



## MEMORANDUM

DATE: June 30, 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 July 13, 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:

**220220900 Darnestown Knolls**

**220230670 & 220230680 Rock Spring Park**

**220230720 Ellsworth Park Subdivision**

**Plat Name: Darnestown Knolls**

**Plat #: 220220900**

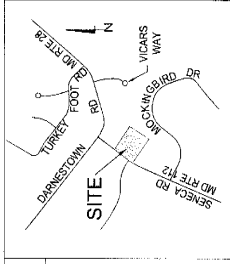
Location: Located on the east side of Seneca Road (MD 112), 750 feet south of Darnestown Road (MD 28)

Master Plan: Potomac Subregion 2002 Master Plan

Plat Details: RE-2 zone (Rural Village Overlay); 3 lots

Owner: SPI Seneca, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120210250 (MCPB Resolution No. 22-015), and with Site Plan No. 820210050 (Certified Site Plan dated May 9, 2022), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.



**VICINITY MAP**  
SCALE: 1"=2,000'

**PLAT NO.**

**LEGEND:**  
 IF ○ IRON PIPE FOUND  
 RBE ○ REBAR FOUND  
 NF ○ NAIL FOUND  
 ● PROPERTY MARKER TO BE SET

**GENERAL NOTES:**

- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE. NOR INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING THE TITLE. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO BE CONSIDERED AS A COMPLETE TITLE CURATIVE INSTRUMENT.
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**OWNER'S CERTIFICATE:**

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY DESCRIBED HEREIN, HEREBY ADOPT THIS PLAT OF SUBDIVISION, DEDICATE THE STREET TO THE STATE OF MARYLAND FOR PUBLIC USE, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT TO THE STATE OF MARYLAND A EASEMENT IN THE PROPERTY, ADJACENT CONTIGUOUS AND PARALLEL TO SENECA ROAD RIGHT OF WAY, TO BE USED FOR THE PURPOSES OF THE STATE HIGHWAY ADMINISTRATION, AFTER ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE BY THE STATE OF MARYLAND.

FURTHER, WE GRANT TO THE APPLICABLE UTILITY COMPANIES, THEIR RESPECTIVE SUCCESSORS, AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREIN DESCRIBED AS A PUBLIC UTILITY EASEMENT, DESIGNATED HEREON AS "PUBLIC UTILITY EASEMENT", TO BE USED FOR THE PURPOSES OF THE STATE OF MARYLAND, TO BE USED FOR THE PURPOSES OF THE STATE HIGHWAY ADMINISTRATION, AFTER ALL REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE BY THE STATE OF MARYLAND.

FURTHER, WE ESTABLISH AN EGRESS/EASEMENT AND UTILITY EASEMENT OVER THE LOTS, AS SHOWN HEREON, FOR THE USE AND BENEFIT OF LOTS/LAND TO BE SUBJECT TO THE TERMS AND PROVISIONS SET FORTH IN A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS TO BE RECORDED HEREAFTER.

AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS, WILL MAKE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.0 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUTS OR ACTIONS AT LAW, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION EXCEPT FOR A CERTAIN DEED OF TRUST HELD BY SANDY SPRING BANK, RECORDED IN BOOK 67118 AT PAGE 058 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND THE PARTIES OF INTEREST THEREIN TO ASSENT TO THIS PLAT OF SUBDIVISION.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL ABILITY AND THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY METROPOLITAN WASHINGTON OR HUDOX SENIORS HOUSING INC. A MARYLAND CORPORATION TO SPI SENECA, LLC, A LIMITED LIABILITY COMPANY BY A DEED RECORDED IN LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 67000 AT PAGE 259.

