

Plat Name: Tilden Woods

Plat #: 220240080

Location: Located on the south side of Cushman Road, 650 feet west of Marcliff Road

Master Plan: North Bethesda - Garrett Park Master Plan

Plat Details: R-200 zone; 1 lot

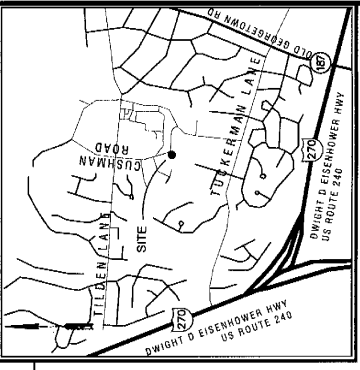
Owner: T11318, LLC

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

H. *Creation of a lot from a part of a lot.* A part of a previously recorded lot in a Residential Detached zone that was created as a result of a deed transfer of land from the lot may be converted into a lot if:

1. the part of lot was created by deed recorded before June 1, 1958, or
2. the part of lot contains a legally constructed detached house; and
3. all conditions or agreements applicable to the subdivision approval creating the original lot apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement or building restriction lines.

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.H. and supports this minor subdivision record plat.



VICINITY MAP
SCALE: 1" = 2000'

AREA TABULATION

NO. OF LOTS	1
LOT 12	30,382 SF
AREA OF DEDICATION	0
TOTAL AREA	30,382 SF = 0.6975 AC

OWNERS CERTIFICATE

I, Michael Tammassebi, a managing member of T11318 LLC, owners of the property shown and described herein, hereby adopt this plat of subdivision and establish the minimum building restriction lines and the ten (10) foot Public Utility Easement shown herein as 10 P.U.E. for the parties named in the document entitled "Declaration Of Terms and Provisions of Public Utility Easements" recorded in Liber 4834 at Folio 457 among the land records of Montgomery County, Maryland.

As owners of this subdivision, we, our successors and assigns, shall cause property corner markers to be set by a registered Maryland Land Surveyor, in accordance with section 50-4.3.G of the Montgomery County Subdivision Regulations.

There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property shown herein, except for that certain Deed of Trust listed below.

Dec 15, 2023
Date
Michael Tammassebi, Managing Member

We, Sandy Spring Bank, owners of a Deed of Trust, dated November 21, 2022 and recorded on February 03, 2023 in Deed Book 66714 at Page 50 hereby consent to this plat of subdivision.

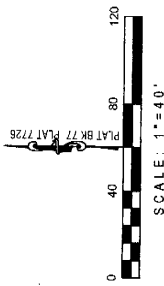
Dec 15, 2023
Date
Kamille Carrington
Trustee
Witness

SUBDIVISION RECORD PLAT
LOT 12
TILDEN WOODS
A RESUBDIVISION OF PART OF LOT 9, BLOCK A
ROCKVILLE JUDICIAL ELECTION DISTRICT
MONTGOMERY COUNTY, MD



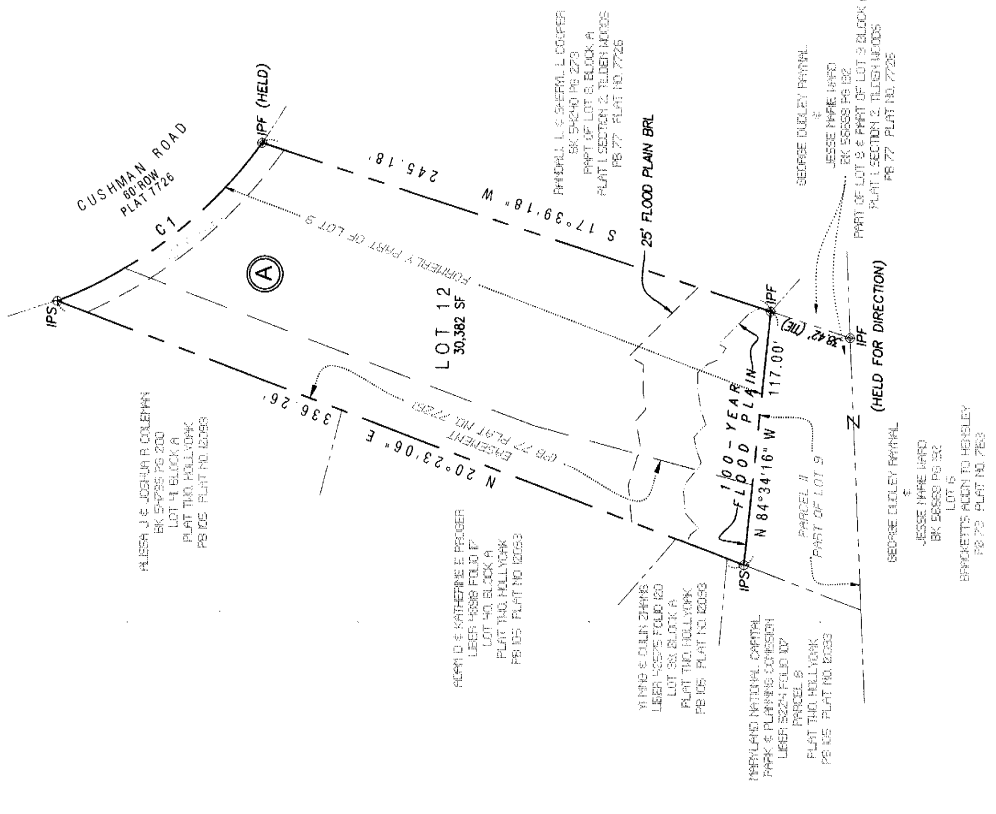
SHEET:	1/1
Checked By:	MP
Drawn By:	MP
Scale:	1" = 40'
Date:	NOV 10, 2023

