



MEMORANDUM

DATE: September 16, 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 September 29, 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:

220220150 West Bethesda Park

220220610 Section 1, Chevy Chase Terrace

220220640 Clarksburg Town Center

220220820 Aspen Knolls

Plat Name: West Bethesda Park

Plat #: 220220150

Location: Located immediately east of the terminus of Wahly Drive

Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-90 zone; 2 lots

Owner: 6013 Roosevelt Street, LLC

The subdivision plat has been reviewed by the M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620200020 (MCPB Resolution No. 20-023), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT THIS PLAT OF SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THE MONTGOMERY COUNTY ZONING ORDINANCES AND REQUIREMENTS AND THAT THE PROPERTY DESCRIBED THEREON IS THE PROPERTY OF THE MONTGOMERY COUNTY PLANNING BOARD AND IS SUBJECT TO THE MONTGOMERY COUNTY PLANNING BOARD'S REVIEW AND APPROVAL. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 21,504 SQUARE FEET OR 0.4937 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DATE: 8/25/22
 MITCHELL E. GOODE
 PROPERTY LINE SURVEYOR
 MARYLAND REG. NO. 444
 LICENSE EXPIRATION DATE: 12/10/2022

NOTES

1. THIS PROPERTY IS CURRENTLY ZONED R-90.
2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
3. ALL TERMS, CONDITIONS, AGREEMENTS, AND REQUIREMENTS OF THE MONTGOMERY COUNTY PLANNING BOARD OR OTHER AGENCIES SHALL APPLY TO THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE SUPERSEDED BY ANY OTHER INSTRUMENTS OR FILES AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. 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 DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
5. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP ONE83.
6. THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF APPROVED ADMINISTRATION SUBDIVISION PLAN NO. 020200020.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ASSESS TO THIS PLAT OF SUBDIVISION, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AS PRESCRIBED BY THE MONTGOMERY COUNTY ZONING CODE.

FURTHER WE GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 8634 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, ALL RIGHTS AND INTERESTS RESERVED HEREIN AS TO BE SUBJECT TO THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITIES INDICATED WITHIN SAID DECLARATION.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, INTEND TO CLASH ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS WITHIN BE SET BY A LICENSED SURVEYOR IN ACCORDANCE WITH SECTION 50-4.3.6 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUST AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT FOR A MORTGAGE IN LIBER 8615 AT PAGE 384 AND EXCEPT FOR THE MORTGAGES OF RECORD IN LAND RECORDS IN BOOK 66151 AT PAGE 384 AND EXCEPT FOR THE MORTGAGES OF TRUST AND SECURITY AGREEMENT RECORDED AMONG THE AFFRASD LAND RECORDS IN BOOK 66151 AT PAGE 419 AND THE PARTIES IN INTEREST THEREIN HAVE HEREOF INDICATED THEIR ASSENT TO THIS PLAT OF SUBDIVISION.

WITNESS: [Signature] DATE: 8/25/22
 WITNESS: [Signature] DATE: 8/25/22
 WITNESS: [Signature] DATE: 8/25/22

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION
 SHURCH STREET CAPITAL, LLC
 WITNESS: [Signature] DATE: 8/25/22
 WITNESS: [Signature] DATE: 8/25/22

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: [Signature] DATE: 8/23/2022
 MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED: [Signature] DATE: 8/23/2022
 MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES



LOT CURVE TABLE

CURVE DATA	LENGTH	RADIUS	DELTA	ANGLE	CHORD	BEARING	CHORD	LENGTH
C1	13.17	62.00	152.43	N 21°45'00" E	13.14			
C2	74.19	197.16	212°33'53"	N 05°09'15" E	73.75			

**SUBDIVISION RECORD PLAT
 LOTS 14 & 15, BLOCK A
 A RESUBDIVISION OF
 LOT 10, BLOCK A
 WEST BETHESDA PARK
 ELECTION DISTRICT NO. 7
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=30' NOVEMBER, 2021**

GOODE SURVEYS, LLC
 LAND SURVEYORS
 P.O. BOX 599
 DAMASCUS, MARYLAND 20872
 PHONE: (301) 368-3700
 FAX: (301) 368-3703

AREA TABULATION
 AREA OF LOTS: 21,504 S.F. OR 0.4937 ACRES
 AREA OF STREET DEDICATION: N/A
 TOTAL PLAT AREA: 21,504 S.F. OR 0.4937 ACRES

CHAIR: _____
 M.N.C.P. & P.C. RECORD FILE NO. _____

