

Plat Name: Bai-Nola Woods

Plat #: 220230720

Location: Located on the north side of Nolan Drive, 1,100 feet west of Travilah Road

Master Plan: Potomac Subregion 2002 Master Plan

Plat Details: R-200 zone; 1 lot

Owner: Kelly Yu and Li Si

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. of the Subdivision Regulations and supports this minor subdivision record plat.

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 THE MONTGOMERY COUNTY SUBDIVISION ACT; THAT THE PROPERTY SHOWN AND DESCRIBED HEREON WAS OWNED BY SHAWN W. WOODEN AND SHELLEY GAN SAVER, PERSONAL REPRESENTATIVES OF THE ESTATE OF BETTY SASTLER WOODEN, WHO DIED ON OR ABOUT JANUARY 25, 2022 SERVING TENANT BY THE ENTIRETY OF FRANCIS D. WOODEN (AKA DOREY FRANCIS WOODEN), WHO DIED ON OR ABOUT AUGUST 30, 1996, TO KELLY YU AND U.S. BY DEED DATED APRIL 29, 2022 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 65721 AT PAGE 290, SAID PROPERTY ALSO BEING LOT 2 & PART OF LOT 3, BLOCK 1 AS SHOWN ON UNLITTED "BAI-NOLA WOODS, ROCKVILLE DISTRICT, MONTGOMERY COUNTY, MARYLAND", AND RECORDED AMONG SAID LAND RECORDS AT PLAT 2020.

I FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNERS' CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON WILL BE SET IN ACCORDANCE WITH SECTION 50-4.3.6 OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 39,960 SQUARE FEET OR 0.9174 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

Mitchell E. Goode
 MITCHELL E. GOODE
 PROPERTY LINE SURVEYOR
 MARYLAND REG. NO. 444
 LICENSE EXPIRATION DATE: 12/10/2024



NOTES

1. THIS PROPERTY IS CURRENTLY ZONED R-200 AND COMPLEX WITH REQUIREMENTS OF 59.7.7.1.0.10 OF THE MONTGOMERY COUNTY ZONING ORDINANCE.
2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER INSTRUMENT OF SERVICE PREPARED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO STAY AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR INTERESTING TO THE PROPERTY, BUT ONLY THOSE MATTERS WHICH ARE NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
5. THE PROPERTY SHOWN HEREON IS LOCATED ON TAN MAP FR343.
6. THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION AS SET FORTH IN SECTION 50-4.3.6 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES CONSOLIDATION OF A LOT AND PART OF A LOT INTO ONE LOT, AS PROVIDED FOR IN SECTION 50.7.1.C.2.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT 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 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, PUBLIC UTILITY EASEMENTS DESIGNATED HEREON AS "P.U.E." SUBJECT TO THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITIES IDENTIFIED WITHIN SAID DECLARATION.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.6 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUIES, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUST AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

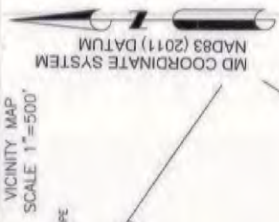
Wm Kelly Yu DATE: 03/10/2023
 WITNESS: KELLY YU
David McKee DATE: 03/10/2023
 WITNESS: U.S.

CHAIR M&C.P. & P.C. RECORD FILE NO.	MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER
APPROVED:	MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES APPROVED: <i>[Signature]</i> DIRECTOR DATE: 3/15/2023
DATE:	PLAT NO.

PLAT NO.

PARCEL NO.	15243
ISSUE ORG. #	210010
ZONING	R-200
FILE	4002088E

AREA TABULATION
 AREA OF LOT 39,960 S.F.
 AREA OF STREET DEDICATION N/A
 TOTAL PLAT AREA 39,960 S.F.



SUBDIVISION RECORD PLAT
LOT 26, BLOCK 1
BAI-NOLA WOODS
 A RESUBDIVISION OF
 LOT 2 & PART OF LOT 3, BLOCK 1
 ELECTION DISTRICT NO. 6
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=30' FEBRUARY, 2023

GOODE SURVEYS, LLC
 LAND SURVEYORS
 P.O. BOX 598
 DAMASCUS, MARYLAND 20872
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