



MEMORANDUM

DATE: July 11, 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 July 24, 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:

220141290 Small's Nursery

220240980 Higgins Estate

220250630 thru 220250660 Tregoning

Plat Name: Small's Nursery

Plat #: 220141290

Location: Located on the east side of Thistlebridge Drive, 250 feet north of Arbor Crest Way

Master Plan Olney Master Plan

Plat Details: RE-1 zone; 1 lot, 1 parcel

Owner: Daniel Komarek and Debra Pressman and The Preserve at Smalls Nursery
Homeowners Association, Inc.

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

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 of Correction has been submitted solely to correct the extent of a Category I Conservation Easement upon the properties. The existing easement extent as shown on Plat 20382 was inaccurately sited and does not comply with the Approved Forest Conservation Plan. The proposed plat removes area that was not intended to be encumbered with a Category I Conservation Easement and staff recommends approval of the proposed plat in accordance with Section 50.7.1.F.1. of the Subdivision Regulations.

NOTES:

- 1.) 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 affected by the recording of this plat, unless expressly contemplated by the plan as approved. The official public file for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- 2.) 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.
- 3.) Development is subject to an agreement with the Montgomery County Planning Board regarding adequate public facilities.
- 4.) Development is subject to the terms of a Site Plan Enforcement Agreement with the Montgomery County Planning Board. MNCPPC File No. 61950150.
- 5.) This property is served by public water and sewer services only.
- 6.) This property is subject to the terms and conditions of Preliminary Plan No. 119504011G and Site Plan No. 51950154, as amended, both entitled "Small's Nursery".
- 7.) Parcel R, Block C, shown herein is subject to the terms and provisions of a Declaration of Covenants for the location and measurements of private streets, storm drain easements, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 14384 of Folio 231.
- 8.) This plat conforms with the requirements for Minor Subdivision approvals contained in Section 50.7.1 of the Montgomery County Subdivision Regulations being Chapter 50 of the County Code. This plat involves a Plat of Correction as provided for in Section 50.7.1.5.
- 9.) The sole purpose of this plat is to correct the location of the Category I Conservation Easement across Lot 7 and Parcel Eye, Block C, Small's Nursery, as shown and described on a subdivision record plat entitled "LOTS 3 through 15 and LOTS 25 through 31 - BLOCK C, LOTS 42 through 48 - BLOCK A, PARCEL H - BLOCK A, PARCELS EYE & J - BLOCK C, SMALL'S NURSERY" and recorded among the Land Records of Montgomery County, Maryland in Plat Book 184 as Plat 20382. This said corrected location of the Category I Conservation Easement shown herein is subject to the terms and conditions set forth in a certain document recorded among the aforesaid Land Records in Liber 13178 of Folio 412.
- 10.) This property appears on Montgomery County Tax Map HS 342 and WSSC Grid 221 NW 04.
- 11.) The property shown herein is zoned RE-1.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, and establish the minimum building restriction lines.

Further, we establish the Category I Conservation Easement, as delineated herein, subject to this plat of subdivision, as set forth in a certain document recorded among the aforesaid Land Records in Liber 13178 of Folio 412.

As owners of this subdivision, 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 of the Montgomery County Code.

There are no recorded suits actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision, except a certain deed of trust and the parties in interest thereto have below indicated their assent.

(As to Lot 40, formerly Lot 7, Block C, Small's Nursery)

Debra S. Pressman 6/12/25 Debra S. Pressman
Debra S. Pressman Date
Debra S. Pressman Date

We hereby assent to this plat of subdivision (Deed of Trust BK 54156 PG 1179, as to Lot 40, formerly Lot 7, Block C, Small's Nursery) MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary, as Nominee for LOANDEPOT.COM, LLC.

