

Plat Name: Woodhaven

Plat #: 220230320

Location: Located on the north side of Alcott Road, 170 feet east of Woodhaven Boulevard.

Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-90 zone; 1 lot

Owner: Katie and Matthew Harb

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.2.** of the Subdivision Regulations, which states:

- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating a lot and an abandoned road right-of-way, if:
 - a. any conditions applicable to the original subdivision remain in effect;
 - b. the number of trips generated on the new lot do not exceed those permitted for the original lots; and
 - c. all required right-of-way dedication is provided.
 2. by consolidating an existing platted lot or part of a lot that contains a legally constructed detached house, with a piece of land created as a result of a deed, if:
 - a. the portion of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
 - b. any conditions applicable to the existing lot remain in effect on the new lot;
 - c. any required road dedication is provided; and
 - d. the existing platted lot was not identified as an outlot on a plat.

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.C.2. and supports this minor subdivision record plat.

NOTES

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY SHALL BE MAINTAINED BY THE SURVEYOR AND MADE AVAILABLE TO THE PUBLIC FOR ANY SUCH PLAN ARE MAINTAINED BY THE BOARD OF PLANNING AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. IPF = IRON PIPE FOUND. / RBWC = REBAR WITH CAP.
3. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.
4. THIS PLAN CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50.4.3.3 OF THE MONTGOMERY COUNTY ZONING AND SUBDIVISION REGULATIONS. THIS PLAN INVOLVES THE CONSOLIDATION OF A LOT OR PART OF A LOT THAT CONTAINS A LEGALLY CONSTRUCTED DETACHED HOUSE, WITH A PIECE OF LAND CREATED AS A RESULT OF A DEED, AS PROVIDED FOR IN SECTION 50.7.1.C.2.
5. THIS SUBDIVISION RECORD, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY, THE SUBDIVISION RECORD PLAN IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
6. PROPERTY LIES WITHIN ZONE X OF FENA MAP # 24031004350 DATED SEPTEMBER 29TH 2006.
7. PROPERTY IS SUBJECT TO A "STORMWATER MANAGEMENT RIGHT OF ENTRY" AS RECORDED AMONG THE LAND RECORDS ON MONTGOMERY COUNTY, MARYLAND IN DEED BOOK 66016 AT PAGE 209.

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 RE-SUBDIVISION OF ALL OF THE LANDS CONVEYED BY MICHAEL KAY, TRUSTEE, TO MONTGOMERY COUNTY, MARYLAND, BY DEED BOOK 65485 AT PAGE 058 DATED MARCH 3RD, 2022 AND BEING LOT 4, BLOCK C SHOWN ON PLAT OF SUBDIVISION KNOWN AS WOODHAVEN AS RECORDED ON PLAT 666 AND PART OF LOT 5, BLOCK C AS SHOWN ON A PLAT OF SUBDIVISION KNOWN AS WOODHAVEN AS RECORDED ON PLAT 666 AND LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THE PROPERTY IS NOT SUBJECT TO ANY UNRECORDED EASEMENTS, ENCUMBRANCES, AND INTERESTS. THIS PLAT IS MARKED AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50.4.3.3.G OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. TOTAL AREA INCLUDED ON THIS PLAT IS 10,305 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.



DAVID P. MOWATT
 M.D. PROFESSIONAL
 LAND SURVEYOR #21136
 EXPIRATION/RENEWAL DATE 06-20-24

OWNER'S CERTIFICATE

WE, MATTHEW HARB AND KATIE HARB, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAN AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.
 WE FURTHER GRANT A 10 FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF THE SUBDIVISION RECORD PLAN" RECORDED IN LIBER 3834 AT FOLIO 457, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, MORTGAGE, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR THE APRESAD DEED OF TRUST RECORDED IN LIBER 3834 AT FOLIO 457 AND THE PARTIES OF INTEREST HEREBY INDICATE THEIR ASSENT BY SIGNING BELOW.

MATTHEW HARB
 KATIE HARB
 APRIL FERGUSON, OFFICER
 (SIGNING ON BEHALF OF U.S. BANK NATIONAL ASSOCIATION)

