

**Plat Name:** Edgemoor  
**Plat #:** 220150550

**Location:** Located on the west side of Hampden Lane, 300 feet north of Edgemoor Lane.

**Master Plan:** Bethesda-Chevy Chase Master Plan

**Plat Details:** R-90 zone; 1 lot

**Owner:** Christine Wechsler

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(11)** of the Subdivision Regulations, which states:

**Creation of a Lot from Part of a Lot.** A part of a previous recorded lot that created as a result of a deed transfer of land from the lot, and which contains a legally constructed one-family dwelling, may be converted into a lot under the minor subdivision procedures if:

- a. the part of lot is located in a one family residential zone; and
- b. all applicable conditions or agreements applicable to the subdivision approval creating the original lot will also apply to the new. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement or building restriction lines.

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)(11) and supports this minor subdivision record plat.

**NOTES**

1. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.
2. AS OF THE DATE OF PLAT RECORDATION.
3. IMP = DRILL HOLE FOUND  
IPB = IRON PIN WITH CAP SET  
COP = CORNER OF PLAT FOUND  
OCP = OPEN CORNER FOUND
4. THIS PROPERTY IS SHOWN ON TAX MAP 141 02.
5. THIS PROPERTY IS SHOWN ON M.S.S.C. 200-FOOT SHEET 204 N4 05.
6. FLOOD ZONE "X" PER F.E.H.A. FIRM MAPS, COMMUNITY PANEL NUMBER 24031 C 0490D.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LITIGATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING CONSTRUCTION OF THE IMPROVEMENTS SHOWN HEREON SHALL BE MAINTAINED BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY BUSINESS HOURS AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR FINAL SUBDIVISION APPROVALS CONTAINED IN SECTION 50-58A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AND THE CONVERSION OF PART OF A LOT INTO A LOT, AS PROVIDED FOR IN SECTION 50-38A(G)(1).
9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY, BUT IS INTENDED TO SHOW ONLY THOSE MATTERS WHICH ARE INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.

**OWNERS' CERTIFICATE**

I, CHRISTINE N. WECHSLER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADAPT THIS PLAT OF SUBDIVISION, HEREIN, TO GRANT A 5-FOOT PUBLIC UTILITY EASEMENT, SHOWN ENTITLED, "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER BOOK AT FOLD 467 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO MATTERS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

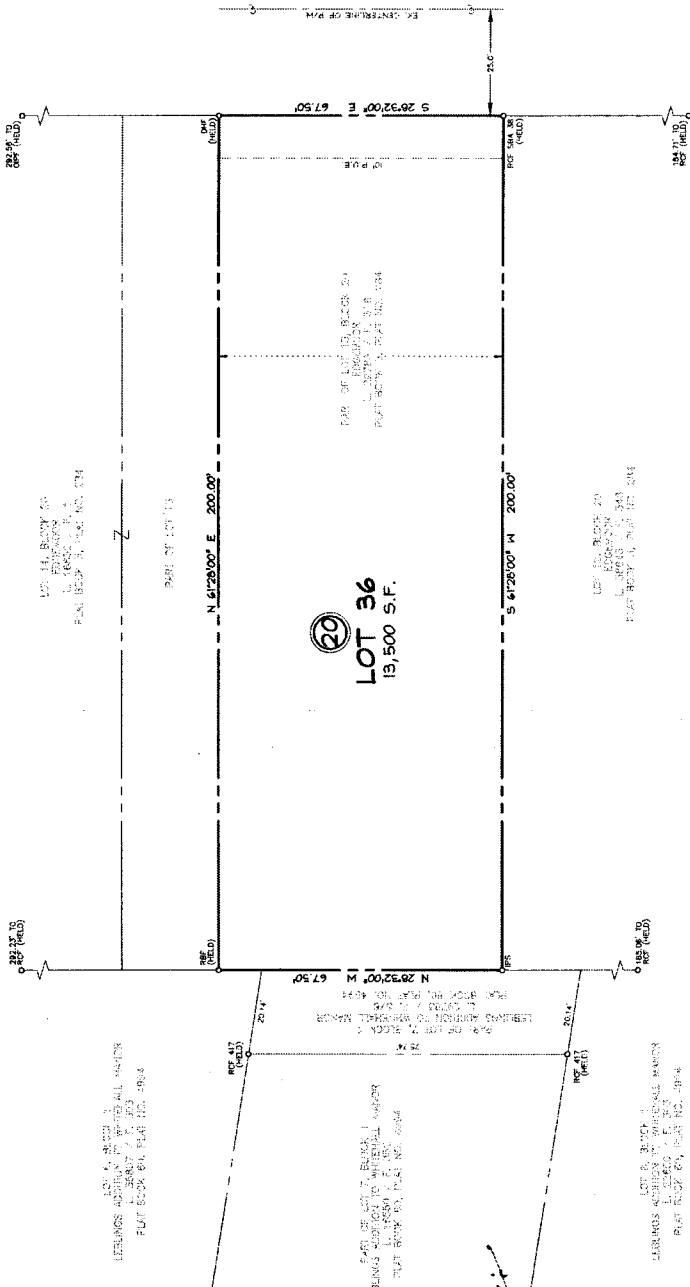
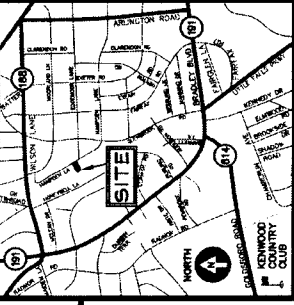
DATE: 12 Jan '15 *Christine N. Wechsler* WITNESS: *Christine N. Wechsler*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PART OF PART OF THE LANDS CONVERTED BY ROBERT B. VAUGHAN, SURVIVING TENANT BY THE ENTIRETY OF VIRGIL B. VAUGHAN, LATE CHRISTINE H. WECHSLER, BY A DEED DATED APRIL 23, 2005, AND RECORDED APRIL 29, 2005, IN LIBER BOOK 141 02, PLAT 204, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 19,500 SQUARE FEET. I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MARYLAND AND THIS PLAT IS IN ACCORDANCE WITH SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

DATE: 12/14/14 *Jeffrey Allen Hammond*  
 JEFFREY ALLEN HAMMOND  
 PROFESSIONAL SURVEYOR  
 MD REG. NO. 2615  
 EXPIRATION DATE: JULY 15, 2016

PLAT No.



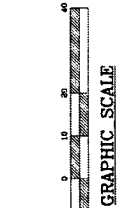
HAMPDEN LANE  
 (50' RIGHT-OF-WAY, PER PLAT BOOK 3, PLAT 204)

Department of  
 Planning and  
 Montgomery County, Maryland

Date: March 2, 2015  
 Approved: *Shirley A. Jones*  
 Director

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

Approved: \_\_\_\_\_  
 M.N.C.P. & P.C. Record File No. \_\_\_\_\_



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SUBDIVISION RECORD PLAT  
 LOT 36, BLOCK 20  
**EDGEMOOR**  
 A RESUBDIVISION OF PART OF LOT 13, BLOCK 20  
 BETHESDA (7TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 20' NOVEMBER, 2014

Recorded  
 Plat No.