



MEMORANDUM

DATE: April 17, 2024

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4522 *SS*
Jay Beatty, Intake & Regulatory Coordination Division (301)-495-2178 *JCB*

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for May 2, 2024

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:

220230410 Iglesia Vida Nueva

Plat Name: Iglesia Vida Nueva

Plat #: 220230410

Location: Located on the west side of Old Columbia Pike, 950 feet south of East Randolph Road

Master Plan: Fairland and Briggs Chaney Master Plan

Plat Details: RE-2C zone; 1 lot

Owner: Iglesia Vida Nueva, a Maryland Religious Corporation

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120210020 (MCPB Resolution No. 22-046), 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.

OWNER'S CERTIFICATION

We, the owners of the property shown hereon, hereby adopt this plat of subdivision, dedicate the area shown hereon to Public Use and grant a 10' Public Utility Easement shown hereon as 10' P.U.E. to the parties named in the document recorded in Liber 3834 Folio 457. The owners further establish minimum building restriction lines as prescribed by the Montgomery County Zoning Code. The owners will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50.4.3.G of the Montgomery County Code. There are no suits, liens, mortgages, or trusts affecting the property included in this plat of subdivision.

2-26-24
 Date
 Iglesias Vida Nueva, a Maryland Religious Corporation
 German Pineda, President

REINA PINEDA

NOTES

- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE APPLY TO THIS PROPERTY APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD. THIS PROPERTY WILL SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
- 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 DIRECT OR NOTE ALL MATTERS AFFECTING TITLE.
- THE PROPERTY SHOWN ON THIS PLAT IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
- THE CONSERVATION AREA SHOWN ON THIS PLAT INCLUDES STREAM BUFFERS, FOREST CONSERVATION, CATEGORY I CONSERVATION EASEMENT RECORDED IN BOOK 6685 AT PAGE 462 AND ACCESS EASEMENT RECORDED IN BOOK 6686 AT PAGE 92.
- THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO AN ACCESS EASEMENT RECORDED IN BOOK 6686 AT PAGE 92.
- THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO A DECLARATION TO MEMORIALIZE THE GRANT OF COMMON USE AND ACCESS COVENANT RECORDED IN BOOK 6684 AT PAGE 447.
- THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO A STORM DRAIN EASEMENT BY A DEED RECORDED IN LIBER 8542 FOLIO 129 AND SAID EASEMENT IS SUBJECT TO A PARTIAL ABANDONMENT RECORDED IN BOOK 6790 AT PAGE 5.
- PER 50.4.3.G OF THE MONTGOMERY COUNTY CODE, THE FOLLOWING ARE THE IDENTIFICATION NAMES OR NUMBERS AND COORDINATE VALUES FOR THE CONTROL STATIONS USED TO ESTABLISH COORDINATE SYSTEM DATUM.
 JV4227 - 8897507.9 1255560.69
 JV4228 - 8896955.88 1253710.21

APPROVALS / INFORMATION CHART

- TAX MAP K0122 AND W.S.S.C GRID NUMBER 210N12W
- APPROVED PRELIMINARY PLAN AND FOREST CONSERVATION PLAN NO. 120210020
- APPROVED PRELIMINARY PLAN AND FOREST CONSERVATION PLAN NO. 120210020

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land described in a deed from Edgar T. Conley, IV and Maria-Elena D. Conley to Iglesia Vida Nueva, Inc., a Maryland Religious Corporation dated November 18, 2008 and recorded in Liber 38319 at Folio 52 among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set in accordance with the provisions of Section 50.4.3.G of Montgomery County Code. The total area included on this plat is 178,772 SQUARE Feet of land, of which 14150 Square Feet is dedicated to public use.

MICHAEL T. MADDOX
 Registered Professional Land Surveyor
 MD #22079 - Expires 10-12-2025
 Date 2/14/2024

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED 4-8-2024
 Director

APPROVED	DATE
CHAIR	DATE
Montgomery Plat Signatory for SECRETARY-TREASURER	

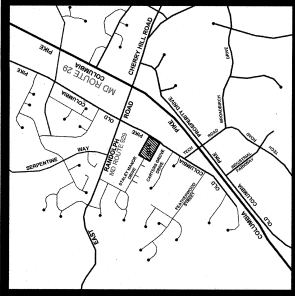
PLAT TOTALS	1
AREA IN LOT	164,622 S.F.
TOTAL AREA OF DEDICATION	14,150 S.F.
TOTAL AREA SHOWN ON PLAT	178,772 S.F.



THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8835 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 330-6812

SUBDIVISION RECORD PLAT
 LOT 1
IGLESIA VIDA NUEVA
 DISTRICT 5
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 60'

VICINITY MAP
 1" = 2000'



PLAT

