



## MEMORANDUM

DATE: July 18, 2022

TO: Montgomery County Planning Board

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

SUBJECT: Item No. 3 - Summary of Record Plats for the Planning Board  
Agenda for July 28, 2022.

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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:

<b>220220250</b>	<b>Connecticut Avenue Park</b>
<b>220220320 - 220220400</b>	<b>Mount Prospect Farm</b>
<b>220220520 - 220220530</b>	<b>Montgomery Village Center</b>
<b>220220560</b>	<b>J &amp; M Andrews Farm</b>
<b>220220670</b>	<b>Strathmore Square</b>

**Plat Name:** Connecticut Avenue Park

**Plat #:** 220220250

Location: Located in the southwest quadrant of the intersection of Randolph Road and Bushey Drive

Master Plan: Veirs Mill Corridor Master Plan

Plat Details: CRN zone; 8 lots

Owner: Montgomery County, Maryland

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120210080 (MCPB Resolution No. 21-042), and with Site Plan No. 820210050 (Certified Site Plan dated December 17, 2021), 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 plans.

**SURVEYOR'S CERTIFICATE**

I, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE PROPERTY ACQUIRED BY MONTGOMERY COUNTY, MARYLAND, A BODY CORPORATE BY A DEED DATED JULY 7, 1976 AND RECORDED IN BOOK 4813 AT PAGE 261 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS SHOWN THIS \_\_\_\_\_ WILL BE SET IN ACCORDANCE WITH CHAPTER 50, SECTION 50.4.3.G. OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED ON THIS PLAT IS 285,312 SQUARE FEET OR 6.09070 ACRES OF WHICH 40,792 SQUARE FEET OR 0.93645 ACRES IS RESERVED IN FEE SIMPLE FOR PUBLIC STREET RIGHT OF WAY.

*Adam S. Bernat*  
 ADAM S. BERNAT  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION NO. 21133  
 EXPIRES 06/20/2024

6/9/22  
 DATE

**NOTES**

1. THE SUBJECT PROPERTY CONSISTS OF TAX ACCOUNT NOS. 13-01286715 AND 13-00954387 (ZONED CRN 1-01).
2. THE HORIZONTAL DATUM IS MARYLAND COORDINATE SYSTEM (MAD83).
3. 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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXISTING DEED OR TO DEFINE OR NOTE ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALTHOUGH DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAT, UNLESS EXPRESSLY CONTINGENTED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
4. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.
5. THE PROPERTY SHOWN HEREON IS LIMITED TO THE USE AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 120210060 AND SITE PLAN NO. 020210050.
6. TAX MAP GRID HQ493 (MDC 200 SHEET NUMBER 216HW04)
7. THIS PROPERTY IS SUBJECT TO A PUBLIC ACCESS COVENANT RECORDED IN MONTGOMERY COUNTY BOOK 65942 PAGE 190

**OWNER'S CERTIFICATE**

WE, THE UNDERSIGNED, OWNER OF THE LAND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, GRANT A PUBLIC UTILITY EASEMENT (PUE) TO THE PARTIES NAMED IN A DOCUMENT TITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENT", AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AS RECORDED IN BOOK 4813 AT PAGE 261 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND RESERVE IN FEE SIMPLE THE AREA SHOWN HEREON FOR PUBLIC STREET RIGHT OF WAY. FURTHERMORE, WE RESERVE FOR MONTGOMERY COUNTY, MARYLAND, AND ASSIGNS A "PUBLIC IMPROVEMENT EASEMENT" (DESIGNATED HEREON AS "P.I.E." SAID EASEMENT BEING RESERVED WITH THE TERMS AND PROVISIONS SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF EASEMENT" RECORDED AMONG THE SAID LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, HEREAFTER WE HEREBY ESTABLISH AND RESERVE FOR MONTGOMERY COUNTY A TEMPORARY SLOPE EASEMENT AS DESIGNATED HEREON, ADJACENT CONTIGUOUS AND PARALLEL TO THE STREET RIGHT OF WAY LINES; SAID SLOPE EASEMENT SHALL BE EXTINGUISHED AT SUCH TIME AS IMPROVEMENTS ON THE ADJUTING RIGHT-OF-WAY HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY. WE, THE UNDERSIGNED, AS OWNER OF THIS SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH CHAPTER 50, SECTION 50.4.3.G. OF THE MONTGOMERY COUNTY CODE. THERE ARE NO UNRECORDED SUITS, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

WITNESS  
 BY: *Adam S. Bernat* DATE: 6/9/22  
 NAME: ADAM S. BERNAT  
 TITLE: Assistant Chief of Administrative Office