LEGEND
IPF: IRON PIPE FOUND
IPS: CORNER MARKER TO BE SET
PB: PLAT BOOK
BK: BOOK
PG: PAGE
BRL: BUILDING RESTRICTION LINE
ROW: RIGHT OF WAY



PLAT NO.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	210.00'	120.00'	118.35'	S 38°30'22" E	32°44'28"



NOTES:

- THE PROPERTY DELINEATED HEREON IS IN THE R-200 ZONE.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
- THIS PROPERTY IS SHOWN ON TAX MAP G0561.
- 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 SHOWN ON WSSCO GRID 214NW06.
- THE SUBJECT PROPERTY IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP 2603100342D, DATED SEPTEMBER 29, 2006. PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE AE, 1% ANNUAL CHANCE FLOOD HAZARD.
- THE FLOOD PLAIN LINE SHOWN HEREON IS BASED ON MNCPC MONTGOMERY COUNTY FLOODPLAIN STUDY FOR CABIN JOHN CREEK, TRIBUTARY 120, SHEET 38.
- 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 RECORDED OF THIS PLAT, UNLESS MODIFIED BY FURTHER ACTIONS BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN CHAPTER 60.71 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, CHAPTER 90 OF THE COUNTY CODE. THIS PLAT INVOLVES THE CREATION OF A LOT FROM PART OF A LOT AS PROVIDED FOR IN SECTION 50.7.1.H.
- MONTGOMERY COUNTY HAS BEEN GRANTED A STORMWATER MANAGEMENT RIGHT OF ENTRY, OVER, THROUGH AND UNDER THE PROPERTY AS SHOWN ON THE APPROVED RECORD DRAWING PLAN AUTHORIZED BY SEDIMENT CONTROL PERMIT NO. 286249 AND RECORDED IN DEED BOOK 67103 PAGE 493.

SURVEYOR'S CERTIFICATE

I, hereby certify that the plat shown herein is, correct to the best of my knowledge and belief, that it is a resubdivision of all of the lands conveyed by MAMUD SHIRAZI, MOGHADAM AND SEYED ALIRZA EMAMIAN, TRUSTEES OF MOGHADAM EMAMIAN FAMILY TRUST into T11318 LLC, by a deed dated November 21, 2022, and recorded February 03, 2023, in Deed Book 66714 Page 41 among the land records of Montgomery County, Maryland. The lot shown herein is a resubdivision of Part of Lot 9 in Block A, "PLAT 1 - SECTION 2, TILDEN WOODS", recorded in Plat No. 7726 among the land records of Montgomery County, Maryland. I further certify that the total area involved in this plat is 30,382 Square Feet, none of which is dedicated to public use.

I further certify that once engaged as described in the Owner's certificate hereon, all property markers will be set in accordance with section 50-4.3.G. of the Montgomery County Code.

Dec 15, 2023
Date
Moshale Foulladi
Professional Land Surveyor
MD Reg. No. 21945
Expiration Date: July 01, 2025

Department of Permitting Services
Montgomery County, Maryland
Date: 12-22-2023
Approved: R. L. Williams
Director

Maryland National Capital Park & Planning Commission
Montgomery County Planning Board
APPROVED:
Montgomery Plat Signatory for Secretary - Treasurer
Chair
M.N.C.P. & P.C. Record File No.

Recorded
Plat No.