



MEMORANDUM

DATE: January 29, 2026

TO: Montgomery County Planning Board

FROM: Stephen Smith, West County Planning Division (301)-495-4522 
Jay Beatty, West County Planning Division (301)-495-2178 

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for February 12, 2026

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:

220250740 Butler Farm

Plat Name: Butler Farm

Plat #: 220250740

Location: Located on the west side of Davis Mill Road, 500 feet north of Wildcat Road

Master Plan: Agriculture and Rural Open Space Master Plan

Plat Details: AR zone; 1 lot

Owner: Carol L. Butler and Wade F. Butler

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620240150, as approved by the Planning Director on January 30, 2025, and that any minor modifications reflected on the plat do not alter the intent of the Director's approval of the aforesaid plan. Staff recommends approval of the plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT THIS PLAT OF SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY CAROL L. BUTLER, PERSONAL REPRESENTATIVE OF THE ESTATE OF SHIRLEY B. BUTLER, MONTGOMERY COUNTY, MARYLAND, TO CAROL L. BUTLER AND MADE F. BUTLER BY DEED DATED JANUARY 4, 2022 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 65316 AT PAGE 5.

FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS "O" WILL BE SET IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 53,354 SQUARE FEET OF 1,224.8 ACRES OF LAND OF WHICH IS 5,325 SQUARE FEET IS DEDICATED TO PUBLIC USE.

12/1/25
DATE

JACOB M. GOODE
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 22109
LICENSE EXPIRATION DATE: 10/20/2026

NOTES

1. THIS PROPERTY IS CURRENTLY ZONED AR.
2. THIS PROPERTY IS SERVED BY A PRIVATE WELL AND SEPTIC SERVICES.
3. 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; THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE AVAILABLE TO THE PUBLIC DURING NORMAL BUSINESS HOURS.
4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
5. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP FY123.
6. THIS PLAT IS LIMITED TO THE CONDITIONS AS REQUIRED BY ADMINISTRATIVE SUBDIVISION PLAN NO. 620240150 ENTITLED "BUTLER PROPERTY", ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
7. THIS PROPERTY IS LOCATED WITHIN THE AGRICULTURE RESERVE ZONE AND RESUBDIVISION IS STRICTLY CONTROLLED. DENSITY REQUIREMENT OF TWENTY-FIVE (25) ACRES PER SINGLE FAMILY RESIDENCE AND ONE DEVELOPMENT RIGHT MUST BE AVAILABLE FOR EACH SINGLE FAMILY RESIDENCE. AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE RESERVE ZONE; ALL AGRICULTURE OPERATIONS SHALL BE PERMITTED AT ANY TIME, INCLUDING THE OPERATION OF FARM MACHINERY, AND NO AGRICULTURAL USE SHALL BE SUBJECT TO INTERFERENCE WITH OTHER USES PERMITTED IN THE ZONE.
8. THE SEPTIC BUILDING RESTRICTION LINES (SBRs) AS SHOWN ARE SUBJECT TO CHANGE UPON RE-APPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.
9. THIS LOT IS APPROVED FOR A MAXIMUM OF 6 BEDROOMS.
10. THE PROPERTY IS/MAY BE SUBJECT TO RIGHT OF WAY EASEMENT RECORDED IN LIBER 10369 AT FOLIO 74, BUT THERE IS NOT ENOUGH INFORMATION CONTAINED IN THE DOCUMENT TO PLAT IT.
11. NO DEED OR PLAT REFERENCE COULD BE FOUND FOR THE EXISTING RIGHT OF WAY OF DAVIS MILL ROAD.
12. DAVIS MILL ROAD IS MAINTAINED BY MONTGOMERY COUNTY.
13. PARENT TRACT (PARCEL 880) IS SUBJECT TO A RESTRICTIVE COVENANT RECORDED AMONG THE LAND RECORDS IN BOOK 69820 PAGE 301.
14. THE OWNERS ARE SUBJECT TO A MAINTENANCE AGREEMENT RECORDED AMONG THE LAND RECORDS IN BOOK 69843 PAGE 222.
15. ONE DEVELOPMENT RIGHT IS AVAILABLE FOR THE RESIDENTIAL LOT SHOWN HEREON PER AFFIDAVIT DATED JUNE 26, 2025.
16. THIS PLAT ESTABLISHES AN INGRESS/EGRESS EASEMENT ACROSS THE FRONT OF LOT 4 TO BENEFIT THE REMAINDER OF PARCEL 880 FOR ACCESS ACROSS THE EXISTING DRIVEWAY TO SAID REMAINDER.

