

Plat Name: Greenwich Forest

Plat #: 220230500

Location: Located in the northwest quadrant of the intersection of Hampden Lane and York Lane

Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-90 zone; 1 lot

Owner: Corey Weasel Lau Trust and Adam Ira Sherwat Trust

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. of the Subdivision Regulations and supports this minor subdivision record plat.

NOTES

- The property is served by public water and sewer systems only.
- The record plat is the subject of this record plat is in the F-50 zone as of the date of plat.
- IPS = Iron Pipe with Cap Set
 OIP-CP = Open Iron Pipe Found
 RFB = Rebar Found
 PFP = Frictioned Pipe Found
- The property shown hereon is located on Tax Map MN 123.
- This property is located on F.E.M.A. Flood Insurance Map Community-Panel Number 48010046000 floor zone "X".
- Lot area, setbacks, easements, and requirements associated with any preliminary plan, site plan, project plan, or other plan submitted to and approved by the Montgomery County Planning Board are intended to survive unless modified by further action by the board. The official public files for any such plan are maintained by the Montgomery County Planning Board and are available for public review upon request.
- This plat meets the requirements for either subdivision approvals contained in Section 50.7 of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves the consolidation of a lot with two parts of a lot created by deed into a lot, as provided for in Section 50.7.1.C.2.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. This subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.

OWNERS' CERTIFICATE

We, **CORIE WIESEL LAU, TRUSTEE & ADAM IRA SHERMAT, TRUSTEE** described hereon, hereby adopt this plat of subdivision and establish the minimum building restrictions herein.

We further grant a 10-foot Public Utility Easement, shown hereon as "P.U.E." to those parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easement", as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

Witness, **ADAM IRA SHERMAT, TRUSTEE** dated **10 July 2023**
 Witness, **CORIE WIESEL LAU, TRUSTEE** dated **10 July 2023**
 A certain deed of trust with Prosperity Home Mortgage, LLC, dated July 31, 2020, was recorded August 20, 2020 in Book 60327 at Page 477 and the successor party in interest assents to this resubdivision by signing below.

Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Prosperity Home Mortgage, LLC, its successors and assigns.

Date: **7/14/2023**
 Signature: **Adam Sherman**
 Title: **Vice President**

PLAT TABULATION

Number of Lots	1
Area of Lots	18,471 sq. ft.
Area of (each)	0.0000 sq. ft.
Area of Street Deduction	0.0000 sq. ft.
Total Area	18,471 sq. ft. (0.424 Acres)

Department of Permitting Services
 Montgomery County, Maryland

Date: **8-14-2023**

Approved: **[Signature]**
 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.

Recorded

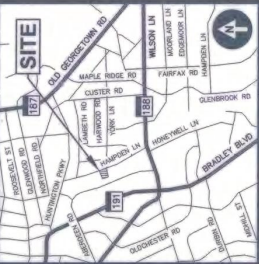
Plat No.



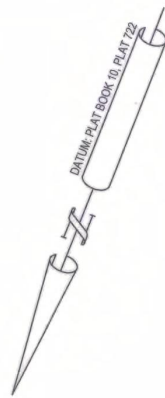
10 South Bentz Street
 Frederick, Maryland 21701
 301-607-8031 office
 www.caseengineering.com
 info@caseengineering.com

220230500

PLAT No.



VICINITY MAP
 SCALE: 1" = 200'



**** ADAM SHERMAT AND CORIE LAU UNITE CORIE WIESEL LAU TRUSTEE AND ADAM IRA SHERMAT, TRUSTEE UNDER THE ADAM IRA SHERMAT DEED, RECORDED JUNE 26, 2023 AND RECORDED JUNE 28, 2023 IN BOOK 67444 AT PAGE 363.**

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 resubdivision of all of the lands conveyed by ******

