

**Plat Name:** Brookmont, Section 2  
**Plat #:** 220160490

**Location:** Located on the north side of 61<sup>st</sup> Street, 200 feet west of Broad Street  
**Master Plan:** Bethesda - Chevy Chase Master Plan  
**Plat Details:** R-60 zone, 1 lot  
**Applicant:** John Juneman and Mary Mayhew Gordon

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(3)** of the Subdivision Regulations, which states:

**50-35A(a)(3) 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.

**PLAT NO.**

**OWNER'S CERTIFICATE:**  
 ME, JOHN L. JUENEMANN AND MARY MAYHEW GORDON, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS 10' P.U.E. TO THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 3834 AT FOLIO 487 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAN OF SUBDIVISION. A CERTAIN DEED OF TRUST HELD BY CALIBER HOME LOANS, INC. RECORDED IN LIBER 5006 AT FOLIO 100, BEING THE RECORDING INSTRUMENT NUMBERED IN COUNTY, MARYLAND, AND THE PARTIES OF INTEREST THEREIN HAVE INDICATED THEIR ASSENT TO THIS PLAN OF SUBDIVISION.

DATE: 4/24/16  
 DATE: 4/24/16  
 DATE: 5-5-16  
 DATE: 5-5-16

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION

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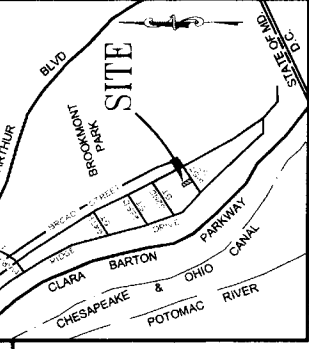
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**VICINITY MAP**  
 ADC MAP 37TH EDITION  
 ADC MAP PAGE 40, GRID G-6  
 SCALE: 1" = 1000'

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF ALL THE LAND CONVEYED BY MARK LORENZ NOWACK AND HELEN J. NOWACK TO JOHN L. JUENEMANN AND MARY MAYHEW GORDON BY DEED DATED SEPTEMBER 9, 2015 AS RECORDED IN LIBER 5006 AT FOLIO 054, SAID PROPERTY ALSO BEING KNOWN AS LOTS NUMBERED SIXTEEN (16) AND SEVENTEEN (17) AND THE WEST ONE-HALF OF LOT NUMBERED FIFTEEN (15), IN BLOCK NUMBERED TWELVE (12), IN THE SUBDIVISION KNOWN AS "BROOKMONT" AS PER PLAT RECORDED IN PLAT BOOK 4 AS PLAT NO. 305, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

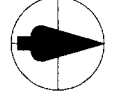
I ALSO CERTIFY THAT PROPERTY CORNERS MARKED THIS ARE IN PLACE IN ACCORDANCE WITH SECTION 50-24(6) OF THE MONTGOMERY COUNTY CODE, SUBDIVISION REGULATIONS. THE TOTAL AREA INCLUDED ON THIS PLAT OF SUBDIVISION IS 6,012 SQUARE FEET OR 0.13802 ACRES OF LAND, NONE OF WHICH IS DEDICATED FOR PUBLIC USE.

DATE: 5-13-16  
 DATE: 5-13-16

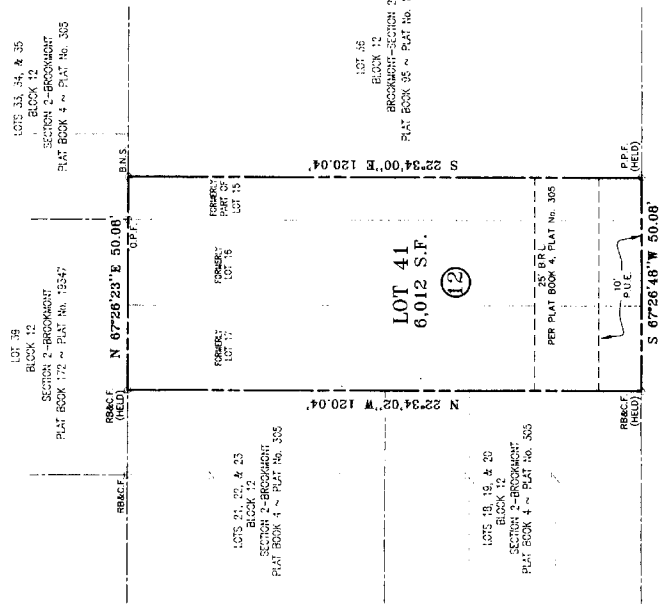
**SUBDIVISION RECORD PLAT**  
**LOT 41, BLOCK 12**  
**SECTION 2**  
**BROOKMONT**

A RESUBDIVISION OF  
 LOTS 16, 17 & PART OF 15, BLOCK 12  
 BETHESDA (7th) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 20' DECEMBER 2015

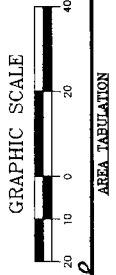
PREPARED BY  
**SNIDER & ASSOCIATES**  
 LAND SURVEYORS  
 20270 GOLDENROD LANE, SUITE 110  
 GERMANTOWN, MARYLAND 20876  
 301/948-5100 Fax 301/948-1286



**LEGEND:**  
 B.N.S. INDICATES BRICK NAIL SET  
 O.P.F. INDICATES OPEN PIPE FOUND  
 RB&C.F. INDICATES REBAR AND CAP FOUND  
 P.P.F. INDICATES PINCHED PIPE FOUND  
 R/W INDICATES RIGHT OF WAY



**61st STREET**  
 (FORMERLY KNOWN AS FIRST STREET, 45' R/W PER PLAT BOOK 4, PLAT NO. 305)



**AREA TABULATION**  
 LOT 41 = 6,012 S.F. OR 0.13802 ACRES  
 DEDICATION AREA = N/A  
 TOTAL AREA = 6,012 S.F. OR 0.13802 ACRES

**GENERAL NOTES:**

1. ALL ERECTIONS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH THIS PLAN OF SUBDIVISION SHALL BE IN ACCORDANCE WITH THE PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY. THE PROJECT PLAN OR OTHER PLAN SHALL BE FILED WITH THE MONTGOMERY COUNTY PLANNING BOARD AND BE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTIONS 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. THIS PLAN CONFORMS WITH REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50.35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE AS PROVIDED FOR IN SECTION 50-35A(a)(3), WHICH PROVIDES FOR THE CONSOLIDATION OF TWO LOTS AND A PART OF A LOT INTO ONE LOT.
3. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THESE MATTERS, INCLUDING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE THE EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
4. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICE ONLY.
5. THIS PROPERTY IS CURRENTLY ZONED R-60.
6. THE LOT SHOWN HEREON APPEARS ON MONTGOMERY COUNTY TAX MAP GRID G11-61 AND M.S.S.C. SHEET # 205 N4 36.

**DEPARTMENT OF PERMITTING SERVICES**  
 MONTGOMERY COUNTY, MARYLAND  
 DIRECTOR: *Suzanne M. Jones*  
 DATE: *May 13, 2016*

RECORDED: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 JOB NO.: 08-04192RP

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHAIRMAN \_\_\_\_\_ ASSIST. SECRETARY - TREASURER \_\_\_\_\_

RECORDED: \_\_\_\_\_  
 PLAT NO.: \_\_\_\_\_

DATE: *May 13, 2016*

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