

**Plat Name: Westmoreland Hills**  
**Plat #: 220160870**

Location: Located immediately west of the intersection of Westmoreland Circle and Massachusetts Avenue (MD -396)  
Master Plan: Bethesda - Chevy Chase Master Plan  
Plat Details: R-60 zone, 1 lot  
Applicant: Trustees of the Westmoreland Congregation

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. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE HEREBY INCORPORATED INTO THIS SUBDIVISION RECORD PLAT. ANY SUCH PLAN AND ANY REQUIREMENTS MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. I.P.F. = IRON PIPE FOUND. / R.B.M.C. = REBAR WITH CAP.
3. THE PROPOSED LOT WILL BE SERVED BY PUBLIC WATER AND SEWER ONLY.
4. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 20-201 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES CONSOLIDATION OF TWO OR MORE LOTS OR A PART OF A LOT INTO ONE LOT AS PROVIDED FOR IN SECTION 50-35A(c)(3).
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 RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
6. PROPERTY LIES WITHIN ZONE X OF FEMA MAP # 24031C0445D DATED SEPTEMBER 29TH 2006.

**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 RE-SUBDIVISION OF ALL OF THE LANDS CONVEYED BY THE TRUSTEES OF MOUNT PLEASANT CONGREGATIONAL CHURCH ONTO THE TRUSTEES OF WESTMORELAND CONGREGATIONAL CHURCH INCORPORATED RECORDED IN LIBER 274, FOLIO 473, DATED DECEMBER 14, 1983, AND LAND AS RECORDED ON PLAT 848 AND LOTS 18-21 BLOCK 9 AS SHOWN ON A PLAT OF SUBDIVISION KNOWN AS WESTMORELAND HILLS SECTION 1 AS RECORDED ON PLAT 1485 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT ALL PROPERTY CORNERS MARKED THIS SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, WITH SECTION 30-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, WITH SECTION 30-24(E) OF THE TOTAL AREA INCLUDED ON THIS PLAT IS 54,284 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: 08-20-18

**OWNERS CERTIFICATE**

I, MARGARET D. ALFONSO, MODERATOR, TRUSTEES OF WESTMORELAND CONGREGATIONAL CHURCH INCORPORATED, 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.E.", TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

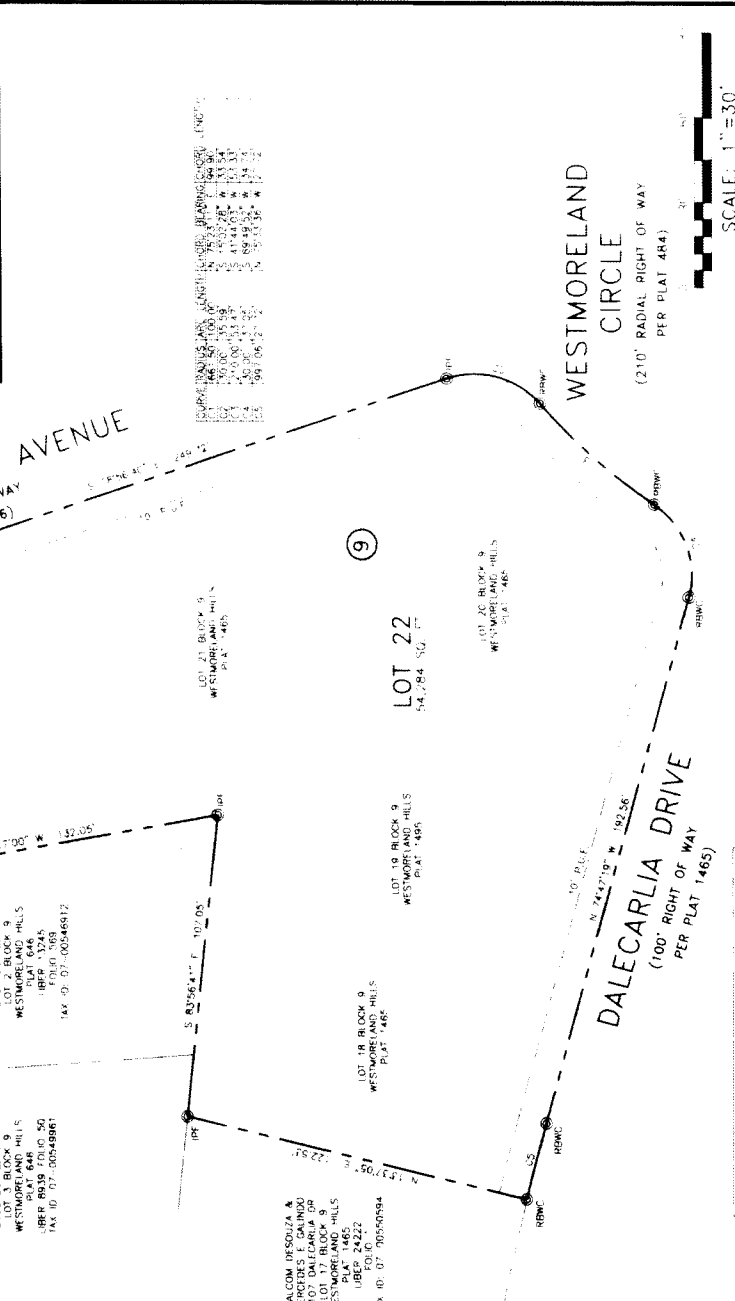
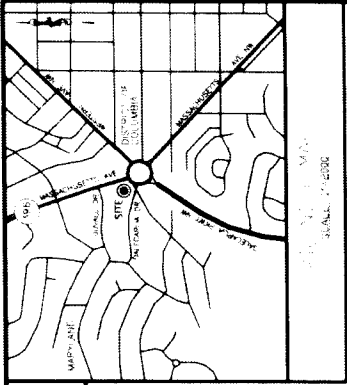
*Margaret D. Alfonso*  
 MARGARET D. ALFONSO, MODERATOR  
 TRUSTEES OF WESTMORELAND CONGREGATIONAL CHURCH INCORPORATED  
 WITNESS: *David O. Burt* DATE: 5/21/16

Department of Permitting Services  
 Montgomery County, Maryland

Approved: *James J. 2016*

The Maryland National Capital Park and Planning Commission  
 Montgomery County Planning Board

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



**APPROVALS/INFORMATION CHART**

TAX MAP LOCATION:	HW 122
WSSC GRID NUMBER:	Z08AW05
ZONING CATEGORY:	R-60
APPROVED PRELIMINARY PLAN SITE PLAN, PROJECT/SKETCH PLAN FILE NUMBER:	N/A
APPROVED FOREST CONSERVATION PLAN FILE NUMBER:	N/A
CONSERVATION ESCHEMPTION NUMBER:	

**PLAT TABULATION**

LOT 22	54,284 SQ. FT. (391,246) SQ. FT.
DEDICATION TO PUBLIC USE	0 SQ. FT. (0.00) ACRES
<b>TOTAL AREA:</b>	<b>54,284 SQ. FT. OR 1.2460 ACRES</b>

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

SUBDIVISION RECORD PLAT  
 SECTION 1, WESTMORELAND HILLS  
 LOT 22, BLOCK 9  
 A RESUBDIVISION OF  
 LOT 1, BLOCK 9 PLAT 646  
 LOTS 18-21 BLOCK 9 PLAT 1465  
 BETHESDA (7TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1"=30' MAY 2016