





## MEMORANDUM

DATE: March 17, 2023

TO: Montgomery County Planning Board

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

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board  
Agenda for March 30, 2023

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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:

**220210400 Bradley Farms**

**220230450 Chevy Chase, Section 4-D**

**220230510 Fawcett Farms**

**220230550 Brooke Farm**

**220230720 Bai-Nola Woods**

**Plat Name: Bradley Farms**

**Plat #: 220210400**

Location: Located in the northwest quadrant of the intersection of Persimmon Tree Road and Bradley Boulevard

Master Plan: Potomac Subregion 2002 Master Plan

Plat Details: RE-2 zone; 4 lots

Owner: Edward Williams, John Gilligan III, Kyle Soltesz Revocable Trust, et al

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

- A. *Minor lot line adjustment.* The sale or exchange of part of a lot between owners of adjoining lots for the purpose of small adjustments in boundaries, if:
1. the total area of the adjustment is 5 percent or less of the combined area of the lots affected by the adjustment;
  2. additional lots are not created;
  3. the adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved;
  4. the owner submits a scaled drawing for review and approval by the Director. The drawing may be a copy of the existing record plat and must contain the following information:
    - a. proposed lot line adjustment as a dashed line;
    - b. any buildings, driveways, or other improvements located within 15 feet of the proposed adjusted lot line;
    - c. any minimum building setback that would be altered by the minor lot line adjustment; and
    - d. the amount of lot area affected by the minor lot line adjustment;
  5. The drawing is approved, revised, or denied by the Director in writing within 10 days after the drawing is submitted or it is deemed approved.

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

**OWNER'S CERTIFICATE**

We, the undersigned, owners of the property described herein, hereby adopt the plat of subdivision.

As owners of this subdivision, we, our successors, agents and assigns will cease all property claims and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-4.3.6 of the Montgomery County Code.

There are no recorded sales, actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision.

JOHN T. GULLIGAN, III (as to Lot 22, Block 7, Book 64627 Page 451)  
 By: *John T. Gulligan, III* Date: 2/28/23 Witness/Attest: *KW*

MARY KATHERINE GULLIGAN (as to Lot 22, Block 7, Book 64627 Page 451)  
 By: *Mary Katherine Gulligan* Date: 2/28/23 Witness/Attest: *KW*

EDWARD NELL WILLIAMS (as to Lot 23, Block 7, Liber 16130 Folio 475)  
 By: *Edward Nell Williams* Date: 2-28-23 Witness/Attest: *KW*

MEGAN HALEY WILLIAMS (as to Lot 23, Block 7, Liber 16130 Folio 475)  
 By: *Megan Haley Williams* Date: 2-28-23 Witness/Attest: *KW*

EDWARD NELL WILLIAMS (as to Lot 24, Block 7, Book 60245 Page 268)  
 By: *Edward Nell Williams* Date: 2-28-23 Witness/Attest: *KW*

KYLE SOLTESZ (IRREVOCABLE TRUST Dated March 1, 2006 (as to Lot 25, Block 7, Book 84237 Page 365))  
 By: *William Soltesz* Date: 3-6-23 Witness/Attest: *KW*

**AREA TABULATION**

Lot 26	117,153 Square Feet or 2.6885 Acres
Lot 27	202,115 Square Feet or 4.6399 Acres
Lot 28	133,502 Square Feet or 3.0745 Acres
Lot 29	98,029 Square Feet or 2.2504 Acres
Total by this plat	551,222 Square Feet or 12.6543 Acres

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: \_\_\_\_\_  
 CHAIR

APPROVED: \_\_\_\_\_  
 MONTGOMERY COUNTY PLANNING BOARD SECRETARY-THE SURVEYOR

M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

**PLAT NO.**

No.	Debit	Credit	Chord
1	10'14.27'	97.90'	S 46°10'52" W 97.72'
2	25'10'20"	940.00'	N 70°24'47" W 407.00'
3	01'04'13"	542.30'	N 62°23'31" W 101.94'