TYPE	DATE
WELL	12/1/25
SEPTIC	12/1/25
ADJUTANT	12/1/25
ADJUTANT	12/1/25

AREA TABULATION

NUMBER OF LOTS 18,000 S.F.
AREA OF LOTS 5,325 S.F.
AREA OF STREET DEDICATION 53,354 S.F.
TOTAL PLAT AREA

PROPERTY OF
HALLIE BUTLER VAN HORN
& WILLIAM PARCEL 880
LIBER 50616 FOLIO 266

STONE MONUMENT
FOUND (HELD)

1ST DEED LINE 78
N 77°30'00" W 1135.00'

20' SBR

SEPTIC
TANK
AREA

SEWAGE DISPOSAL
EASEMENT TO
BENEFIT LOT 4
BOOK 69807 PAGE 356

2ND DEED LINE OR
S 13°15'00" W 1221.00'

FORM REMAINDER
PARCEL P7773
TAX MAP FY123
LIBER 13272 FOLIO 661

PLAT NO.

VICINITY MAP
SCALE 1"=200'

LEGEND:
SEPTIC TRENCH

MD COORDINATE SYSTEM
NAD83 (2011) DATUM

REMAINDER OF PARCEL 880
CAROL L. BUTLER AND MADE F. BUTLER
BOOK 65316 PAGE 5

DAVIS MILL ROAD
(APPARENT PRESCRIPTIVE RIGHT OF WAY)
(VARIABLE WIDTH RIGHT OF WAY)
(SEE NOTES 11 & 12)

REMAINDER OF PARCEL 880
CAROL L. BUTLER AND MADE F. BUTLER
BOOK 65316 PAGE 5

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH MINIMUM BUILDING RESTRICTION LINES SHOWN HEREON.

FURTHER WE DEDICATE THE STREET TO PUBLIC USE AND GRANT SLOPE EASEMENTS 40' WIDE TO MONTGOMERY COUNTY, ADJACENT, PARALLEL, AND CONTIGUOUS TO THE STREET RIGHT-OF-WAY. SLOPE EASEMENTS SHALL BE AUTOMATICALLY EXTINGUISHED AFTER THE ACQUISITION OF PUBLIC RIGHTS IN THE STREET. THE STREET SHALL BE MAINTAINED AND HAVE BEEN ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY.

FURTHER WE GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND, PUBLIC UTILITY EASEMENTS DESIGNATED HEREON AS "P.U.E.", SUBJECT TO THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITIES INDICATED WITHIN SAID DECLARATION.

FURTHER WE GRANT THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT TO BENEFIT THE REMAINDER OF PARCEL 880.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUST AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

11/5/26
DATE

12/1/25
DATE

WITNESS

WITNESS

CAROL L. BUTLER

MADE F. BUTLER

SUBDIVISION RECORD PLAT
LOT 4

BUTLER FARM
2ND ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=100' APRIL, 2025

LOT 4 PROPERTY

LINE	BEARING	DISTANCE
1	N 15°11'40" E	110.26'
2	S 15°11'40" E	146.49'
3	S 21°31'48" W	131.80'
4	S 21°31'48" W	131.80'

LOT 4 ROW DEDICATION

LINE	BEARING	DISTANCE
RW1	N 70°13'08" E	40.00'
RW2	S 15°11'40" E	110.26'
RW3	S 15°11'40" E	146.49'
RW4	S 20°13'08" W	40.00'
RW5	N 21°31'48" W	31.80'
RW6	N 18°11'40" W	101.31'

GOODE SURVEYS, LLC
LAND SURVEYORS
P.O. BOX 185
DAMASCUS, MARYLAND 20872
PHONE: (301) 368-3700
FAX: (301) 368-3703

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	APPROVED: <i>[Signature]</i> DIRECTOR
CHAIR	MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER
M.A.C.P.B. P.C. RECORD FILE NO.	

Signature	Date
<i>[Signature]</i>	02-10-20