

Plat Name: Rock Creek Palisades, Section 2

Plat #: 220250440

Location: Located on the north side of Lawrence Avenue, 650 feet west of Connecticut Avenue (MD 185)

Master Plan Kensington - Wheaton Master Plan

Plat Details: R-60 zone; 1 lot

Owner: ERB Properties, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620240240, as approved by the Director on December 18, 2024, and that any minor modifications reflected on the plat do not alter the intent of the Planning Director's approval of the aforesaid plan. 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.

NOTES

- This property is served by public water and sewer service only.
- The property that is the subject of this record plat is in the R-60 zone as of the date of plat recordation.
- RCF = Rebar with Cap Found
IFS = Iron Pin with Cap Set
OIPF = Open Iron Pipe Found
- The property shown hereon is located on Tax Map HQ 341.
- This property is located on F.E.M.A. Flood Insurance Map Community-Parish Number 2403103B50, flood zone "X".
- Survey on the subject property was conducted in accordance with the Administrative Code of Montgomery County, Maryland, Subchapter 17-2, and 17-3, and 17-4, and 17-5.
- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of this property and approved by the Montgomery County Planning Board are intended to survive unless modified by further action by the board. The official public files for any such plan are maintained by the Montgomery County Planning Board and are available for public review.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter residing in 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.
- Abandonment of Public Path by Resolution No. 8-416, recorded in Liber 4692, at Folio 534.

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 resubdivision of all of the lands conveyed by 3271 Lawrence Avenue, recorded in Liber 4692, at Folio 534, and also being a resubdivision of Outlot A, Block A, Rock Creek Palisades Section 17, as recorded in Plat Book 53, Plat 4155, and Part of an Outlot, Rock Creek Palisades Section 2, as recorded in Plat Book 38, Plat 2681, among the land records of Montgomery County, Maryland and that portion of the Public Foot Path abandoned by County Council Resolution No. 8-416 and that the total area shown hereon is correct to the best of my knowledge and belief, and that the same are in place as shown hereon in accordance with Section 50.4.3 of the Subdivision Regulations of Montgomery County, Maryland.

Date _____
 Jeffrey Allen Hammond
 Professional Land Surveyor
 MD Reg. No. 21515
 Expiration Date: 07/31/2025

OWNER'S CERTIFICATE

We, ERB Properties, LLC, owners of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines.
 We further grant a 10-foot Public Utility Easement, shown hereon as "10' P.U.E.", to those parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easements", as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.
 There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property shown hereon.

Date _____ Witness _____
 Eder Barbosa
 President, ERB Properties, LLC

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	DELTA
①	15.51'	10.00'	14.00' S 47°11'16" E	89°00'00"

PLAT TABULATION

Department of Permitting Services
 Montgomery County, Maryland

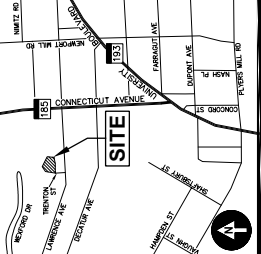
Number of Lots 1
 Number of Parcels 17,034 sq. ft.
 Area of Parcels 0 sq. ft.
 Area of Street Dedication 17,034 sq. ft.
 Total Area 17,034 sq. ft.
 (0.39 Acres)

