

Plat Name: West Chevy Chase
Plat #: 220160040

Location: Located on the south side of DeRussey Parkway, 600 feet west of Offutt Road
Master Plan: Bethesda-Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Applicant: Robert Hendin and Lauren Aronson

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.

- NOTES**
- PROPERTY ZONED R-60 AS OF THE DATE OF PLAT RECORDATION.
 - LOT IS SERVED BY PUBLIC WATER AND SEWER. WSSC CATEGORIES S-1, W-1.
 - ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PLAT, PROJECT PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT AND CONSTRUCTION OF THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SUBVINE AND BE ENFORCED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
 - THIS PLAT IS NOT INTENDED TO SHOW EVEN MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS SUBJECT TO ALL MATTERS AFFECTING AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
 - PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP H121. WSSC GRID 28N84W05.
 - THIS PLAT OF RESUBDIVISION IS APPROVED PURSUANT TO THE PROVISIONS FOR MINOR SUBDIVISIONS IN SECTION 50.24(a) OF THE SUBDIVISION REGULATION. THIS PLAT INVOLVES THE CONSOLIDATION OF A LOT AND PART OF A LOT AS PROVIDED FOR IN SECTION 50.24(a)(5).

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of the land described in a Deed from Barbara Ann Rickwood to Robert Hendin and Lauren Aronson, dated September 29, 2015, and recorded in Liber 51511 at Folio 496, also being a resubdivision of "West Chevy Chase", Part of Lot 27 and Part of Lot 28, as shown on a plat recorded in Plat Book 33 at Plat 2148, all among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set as delineated hereon in accordance with the provisions of Section 50-24(a) of Montgomery County Code. The total area included on this plat is 8690 square feet of land. There is no dedication to the public use.

Thomas A. Maddox
 Thomas A. Maddox - Date 9/28/2015
 Registered Professional Land Surveyor
 MD #10850
 Exp. 4/3/16

OWNER'S CERTIFICATION

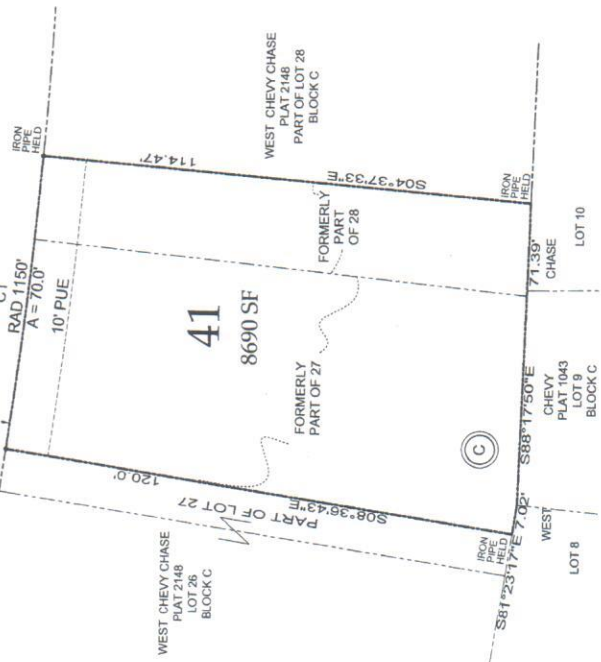
The undersigned owner of the property shown hereon, hereby adopts this plat of subdivision. The undersigned also grants a Public Utility Easement (10' P.U.E.) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3824 at Folio 457 among the land records of Montgomery County, Maryland, their successors and assigns. The owner will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code.

There are no suits, mortgages, leases, liens or trust affecting the subject property, except for a Deed of Trust recorded in Liber 51511 at Folio 496, and the parties in interest hereon have hereon indicated their assent.

Witness: *Robert Hendin* Date: 10/9/15
 Witness: *Lauren Aronson* Date: 10/9/15

For Sandy Spring Bank signer and holder of Deed of Trust in Liber 51151, at folio 496.
 Witness: *Steven E. Anderson* Date: 10-9-15
 Title: SVP

De Russey Parkway
 50' Wide Right of Way
 PER PLAT 2148



CURVE TABLE	RADIUS	ARC CHORD	BEARING	DELTA
C1	11500.00"	70.0'	69.99"	S83°37'47\" E 3°29'15\"

SUBDIVISION RECORD PLAT
 LOT 41 BLOCK C
WEST CHEVY CHASE
 A RESUBDIVISION OF
 PART OF LOT 27 & PART OF LOT 28
 ELECTION DISTRICT 7
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 20' JULY 2015

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8933 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 984-5804

PLAT TOTALS	
NUMBER OF LOTS	1
AREA OF DEDICATION	8690 sf
TOTAL AREA SHOWN ON PLAT	8690 sf

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED November 4, 2015 DATE
Deanne A. Starks DIRECTOR

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

APPROVED _____ DATE _____
 CHAIRMAN ASST.-SECRETARY-TREASURER
 M.A.N.C.P. & P.C. RECORD FILE NO. _____

220160040



PLAT NO.

SCALE 1" = 20'