



MEMORANDUM

DATE: January 20, 2023

TO: Montgomery County Planning Board

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

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for February 2, 2023

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:

222020540 Kefauver Tract - Bradley Hills

220230120 Grand Park

Plat Name: Kefauver Tract - Bradley Hills

Plat #: 220220540

Location: Located on the east side of Redwood Avenue, 575 feet south of Bradley Boulevard (MD 191)

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-200 zone; 3 lots

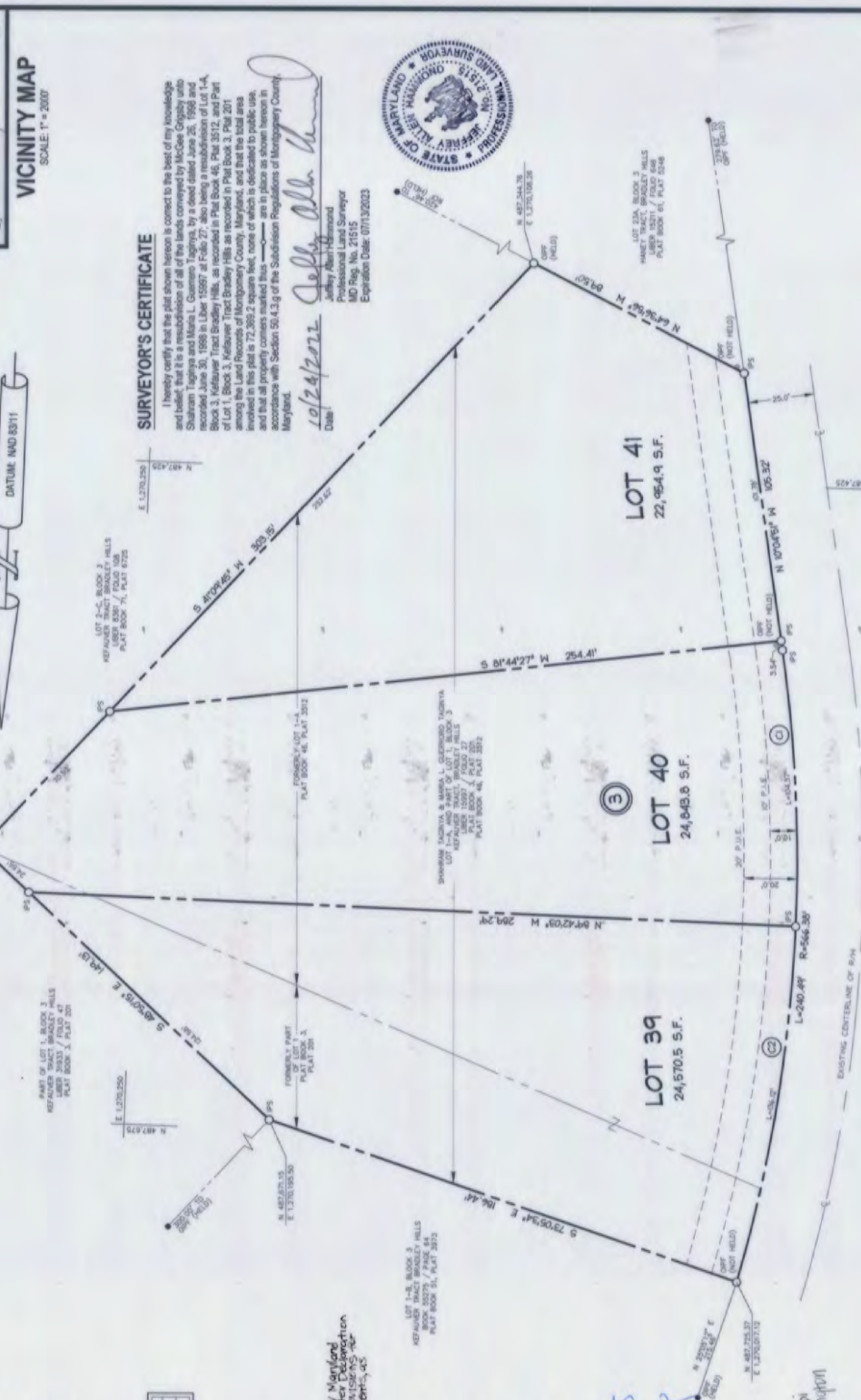
Owner: Shahram and Maria Taginya

The subdivision plat has been reviewed by the M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620210040 (MCPB Resolution No. 21-030), 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.



PLAT No.

DATUM: MGD 8011



CURVE TABLE

CURVE	LENGTH	MIDWAY	CHORD	CHORD BEARING	DELTA
1	184.17'	92.085'	184.17'	S 89°59'48" W	90°00'00"
2	184.17'	92.085'	184.17'	N 89°59'48" E	90°00'00"

APPROVALS/INFORMATION CHART

TRAIL MAP LOCATION	GP 34
MISC. GRID NUMBER	21 84 27
ZONING CATEGORY	R-200
FOREST CONSERVATION	EXEMPTED
PLAT NUMBER	

OWNERS' CERTIFICATE

We, Shauram Tagryia and Maria L. Guerrero Tagryia, owners of the property shown and described herein, hereby adopt this plat of subdivision. Establish the minimum building restrictions. We further grant a 10-foot Public Improvement Easement, shown herein as "PIE" to be recorded in Book 69559 of Page 431 among the Land Records of Montgomery County, Maryland. We further grant a 20-foot Public Utility Easement, shown herein as "PIE" to those parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easements", as recorded in Liber 3834 of 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 herein, except as indicated below.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown herein is correct to the best of my knowledge and belief, that it is a resubdivision of all of the lands conveyed by McCoey Grigby into Shauram Tagryia and Maria L. Guerrero Tagryia, by a deed dated June 26, 1998 and recorded June 30, 1998 in Liber 19587 of Folio 27, also being a resubdivision of Lot 1-A, Tract Bradley Hills, as recorded in Plat No. 41, Plat Book 3, of the Land Records of Montgomery County, Maryland, and that the total area involved in this plat is 72,262.2 square feet, none of which is dedicated to public use, and that all property corners marked thus \bullet are in place as shown herein in accordance with Section 30.13.3 of the Subdivision Regulations of Montgomery County, Maryland.

Jelly Allen
 10/24/2022
 Professional Land Surveyor
 MD Reg. No. 21515
 Expiration Date: 07/31/2023

NOTES

- This property is served by public water and sewer.
- The property that is the subject of this record plat is in the R-200 zone as of the date of plat recordation.
- PS = Iron Pin with Cap Set
 O/P = Open Iron Pipe Found
 R/P = Rebar and Cap Found
- The property shown herein is located on The Map GP 341.
- This property is located on F.E.M.A. Flood Insurance Map Community-Parish Number 2403703450, Flood Zone "X".
- See also the plat recorded in Plat No. 9119 of the Land Records of Montgomery County, Maryland.
- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan showing development of this property and approved by the Montgomery County Planning Board are intended to survive unless modified by further action by the board. The official public files for any such plan are available for review at the Montgomery County Planning Board and 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.

APPROVALS

Shauram Tagryia Witness
Maria L. Guerrero Tagryia Witness

LILIANA KATIMWA Witness
ANJASH WAGESHI Witness
 Loom Servicing Operations Managers

PLAT TABULATION

Number of Lots	3
Number of Parcels	3
Area of Lot(s)	72,262.2 sq. ft.
Area of Property	69,000 sq. ft.
Area of Street Frontage	6,000 sq. ft.
Total Area	72,262.2 sq. ft. (1.627 Acres)

Department of Permitting Services
 Montgomery County, Maryland
 Date: 12-28-2022
 Approved: *Jelly Allen* (Professional Land Surveyor)
 Director

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

Approved: _____ Chair
 _____ Secretary - Treasurer

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

RECORDED

Plat No. _____

REDWOOD AVENUE
 50' RIGHT-OF-WAY
 (PER PLAT BOOK 3, PLAT No. 201)

SUBDIVISION RECORD PLAT
LOTS 39, 40, AND 41, BLOCK 3
KEFAUVER TRACT BRADLEY HILLS
 A RESUBDIVISION OF LOT 1-A AND PART OF LOT 1, BLOCK 3

Bethesda (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30' February, 2022

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 info@caseengineering.com

COS ENGINEERING

