

**Plat Name:** Kefauver Tract – Bradley Hills  
**Plat #:** 220150770

**Location:** Located on the north side of Bradley Boulevard (MD 191), approximately 750 feet west of Burdette Road.

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

**Plat Details:** R-200 zone; 1 lot

**Applicant:** The Legion of Christ, Inc.

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:

- c. 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.
- d. 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.

PLAT NO.

GENERAL NOTES

1. This Subdivision Record Plat is not intended to show every matter affecting the ownership and use, or any other matter restricting the ownership or use of this property. The Subdivision Record Plat is not intended to replace and examination of title or to depict or note all matters affecting title.
2. All the 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, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
3. This plat conforms with the requirements of Minor Subdivision Regulations, being Chapter 50 of the County 50-15A of Montgomery County, Maryland, Subdivision Regulations, being Chapter 50 of the County Code. This plat involves the consolidation of part of a lot into a lot in accordance with Section 50-35A(o)(3)(b).
4. This property is served by public water and sewer systems only.
5. This property is shown on Tax Map GP341 and WSSC 200 foot sheet 211NW07.
6. The Zoning Category is R-200.

OWNER'S CERTIFICATE

We, The Legion of Christ, Inc., a Maryland Corporation, owner of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines.

Further, we grant a public utility easement (P.U.E.) as shown hereon to the parties named in a document titled "Declaration of Provisions of Public Utility Easements" as recorded among the Land Records of Montgomery County, Maryland in Liber 3834 Folio 457 which said terms are incorporated herein.

There are no suits, actions-at-law, leases, liens, mortgages or trusts affecting the property shown hereon.

Witness  
*David V. Allamante* 5/4/15 Date  
 Father Lino Otero

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct to the best of my professional knowledge, information and belief; that it is a resubdivision of part of the land conveyed from Loy Women's Association, a District of Columbia Corporation, to the Legion of Christ, Inc., a Maryland Corporation, by deed dated March 29, 1987, Folio 11,688 of said Land Records of Montgomery County, Maryland, in Liber 11,688 Folio 187, said land known as Lot 3, Block 1 of the subdivision known as "The Kefauver Tract, Bradley Hills", and being recorded among the Land Records of Montgomery County, Maryland, in Plat Book 3, Plat No. 201 of said Land Records.

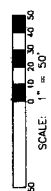
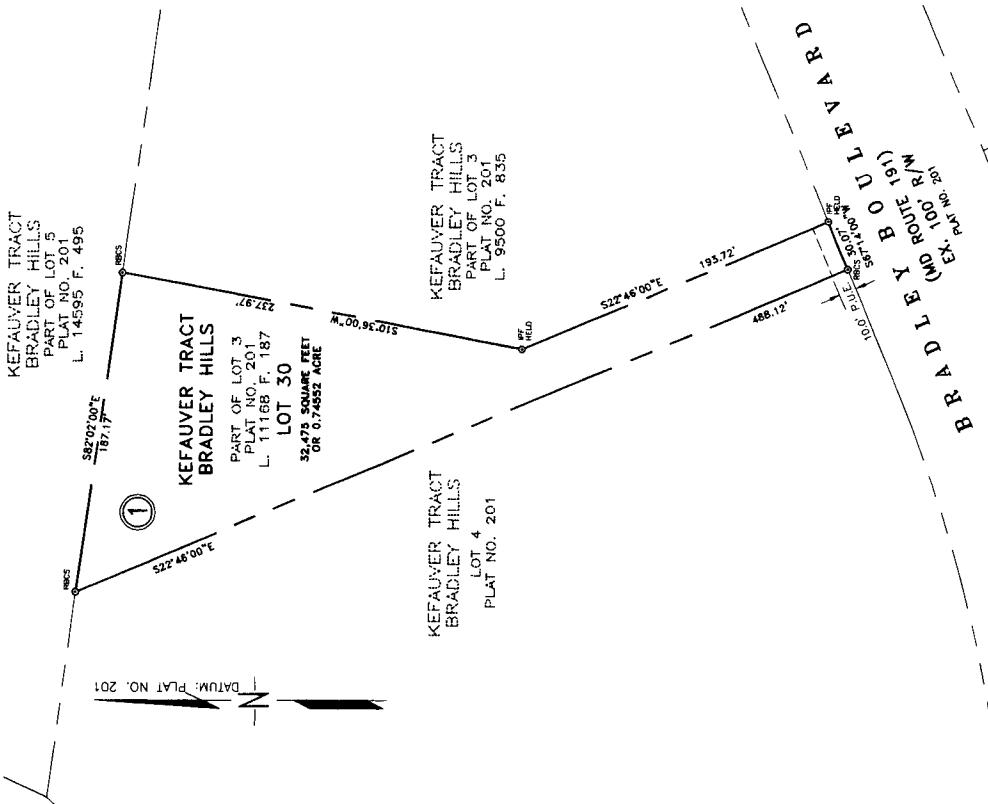
I further certify all property markers are in place in accordance with the provisions of Section 50-24(e)(2) of the Montgomery County Code.

The total area included on this Plat is 32,475 square feet or 0.74552 acres. There is no dedication to public use made by this Plat.

*Charles T. Grimsley*  
 Charles T. Grimsley, Jr.  
 Professional Land Surveyor  
 Maryland No. 21392  
 Expiration Date: February 4, 2016

SUBDIVISION RECORD PLAT  
 KEFAUVER TRACT  
 BRADLEY HILLS  
 LOT 30, BLOCK 1  
 A RESUBDIVISION OF  
 PART OF LOT 3, BLOCK 1  
 BETHESDA (7TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE 1" = 50' APRIL, 2015

**LANDMARK ENGINEERING, INC.**  
 6110 EXECUTIVE BLVD., SUITE 110 PHONE: (301) 230-5681  
 ROCKVILLE, MARYLAND 20852 FAX: (301) 230-5684  
 CONSULTING ENGINEERS PLANNERS SURVEYORS



LEGEND:  
 --- IRON PIPE FOUND  
 --- REBAR AND CAP SET

DEPARTMENT OF PERMITTING SERVICES  
 MONTGOMERY COUNTY, MARYLAND

APPROVED ON: May 5, 2015

DIRECTOR: Diana H. Jones

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

DATE: \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ ASST. SECRETARY-TREASURER \_\_\_\_\_

MNPPC RECORD FILE NO.: \_\_\_\_\_

PLAT NO.: \_\_\_\_\_  
 DATE: \_\_\_\_\_