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD  
 APPROVED: \_\_\_\_\_  
 CHAIR \_\_\_\_\_  
 MONTGOMERY PLAT SIGNATORY  
 FOR SECRETARY-TREASURER \_\_\_\_\_  
 M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

WITNESS  
 BY: *Sharon Williams* DATE: 6/9/22  
 NAME: SHARON WILLIAMS  
 TITLE: Chief, Street Planning and Development

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES  
 APPROVED: 7-11-2022  
*Sharon Williams*  
 DIRECTOR

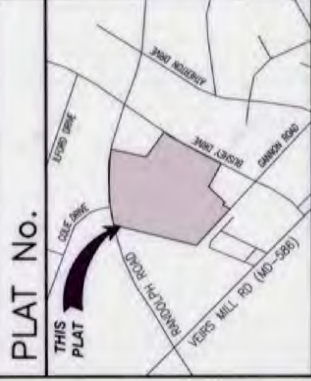
DRAWN: HBZ  
 COMPUTED: HBZ  
 CHECKED: ASB  
 DATE: \_\_\_\_\_  
 Plat No.: \_\_\_\_\_

**J.B.A.**  
 Johnson • Bernat • Associates, Inc.  
 Engineering • Surveying • Planning  
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 Gaithersburg, MD 20877  
 Tel: (301) 963-1133  
 Fax: (301) 963-6306  
 www.jbainc.net

SHEET 1 OF 1  
 #220220250

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	ANGULAR CHORD	BEARING	CHORD LENGTH	DELTA ANGLE
C1	800.00	324.09	164.30	N 81°34'36" E	321.48	23°17'41"
C2	810.00	91.56	46.86	S 22°35'46" W	91.47	6°35'59"
C3	73.00	15.40	7.73	S 07°16'38" E	15.36	12°05'26"
C4	223.00	40.78	20.45	S 10°00'22" W	40.72	10°28'36"
C5	73.00	90.27	51.93	N 20°10'52" W	64.63	70°51'05"
C6	277.00	50.65	25.40	N 10°00'22" E	50.58	10°28'36"
C7	127.00	42.87	21.51	N 04°50'49" W	42.42	19°13'44"
C8	790.00	250.19	126.15	N 84°06'35" E	248.15	18°06'43"
C9	277.00	6.06	3.03	N 14°37'09" E	6.05	15°03'
C10	102.50	27.39	13.70	S 12°34'41" E	27.31	15°16'45"
C11	277.00	44.80	22.35	N 09°22'51" E	44.56	8°13'34"



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 55°36'24" W	19.78
L2	S 18°20'51" W	46.87
L3	N 09°59'36" E	27.24
L4	S 62°31'39" E	34.14
L5	N 18°34'14" W	27.14
L6	S 20°00'13" W	30.45
L7	N 69°27'41" W	51.20
L8	N 18°20'46" E	5.00
L9	N 18°20'46" E	5.00
L10	N 71°39'14" E	44.00
L11	N 18°20'46" E	3.40
L12	N 18°20'46" E	3.40
L13	S 70°10'51" E	5.00
L14	S 20°01'48" W	20.81

**AREA TABULATION**

RESERVED IN FEE SIMPLE.....40,792 SQ. FT. (0.93645 ACRES)

LOT 9, BLOCK D.....95,585 SQ. FT. (2.19433 ACRES)

LOT 9, BLOCK D.....30,208 SQ. FT. (0.69348 ACRES)

LOT 10, BLOCK D.....16,699 SQ. FT. (0.38335 ACRES)

LOT 11, BLOCK D.....17,248 SQ. FT. (0.39587 ACRES)

LOT 12, BLOCK D.....6,221 SQ. FT. (0.14281 ACRES)

LOT 13, BLOCK D.....7,276 SQ. FT. (0.16703 ACRES)

LOT 1, BLOCK H.....43,686 SQ. FT. (1.00289 ACRES)

LOT 2, BLOCK H.....7,597 SQ. FT. (0.17439 ACRES)

TOTAL BY THIS PLAT.....285,312 SQ. FT. (6.09070 ACRES)

**SUBDIVISION RECORD PLAT  
 LOTS 8-13 BLOCK D,  
 LOTS 1 & 2 BLOCK H AND  
 GANNON ROAD  
 CONNECTICUT AVENUE PARK**

BEING A RESUBDIVISION OF  
 MONTGOMERY COUNTY PROPERTIES  
 PARCEL A AND OUTLOTS A AND B BLOCK D  
 LIBER 4813 FOLIO 261  
 ELECTION DISTRICT NO. 13  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 60' JUNE 2022



