



MEMORANDUM

DATE: November 22, 2023

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4522 *SSS*

Jay Beatty, Intake & Regulatory Coordination Division (301)-495-2178 *JCB*

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for December 7, 2023

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:

220200920 E. Brooke Lee's Addition to Silver Spring

Plat Name: E. Brooke Lee's Addition to Silver Spring

Plat #: 220200920

Location: Located on the east side of Ramsey Avenue, approximately 200 feet south of Wayne Avenue

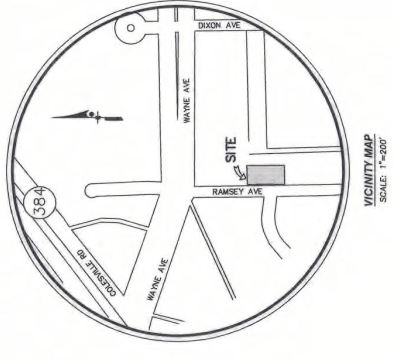
Master Plan: Silver Spring Downtown and Adjacent Communities Master Plan

Plat Details: CR zone; 1 lot

Owner: 8407, LLC

The subdivision plat has been reviewed by the M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120180270 (MCPB Resolution No. 18-127), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan.

PLAT No.



PART OF LOTS 5, 23 & 26, LOTS 9-141 - BLOCK 2
E. BROOKE LEE'S ADDITION TO SILVER SPRING
PLAT 284
MONTGOMERY COUNTY
LIBER 1017 FOLIO 212

N: 483332.97
E: 130415.05

REAR AND GAP SET

LOT 28 - BLOCK 2
4,000 SQUARE FEET OR 0.0918 ACRE

PART OF LOT 15 - BLOCK 2
E. BROOKE LEE'S ADDITION TO SILVER SPRING
PLAT 284
8405 RAMSEY AVE LLC
LIBER 2208 FOLIO 426

PART OF LOT 15 - BLOCK 2
E. BROOKE LEE'S ADDITION TO SILVER SPRING
PLAT 284
8407 L.L.C.
LIBER 17542 FOLIO 536
4,000 SQUARE FEET OR 0.0918 ACRE

N: 483332.22
E: 1304075.05

RAMSEY AVENUE
(FORMERLY CEDAR AVENUE)
VARIABLE WIDTH RIGHT OF WAY
LIBER 2720 FOLIO 252,
LIBER 2721 FOLIO 253,
LIBER 2812 FOLIO 627

N: 483432.95
E: 130413.16

EXISTING 10' SIDEWALK DRAIN SYSTEM
LIBER 3083 FOLIO 270

N 88°55'22" E 40.00'

PART OF LOT 24 - BLOCK 2
E. BROOKE LEE'S ADDITION TO SILVER SPRING
PLAT 284
JOSEPH E. & JEANNE L. GODROUT
ROBERT MEDBERY TRUST ET AL
BOOK 56848 PAGE 307

N: 483432.20
E: 1304073.17

2005 LOT SET

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE LAND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNMENTS AS OWNERS OF THIS SUBDIVISION. WE, OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH 50.4.3.G OF THE MONTGOMERY COUNTY CODE. THERE ARE NO RECORDED SUITS, LIENS, LEASES, MORTGAGES, AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT THE MORTGAGES LISTED BELOW AND ALL PARTIES WITH AN INTEREST THERETO HAVE INDICATED THEIR ASSENT BELOW BY A DEED OF TRUST DATED DECEMBER 30, 2014 AND RECORDED IN LIBER 50143 FOLIO 493 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

8407, L.L.C.,
A MARYLAND LIMITED LIABILITY COMPANY

WILLINGTON TRUST, NATIONAL ASSOCIATION
TRUSTEE

BY: THEO MARGAS, MANAGING MEMBER
DATE: 11-14-2023

BY: [Signature]
NAME: VP
TITLE: VP
DATE: 11-8-23



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: _____

CHAIR _____
MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
APPROVED: 11-20-2023
[Signature]
DIRECTOR

DRAWN: ASB
COMPUTED: _____
CHECKED: ASB
DATE: _____
Plot No.: _____

AREA TABULATION
LOT 28 4,000 SQUARE FEET OR 0.0918 ACRE

ADAM S. BERNAT
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21133
LICENSE RENEWAL DATE: 06/20/2024

[Signature]
DATE: 11/14/2023

- NOTES
1. THE PROPERTY SHOWN HEREON IS ZONED CR-6.0, C-6.0, R-7.5, H-2007.
 2. HORIZONTAL DATUM IS BASED ON MARYLAND COORDINATE SYSTEM NAD 83/91, USING TORNET LIVE GNSS CORRECTION SERVICE.
 3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT TO BE EXTINGUISHED BY THE RECORDED OF THIS PLAN UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 4. THE SUBDIVISION RECORD PLAN IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE TITLE OR DEED OR NOTE ALL MATTERS AFFECTING TITLE OR TITLE OR DEED OR NOTE ALL MATTERS AFFECTING TITLE.
 5. THIS PROPERTY IS SERVED BY PUBLIC WATER & SEWER SERVICES ONLY.
 6. THE PARCEL SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 120180270, ENTITLED "8407 RAMSEY AVENUE".
 7. TAX MAP LOCATION JNS43; WSSC 200 SHEET NUMBER 210N017.
 8. THIS LOT SHOWN ON THIS PLAN IS SUBJECT TO A COVENANT FOR FUTURE 5' RIGHT OF WAY DEDICATION RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MD AT BOOK 63617 PAGE 285.

SURVEYOR'S CERTIFICATE
I, THE SURVEYOR, HAVE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT. THAT IT IS A SUBDIVISION OF THE ENTIRE PROPERTY ACQUIRED BY 8407, L.L.C., A MARYLAND LIMITED LIABILITY COMPANY FROM PHILLIP K. CHOUGH, ELIZABETH Y. CHOUGH, JONG SOO LEE, AND MALSOON LEE BY A DEED DATED SEPTEMBER 24, 1999 AND RECORDED IN LIBER 17542 AT FOLIO 536, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS SHOWN THUS ARE SET IN ACCORDANCE WITH 50.4.3.G OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED ON THIS PLAN IS 4,000 SQUARE FEET OR 0.0918 ACRE OF LAND NONE OF WHICH IS DEDICATED TO PUBLIC USE.

SUBDIVISION RECORD PLAT
LOT 28 BLOCK 2
E. BROOKE LEE'S ADDITION
TO SILVER SPRING

WHEATON ELECTION DISTRICT NO. 13
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 10' SEPTEMBER 2023

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