

Plat Name: Willis-Slater Addition to Luxmanor

Plat #: 220230810

Location: Located in the southeast quadrant of the intersection of Poindexter Lane and Huntover Road

Master Plan: North Bethesda - Garrett Park Master Plan

Plat Details: R-200 zone; 2 lots

Owner: Mandextr Revocable Trust dated November 16, 2018 and Linda C. Ulrich

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 CERTIFICATION

We, Lella Mamodova and Jason B. Bakalar, Trustees to the Mandeville Trust dated November 16, 2018, and Linda C. Ulrich, owners of the properties shown and described herein, hereby adopt this plat of subdivision and establish the minimum building restriction lines:

Further, we grant a Public Utility Easement (P.U.E.) as shown herein, to the parties named in a document titled "Terms and Provisions of a Public Utility Easement" as recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, subject to all current and applicable regulations of all federal, state, and local governing agencies.

We, our successors and assigns will cause property corner markers to be set by a Maryland licensed Land Surveyor, in accordance with Section 50.4.3.G of the Montgomery County Code (Subdivision Regulations).

There are no leases, liens, mortgages, suits, or trusts affecting the subject properties.

OWNER OF EXISTING LOT 5, BLOCK L (PROPOSED LOT 15)
Mandeville Trust Dated November 16, 2018

Lella Mamodova, Trustee

Date: 5/13/2023

Jason B. Bakalar, Trustee

Date: 5/13/2023

OWNER OF EXISTING LOT 6, BLOCK L (PROPOSED LOT 16)

Linda C. Ulrich, Owner

Date: 5/13/2023

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my knowledge, information and belief the information shown herein to be correct; that it is a resubdivision of all the real properties conveyed forth.

Existing Lot 5, Block L, Luxmanor, Plat Book 55 Plat 4381; Christopher A. Albins, Grantor to Khadizar Mamodova, or her successors), Trustee of the Mandeville Revocable Trust dated 16, 2018, Grantor, by Deed, dated December 7, 2018 and recorded among the Land Records of Montgomery County, Maryland in Book 57076 at Page 280 and

Existing Lot 6, Block L, Luxmanor, Plat Book 55 Plat 4381; Linda C. Ulrich, Owner, Trustee of the Union Living Trust dated October 7, 2004, Grantor to Linda C. Ulrich, by Deed dated March 12, 2021 and recorded among the Land Records of Montgomery County, Maryland in Book 62801 at page 468;

I hereby certify that, once engaged as described in the owner's certificate herein, all property corner markers will be set in accordance with Section 50.4.3.G of the Montgomery County Code.

The total area included in this plat of subdivision is 59,984 Square Feet. There is no area being dedicated to public use by this plat.

Date: 5/03/2023

John R. Witmer
Professional Land Surveyor
MD Reg. No. 10868
Two year MDLLR Professional Land Surveyor's License Renewal Date: 11/05/2023



APPROVED: _____
CHAIR

APPROVED: _____
MONTGOMERY PLAT SIGNATORY
FOR SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NUMBER: _____

PLAT NO. _____

PLAT NO. _____

DATE: _____

DIRECTOR

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF
PERMITTING SERVICES

APPROVED: 5-4-2023

BY: [Signature] DIRECTOR



NOTES

These properties are zoned R-200.

These properties are served by public water and sewer services only.

This subdivision record plat is not intended to show every matter affecting or restricting the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to note all matters affecting the title.

All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of the property included on this plat, as approved by the Montgomery County Planning Board, are intended to survive and not be affected by the recording of this plat, unless expressly contemplated by the other documents. The terms and conditions of such plan are available for public review during normal business hours.

Tax Map GHD GQ 961; WSSC 200 Sheet Number 214 NW 06.

This subdivision is exempt from Forest Conservation Plans and subdivision requirements per FCP Exemption No. 40203170E.

This plat is in conformance with the requirements of chapter 50 of the Montgomery County Code (Subdivision Regulations), being a minor lot line adjustment as provided for in Section 50.7.1.A.

Lot 15, Block L, formerly Lot 5, Block L, is subject to a "Grant of Storm Water Management Right of Entry and Maintenance Agreement" dated April 20, 2023 as recorded in the Land Records of Montgomery County, Maryland in Book 89927 Page 83.

Former Lot 5, Block L, is subject to a "Grant of Storm Water Management Right of Entry and Maintenance Agreement" dated October 26, 2022 as recorded in the Land Records of Montgomery County, Maryland in Book 66464 Page 159.

Former Lot 5, Block L, is subject to a "Grant of Storm Water Management Right of Entry and Maintenance Agreement" dated June 13, 2017 as recorded in the Land Records of Montgomery County, Maryland in Book 54464 Page 377.

Area Tabulation

Lot 15, Block L 38,944 SF
Public Dedication 0 SF
Lot 16, Block L 20,050 SF
Public Dedication 0 SF
Total Area 58,994

Curve Table

CURVE	RADIUS	ARC	CHORD BEARING	CHORD DIST	DELTA	TANGENT
C1	193.51'	195.27'	S 88° 26' 57" E	22.28'	40° 03' 00"	10.83'
C2	20.00'	31.42'	S 88° 26' 57" E	22.28'	88° 56' 57"	20.00'

SUBDIVISION RECORD PLAT

Lots 15 & 16, Block L
WILLIS - SLATER ADDITION TO
LUXMANOR
Being a Resubdivision of Lots 5 & 6, Block L
4th (ROCKVILLE) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND



WITMER ASSOCIATES, LLC
Land Surveying, Land Planning & Design
16401 Shoffield Road, Suite C, Greenleaf, MD 20879
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SCALE: 1" = 30'
DATE: MAY 2023
PROJECT NO.: 027001
SHEET NO.: 1 of 1