

Plat Name: Brothers Grove

Plat #: 220240040

Location: Located on the northeast side of Griffin Circle, 500 feet east of Frederick Road (MD 355)

Master Plan: Clarksburg Master Plan

Plat Details: TF-5 zone; 2 lots

Owner: Brookfield Washington, LLC

Staff recommends approval of this minor subdivision plat pursuant to **Section 50.7.1.A.** of the Subdivision Regulations, which states:

- A. *Minor lot line adjustment.* The sale or exchange of part of a lot between owners of adjoining lots for the purpose of small adjustments in boundaries, if:
1. the total area of the adjustment is 5 percent or less of the combined area of the lots affected by the adjustment;
 2. additional lots are not created;
 3. the adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved;
 4. the owner submits a scaled drawing for review and approval by the Director. The drawing may be a copy of the existing record plat and must contain the following information:
 - a. proposed lot line adjustment as a dashed line;
 - b. any buildings, driveways, or other improvements located within 15 feet of the proposed adjusted lot line;
 - c. any minimum building setback that would be altered by the minor lot line adjustment; and
 - d. the amount of lot area affected by the minor lot line adjustment;
 5. The drawing is approved, revised, or denied by the Director in writing within 10 days after the drawing is submitted or it is deemed approved.

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

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines.
As owners of this subdivision, we, our successors, agents, and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50.4.3.G of the Montgomery County Code. There are no recorded suits actions at law, liens, leases, mortgages, or trusts affecting the property included in this plat of subdivision.

BROOKFIELD WASHINGTON, LLC, a Delaware limited liability company

By: Marc Dalesio Vice President - Housing Date: Sept 15, 2023
Witness/Attest: [Signature]

PLAT NO.

CATEGORY I CONVEYANCE DEED BOOK 81022 PAGE 282

PARCEL C, BLOCK A BROTHERS GROVE PLAT NO. 25834

GLORIA K. WINTER & P.E. WINTER LIBER 688 FOLD 588

APPROVALS / INFORMATION:

- This property is subject to the terms and conditions of Preliminary Plan No. 120180110 and Site Plan No. 820190070; further subject to the Certified Preliminary Forest Conservation Plan No. 120180110 and Certified Final Forest Conservation Plan No. 820190070, all titled "AVALON RESIDENTIAL" as amended.
- The Property shown hereon appears on Tax Map EW, Tax Grid EW41.
- WSSC Grid 22 NW13
- The property shown hereon is Zoned: TF-5.

NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, including development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- 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. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This property is subject to the terms and conditions of a certain Stormwater Management Right of Entry, recorded among the Land Records of Montgomery County, Maryland, in Book 65357 at Page 440, and a certain Declaration of Deferred Water and Sewer Charges, recorded among said Land Records in Book 6386 at Page 446.
- This plat conforms to the requirements for Minor Subdivision approvals contained in Section 50.7.1 of the Montgomery County Subdivision Regulations, Chapter 50 of the County Code. This plat invokes a Minor lot line adjustment as provided for in Section 50.7.1.A.
- This property is serviced by public water and sewer services only.
- Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83/91 and is based upon WSSC Station 20649 together with the following CORS Stations:
Base Stations Used:
PID Designation Northing Easting
AJ4467 HAG2 HAGERSTOWN 2 CORS ARP 687,562.26 1,110,970.52
AF5922 GAT1 GATHERBURG CORS ARP 534,457.86 1,248,651.23
AJ4426 ANP1 ANNAPOLIS 1 CORS ARP 489,565.01 1,453,366.92
WSSC Station 20649 569,563.37 1,236,296.30
Project Combined Grid Factor = 1.000000000

LOT 7, BLOCK A BROTHERS GROVE PLAT NO. 25834

LOT 21 4807 SQ. FT.

LOT 20 4806 SQ. FT.

PARCEL C, BLOCK A BROTHERS GROVE PLAT NO. 25834

AREA TABULATION:

Z.Lots: 3,713 Square Feet or 0.22297 Acres
Parcel Identification: NA
Total area (this plat): 3,713 Square Feet or 0.22297 Acres

Curve Table	Delta	Radius	Arc Length	Tangent	Chord Bearing	Chord Distance
1	16°25'30"	125.00'	35.83'	15.04'	N 49°43'20" W	35.71'

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____ CHAIR
MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: 9-20-2023 DATE
[Signature] DIRECTOR

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

RECORDED PLAT
DATE: Sept 15, 2023
Dated: _____

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information, and belief, that the information shown hereon is correct, that it is a RESUBDIVISION of part of the property described in a conveyance from 3 SONS AVALON, LLC, a Maryland limited liability company, to BROOKFIELD WASHINGTON, LLC, a Delaware limited liability company, by Special Warranty Deed dated December 8, 2021, and recorded among the Land Records of Montgomery County, Maryland, in Book 81022 at Page 17, also being a RESUBDIVISION of Lots 5 and 6, Block A, BROTHERS GROVE, as recorded in said Land Records as Plat No. 25834.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus — will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code.

The total area included in this subdivision record plat is 3,713 square feet, none of which is dedicated to public use.

[Signature]
Timothy F. Lee
Professional Land Surveyor
Maryland Registration No. 21599
License Expires: 07/13/2025



**SUBDIVISION RECORD PLAT
LOTS 20 AND 21, BLOCK A,
BROTHERS GROVE
(Being a resubdivision of Lots 5 & 6, Brothers Grove)
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 10' DATE: SEPTEMBER 2023**



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