

Plat Name: Indian Spring Terrace

Plat #: 220230940

Location: Located on the north side of Indian Spring Drive, 600 feet east of Colesville Road (US 29)

Master Plan: Four Corners Master Plan

Plat Details: R-60 zone; 1 lot

Owner: Vivek Chopra and Ambereen Khan

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.1.** 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 outlet 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 outlet 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.1. and supports this minor subdivision record plat.

NOTES

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO BE INCORPORATED INTO ANY SUBSEQUENT DEVELOPMENT PLAN. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY SUCH PLAN AND MAKE IT AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. IF = IRON PIPE FOUND. / RW/C = REBAR WITH CAP.
3. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
4. THIS PLAN CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50.7.1 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE, AND TO THE REQUIREMENTS FOR ABANDONED ROAD RIGHT-OF-WAY AS PROVIDED FOR IN SECTION 50.7.1.C.1.
5. THIS SUBDIVISION RECORD PLAN IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY. THE SUBDIVISION RECORD PLAN IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DETECT OR NOTE ALL MATTERS AFFECTING TITLE.
6. PROPERTY LIES WITHIN ZONE R OF FEMA MAP # 24031002700 DATED SEPTEMBER 29TH, 2006.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A RE-SUBDIVISION OF ALL OF THE LANDS CONVEYED BY JAMES FRANCISCO FRIELLO AND SUSAN D. FRIELLO UNTO VIVEK CHOPRA AND AMBEREEN KHAN RECORDED IN BOOK 69056 AT PAGE 329 DATED JANUARY 14TH, 2022 AND PART OF THE LANDS CONVEYED BY JAMES FRANCISCO FRIELLO AND SUSAN D. FRIELLO UNTO VIVEK CHOPRA AND AMBEREEN KHAN RECORDED IN PLAT BOOK 4 ON CLARK AVENUE (NOW WORTH AVENUE) ABANDONED IN EQUITY CASE 13780, AND A PORTION OF CLARK AVENUE (NOW WORTH AVENUE) ABANDONED IN EQUITY CASE 13780; AND THAT ALL PROPERTY CORNERS MARKED THIS ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50.7.1 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. THE TOTAL AREA INCLUDED ON THIS PLAT IS 13,578 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.



DAVID P. MOWATT
 SURVEYOR
 LICENSE NO. 211136
 EXPIRATION/RENEWAL DATE: 08-28-24

OWNER'S CERTIFICATE

WE, VIVEK CHOPRA AND AMBEREEN KHAN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAN AND ESTABLISH THE MINIMAL BUILDING RESTRICTION LINES.

WE FURTHER GRANT A 10 FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E.", TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SHITS, ACTIONS AT LAW, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR THE APPROVED DEED OF TRUST RECORDED IN BOOK 86058 PAGE 54 AND THE PARTIES OF INTEREST HEREBY INDICATE THEIR ASSENT BY SIGNING BELOW.

WITNESSES: *[Signature]* DATE: 6/26/23
[Signature] DATE: 6/26/23

Bin Anwar, TITLE SURETY MANAGER, PHH MORTGAGE CORPORATION AS AGENT
 (SPONSOR ON BEHALF OF WPA, INC. DBA WPA LENDING)