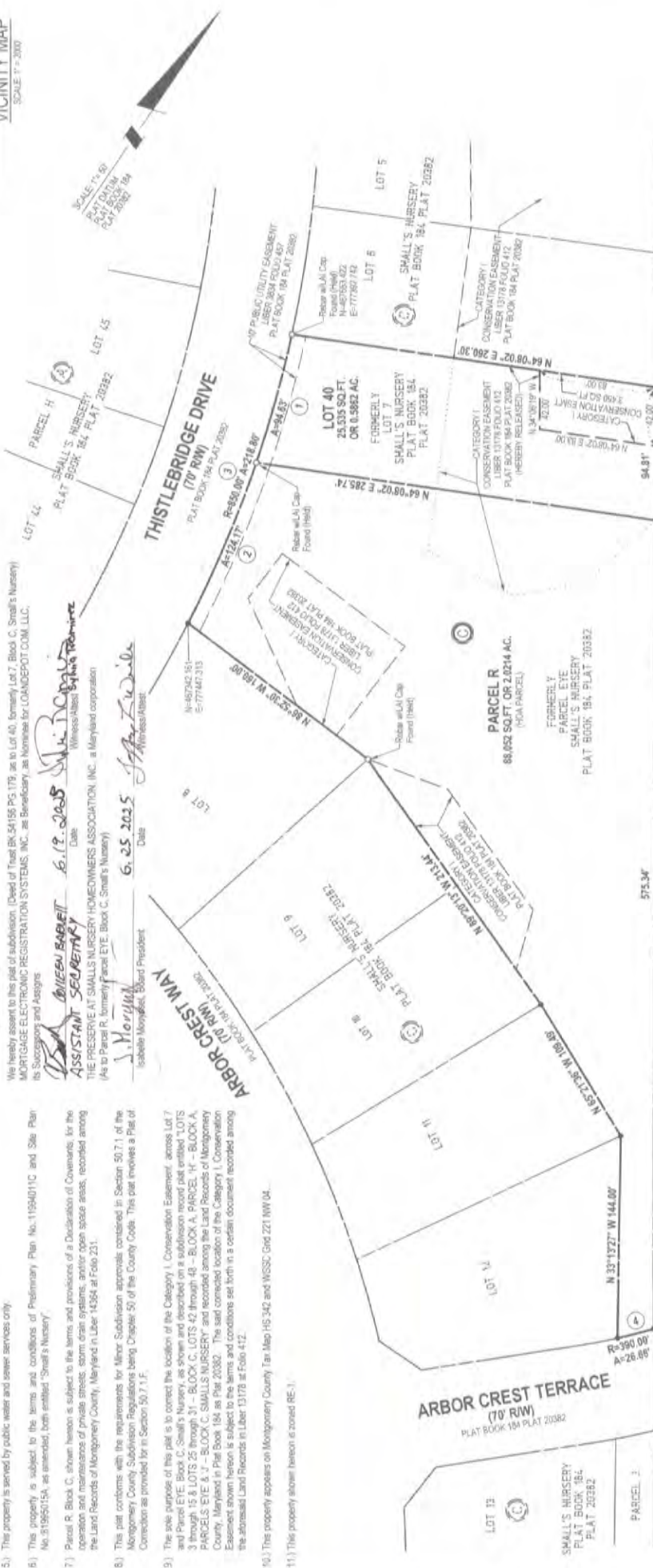
Debra S. Pressman 6/12/25 Debra S. Pressman
Debra S. Pressman Date
Debra S. Pressman Date

(As to Parcel R, formerly Parcel Eye, Block C, Small's Nursery)

Isabella Moriyah 6/25/2025 Isabella Moriyah
Isabella Moriyah Date
Isabella Moriyah Date

PLAT NO.

CURVE TABLE				
No.	Delta	Radius	Arc	Chord
1	6°22'42"	850.00'	94.33'	N 18°47'07" W 94.58'
2	8°22'12"	850.00'	104.17'	N 11°17'40" W 104.06'
3	14°44'57"	850.00'	218.80'	N 14°29'01" W 218.19'
4	3°54'50"	360.00'	25.65'	S 41°07'44" W 26.65'



INTERCOUNTY CONNECTOR

MD ROUTE 200
(R/W WIDTH VARIES)
SRC PLATS 57033 & 57035
LIBER 18593 FOLIO 151

AREA TABULATION

LOT 40: 25,535 SQUARE FEET OR 0.5863 ACRES
PARCEL R: 88,052 SQUARE FEET OR 2.0214 ACRES
TOTAL BY THIS PLAT: 113,587 SQUARE FEET OR 2.6078 ACRES

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief, that the information shown herein is correct, that it is a subdivision of Lot 7 and Parcel Eye, Block C, as shown on a subdivision record plat entitled "LOTS 3 through 15 and LOTS 25 through 31 - BLOCK C, LOTS 42 through 48 - BLOCK A, PARCEL H - BLOCK A, PARCELS EYE & J - BLOCK C, SMALL'S NURSERY" and recorded among the Land Records of Montgomery County, Maryland in Plat Book 184 as Plat 20382, and that Lot 7, Block C, being all of the property described in a conveyance from Lauren Lauren White, also known as Lauren Berman, to Debra S. Pressman and Daniel R. Koranek, by deed dated February 28, 2014, and recorded among the said Land Records in Liber 48415 of Folio 428, and said Parcel Eye, Block C, being part of the property described in a conveyance from SMALL'S NURSERY, LLC, a Maryland limited liability company, to THE PRESERVE AT SMALL'S NURSERY HOMEOWNERS ASSOCIATION, INC., a Maryland corporation, by deed dated August 31, 2006, and recorded among the said Land Records in Liber 32974 of Folio 85. And that once engaged as described in the Owner's Certificate herein, all property corner markers shown thus \rightarrow will be set in accordance with the provisions of Section 50.4.3.3 of the Montgomery County Code.

The total area included in this subdivision record plat is 113,587 square feet or 2.6078 acres of land, there is no street dedication by this plat.

Isabella Moriyah 6/25/2025
Isabella Moriyah Date
Isabella Moriyah Date



SUBDIVISION RECORD PLAT

LOT 40 AND PARCEL R, BLOCK C
SMALL'S NURSERY
Plat of Correction of
Lot 7 and Parcel Eye, Block C, Small's Nursery
OLNEY (8TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' DATE: APRIL 2025



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Engineering Planning Surveying Construction

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD APPROVED: <u>6-30-2025</u> DATE: <u>6-30-2025</u> DIRECTOR: <u>Isabella Moriyah</u>	MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES APPROVED: <u>6-30-2025</u> DATE: <u>6-30-2025</u> DIRECTOR: <u>Isabella Moriyah</u>
CHAIR: _____ MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER: _____	MNCPPC & P.C. RECORD FILE NO.: _____