

**Plat Name:** Crestview  
**Plat #:** 220160690

**Location:** Located on the east side of Bayard Boulevard, approximately 100 feet south of the intersection with Earlston Drive

**Master Plan:** Master Plan

**Plat Details:** R-60 zone, 1 lot

**Applicant:** Richard Culp

Staff notes for the Board that the subject application is being processed in accordance with Section 59-7.7.1.B.1 of the Zoning Ordinance, which allows for the completion of an application, and any other required steps in the process, under the zoning standards in effect on October 29, 2014.

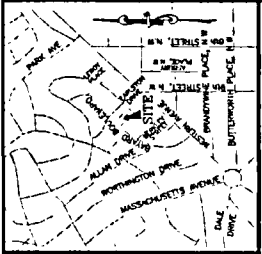
Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(3)** of the Subdivision Regulations, which states:

**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.



**VICINITY MAP**  
 ADC MAP PAGE 41 GRID K-4  
 SCALE: 1" = 1000'

**GENERAL NOTES:**

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY INCLUDED IN THIS SUBDIVISION RECORD, SHALL BE CONTAINED IN THE COUNTY RECORDS. THIS RECORD IS NOT INTENDED TO SUPERSEDE ANY SUCH PLAN. THE ORIGINAL RECORDS SHALL BE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS PLAN COMPLIES WITH REQUIREMENTS FOR FINAL SUBDIVISION APPROVALS CONTAINED IN SECTION 50-2A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE AS AMENDED. THIS PLAN IS NOT INTENDED TO SUPERSEDE ANY SUCH PLAN FOR THE ABANDONED ALLEY PER MONTGOMERY COUNTY COUNCIL RESOLUTION NO. 8-2-94, NTO THE LOT.
3. THIS SUBDIVISION RECORD 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 RECORD IS NOT INTENDED TO MAKE THE EXAMINATION OF TITLE OR TO UNRAVEL OR RECTIFY ALL MATTERS AFFECTING TITLE.
4. THIS PROPERTY IS CURRENTLY ZONED R-40.
5. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICE ONLY.
6. THE LOT SHOWN HEREON APPEARS ON MONTGOMERY COUNTY TAX MAP GRID H1 22 AND M 5 C SHEETS 206 AND 06.

**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 COMPREHENDED BY RICHARD M. GULP AND JENNIFER H. GULP TO RICHARD M. GULP BY DEED DATED OCTOBER 10, 1998 AS RECORDED IN DEED BOOK 18 AT FOLIO 346. SAID HEREDIT ALSO BEING PART OF A LOT NUMBERED TWENTY-SIX (26) AND A LOT NUMBERED TWENTY-SEVEN (27), IN THE BLOCK LETTERED 'L' IN THE SUBDIVISION KNOWN AS 'CRESTVIEW' AS PER PLAT RECORDED IN PLAT BOOK 3 AS PLAT 213, AND THAT PORTION OF SAID LOT NUMBERED TWENTY-SIX (26) AND TWENTY-SEVEN (27) AS RECORDED IN DEED BOOK 18 AT FOLIO 346, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

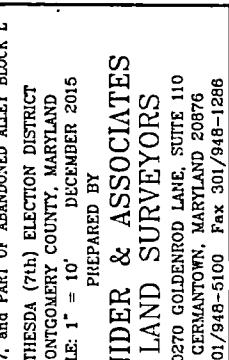
I ALSO CERTIFY THAT PROPERTY CORNERS MARKED THIS ARE IN PLACE IN ACCORDANCE WITH SECTION 50-2(A) OF THE MONTGOMERY COUNTY CODE, SUBDIVISION REGULATIONS. THE TOTAL AREA INCLUDED ON THIS PLAT OF 4.084 ACRES, MORE OR LESS, IS ACCURATE TO WITHIN ONE HUNDREDTH (1/100) OF AN ACRE, AND IS DEDICATED FOR PUBLIC USE.

*W.K. Gulp*  
 WYATT F. ALBERTIN  
 PROFESSIONAL SURVEYOR  
 MD REG 162830  
 LICENSE EXPIRES 09-07-2017

5-31-16  
 DATE

SUBDIVISION RECORD PLAT  
**LOT 49, BLOCK L  
 CRESTVIEW**  
 A RESUBDIVISION OF  
 LOTS 26, 27, AND PART OF ABANDONED ALLEY BLOCK L  
 BETHESDA (7th) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 10'  
 DECEMBER 2015  
 PREPARED BY  
**SNIDER & ASSOCIATES  
 LAND SURVEYORS**  
 20270 GOLDENROD LANE, SUITE 110  
 GERMANTOWN, MARYLAND 20876  
 301/948-5100 Fax 301/948-1286

