

Plat Name: Glen Vista
Plat #: 220241130 thru 220241150

Location: Located on the northeast side of South Glen Road, opposite Norton Road
Master Plan: 2002 Potomac Sub-Region Master Plan
Plat Details: RE-2 zone; 62 Ownership Units within a recorded parcel
Owner: South Glen Properties, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.E.** of the Subdivision Regulations; which state:

- E. *Ownership Plat.* An ownership plat may be recorded to delineate separate ownership units within a lot approved for a Commercial, Industrial, Multi-unit Residential or Group Living use as follows:
1. Ownership units to reflect deed, mortgage, or lease lines may be created by an ownership plat if:
 - a. the lot on which the ownership units are created is included on a plat approved by the Board and has:
 - i. site plan approval under Section 59-7.3.4;
 - ii. conditional use approval under Section 59-7.3.1; or
 - iii. special exception approval under the Zoning Ordinance in effect before November 1, 2014;
 - b. the location and design of all structures on the ownership units satisfy Chapters 8, 19, and 22;
 - c. the ownership units do not violate any other provision of law or adversely affect any conditions of approval for the subdivision plan that created the underlying lot or any approval required by Subsection 7.1.E.1.a;
 - d. any necessary cross easements, covenants, or other deed restrictions necessary to implement all conditions of approval are executed before recording the ownership plat; and
 - e. the ownership units are suitable for the type of development, the use contemplated, and the available utilities and services.

2. Ownership units must be depicted on the ownership plat with metes and bounds descriptions inside the boundary of the underlying lot as shown on the record plat.
3. Private roads may not be delineated as a separate ownership unit on an ownership plat.
4. No person can record an ownership plat, or sell any property with reference to an ownership plat, until the plat has been approved by the Board and recorded in the land records.
5. The Board may apply conditions to the approval of an ownership plat.
6. An ownership unit created under this section is not:
 - a. a change to any condition of approval for the subdivision that created the lot in the original subdivision or any approval required by Subsection 7.1.E.1.a.; or
 - b. used to establish building setbacks or to establish conformance with subdivision or zoning requirements.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed plat complies with the requirements for the creation of ownership units within a recorded parcel. Staff notes that as of this writing the attached plats have not been signed by the MCDPS Director, however staff will assure that the Director's signature will be obtained prior to requesting the Chair's signature. Staff recommends approval of the subdivision record plat.

PLAT NO.

HORIZONTAL CONTROL NOTE:

HORIZONTAL DATUM SHOWN HEREON IS MARYLAND STATE PLANE GRID.
 NAD 83/2011 AND IS BASED UPON THE FOLLOWING CORNER STATIONS:

PID	DESIGNATION	NORTHING	EASTING
AJ467	HAGZ HAGERSTOWN 2 CORN ARP	887,926.27	1,110,870.58
AF822	GAT GAITHERSBURG CORN ARP	534,457.84	1,248,851.27
AJ428	ANPI ANNAPOLIS 1 CORN ARP	489,564.99	1,423,366.99

PROJECT COMBINED SCALE FACTOR = 1.10
 BEARINGS ARE NAD 83/2011 BASED UPON THE ABOVE LISTED MONUMENTS
 ALL DISTANCES ARE GROUND DISTANCES

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NOTES:

- 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 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 ownership 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 ownership plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This ownership plat delineates separate ownership units within Parcel C, Block B, per Section 50.7.1.E of the Montgomery County Code. This ownership plat is for the convenience of the property owner and designates land as separate units for purposes of ownership identification only. The ownership plat does not subdivide the underlying lot.
- The property shown herein is subject to a Declaration of Restrictive Covenants (for Private Roads, Private Parks, Private Open Spaces and Private Storm Drain Systems) that is recorded among the Land Records of Montgomery County, Maryland, in Book 35258 at Page 42.
- The property shown herein is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a settlement control permit.
- The property shown herein is subject to a Declaration of Covenants - Inspection/Maintenance of Stormwater Management Facility, recorded among the Land Records of Montgomery County, Maryland in Liber 3587 at folio 320.
- The property shown herein is subject to a Declaration of Covenants - Inspection/Maintenance of Stormwater Management Facility, recorded among the Land Records of Montgomery County, Maryland in Liber 3587 at folio 460.
- The property shown herein is subject to an Agreement with WSSC, recorded among the Land Records of Montgomery County, Maryland in Liber 14922 at folio 352.
- This property is served by public sewer and water services only.
- The property shown herein is subject to the recommendations of the Department of Permitting Services ownership unit advisory committee as stated in a letter dated October 28, 2024. Ownership Unit/ Building Permit Number 1080624, with Original Property Address: 10300 Potomac Chapel Way, Unit Designations: C1-C62, Original Plat Number 28124.
- The property shown herein is to a document entitled "Declaration of Easements Heritage Gardens Land, LLC", identifying the cross easements and restrictions between the owners, recorded among the Land Records of Montgomery County, Maryland, on _____ in Deed Book _____ Page _____.
- The 100-year floodplain shown herein is based on floodplain study No. 213156, dated June 16, 2004 and approved by PPS in a letter dated August 2, 2004. The associated 25' floodplain buffer / building restriction line is shown herein.

