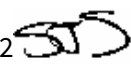





## MEMORANDUM

DATE: July 14, 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 27, 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:

**220180810 Jesus House**

**220210810 Key Bridge Estates**

**220220490 United Therapeutics Addition to Silver Spring**

**220221010 Potomac Chase**

**220230370 Creekside at Cabin Branch**

**220230620 Amalyn Bethesda**

**220230940 Indian Spring Terrace**

**Plat Name: Jesus House**

**Plat #: 220180810**

Location: Located on the on the west side of New Hampshire Avenue (MD 650), 970 feet south of the intersection with Harding Lane

Master Plan: Cloverly Master Plan

Plat Details: RE-2 zone; 1 parcel

Owner: Jesus House D.C.

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120160040 (MCPB Resolution No. 20-039), 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 plan.

**NOTES**

1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO PLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
2. DEVELOPMENT OF THIS PARCEL AS SHOWN ON THIS SUBDIVISION RECORD PLAT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF PRELIMINARY SUBDIVISION PLAN MONTGOMERY FILE NO. 120160040.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN AS APPROVED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
4. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
5. MISSC: 200 SHEET 239 NW 19 / 243 NW 09.
6. WATER/SEWER CATEGORIES: W/S.
7. THIS PROPERTY IS ZONED RE-2.
8. THIS PROPERTY IS LOCATED ON TAX MAP GRID: J552.
9. THIS PROPERTY IS SUBJECT TO A DECLARATION OF COVENANTS FOR PRIVATE STREETS, PRIVATE STORM DRAIN SYSTEMS AND PRIVATE OPEN SPACES RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 571,09 PAGE 373.
10. THE IMPERVIOUS SURFACE AGREEMENT HAS BEEN RECORDED IN BOOK 641,30, PAGE 290.
11. THIS PROPERTY IS SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANT RECORDED IN BOOK 641,30, PAGE 297.

**OWNER'S CERTIFICATE**

WE, JESUS HOUSE D.C., A MINISTRY OF THE REDEEMED CHRISTIAN CHURCH OF GOD, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS PLAT OF SUBDIVISION, DEDICATE TO MARYLAND STATE HIGHWAY ADMINISTRATION THE AREA SHOWN HEREON TO PUBLIC USE, ESTABLISH THE MOUNTAIN BUILDING RESTRICTION LINES, CONVEY TO MARYLAND STATE HIGHWAY ADMINISTRATION THE MOUNTAIN BUILDING RESTRICTION LINES, PARTS LISTED AND WITH THE TERMS AND PROVISIONS BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC UTILITY EASEMENT", RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLD 457, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN, BY THIS REFERENCE.

THESE ARE MY SUFFICIENT ACTIONS AT LAW, LEASES, LENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

WITNESS  
 \_\_\_\_\_  
 AMBROIA FADISON  
 CHURCH ADMINISTRATOR  
 DATE: 6/21/23



**DETAIL: SCALE 1"=20'**



**PLAT NO.**

**VICINITY MAP**  
 1"=2000'



NEW HAMPSHIRE AVENUE  
 BASELINE PER SHM PLAT 52925  
 SEE SHM PLAT 52925  
 124 PUBLIC R/W  
 BOOK 13503, PAGE 98



**STATE HIGHWAY RIGHT-OF-WAY DEDICATION TABLE**

LINE NO.	BEARING	DISTANCE	ADJACENT PROPERTY
1	S28°57'07"E	15.95'	STATE HIGHWAY ADMINISTRATION
2	R-13771.65'	N-244.38'	STATE HIGHWAY ADMINISTRATION
3	S87°07'07"E	19.50'	STATE HIGHWAY ADMINISTRATION
4	R-3882.22'	A-45.02'	STATE HIGHWAY ADMINISTRATION
5	N67°23'41"W	20.01'	STATE HIGHWAY ADMINISTRATION
6	N67°42'39"E	42.38'	STATE HIGHWAY ADMINISTRATION
7	R-43.62'	A-11.56'	STATE HIGHWAY ADMINISTRATION
8	R-1584.85'	A-524.25'	STATE HIGHWAY ADMINISTRATION

**SURVEYOR'S CERTIFICATE**

I, HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE PROPERTY ACQUIRED BY JESUS HOUSE D.C., A MINISTRY OF THE REDEEMED CHRISTIAN CHURCH FROM PENTECOSTAL CHURCH OF GOD EMANUEL BY A DEED DATED JANUARY 31, 2011 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 41130 AT FOLD 217. I FURTHER CERTIFY THAT ALL PROPERTY CORNER MARKERS HAVE BEEN SET IN ACCORDANCE WITH THE SURVEYING STANDARDS AND PRACTICES OF MONTGOMERY COUNTY, MARYLAND. THE TOTAL AREA INCLUDED ON THIS PLAT IS 677,164 S.F. OR 15.5455 ACRES.



DAVID M. MILLER  
 PROFESSIONAL LAND SURVEYOR #21427  
 LICENSE EXP. 12/28/24  
 DATE: 6-27-23

**SUBDIVISION RECORD PLAT**  
**JESUS HOUSE**  
**PARCEL A**

COLESVILLE ELECTION DISTRICT FIVE  
 MONTGOMERY COUNTY, MARYLAND  
 MAY 2023  
 SCALE: 1"=100'

**POINT TO POINT LAND SURVEYORS**  
 1010 Pennsylvania Ave.  
 McDonough, GA 30225  
 (678) 565-4440 (f) 678-565-4497  
 (w) pointtopointsurvey.com

RECORDED: \_\_\_\_\_  
 PLAT NO. \_\_\_\_\_  
 GRAPHIC SCALE IN FEET  
 1" = 100'

DEPARTMENT OF PERMITTING SERVICES  
 MONTGOMERY COUNTY  
 APPROVED: 7-16-2023  
 DATE: \_\_\_\_\_  
 DIRECTOR: \_\_\_\_\_

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD  
 APPROVED: \_\_\_\_\_  
 CHAIR: \_\_\_\_\_  
 MONTGOMERY PLAT SIGNATORY FOR SECRETARY/TREASURER: \_\_\_\_\_  
 M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_

**PLAT TABULATION**  
 PARCEL A  
 671,507 S.F. OR 15.4156 ACRES  
 AREA OF R/W DEDICATION 5,657 S.F. OR 0.1299 ACRES  
 TOTAL AREA 677,164 S.F. OR 15.5455 ACRES

**LEGEND**  
 BF = BORN SAN FOUNO AND HELD  
 BS = BORN SAN FOUNO AND HELD  
 BCS = BORN SAN FOUNO AND HELD

