

Plat Name: Pine Crest
Plat #: 220230910

Location: Located on the east side of Westmoreland Avenue, 150 feet south of 2nd Avenue
Master Plan: Takoma Park Master Plan
Plat Details: R-60 zone; 1 lot
Owner: GPI Holdings, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.2.** 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 outlot 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 outlot 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.2. and supports this minor subdivision record plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT THIS PLAT OF SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, AND RECORDED IN THE RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 65717 AT PAGE 371, SAID PROPERTY ALSO BEING LOT 7 & PART OF LOT 6, BLOCK 12 AS SHOWN ON A PLAT ENTITLED "PINE CREST", AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY IN PLAT BOOK 2 AT PLAT 15. I FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED, IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS "O" 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 9,450 SQUARE FEET OR 0.2169 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

Mitchell E. Goode
 MITCHELL E. GOODE
 PROPERTY LINE SURVEYOR
 MARYLAND REG. NO. 444
 LICENSE EXPIRATION DATE: 12/10/2024



NOTES

1. THIS PROPERTY IS CURRENTLY ZONED R-60.
2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS APPLICABLE TO THIS PROPERTY, INCLUDING BUT NOT LIMITED TO ANY OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE INFORMATION SHOWN ON THIS PLAT. ALL FILES AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
5. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAPS JN561.
6. THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVAL CONTAINED IN SECTION 50.7.1 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT IS SUBJECT TO THE ZONING AND PART OF A LOT INTO ONE LOT, AS PROVIDED FOR IN SECTION 50.7.1.C.2.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AS PRESCRIBED BY THE MONTGOMERY COUNTY ZONING CODE.

FURTHER, WE GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND, PUBLIC UTILITY EASEMENTS DESIGNATED HEREON AS "P.U.E.", SUBJECT TO THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITIES INDICATED WITHIN SAID DECLARATION.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS, AT LAW, LIENS, LEASES, MORTGAGES OR TRUST AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

Daniel W. Mela
 WITNESS
 DATE: 6/22/23
 ISRAEL SAVAG, MANAGING PARTNER

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: _____
 MONTGOMERY PLAT SURVEYOR
 FOR SECRETARY-TREASURER

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED: *Robert J. Galt*
 6-22-2023
 DIRECTOR

DATE: _____
 PLAT NO: _____

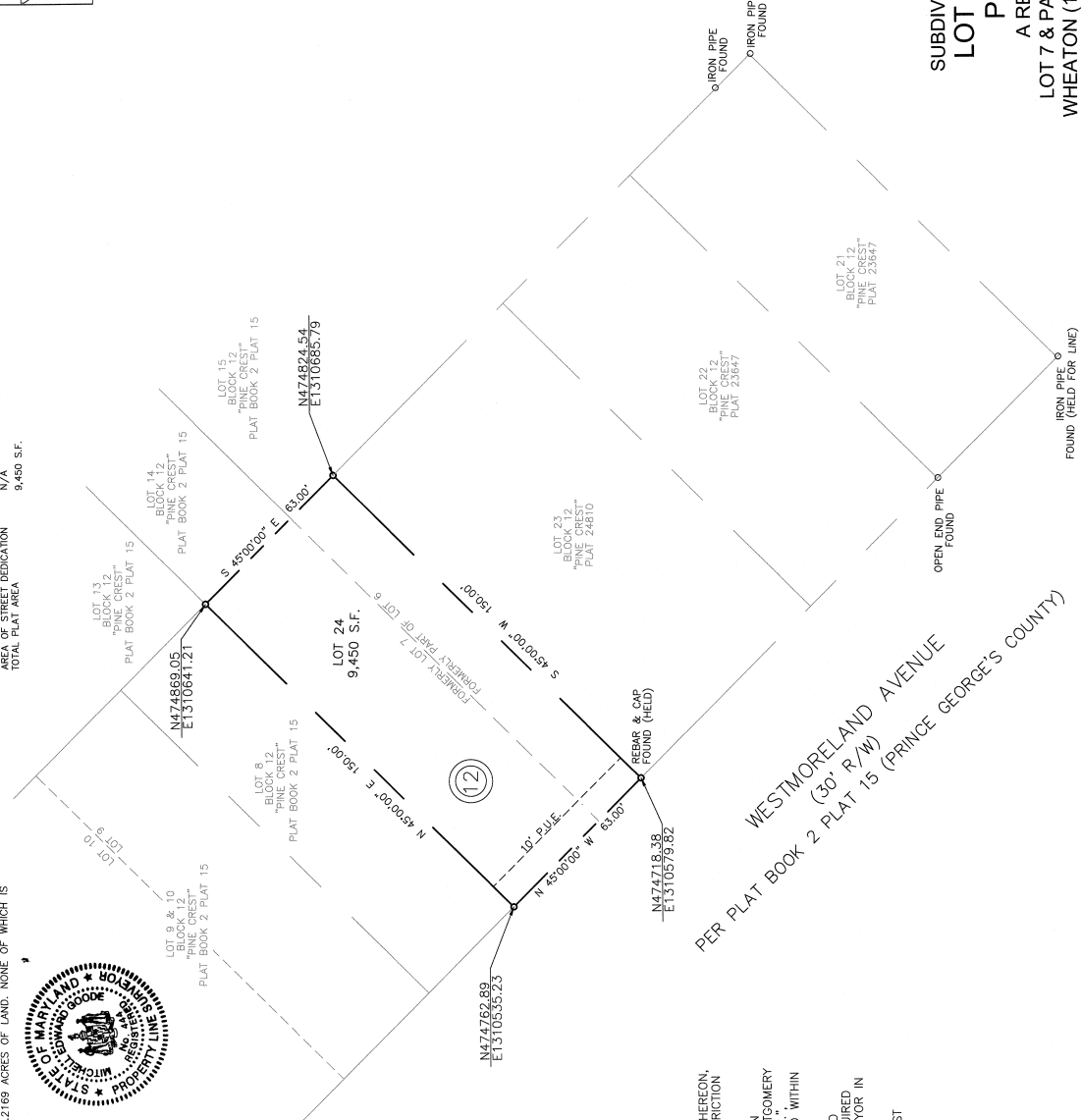
M.A.C.P. & P.C. RECORD FILE NO.

PLAT NO.

PROPERTY INFO

TAX MAP	UN561
MISC. GRID #	ZORN001
POP. EXEMPTION #	142023097E

AREA TABULATION
 AREA OF LOT 9,450 SF.
 TOTAL PLAT AREA 9,450 SF.



**SUBDIVISION RECORD PLAT
 LOT 24, BLOCK 12
 PINE CREST**
 A RESUBDIVISION OF
 LOT 7 & PART OF LOT 6, BLOCK 12
 WHEATON (13TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=30' MAY, 2023

GOODE SURVEYS, LLC
 LAND SURVEYORS
 P.O. BOX 599
 DAMASCUS, MARYLAND 20872
 PHONE: (301) 368-3700
 FAX: (301) 368-3703