OWNERSHIP PLAT
C-58 THRU C-62

GLEN VISTA
PARCEL C, BLOCK B

(AN OWNERSHIP PLAT OF PARCEL C, BLOCK B
 GLEN VISTA, PLAT NO. 26124)

POTOMAC (10th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 80' DATE: DECEMBER 2024



SOLTESZ, INC.
 ROCKVILLE OFFICE
 2 Research Place, Suite 100 Rockville, MD 20850 F.301.948.9067
 www.soltesz.com

Environmental Sciences
 Surveying / Planning / Surveying / Environmental Sciences
 License Expiration/Renewal Date: 07/13/2025

Line	Bearing	Distance
1	S 76°36'25" W	42.51
2	N 11°07'59" W	25.56
3	N 22°12'13" W	26.67
4	N 67°21'03" W	11.84
5	S 53°46'35" W	12.08
6	N 30°51'48" W	19.42
7	S 85°43'23" W	60.61
8	S 06°39'44" E	66.80
9	S 84°05'50" W	47.13
10	N 85°52'27" W	19.74
11	N 83°27'52" W	20.44
12	N 62°31'28" W	57.91
13	N 11°20'54" E	21.97
14	N 12°31'10" E	15.12
15	N 25°09'07" E	41.41
16	N 05°02'35" W	12.81
17	N 79°37'05" W	11.20
18	N 40°05'59" E	38.24
19	N 00°05'59" E	5.66
20	N 85°54'07" E	20.07
21	S 58°42'26" E	52.69
22	S 41°15'31" W	25.69
23	S 18°47'37" W	33.60
24	S 01°01'27" W	18.07
25	S 28°41'54" E	6.67
26	N 79°16'20" W	4.96
27	N 86°33'56" W	14.65
28	S 86°33'49" W	23.92
29	S 67°11'12" W	21.55
30	N 79°10'54" W	42.36
31	N 69°01'18" W	20.63
32	N 46°36'05" E	34.69
33	S 45°54'33" E	35.43
34	S 18°49'31" E	20.01
35	N 85°31'57" E	34.30
36	S 85°01'37" E	10.65
37	S 67°13'44" W	39.24
38	S 42°49'26" E	9.94
39	S 42°49'26" W	30.38
40	N 42°49'26" W	30.38
41	N 42°49'26" W	30.38
42	S 67°13'44" W	44.12
43	S 67°13'44" W	54.12
44	S 42°49'26" E	16.62
45	N 79°10'54" W	70.07
46	N 47°10'34" E	61.35
47	S 42°49'26" E	26.59
48	N 67°45'25" W	22.36
49	S 47°10'34" W	6.61
50	S 47°10'34" W	23.15

TAX MAP FOR FOLIO 1251
 MONTGOMERY COUNTY, MARYLAND
 LIBER 2665 FOLIO 74

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that: the information shown herein is correct, and that it is an ownership plat of Parcel C, Block B, as shown on a subdivision record plat entitled "SUBDIVISION RECORD PLAT, PARCEL C, BLOCK B, GLEN VISTA", recorded among the Land Records of Montgomery County, Maryland as Plat No. 26124; and being a portion of the property described as Parcel 1, Parcel 2 and Parcel 4 (now known collectively as Parcel C) in a deed from FOURTH PRESBYTERIAN COVENANT COMMUNITY INC., a Maryland non-stock corporation to SOUTH GLEN PROPERTIES LLC, a Maryland limited liability company, by deed dated November 12, 2014 and recorded among the aforesaid Land Records in Liber 45955 at Folio 187.

And that one engaged as described in the Owner's Certificate herein, all property owner markers shown thus \rightarrow 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 ownership plat is 691,207 square feet or 15.8679 acres of land. There is no street dedication by this plat.



Dec 10 2024
 Timothy F. Lee
 Professional Land Surveyor
 Maryland Registration No. 12559
 License Expiration/Renewal Date: 07/13/2025

APPROVED _____ DATE _____
 CHAIR _____ DIRECTOR _____
 MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED _____ DATE _____
 CHAIR _____ DIRECTOR _____
 MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

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APPROVED _____ DATE _____
 CHAIR _____ DIRECTOR _____
 MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

M.A.N.C.P. & P.C. RECORD FILE NO. - _____

Approvals / Information Chart:

Tax Map Grid:	FQ341 WSSC Grid No.: 213 & 214 NW 10
Zoning Category:	RE-2
Approved Preliminary Plan File No.:	120230070
Conditional Use Site Plan File No.:	CU202201
Approved Forest Conserv. Plan No.:	120230070

AREA TABULATION

5 Ownership Units,691,207 Square Feet or 15.8679 Acres
 Total by this plat,691,207 Square Feet or 15.8679 Acres

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

OWNER'S CERTIFICATE
 We, the undersigned owners of the property described herein, hereby adopt this Ownership Plat and establish the minimum bounding restriction lines. 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, judgments or trusts affecting the property in this subdivision.

By: SOUTH GLEN PROPERTIES, LLC a Maryland limited liability company
 By: [Signature] Date: 12/9/2024
 Witness: [Signature]



MO GND MARS2011 SCALE 1" = 80' TALBOTT'S ADDITION TO GLEN VISTA PLAT 1486 P.B. 58 PLAT 1486 GLEN VISTA PARCEL C, BLOCK B OWNERSHIP PLAT 26124