




MEMORANDUM

DATE: January 6, 2025

TO: Montgomery County Planning Board

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

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for January 16, 2025

The following record plats are recommended for **CONDITIONAL APPROVAL** in accordance with the requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for following plats:

220250480 Meadowsweet

Plat Name: Meadowsweet
Plat #: 220250480

Location: Located on the north side of Olney-Sandy Spring Road (MD 108), approximately 1,000 feet east of Slade School Road
Master Plan Sandy Spring - Ashton Master Plan
Plat Details: RNC zone; 2 parcels
Owner: Douglas Farquhar

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.F.1.** of the Subdivision Regulations; which state:

F. *Plat of correction.* A plat of correction may be used for any of the following:

1. to correct inaccurate or incomplete information shown on a previously recorded plat, such as drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; or other information normally required to be shown on a recorded plat. All owners and trustees of the land affected by the correction must sign the revised plat. In addition, the plat of correction must identify the original plat and contain a note identifying the nature of the correction;
2. to revise easements to reflect a Planning Board Action, or as necessitated by a State or County agency or public utility;
3. to improve clarity and legibility, the owner of any lands shown on a record plat may record an exact copy of the plat, except for necessary change of scale and the addition of any other necessary elements to make the plat conform to the requirements of this Chapter. The new plat must indicate that it is an exact copy of the original plat except for the changes made under this Subsection.

Staff notes for the Board that this plat has been submitted solely to correct an erroneous parcel identification reference in a note on recently approved plat, recorded as plat number 26154. That plat contained a note which erroneously referenced Parcel G instead of Parcel F, and this plat of correction rectifies that error. Staff recommends approval of the proposed plat, conditioned upon the following:

Applicant to submit plat mylar containing all necessary signatures.

Following completion of the above item staff will forward the plat to the Chair for signature.

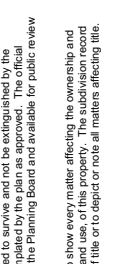
AREA TABULATION		ACRES	
LOTS	SQ. FT.	SQ. FT.	ACRES
0	0	0	0
PARCELS	2	408429	9.37624
TOTAL PLAT		408429	9.37624



MARYLAND COORDINATE SYSTEM MAD 83/1991



VICINITY MAP SCALE: 1"=2000'



PLAT NO.:

SITE

NOTES:

- This Plat, 2 Parcels, Zoned: RNC.
- 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 expressed by the plan as approved. The official recordation of this plat, unless expressed 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 plat is limited to the uses and conditions of Preliminary Plan # 1-04011.
- Public water and sewerage systems will serve the residential lots in this subdivision. However, the plat does not show the location of these systems, which are designated as service area categories M-6 and S-6.
- This survey is in the North American Datum of 1983, 1991 Adjustment, (NAD83/91) as established by global positioning system observations incorporating Washington Suburban Sanitary Commission (WSSC) Control Station 28831.
- The property shown hereon is subject to a "Declaration of Covenants for Private Open Spaces" recorded in Liber 27762 at Folio 232 among the Land Records of Montgomery County, Maryland.
- Tax Map: JT122 - WSSC 200 Sheet No. 224-NW 2.
- The purpose of this Plat of Correction is to correct an erroneous reference to Parcel G in note 9 on a plat of correction recorded among the Land Records of Montgomery County, Maryland as parcel number 151 and to correct a note number 11 on a plat of correction recorded among the Land Records of Montgomery County, Maryland as parcel number 111. The plat of correction recorded among the Land Records of Montgomery County, Maryland as parcel number 23008, entitled "MEADOWSWEET" as recorded among the Land Records of Montgomery County, Maryland as plat number 23008. This plat removes the ownership limitation and maintenance responsibility.
- This plat conforms with the requirements for Minor Subdivision Approvals contained in section 507.1.F. of the Montgomery County Subdivision regulations, being chapter 50 of the Montgomery County code.

OWNERS CERTIFICATE
I, the undersigned, owner of the property described hereon, adopt this plat of subdivision; establish the minimum building restriction lines.
The property corners are in place in accordance with Section 50.4.3.G of the Montgomery County Code.
There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

BY: _____ Douglas B. Farquhar
Date _____

SURVEYOR'S CERTIFICATE
I hereby certify that the data shown hereon is correct; that it is a subdivision of property acquired by Douglas B. Farquhar from Elinor K. Farquhar and Douglas B. Farquhar, Trustees of the Norman Farquhar Trust under agreement dated June 24, 1991, et al. by deed dated June 15, 2004 and recorded among the Land Records of Montgomery County, Maryland in Liber Z7376 at Folio 019 and I further certify that once engaged as described in the owners dedication hereon, at property markers shown thus: **○** are in place and are set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code and hereby certify that this document does not represent any responsible change. The total area included on this plat is 408,429 square feet of land. There is no dedication to public use.

Date: December 20, 2024
Thomas A. Medley
Professional Land Surveyor
Maryland Registration No. 10850
License Expiration: 4/03/2028



APPROVALS/INFORMATION CHART

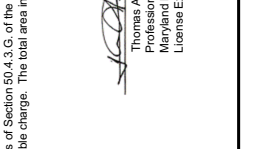
1. Tax Map: JT122
2. W.S.S.C. Grid: 224NW02
3. Zone: RNC
4. Approved Preliminary Plan and Forest Conservation Plan: 120040110

APPROVED:	RECORDED:
DATE:	DATE:
DIRECTOR	DIRECTOR
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
APPROVED:	RECORDED:
DATE:	DATE:
CHAIR	SECRETARY
MONTGOMERY PLAT STATIONARY FOR SECRETARY TREASURER	MONTGOMERY PLAT STATIONARY FOR SECRETARY TREASURER
MNCP&PC Record File No. _____	MNCP&PC Record File No. _____



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CHAIR	SECRETARY
MONTGOMERY PLAT STATIONARY FOR SECRETARY TREASURER	MONTGOMERY PLAT STATIONARY FOR SECRETARY TREASURER
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