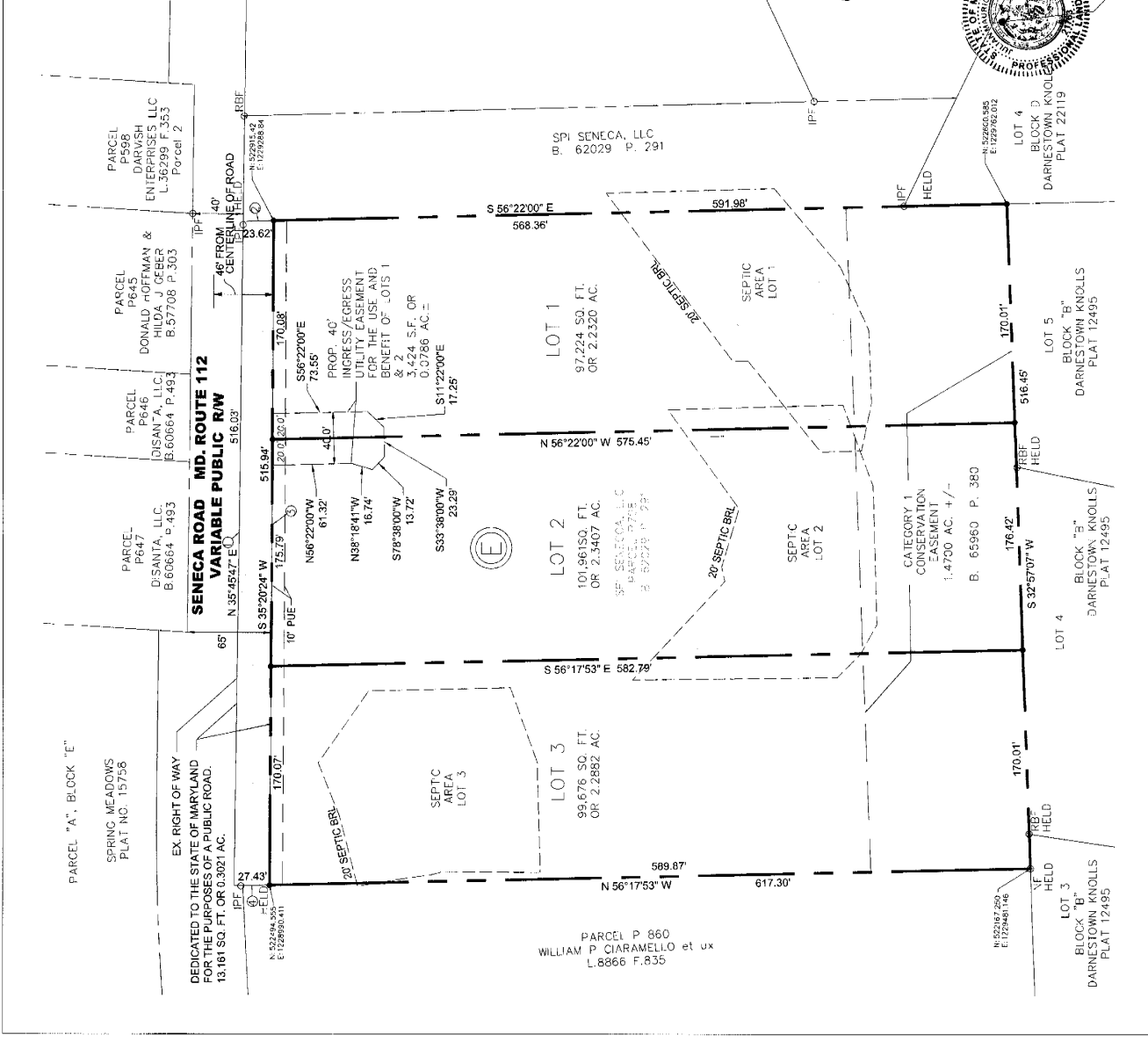
THE TOTAL AREA OF THE PLAT SHOWN HEREON IS 13.181 ACRES. THE TOTAL AREA OF THE MONTGOMERY COUNTY CODE, THE TOTAL AREA IN THIS PLAT OF SUBDIVISION IS 312,022 SQUARE FEET OR 7.1630 ACRES OF LAND, OF WHICH 13,181 SQUARE FEET OR 0.3021 ACRES OF LAND IS DEDICATED TO PUBLIC USE.

DATE: 6/16/22

RECAP: MARYLAND PROFESSIONAL LAND SURVEYOR MD REGISTRATION NO. 21763 LICENSE EXPIRES: DECEMBER 15, 2024

TAX MAP GRID	F521	W14
VESS. GRID NO.	22	14
ZONING	RE-2	RURAL VILLAGE CENTER OVERLAY
PRELIMINARY PLAN	120210250	
FINAL FOREST	820210200	
CONSERVATION PLAN	820210200	
SITE PLAN	820210200	
AREA TABULATION		
LOTS	3	298,861 SQ. FT. OR 6.8608 AC.
DEDICATION		13,181 SQ. FT. OR 0.3021 AC.
TOTAL PLAT		312,022 SQ. FT. OR 7.1630 AC.

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE USE OF A PUBLIC ROAD	LAND DEDICATED TO THE STATE OF MARYLAND FOR THE USE OF A PUBLIC ROAD
1. 35'x45'x47' E 516.03'	1. 35'x45'x47' E 516.03'
2. 56'x22'00" E 73.65'	2. 56'x22'00" E 73.65'
3. 56'x22'00" E 73.65'	3. 56'x22'00" E 73.65'
4. 55'x20'24" W 515.94'	4. 55'x20'24" W 515.94'
5. 55'x17'53" W 27.43'	5. 55'x17'53" W 27.43'
DEDICATION AREA 13,181 SQ. FT. OR 0.3021 AC.	DEDICATION AREA 13,181 SQ. FT. OR 0.3021 AC.
SHOWN AS	SHOWN AS



DATE RECORDED	PLAT NO.
6-26-2025	

APPROVED: *[Signature]* DIRECTOR

APPROVED: \_\_\_\_\_ MONTGOMERY PLAT SIGNATORY FOR SECE LRP - TREASURER

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

MONTGOMERY RECORD FILE NO. \_\_\_\_\_

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY PLANNING BOARD

SCALE: 1" = 60'

**Kim Engineering, Inc.**  
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 www.kimengineering.com  
 Civil Engineering, Land Surveying, Geotechnical Engineering

