

**Plat Name:** Glen Echo Heights  
**Plat #:** 220150480

**Location:** Located on the west side of Walhonding Road, 700 feet north of Scioto Road.

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

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

**Owner:** Jason M. Mackey

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. ALL TERMS, CONDITIONS, LIMITATIONS, AGREEMENTS, WARRANTIES AND REQUIREMENTS ASSOCIATED WITH ANY INSTRUMENT, PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. I/PF = IRON PIPE FOUND. / RBWC = REBAR WITH CAP.
3. THE PROPOSED LOT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
4. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES THE CREATION OF A LOT FROM PART OF LOT PROVIDED FOR IN SECTION 50-35A(6)(11).
5. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE SUBDIVISION RECORDS ARE INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON NOTE ALL MATTERS AFFECTING TITLE.
6. PROPERTY LIES WITHIN ZONE X OF FEMA MAP # 2403100435D DATED SEPTEMBER 29TH 2006.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF ALL OF THE LANDS CONVEYED BY ROY R. GOODMAN ONTO JASON M. MACKAY AND MEGAN J. MACKAY RECORDED IN LIBER 49448 AT FOLD 185 DATED OCTOBER 28, 2014 AND BEING PART OF BLOCK 11, SHOWN ON PLAT 44, RECORDED IN LIBER 4856 AT FOLD 628, AND THAT ALL PROPERTY CORNERS MARKED THIS  ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND. TOTAL AREA INCLUDED ON THIS PLAT IS 9,406 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

*David P. Mowatt*  
 DAVID P. MOWATT  
 M.D. PROFESSIONAL LAND SURVEYOR #21136  
 DATE OF LICENSE EXPIRATION: 06-20-16  
 DATE: 12/19/14

**OWNERS' CERTIFICATE**

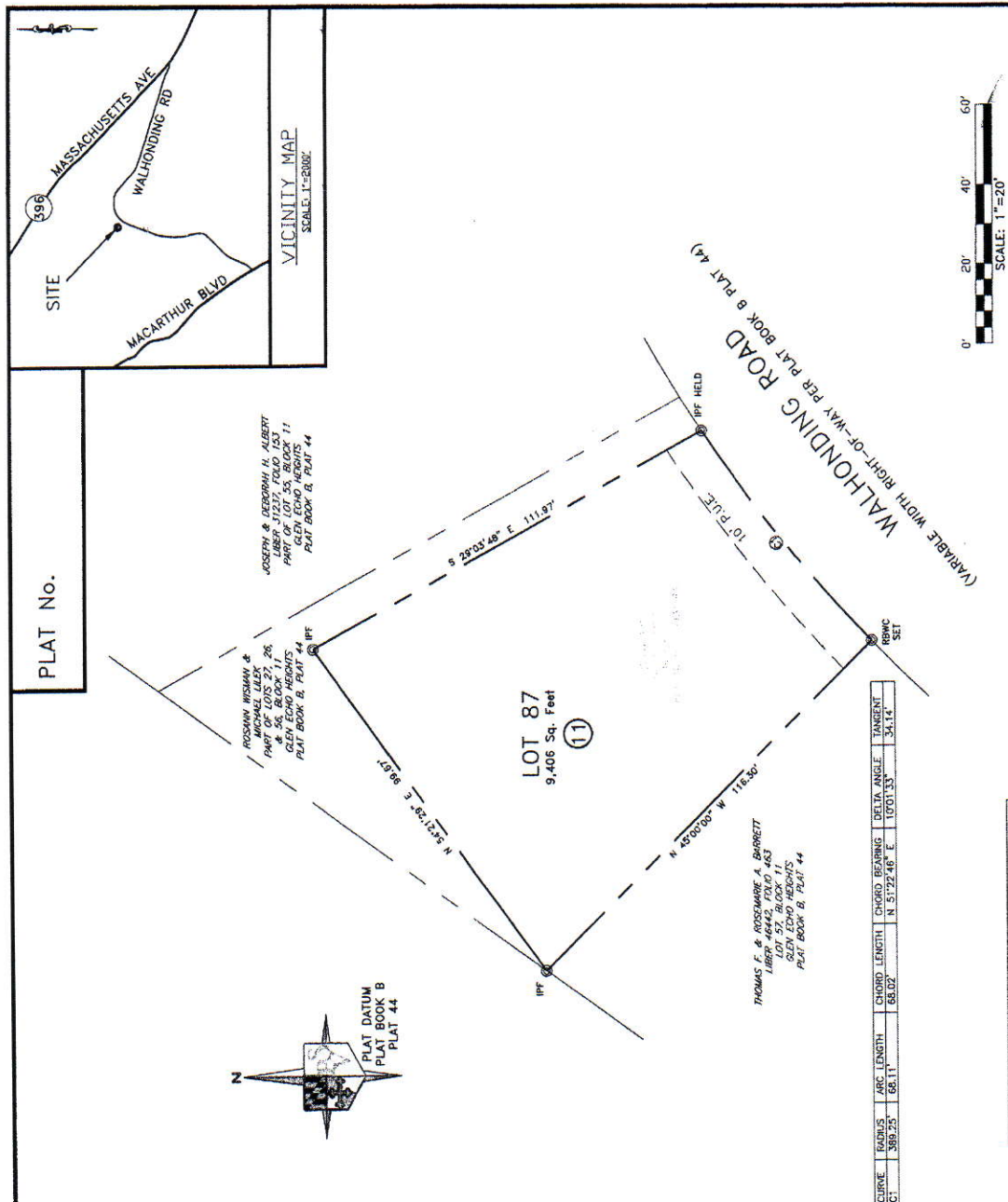
WE, JASON M. MACKAY AND MEGAN J. MACKAY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT.  
 WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.L.E." TO THE PUBLIC UTILITY EASEMENT, AS RECORDED IN LIBER 4856 AT FOLD 628 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.  
 THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGE, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

*Jason M. Mackay*      *Judd Wood*      12/19/14  
 JASON M. MACKAY      WITNESS      DATE  
*Megan J. Mackay*      *Judd Wood*      12/19/14  
 MEGAN J. MACKAY      WITNESS      DATE

220150480  
 Department of Permitting Services  
 Montgomery County, Maryland

Approved: 1/9/2015  
 The Maryland National Capital Park and Planning Commission  
 Montgomery County Planning Board

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



**APPROVALS/INFORMATION CHART**

TAX MAP LOCATION:	GM563
WSSC GRID NUMBER:	207W006
ZONING CATEGORY:	R-90
APPROVED PRELIMINARY PLAN, SITE PLAN FILE NUMBER, ICH PLAN FILE NUMBER:	N/A
APPROVED FOREST CONSERVATION PLAN FILE NUMBER OR FOREST CONSERVATION EXEMPTION NUMBER:	N/A

**PLAT TABULATION**

LOT 87.....9,406 SQ. FT. OR 0.2159 ACRES  
 DEDICATION TO PUBLIC USE.....0.00 SQ. FT. OR 0.0 ACRES  
 TOTAL AREA.....9,406 SQ. FT. OR 0.2159 ACRES

**POTOMAC VALLEY SURVEYS**  
 20010 FISHER AVENUE, SUITE F  
 POOLESVILLE, MARYLAND  
 1-888-349-5090

**SUBDIVISION RECORD PLAT**  
**GLEN ECHO HEIGHTS**  
 LOT 87 BLOCK 11  
 A RESUBDIVISION OF  
 PART OF LOT 56, BLOCK 11  
 PLAT BOOK B PLAT 44  
 GLEN ECHO HEIGHTS

BETHESDA (7TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1"=20' DECEMBER 2014

2-2015-0480