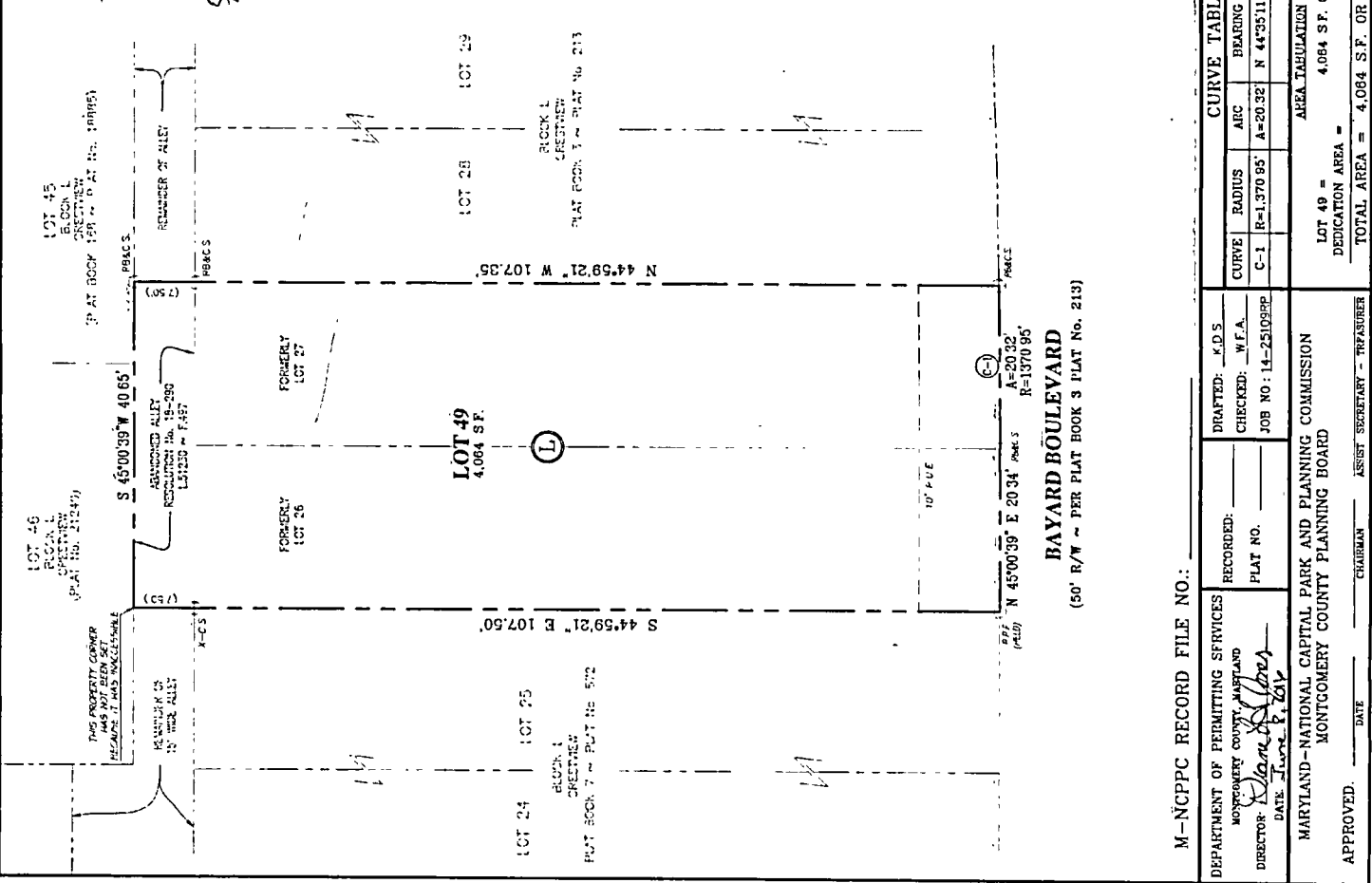
ADC MAP PAGE 41 GRID K-4  
 SCALE: 1" = 1000'



**OWNER'S CERTIFICATE:**

I, RICHARD M. GULP, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT THE TEN (10) FOOT PUBLIC UTILITY EASEMENT SHOWN HEREON AS OF USE FOR THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 9534 AT FOLIO 487 AND THE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 9534 AT FOLIO 487. THERE ARE NO LEASES, EJECTMENTS OR TRUSTS ON THE PROPERTY INCLUDED ON THIS PLAT OF SUBDIVISION.

*Richard M. Gulp*  
 RICHARD M. GULP  
 WITNESS  
*W.K. Gulp*



CURVE TABLE		AREA TABULATION	
CURVE	RADIUS	ARC	BEARING
C-1	R=1,370.95'	A=20.32'	N 44°35'11" E
		20.32'	0°50'57"
LOT 49 =		4.084 S.F. OR 0.09331 ACRES	
DEDICATION AREA =		N/A	
TOTAL AREA =		4.084 S.F. OR 0.09331 ACRES	

DEPARTMENT OF PERMITTING SERVICES	DRAFTED: K.D.S.	RECORDED:	DATE: _____
MONTGOMERY COUNTY, MARYLAND	CHECKED: W.F.A.	PLAT NO. _____	CHAIRMAN _____
DIRECTOR: <i>Dianna Jones</i>	JOB NO: 14-25109SP	APPROVED:	DATE _____
		MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION	ASSIST SECRETARY - TREASURER _____
		MONTGOMERY COUNTY PLANNING BOARD	

M-NCCPC RECORD FILE NO. \_\_\_\_\_

**BAYARD BOULEVARD**  
 (50' R/W ~ PER PLAT BOOK 3 PLAT NO. 213)

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