



## MEMORANDUM

DATE: March 7, 2025

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 March 20, 2025

---

The following record plats are recommended for APPROVAL in accordance with the requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations, along with any conditions for the completion of administrative items that may remain outstanding, and copies of plan drawings for the record plat. The following plats are included:

**220250300 Wickford**

**220250430 Blair, Section 1**

**220250440 Rock Creek Palisades, Section 2**

**Plat Name: Wickford**  
**Plat #: 220250300**

Location: Located on the north side of Waycroft Way at its western terminus  
Master Plan North Bethesda - Garrett Park Master Plan  
Plat Details: R-90 zone; 2 lots  
Owner: Navaneeth Muthuveerasamy

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Plan No. 620240160 (MCPB Resolution No. 24-074), 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.

**NOTES**

1. 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. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
3. RBWC = REBAR WITH CAP / IPF = IRON PIPE FOUND.
4. THE 100-YEAR FLOODPLAIN SHOWN HEREON WAS TAKEN FROM FEMA FLOOD INSURANCE MAP COMMUNITY-PANEL NUMBER 24031C0361D DATED SEPTEMBER 28TH 2006. THIS PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON SAID PANEL.
5. THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY THE ADMINISTRATIVE SUBDIVISION PLAN 620240160. 11117 WAYCROFT WAY ADDITION TO WICKFORD.
6. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, PLAN, OR RECORDATION OF THIS SUBDIVISION RECORD PLAT ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILE FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY BARBARA B. SULLIVAN, SURVIVING TENANT BY ENTIRETY OF PAUL D. SULLIVAN, UNTO NAVANEETH MUTHUVEERASAMY RECORDED IN BOOK 67213 AT PAGE 468 DATED JULY 17TH, 2023 AND BEING PARTS OF LOTS 1 AND 2, BLOCK B SHOWN ON PLAT OF SUBDIVISION KNOWN AS WICKFORD AS RECORDED IN PLAT BOOK 34 AT PLAT 2273 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT ALL PROPERTY CORNERS MARKED THIS ——— ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50.4-5.6 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. TOTAL AREA INCLUDED ON THIS PLAT IS 24,900 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.



DAVID P. MOWATT  
 M.D. PROFESSIONAL SURVEYOR #2144005  
 EXPIRATION/RENEWAL DATE 06-20-26  
 DATE 02/25/25

**OWNER'S CERTIFICATE**

I, NAVANEETH MUTHUVEERASAMY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY APPROVE THIS SUBDIVISION RECORD PLAT AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES SHOWN HEREON.

I FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E." TO THOSE PARTIES NAMED IN THE ATTACHED RECORDING INSTRUMENTS, TO BE USED FOR THE PROPOSED PUBLIC UTILITY EASEMENTS, AS RECORDED IN LIBER 3834 AT FOLIO 437 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I FURTHER GRANT A 5.0' WASHINGTON GAS EASEMENT AS SHOWN HEREON FOR THE USE AND BENEFIT OF WASHINGTON GAS.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, MORTGAGE, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

NAVANEETH MUTHUVEERASAMY DATE 02/26/2025

WITNESS

Department of Permitting Services  
 Montgomery County, Maryland

Approved: 3-3-2025  
 Date

The Maryland National Capital Park and Planning Commission  
 Montgomery County Planning Board

Approved: \_\_\_\_\_  
 Date \_\_\_\_\_ Chair \_\_\_\_\_  
 \_\_\_\_\_  
 Montgomery Plat Signatory  
 for Secretary - Treasurer

M.N.C.P.&P.C. Record File No. \_\_\_\_\_

PLAT No.

WOODGLEN DRIVE  
 30.0' WIDTH RIGHT-OF-WAY  
 (PLAT No. 47)

LINE	BEARING	OS	W	DISTANCE
1	S 76°52'21"	E	5.23'	1.44, 1.4
2	S 03°49'05"	E	144.14'	144.14
3	N 80°34'01"	W	151.4'	151.4

5.0' WASHINGTON GAS EASEMENT

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

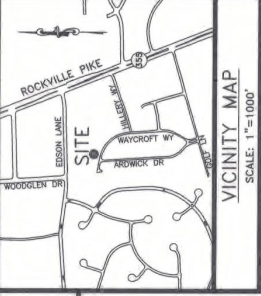
10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.

10.0' P.U.E.



SCALE: 1"=1000'

LOT 5, BLOCK A  
 EDSON LANE ESTATES  
 PLAT No. 4953

LOT 4, BLOCK A  
 EDSON LANE ESTATES  
 PLAT No. 4583

LOT 7  
 14,183 SQ. FT.

LOT 8  
 10,717 SQ. FT.

FORMERLY PART OF LOT 1  
 FORMERLY PART OF LOT 2

REBAR W/CAP SET

IRON PIPE FOUND

REBAR W/CAP SET

IRON PIPE FOUND (HELD)

REBAR W/CAP SET

IRON PIPE FOUND (HELD)

REBAR W/CAP SET

IRON PIPE FOUND (HELD)

REBAR W/CAP SET

IRON PIPE FOUND (HELD)

REBAR W/CAP SET

IRON PIPE FOUND (HELD)

REBAR W/CAP SET

IRON PIPE FOUND (HELD)

REBAR W/CAP SET

IRON PIPE FOUND (HELD)

REBAR W/CAP SET

IRON PIPE FOUND (HELD)

REBAR W/CAP SET

IRON PIPE FOUND (HELD)

**SUBDIVISION RECORD PLAT**  
**WICKFORD**  
**LOTS 7 AND 8, BLOCK B**  
 A RESUBDIVISION OF  
 PARTS OF LOT 1 AND PART OF LOT 2, BLOCK B  
 PLAT No. 2273

ROCKVILLE (4TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1"=20' FEBRUARY 2025  
 MNCPPC FILE NO: 270250300

APPROVALS/INFORMATION CHART	
TAX MAP LOCATION:	HQ121
WSSC GRID NUMBER:	2144N05
ZONING CATEGORY:	R-30
APPROVED ADMINISTRATIVE SUBDIVISION PLAN FILE NUMBER:	620240160
APPROVED FOREST CONSERVATION PLAN FILE NUMBER OR FOREST CONSERVATION EXEMPTION NUMBER:	F20240690

PLAT TABULATION	
LOT 7:	14,183 SQ.FT. OR 0.3256 ACRES
LOT 8:	10,717 SQ.FT. OR 0.2460 ACRES
DEDICATION TO PUBLIC USE:	0.00 SQ.FT. OR 0.0000 ACRES
TOTAL AREA:	24,900 SQ.FT. OR 0.5716 ACRES

POTOMAC VALLEY SURVEYS  
 20010 FISHER AVENUE, SUITE F  
 POOLESVILLE, MARYLAND  
 1-888-349-5090

Recorded \_\_\_\_\_  
 Plat No. \_\_\_\_\_