10/07/22
 10/07/22
 10-11-22

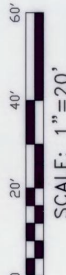
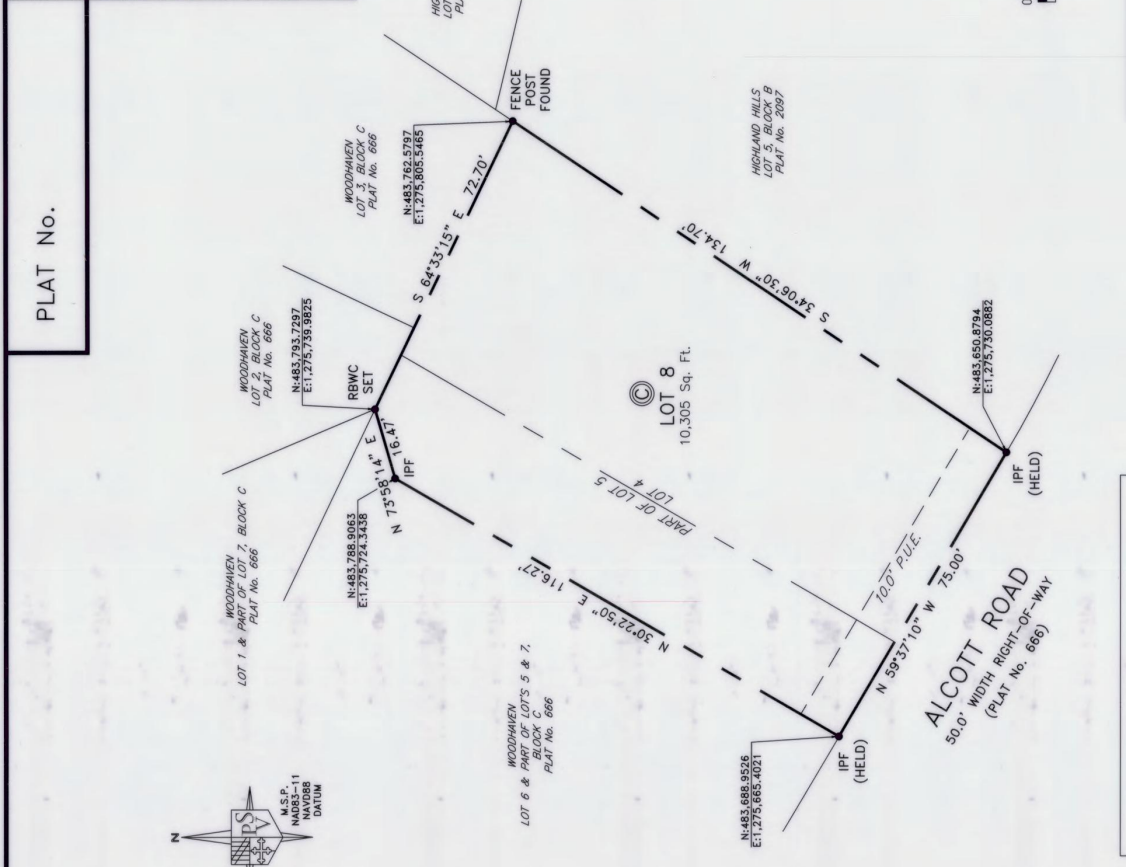
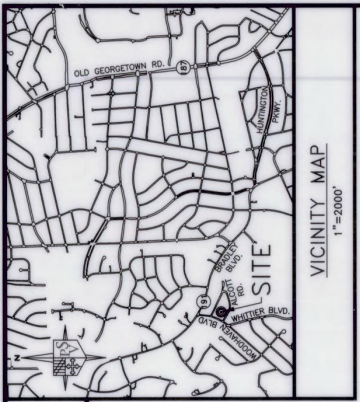
Department of Permitting Services
 Montgomery County, Maryland

Approved: 10/24/2022
 Date
Alisa Pedersen
 Director

The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____
 Date
 M.N.C.P.A.P.C. Record File No. _____

Recorded _____
 Plat No. _____



SUBDIVISION RECORD PLAN
WOODHAVEN
LOT 8, BLOCK C
 A RESUBDIVISION OF LOT 4 & PART OF LOT 5
 PLAT No. 666

BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=20' OCTOBER 2022

PLAT TABULATION	
LOT 8:	10,305 SQ.FT. OR 0.2365 ACRES
DEDICATION TO PUBLIC USE:	0 SQ.FT. OR 0.0000 ACRES
TOTAL AREA:	10,305 SQ.FT. OR 0.2365 ACRES

APPROVALS/INFORMATION CHART	
TAX MAP LOCATION:	GN 563
WSSC GRID NUMBER:	210NW06
ZONING CATEGORY:	R-90
APPROVED PRELIMINARY PLAN, SITE PLAN, PROJECT/SKETCH PLAN FILE NUMBERS:	N/A
CONSERVATION PLAN FILE NUMBER OR FOREST CONSERVATION EXEMPTION NUMBER:	42023010E

POTOMAC VALLEY
 SURVEYS
 20010 FISHER AVENUE, SUITE F
 POOLESVILLE, MARYLAND
 1-888-349-5090

MNCPPC FILE NO. 220230320