

**Plat Name:** Chevy Chase, Section 3  
**Plat #:** 220101080

**Location:** Located on the west side of Florida Street, 200 feet north of Raymond Street  
**Master Plan:** Bethesda-Chevy Chase  
**Plat Details:** R-60 zone, 1 lot  
Community Water, Community Sewer  
**Applicant:** Zachary Harmon

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A (a)(3)** of the Subdivision Regulations, which states:

**Consolidation of Two or More Lots or a Part of a lot into One Lot.** Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

**Owner's Certificate**

We, Zachary J. Harmon and Donna R. Harmon, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plan of subdivision, establish the minimum building restriction lines; grant a Public Utility Easement, as shown hereon and designated as "P.U.E." to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easement", recorded among the Land Records of Montgomery County, Maryland in Liber 3634 at Folio 457, which said terms and provisions are incorporated herein, by this reference;

We certify that a Licensed Land Surveyor will be engaged to set all property corner markers in accordance with Section 50-24(c) of the Montgomery County Code.

There are no suits, actions at Law, leases, liens or trusts on the property included in this subdivision record plat, except a certain Deed of Trust recorded in Liber 25606 at Folio 453 and the parties in interest thereto have below indicated their assent.

Date: 7/12/10

Witness: *[Signature]*

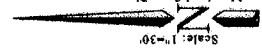
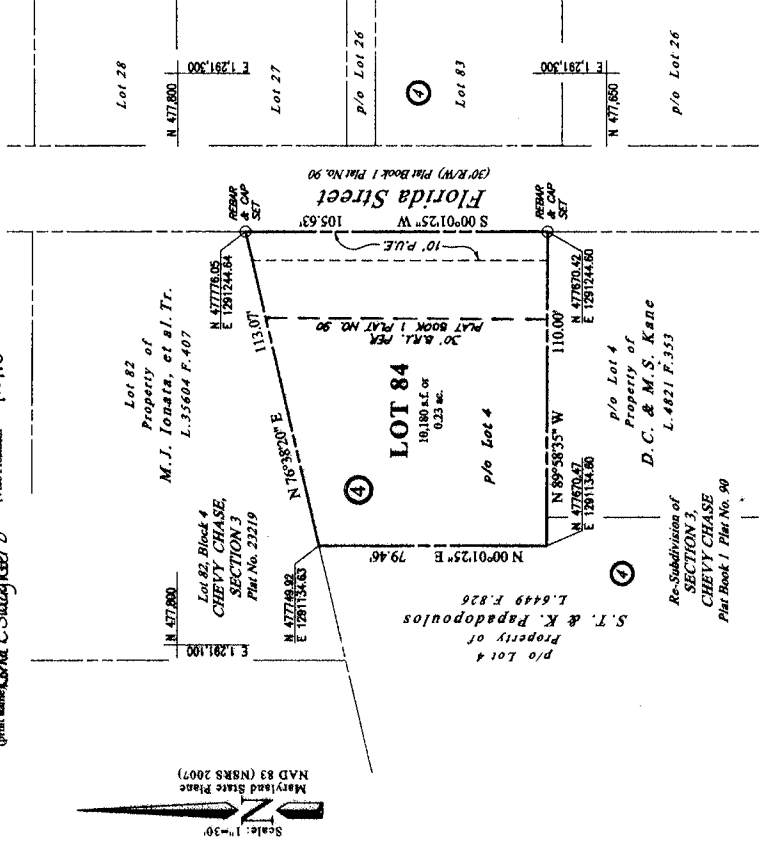
Witness: *[Signature]*

*[Signature]*  
Zachary J. Harmon, Owner  
*[Signature]*  
Donna R. Harmon, Owner

I hereby assent to this plan of subdivision  
Montage Electronic  
Registration Systems, Inc.

By: *[Signature]* Vice President  
(Print name) *[Signature]*

7/12/10



Subdivision Record Plat  
LOT 84, BLOCK 4  
a Resubdivision of  
Part of LOT 4, BLOCK 4  
**Chevy Chase**  
Section 3

Bethesda (7th) District  
Montgomery County, Maryland

Scale: 1"=30' July, 2010

**CPJ** Charles F. Johnson & Associates, Inc.  
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
125 West 84th St., 300 West 84th St., 200 West 84th St., 200 West 84th St.  
ASSOCIATES • Gaithersburg, MD • Frederick, MD • Silver Spring, MD • Fairfax, VA  
www.cpj.com

**Surveyor's Certification**

I hereby certify that the information shown hereon is correct; that it is a subdivision of all of the property acquired by Zachary J. Harmon and Donna R. Harmon from Margaret Soban by deed dated August 13, 2003 and recorded among the Land Records of Montgomery County, Maryland in Liber 25606 Folio 448. That it is also part of Lot 4, Block 4 as shown on a subdivision record plat entitled "Re-Subdivision of Section 3, Chevy Chase" and recorded among the aforesaid Land Records in Plat Book 1 as Plat Number 90. I further certify that if engaged, I will set all property corner markers in accordance with Section 50-24(c) of the Subdivision Regulations of Montgomery County, Maryland.

That the total area included in this Subdivision Record Plat is 10,180 square feet or 0.23 of an acre of land, there is no dedication to public use by this plat.

