

MEMORANDUM

DATE: August 29, 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 September 11, 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:

220240090 Ray's Adventure

Plat Name: Ray's Adventure

Plat #: 220240090

Location: Located at the terminus of Bush Hill Road, 100 feet north of Hickory Spring Lane

Master Plan Damascus Master Plan

Plat Details: R-200 zone; 2 lots

Owner: Alejandro Luis Martinez and Marcelo Smulevich

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120200030 (MCPB Resolution No. 23-024), and that any minor modifications reflected on the plat do not alter the intent of the Board'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:

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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
2. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PLAT, OR RECORD PLAT, INCLUDING ANY RECORDS, DEEDS, OR OTHER MATTERS, ARE INTENDED TO SURVIVE 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.
3. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICE ONLY.
4. THIS PROPERTY IS ZONED R-200.
5. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-200 ZONE.
6. THIS PROPERTY IS LOCATED ON TAX MAP GRID FW43 PARCEL P728. COORDINATES SHOWN HEREON ARE BASED ON MARYLAND STATE NAD 83(2011) DATUM AS PROJECTED BY NGS. THE COMBINED SCALE FACTOR IS 0.999917802. CONTROLLING STATIONS INCLUDE WSSC NAD 83 TRAVERSE STATIONS 19299 AND 20902. NORTH 953608.492, EAST 1227938.768 20902: NORTH 570689.516, EAST 1224359.654
8. THIS PROPERTY IS LOCATED ON WSSC GRID 234 NW 10
9. THIS PROPERTY IS SUBJECT TO THE TERMS OF CONDITIONS OF FINAL FOREST CONSERVATION PLAN NO. 120200030
10. THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P. & P.C. PRELIMINARY PLAN NO. 120200030.
11. THE PUBLIC IMPROVEMENTS (P.I.E) EASEMENT SHOWN ON THIS PLAT IS SUBJECT TO THE MASTER DECLARATION OF TERMS AND PROVISIONS FOR PUBLIC IMPROVEMENTS, RECORDED IN THE MONTGOMERY COUNTY LAND RECORDS, DEED BOOK 66059 PAGE 431.

PLAT TABULATION

LOT-1 AREA= 36,588 S.F. OR= 0.84 AC.
 LOT-2 AREA= 31,438 S.F. OR= 0.72 AC.
 DEDICATED AREA 3,968 SQ. FT. OR 0.09 AC.
 TOTAL AREA= 71,994 S.F. OR= 1.65 AC.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LAND COMING TOGETHER AND BELONGING TOGETHER TO THE PARTIES NAMED HEREON, AND THAT MARTINEZ AND MARCELO SMULEVICH BY DEED DATED MAY 31, 2018, AS RECORDED IN BOOK 56206, AT PAGE 452, AND RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I HEREBY CERTIFY THAT ONCE ENGAGED AS DESCRIBED IN THE OWNERS' CERTIFICATION HEREON, ALL MONUMENTS, PROPERTY MARKERS AND OTHER BOUNDARY MARKERS WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF LAND SHOWN ON THIS PLAT IS 71,994 SQUARE FEET OR 1.65 ACRES OF LAND OF WHICH 3,968 SQUARE FEET OR 0.091 ACRES DEDICATED TO THE STATE OF MARYLAND FOR PUBLIC USE.

8/27/2025
 DATE
 ANTHONY J. CURRIE
 REG. PROPERTY LINE SURVEYOR
 MARYLAND REG. NUMBER 560
 EXPIRATION DATE: 03/09/2027

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

APPROVED:

CHAIR MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NUMBER

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

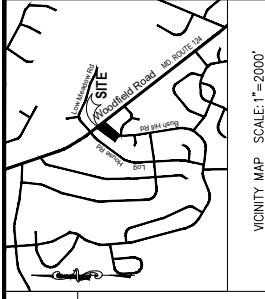
APPROVED:

DIRECTOR

DATE:

PLAT NO:

PLAT NO:



VICINITY MAP SCALE: 1"=2000'

LAND TO BE DEDICATED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION	1) N 36°29'36" E 20.97'
	2) S 37°34'24" E 197.89'
	3) S 40°52'47" W 20.52'
	4) N 37°35'23" W 196.24'
DEDICATED AREA 3,968 SQ. FT. OR 0.091 ACRES± SHOWN THUS	

OWNER'S CERTIFICATION:

WE, ALEJANDRO LUIS MARTINEZ AND MARCELO SMULEVICH, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON; HEREBY ADOPT THIS PLAT OF SUBDIVISION AND CONVEYANCE OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO THE PUBLIC UTILITIES EASEMENT, DESIGNATED AS 10' P.I.E. AND SHOWN HEREON, TO THOSE PARTIES NAMED IN A 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. WE, THE PARTIES, HEREBY EASEMENT IN, ON AND OVER THE LAND DESIGNATED HEREON AS VARIABLE WIDTH P.I.E., WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC IMPROVEMENT EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. 66059 AT PAGE 431 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. WE DEDICATE A STREET TO MARYLAND STATE HIGHWAY ADMINISTRATION FOR PUBLIC USE.

FURTHER, WE GRANT A PRIVATE 20' SEWER EASEMENT IN, ON AND OVER LOT 2 TO BENEFICIARY (LOT 1).

AS OWNERS OF THE PROPERTY WE CERTIFY THAT PROPERTY CORNERS OR OTHER MONUMENTS, PROPERTY MARKERS OR BOUNDARY MARKERS WILL BE SET IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS, ACTIONS AT LAW, LIENS OR MORTGAGES AFFECTING THE PROPERTY SHOWN HEREON EXCEPT DEED OR TRUST AND SECURITY AGREEMENT INSTRUMENTS, RECORDS, DEEDS, OR OTHER MATTERS, RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THE PARTY OF INTEREST HAS INDICATED BELOW.

WITNESS DATE ALEJANDRO LUIS MARTINEZ
 WITNESS DATE MARCELO SMULEVICH
 LENDER: NEMREZ, LLC
 WITNESS DATE TRUSTEE

SUBDIVISION RECORD PLAT LOT 1 AND LOT 2

RAY'S ADVENTURE (12th) ELECTION DISTRICT Montgomery County, Maryland

SCALE: 1" = 40' DATE: AUGUST, 2025



KRIS CONSULTANTS, LLC

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