

Plat Name: Edgemoor
Plat #: 220160850

Location: Located on the west side of Glenbrook Road, 400 feet south of Edgemoor Lane.

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-90 zone, 1 lot

Applicant: Robert Youngentob

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.

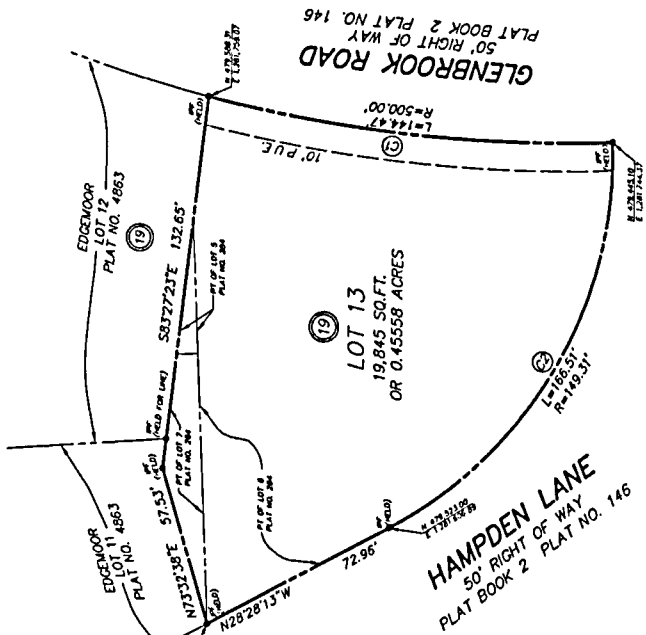
Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- 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.

NOTES:

- 1) THE SUBJECT PROPERTY IS LOCATED ON THE ASSESSMENT MAP NO. 44922. THE PROPERTY IS ZONED "R-30".
- 2) THE HORIZONTAL DATUM IS BASED ON MARYLAND STATE PLANE COORDINATE SYSTEM (NAD83/91).
- 3) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE NOR TO REPLACE AN EXAMINATION OF TITLE OR TO PROVIDE NOTICE OF ALL MATTERS AFFECTING TITLE.
- 4) ALL TERMS, CONDITIONS, AGREEMENTS, EASEMENTS, RIGHTS, RESERVATIONS, COVENANTS, AND RESTRICTIONS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, INCLUDING ANY RECORDS OF THE MONTGOMERY COUNTY PLANNING BOARD ARE INTRODUCED TO SURVIVE AND NOT BE SUPERSEDED BY THE RECORDING OF THIS PLAT, UNLESS THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 5) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.
- 6) THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-24 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, COMBINED WITH THE REQUIREMENTS OF SECTION 50-24(1) OF MORE PLANTS OF THIS TITLE.
- 7) ● RPT ROW PNE (ROAD) (RGLD)



PLAT NO.

| CURVE | RADIUS | LENGTH | TANGENT | CHD BEARING | CHD DISTANCE | DELTA |
|-------|---------|---------|---------|---------------|--------------|-------|
| C1 | 500.00' | 144.47' | 72.74' | S05°51'31\"/> | | |

AREA TABULATION

LOT 13, BLOCK 19 19,845 SQ.FT. OR 0.45558 ACRES
 TOTAL AREA OF THIS PLAT 19,845 SQ.FT. OR 0.45558 ACRES

OWNERS CERTIFICATE

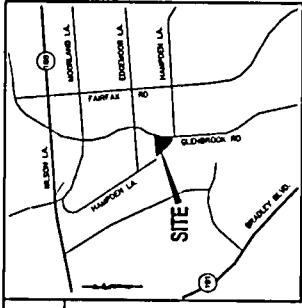
WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE BOUNDARIES THEREOF. WE GRANT TO POTOMAC ELECTRIC POWER COMPANY, BELL ATLANTIC-MO, WASHINGTON GAS & LIGHT COMPANY, AND TO OUR RESPECTIVE SUCCESSORS, AGENTS AND ASSIGNS, AN EASEMENT IN, ON AND OVER THE LAND HEREON DESCRIBED AS PUBLIC UTILITY EASEMENT, TO INSTALL, MAINTAIN, OPERATE AND REPAIR OVERHEAD AND UNDERGROUND LINES, TOWERS, POLES AND STRUCTURES FOR THE TRANSMISSION OF ELECTRICITY, TELEPHONE, TELEVISION AND OTHER COMMUNICATIONS. WE HEREBY AUTHORIZE THE SURVEYOR TO LOCATE AND MARK THE BOUNDARIES OF THE PROPERTY AND TO MAKE ANY NECESSARY ADJUSTMENTS TO THE BOUNDARIES OF THE PROPERTY IN ACCORDANCE WITH SECTION 50-24 (1) OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. WE HEREBY AUTHORIZE THE SURVEYOR TO LOCATE AND MARK THE BOUNDARIES OF THE PROPERTY IN ACCORDANCE WITH SECTION 50-24 (1) OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. THERE ARE NO SAITS, ACTIONS-AT-LAW, LEASES, EASES, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAN.

[Signature] PROJECT D. THOMPSON DATE 6/17/16 WITNESS: *[Signature]*
[Signature] LINDA A. YOUNG DATE 6/18/16 WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A PLAT OF ALL OF THE PROPERTY ACCQUIRED BY DAVID F. UNGER AND LINDA A. YOUNG FROM PETER THOMPSON, SURVIVING TENANT BY THE ENTIRETY, BY DEED DATED JANUARY 28, 2016, AND THAT THE PLAT SHOWN HEREON IS THE ONLY CORRECT PLAT FOR THE PROPERTY DESCRIBED AS LOT 13, BLOCK 19, EDGEMOOR (BEING A RESUBDIVISION OF PARTS OF LOTS 5, 6, AND 7, BLOCK 19, EDGEMOOR PLAT BOOK 3, PLAT NO. 284) AS SHOWN ON THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND PROPERTY CORNERS HAVE BEEN FOUND AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(1) OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 19,845 SQUARE FEET OR 0.45558 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

[Signature] DATE 6/16/16
 DAVID F. UNGER
 MARYLAND PROFESSIONAL LAND SURVEYOR #21236
 LICENSE EXPIRES: JANUARY 16, 2017



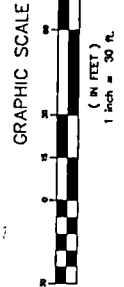
DATE: _____
 PLAT NO.: _____

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: *[Signature]* June 28, 2016
 DIANE J. DAVIS
 DIRECTOR

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

CHAIRMAN _____ SECRETARY - TREASURER _____
 M.N.C.P. & P.C. RECORD FILE NO.: _____



SUBDIVISION RECORD PLAT

LOT 13, BLOCK 19
EDGEMOOR
 (BEING A RESUBDIVISION OF PARTS OF LOTS 5, 6, AND 7, BLOCK 19, EDGEMOOR PLAT BOOK 3, PLAT NO. 284)
 7TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30' DATE: JUNE 15, 2016

VIVA
 MONTGOMERY COUNTY, MARYLAND
 COUNTY OFFICE: 1000 W. MONROE STREET, SUITE 200, ROCKVILLE, MARYLAND 20850
 (301) 771-2000