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

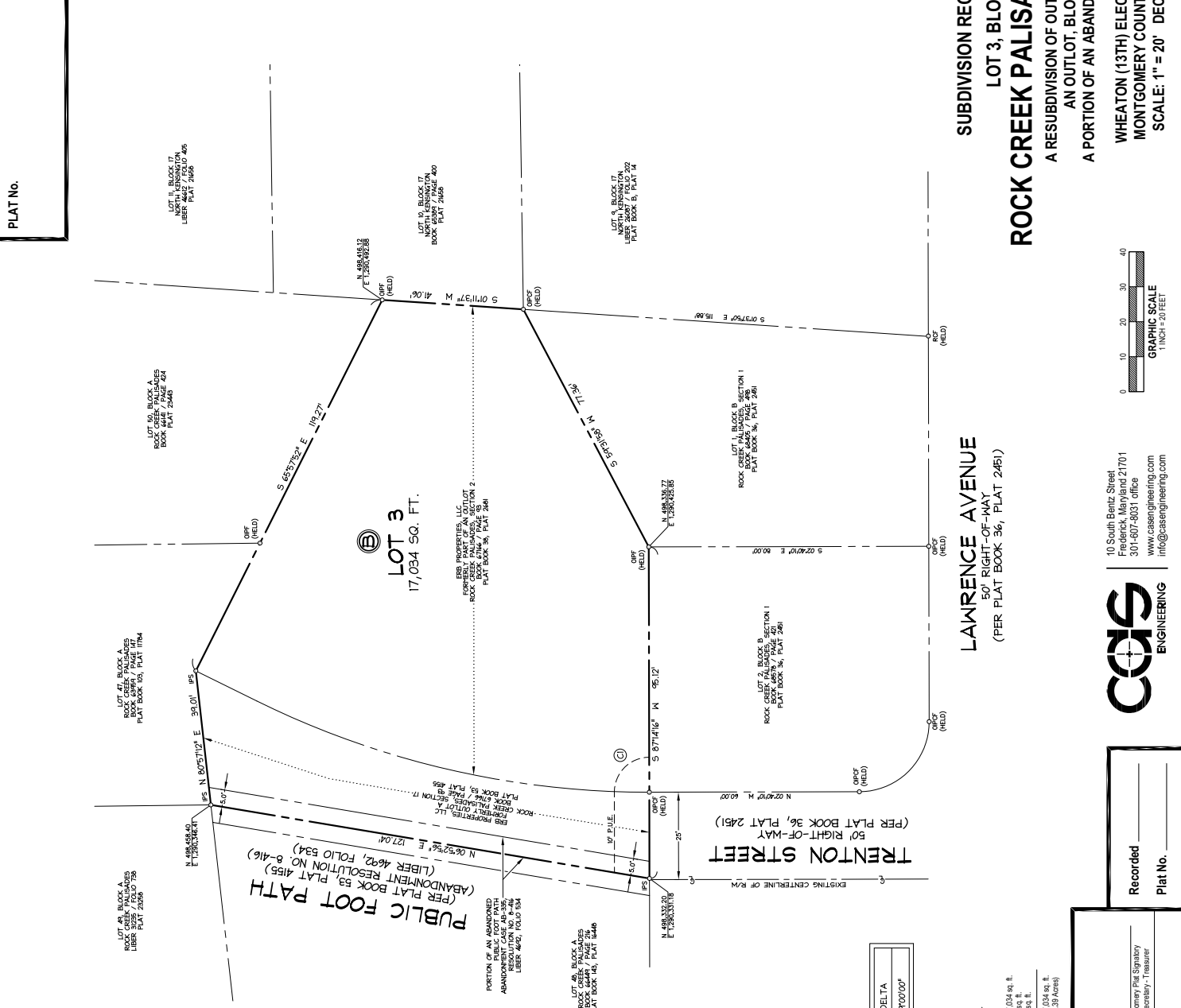
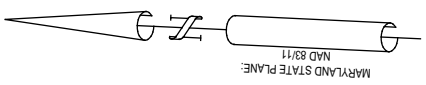
Approved: _____
 Secretary

M.N.C.P. & P.C. Record File No. _____

Recorded _____
 Plat No. _____



VICINITY MAP
 SCALE: 1" = 200'



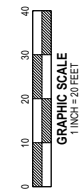
LAWRENCE AVENUE
 50' RIGHT-OF-WAY
 (PER PLAT BOOK 36, PLAT 2451)

SUBDIVISION RECORD PLAT
LOT 3, BLOCK B

ROCK CREEK PALISADES, SECTION 2

A RESUBDIVISION OF OUTLOT A & PART OF
 AN OUTLOT, BLOCK B AND
 A PORTION OF AN ABANDONED FOOT PATH

WHEATON (13TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' DECEMBER, 2024



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