Department of Permitting Services
 Montgomery County, Maryland

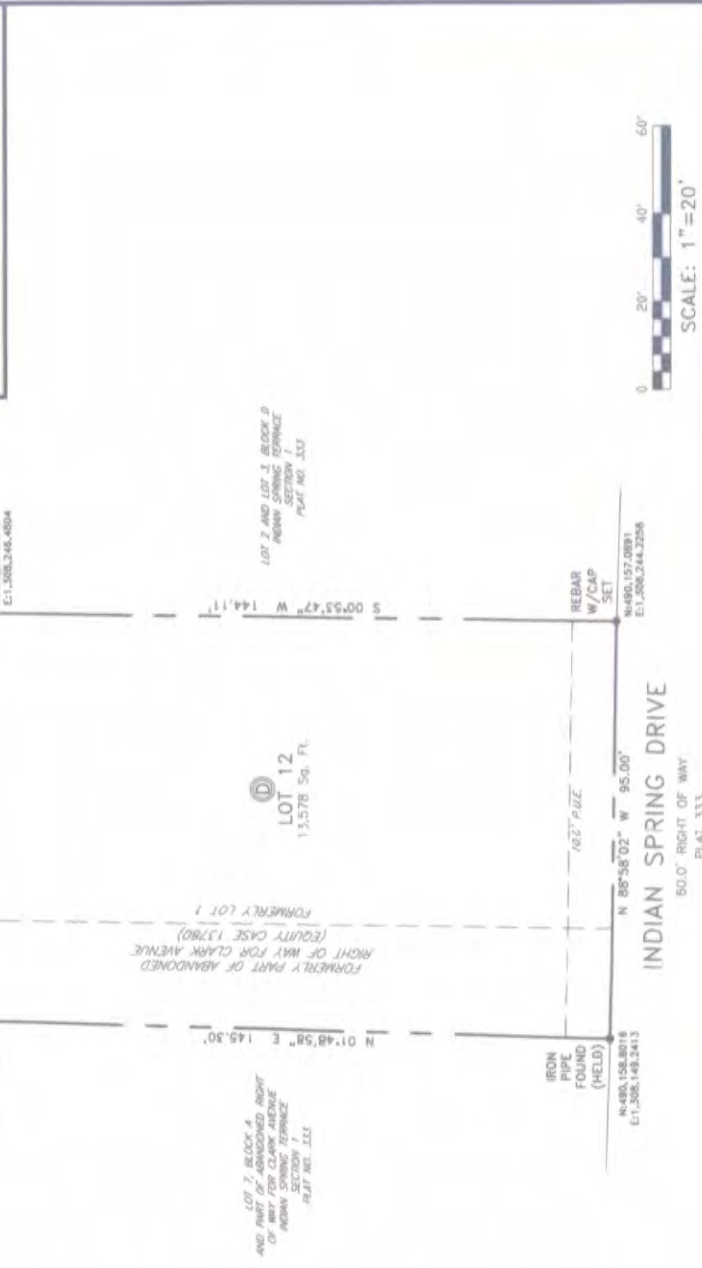
Approved: *[Signature]* DATE: 7-6-2023

The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____ DATE: _____

 Montgomery Plat Signatory
 Title Secretary / Treasurer

M.N.C.P. & P. Record File No. _____



SUBDIVISION RECORD PLAN
INDIAN SPRING TERRACE
SECTION - 1
LOT 12, BLOCK D
 A RESUBDIVISION OF LOT 1, BLOCK D
 SECTION - 1 INDIAN SPRING TERRACE
 PLAT BOOK 4, PLAT 333
 &
 PART OF ABANDONED ROAD RIGHT OF WAY
 FOR CLARK AVENUE
 EQUITY CASE 13780

WHEATON (13TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' JUNE 2023

PLAT TABULATION

LOT 12:	13,578 SQ.FT. OR 0.3117 ACRES
DEDICATION TO PUBLIC USE:	0 SQ.FT. OR 0.0000 ACRES
TOTAL AREA:	13,578 SQ.FT. OR 0.3117 ACRES

APPROVALS/INFORMATION CHART

TAX MAP LOCATION:	JP 342
WSSC GRID NUMBER:	212N001
ZONING CATEGORY:	R-60
APPROVED PRELIMINARY PLAN, SITE PLAN, PROJECT/SKETCH FILE NUMBER:	N/A
APPROVED FOREST CONSERVATION PLAN FILE NUMBER OR FOREST CONSERVATION EXEMPTION NUMBER:	45023177E

POTOMAC VALLEY SURVEYS
 20010 FISHER AVENUE, SUITE F
 POOLESVILLE, MARYLAND
 1-888-349-5090