Plat Name: Somerset Heights  
Plat #: 220131210

Location: Located on the north side of Dorset Avenue, 300 feet west of Wisconsin Avenue (MD 355).  
Master Plan: Bethesda-Chevy Chase  
Plat Details: R-60 zone; 1 lot  
Community Water, Community Sewer  
Applicant: Jack Benson

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 the property included in this application 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, Jack M. Bensen and Cecilia Berg Bensen, owners of the property shown herein 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 herein 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 3804 at Page 175, which said terms and provisions are incorporated herein, by this reference.

There are no ands, actions at law, leases, liens or trusts on the property included in this subdivision record plot.

Date: 5/28/21

Witness:

Jack M. Bensen, Owner

Cecilia Berg Bensen, Owner

Surveyor's Certification

I hereby certify that the information shown herein is correct, that it is a subdivision of all of the property acquired by Jack M. Bensen and Cecilia Berg Bensen from Joyce Ledyard and Ronald Silver by deed dated September 16, 2008 and recorded among the Land Records of Montgomery County, Maryland in Liber 3804 at Folio 1237; that it is also part of Lot 16, Block 10 as shown on the subdivision record plat entitled "Lot 1 - 16, Block 10, Somerset" and recorded among the aforesaid Land Records as Plat Number 1331; I further certify that all property owner signatures have been obtained and I have been in under my supervision in accordance with Section 76-343(j) of the Subdivision Regulations of Montgomery, Maryland.

Date: 2/23/13

David F. Deihl

property line survey

Maryland No. 326

Ex. 0313610

Notes:
1. This Subdivision Record Plot is not intended to show every matter affecting the ownership and use of this property. The Subdivision Record Plot is not intended to replace an examination of title or easy of title or ease of access affecting this.
2. This plot conforms to the requirements for Minor Subdivision Approvals contained in Section 50-31A of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves the consolidation of part of a lot into one as provided for in Section 50-31A(3)(B).
3. All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan or other plans allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be conditioned by the completion of this plat, unless expressly contemplated by the plan as approved. The official public plat for any such plan is maintained by the Planning Board and are available for public review during normal business hours.
4. This property is served by public water and sewer systems only.
5. WSSC 300 Sheet 208 NW 54
6. Water/Sewer Categories: W151
7. This property is taxed R60
8. This property is shown on Tax Map HS 341
9. part of:

Subdivision Record Plat
LOT 17, BLOCK 10
a Resubdivision of
P.O. Lot 16, BLOCK 10

Somerset Heights
Bethesda (7th) District
Montgomery County, Maryland
May, 2013 Scale: 1"=30'

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

Department of Permitting Services, Montgomery County

The Printed Name of the Platted Property

Recorded: 1 Lot
Tax Map: HS 341
P.B. 1 Plat No. 30

Appointed for

Plat No. 220131210

Charles P. Johnson & Associates, Inc.
Associates

Reference: Surveyor's Certificate

Figures: 0.30:1 Scale
MINOR SUBDIVISION PLAT REVIEW SHEET
(This form contains 3 pages)

Plat Name: Sunset Heights  Plat Number: 220131210
Plat Submission Date: 3/15/2013
DRD Plat Reviewer: W. Mosch
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 ✓ Bears & Distances ✓ Coordinates ✓
Plan # ✓  Road/Alley Widths ✓ Easements ✓ Open Space ✓ N/A Non-standard
BRLO ✓ Adjoining Land ✓ Vicinity Map ✓ Septic/Wells ✓ N/A
TDR note ✓ Child Lot note ✓ Surveyor Cert ✓ Owner Cert ✓ Tax Map ✓
SPA ✓

<table>
<thead>
<tr>
<th>Agency</th>
<th>Reviews</th>
<th>Req'd</th>
<th>Reviewer</th>
<th>Date Sent</th>
<th>Due Date</th>
<th>Date Rec'd</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Environment</td>
<td>Evelyn Gibson</td>
<td>3/20/13</td>
<td>4/15/13</td>
<td>5/25/13</td>
<td>OK</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Research</td>
<td>Bobby Fleury</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SHP</td>
<td>Corren Giles</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PEPCO</td>
<td>Bobbie Dickey</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parks</td>
<td>Doug Powell</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DRD</td>
<td>Keilana Clark</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Final DRD Review:

Consultant Notified (Final Mark-up): WM
Final Mylar & DXF/DWG Received: 5/30/13
Final Mylar Review Complete: 6/5/13

Board Approval of Plat:

Plat Agenda: 6/5/13
Planning Board Approval: 6/5/13
Chairman’s Signature: 6/5/13

MCDS Approval of Plat:

Consultant Pick-up for DPS Signature: 6/5/13
Final Mylar for Reproduction Rec’d: 6/5/13

Plat Reproduction:

Addressing: 6/5/13
Final Zoning Book Check: 6/5/13
Update Address Books with Plat #: 6/5/13
Update Green Books for Resubdivision: 6/5/13
Complete Reproduction: 6/5/13
Notify Consultant to Seal Plats: 6/5/13
Surveyor’s Seal Complete: 6/5/13
Sent to Courthouse for Recordation: 6/5/13
Recordation Info Entered into Hansen 6/5/13

Development Review Division Check Sheet for Record Plats Under Minor Subdivision
Revised February 2012
Page 1 of 3
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 or More Lots
   a) Any prior subdivision conditions:  
   b) Part of lot created by deed prior to June 1 1958:  

(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: