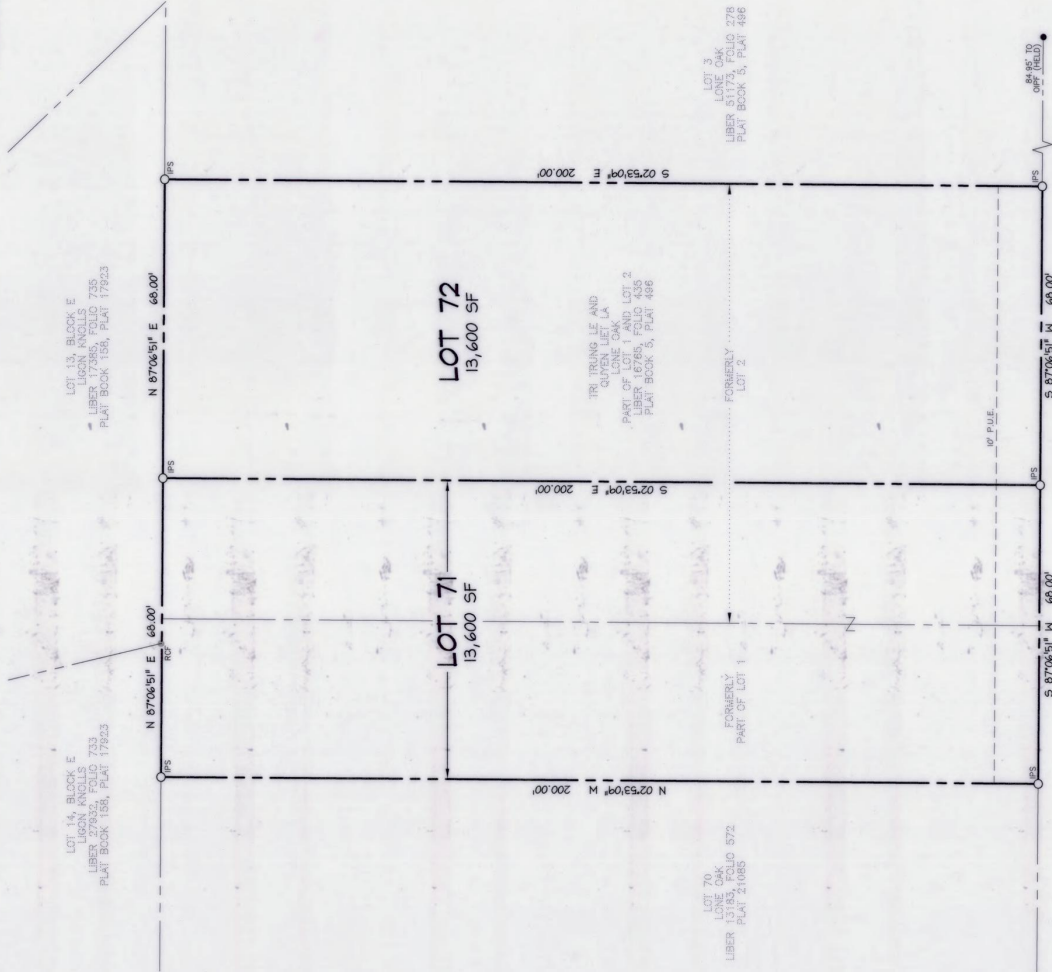
PLAT TABULATION

Number of Lots	2
Area of Lots	27,200 sq. ft.
Area of Paved(s)	0 sq. ft.
Area of Street Dedication	0 sq. ft.
Total Area	27,200 sq. ft. (0.624 Acres)

PLAT No.



VICINITY MAP
SCALE: 1" = 200'



DATE: PLAT BOOK 5, PLAT 496

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct to the best of my knowledge and belief, that it is a resubdivision of all of the lands conveyed by Tin Tung Le and Quyen Let La. Tenants by the Entirety unto Tin Tung Le and Quyen Let La, Tenants in Common, by a deed dated January 6, 1989 and recorded February 9, 1989 in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland, and that the total area involved in this plat is 27,200 square feet, none of which is dedicated to public use, and that all property corners marked that are in place as shown hereon in accordance with Section 50.4.3.g of the Subdivision Regulations of Montgomery County, Maryland.

2/14/2022 Jeffrey Allen Hammond
Date
Jeffrey Allen Hammond
Professional Land Surveyor
MD Reg. No. 21515
Expiration Date: 07/13/2023

SUBDIVISION RECORD PLAT LOT 71 AND LOT 72 LONE OAK

A RESUBDIVISION OF PART OF LOT 1 AND LOT 2

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' OCTOBER, 2020



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