**VICINITY MAP**  
 SCALE 1" = 500'

**NOTES:**

- 1) This property is served by public water and sewer system only.
- 2) All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan allowing development of this property approved by the Montgomery Planning Board are intended to survive and not be extinguished by the recordation of this plat unless expressly contemplated by this plan as approved. The official public files for any such plan are maintained by the planning board and are available for public review during normal business hours.
- 3) Lands shown hereon lie within the REC-2 zone.
- 4) The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, and the terms and conditions of Final Forest Conservation Plan No. 11985101PL.
- 5) This subdivision record plat is not intended to show every matter affecting the adversely and also, nor every matter affecting the ownership and use of the property. The subdivision record plat is not intended to replace an examination of title or to respect or not all matters affecting title.
- 6) This plat conforms with the requirements of Section 50.7 of the Montgomery County Subdivision Regulations, being Chapter 50 of the Code. This plat involves minor lot adjustments as provided in 50.7.1.A.
- 7) The intent of this Plat is to adjust the lot lines on Lots 22, 23 and 25 of Plat 20626 and to abandon the Water House Connection and Sewer House Connection Easements on Lots 22 through 26, Bradley Farms, Plat 20626.
- 8) The Water House Connection (WHC) and Sewer House Connection (SHC) Easements created by Plat 20626 are hereby abandoned. The new Water Service Connection and Sewer Service Connections created under a separate instrument, to replace said WHC and SHCs, are shown and noted hereon.
- 9) The property shown hereon is listed as a Beneficial Property to Declaration and Restriction (No. 1) and (No. 3) and recorded among the Land Records of Montgomery County, Maryland, in Liber 14070 at Folio 558 and Liber 14070 at Folio 583 respectively.
- 10) This property shown hereon appears on Tax Maps FN-563 and FP-561, WSSC G40 210 and 211 NW 09.
- 11) The Flood Plain shown hereon is also shown on Plat 20626 and was compiled and completed by Macross, Hendricks & Glascock, P.A. and approved by M-NCPPC with Preliminary Plan 1-97101 and is subject to a 2' Building Restriction Line (2' BRFL).

**SURVEYOR'S CERTIFICATE**

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a resubdivision of Lots 22, 23, 24 and 25, Block 7, as shown on a subdivision record plat filed 'LOTS 22-25, BLOCK 7, BRADLEY FARMS' and recorded in Plat Book 197 as Plat 20626, said Lots 22, Block 7, being all the property described in a conveyance from EDWARD NELL WILLIAMS to JOHN T. GULLIGAN, III and MARY KATHERINE GULLIGAN by deed dated October 20, 2021, and recorded in Book 64627 Page 451; said Lot 23, GULLIGAN, III and MARY KATHERINE GULLIGAN in a conveyance from AGNES N. WILLIAMS to EDWARD NELL WILLIAMS and MEGAN HALEY WILLIAMS, by deed dated March 30, 1998, and recorded in Liber 16130 at Folio 475; said Lot 24, Block 7, being all the property described in a conveyance from FIDUCIARY TRUST COMPANY INTERNATIONAL, PERSONAL REPRESENTATIVE OF THE ESTATE OF AGNES NELL WILLIAMS (also known as AGNES N. WILLIAMS), DECEASED, ESTATE No. W102260, to EDWARD NELL WILLIAMS, by deed dated July 31, 2020, and recorded in Book 60245 at Page 268; and said Lot 25, Block 7, being all the property described in a conveyance from EDWARD NELL WILLIAMS to KYLE SOLTESZ IRREVOCABLE TRUST, dated March 1, 2006, by deed dated September 15, 2021, and recorded in Book 84237 at Page 365; all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown hereon will be set in accordance with the provisions of Section 50.4.1.1.G of the Montgomery County Code.

The total gross area of this subdivision record plat is 551,222 square feet or 12.6543 acres of land, there is no stated dedication by the plat.

APPROVED: *William Soltesz* Date: 3-7-23  
 William Soltesz, Surveyor  
 Maryland Registration No. 556  
 License Expires: 03/02/2026



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