Date: 7/12/10

*[Signature]*  
Daniel F. DeBolt  
Registered Property Line Surveyor  
Maryland No. 326

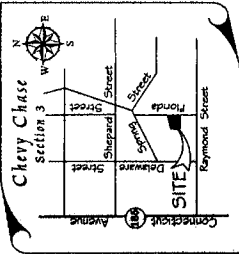
**Notes:**

- This Subdivision Record Plat is not intended to show every matter affecting 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.
- This plat conforms to the requirements for Minor Subdivisions contained in Section 50-35A of the Montgomery County Subdivision Regulations and the Engineering Code. This plat involves the consolidation of part of a lot into one lot as provided for in Section 50-35A(6)(b)(8).
- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary 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, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.
- This property is served by public water and sewer systems only.
- WSSC 200 Sheet 219 NW 04
- Water/Sewer Categories: W/LSI
- This property is zoned R60
- This property is shown on Tax Map HR342
- plc=plc/ef

1 Lot  
Tax Map: HR342  
220101080

Approved: _____ Chairman	Date: _____
Approved: _____ Asst. Secretary/Treasurer	Date: _____
The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	
Approved: _____ Director	Date: _____
Recorded: _____	Plat No.: _____

Plat No.:



Vicinity Map  
(Not to Scale)

# MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Cherry Chase Section 3 Plat Number: 220101080

Plat Submission Date: 6-29-2010

DRD Plat Reviewer: S. Smith

DRD Prelim Plan Reviewer: N/A

\*For category of minor subdivision see pages 2 and 3

## Initial DRD Review:

Pre-Preliminary Plan No. \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Preliminary Plan No. \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Planning Board Opinion - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Site Plan Name if applicable: \_\_\_\_\_ Site Plan Number: \_\_\_\_\_

Planning Board Opinion - Date \_\_\_\_\_ Checked: Initial \_\_\_\_\_ Date \_\_\_\_\_

Lot # & Layout  Lot Area  Zoning  Bearings & Distances  Coordinates 6k  
 Plan # N/A Road/Alley Widths  Easements OK Open Space N/A Non-standard  
 BRLs  Adjoining Land  Vicinity Map  Septic/Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map   
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	7/9/10	7/21/10	7/20/10	No Comments OK
Research	Bobby Fleury			7-12-10	
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

## Final DRD Review:

Consultant Notified (Final Mark-up):

Initial

Date

Final Mylar & DXF/DWG Received:

SGS

7/13/10

Final Mylar Review Complete:

SGS

7/14/10

## Board Approval of Plat:

SGS

7/14/10

Plat Agenda:

SGS

7/29/10

Planning Board Approval:

\_\_\_\_\_

\_\_\_\_\_

Chairman's Signature:

\_\_\_\_\_

\_\_\_\_\_

## MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature:

\_\_\_\_\_

\_\_\_\_\_

Final Mylar for Reproduction Rec'd:

\_\_\_\_\_

\_\_\_\_\_

## Plat Reproduction:

Addressing:

\_\_\_\_\_

\_\_\_\_\_

File Card Update:

\_\_\_\_\_

\_\_\_\_\_

Final Zoning Book Check:

\_\_\_\_\_

\_\_\_\_\_

Update Address Books with Plat #:

\_\_\_\_\_

\_\_\_\_\_

Update Green Books for Resubdivision:

\_\_\_\_\_

\_\_\_\_\_

Complete Reproduction:

\_\_\_\_\_

\_\_\_\_\_

Notify Consultant to Seal Plats:

\_\_\_\_\_

\_\_\_\_\_

Surveyor's Seal Complete:

\_\_\_\_\_

\_\_\_\_\_

Sent to Courthouse for Recordation:

\_\_\_\_\_

\_\_\_\_\_

Recordation Info Entered into Hansen

\_\_\_\_\_

\_\_\_\_\_

No. \_\_\_\_\_

**MINOR SUBDIVISION SECTION 50-35A**

Select which Category of Minor Subdivision and fill information as required

**Requirements under Sec 50-35A (A)**

**(1) Minor Lot Adjustment**

- a) Total area does not exceed 5% of combined area affected: \_\_\_\_\_
- b) No additional lots created: \_\_\_\_\_
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: \_\_\_\_\_
- d) Date sketch plan submitted: \_\_\_\_\_
- e) Sketch plan revised or denied within 10 business days: \_\_\_\_\_
- f) Final record plat submitted within ninety days: \_\_\_\_\_
- g) Sketch shows following information: \_\_\_\_\_
  - i. proposed lot adjustment: \_\_\_\_\_
  - ii. physical improvements within 15 feet of adjusted line: \_\_\_\_\_
  - iii. alteration to building setback: \_\_\_\_\_
  - iv. amount of lot area affected: \_\_\_\_\_

**(2) Conversion of Outlot into a Lot**

- a) Outlot not required for open space or otherwise constrained: \_\_\_\_\_
- b) Adequate sewerage and water service/public or private: \_\_\_\_\_
- c) Adequate public facilities and AGP satisfied: \_\_\_\_\_
- d) Any conditions/agreements of original subdivision: \_\_\_\_\_
- e) Special Protection Area, Water Quality Plan required: \_\_\_\_\_

**(3) Consolidation Of Two of More Lots**

- a) Any prior subdivision conditions: \_\_\_\_\_
- b) Part of lot created by deed prior to June 1 1958: yes 1940

**(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot**

Any subdivision/conditions; APF agreement satisfied: \_\_\_\_\_

**(5) Plat of Correction**

- a) All owners and trustees signed: \_\_\_\_\_
- b) Original Plat identified: \_\_\_\_\_

**(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958**

- a) Deed(s) submitted: \_\_\_\_\_
- b) Developable with only one single family detached unit: \_\_\_\_\_

**(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels**

- a) Adequate Public Facilities satisfied: \_\_\_\_\_
- b) Street dedication required: \_\_\_\_\_
- c) Forest conservation: \_\_\_\_\_
- d) Storm water management: \_\_\_\_\_
- e) Special Protection Area/Water Quality Plan: \_\_\_\_\_
- f) Landscaping and lighting plan including parking lot layout: \_\_\_\_\_
- g) Approved Special Exception: \_\_\_\_\_