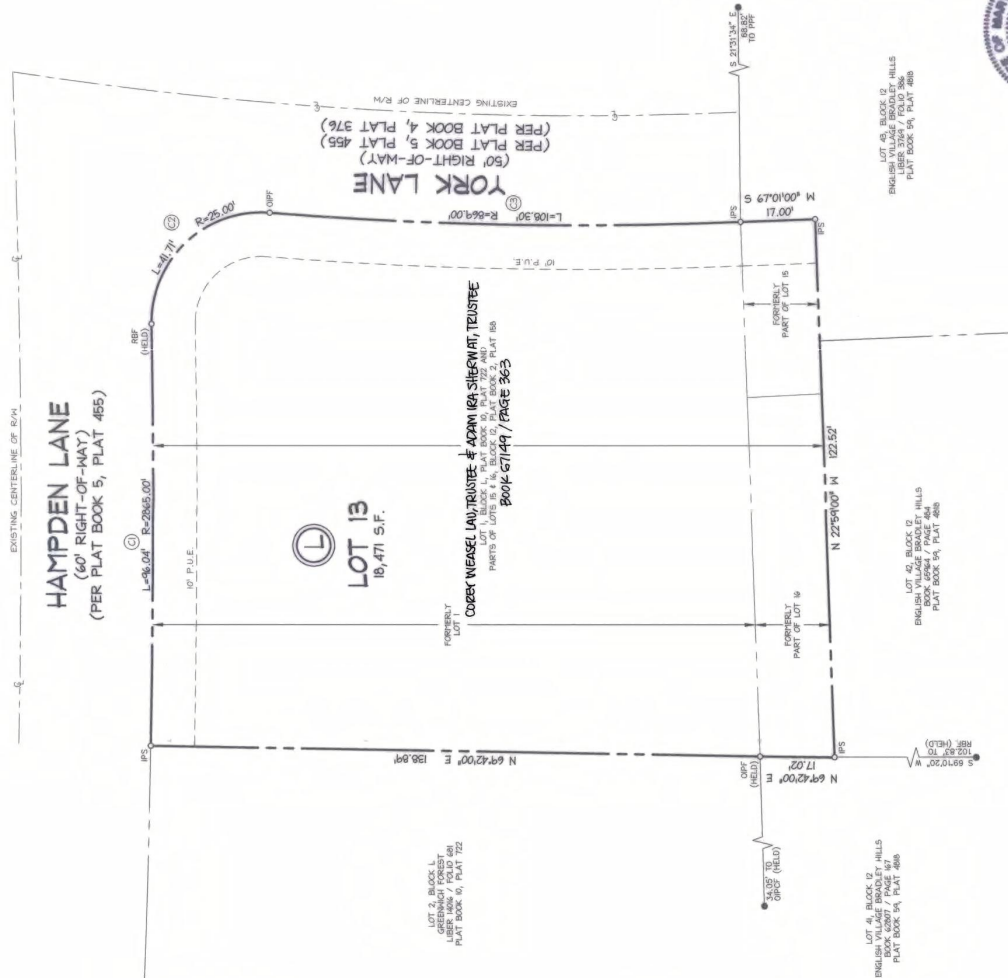
also being a resubdivision of Lot 1, Block L, Greenwich Forest, as recorded in Plat Book 10, Plat 722, and Parts of Lots 16 and 16, Block 12, English Village Bradley Hills, as recorded in Plat Book 2, Plat 158, among the Land Records of Montgomery County, Maryland, and that the total area involved in this plat is 18,471 square feet, none of which is dedicated to public use, and that all property corners marked thus are in place as shown hereon in accordance with Section 50.4.3.3 of the Subdivision Regulations of Montgomery County, Maryland.

Date: **7/15/2023**
 Surveyor: **[Signature]**
 Jeffrey A. Hammond
 Professional Land Surveyor
 MD Reg. No. 21515
 Expiration Date: 07/13/2023

SUBDIVISION RECORD PLAT

**LOT 13, BLOCK L
 GREENWICH FOREST**
 A RESUBDIVISION OF LOT 1, BLOCK L,
 GREENWICH FOREST
 AND
 PARTS OF LOTS 15 & 16, BLOCK 12,
 ENGLISH VILLAGE, BRADLEY HILLS
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 20' JULY, 2023



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHD BEARING	DELTA
(1)	46.04'	2,865.00'	46.04'	S 27°16'07" E	0°16'14"
(2)	41.71'	25.00'	37.04'	S 25°34'40" W	08°38'04"
(3)	108.30'	869.00'	108.23'	S 67°40'30" W	07°08'29"

