Plat Name: Chevy Chase, Section 4
Plat #: 220151550

Location: Located on the south side of Rosemary Street, 1,420 feet west of Maple Avenue.
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone, 1 lot
Applicant: 9608 Singleton Drive, LLC

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.
OWNER'S CERTIFICATION

The undersigned, owner of the property shown herein, hereby adopts this plat of subdivision. The undersigned also grants a Public Utility Easement (if any) shown herein to the partnership named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3802 at Folio 457 among the land records of Montgomery County, Maryland, for the use and benefit of the owner. The owner will cause all property lines to remain as shown herein and any other required documentation to be recorded by a registered Maryland Land Surveyor, in accordance with Section 50-13(e) of the Montgomery County Code.

There are no easements, restrictions, liens or trusts affecting the subject property, except for a Deed of Trust in Liber 4809 at Folio 457 among the land records of Montgomery County, Maryland, and the Trustee has herein indicated its consent.

Witness ___________________________  Witness ___________________________

Date ________________

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Witness ___________________________  Witness ___________________________

Date ________________

Surveyor's Certification

I, the undersigned, do hereby certify that the parcel of land described in this plat, as shown on said plat, is the property shown herein and is in the manner shown herein. The parcel of land described in this plat, as shown on said plat, is the property shown herein and is in the manner shown herein.

[Signature]

Date ________________

PLAT NO.

SIC N

SCALE

This plat was surveyed by ___________________________, Registered Land Surveyor.

ROSEMARY STREET

50' Right of Way

PER PLAT 109

S 85° 30' 30" E

10 P.U.E.

150.0'

11250 SF

25

CHEVY CHASE

SECTION 4

PART OF LOT 17

BLOCK 10

LOT 24

PLAT BOOK 2

PLAT 109

CHERRY CHASE

SECTION 4

PART OF LOT 18

BLOCK 10

LOT 24

PLAT BOOK 2

PLAT 109

SUBDIVISION RECORD PLAT

LOT 25 BLOCK 10

CHEVY CHASE

SECTION 4

A RESUBDIVISION OF

PART OF LOT 17 & PART OF LOT 18

ELECTION DISTRICT 7

MONTGOMERY COUNTY, MARYLAND

SCALE 1" = 20'  JULY 2015

THOMAS A. MADDOX

PROFESSIONAL LAND SURVEYOR

8933 SHADY CREEK COURT

GATHERSBURG, MARYLAND 20877

(301) 964-3304