

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.

NOTES

1. PROPERTY ZONED R-60 AS OF THE DATE OF PLAT RECORDATION.
2. LOT IS SERVED BY PUBLIC WATER AND SEWER. WSSC CATEGORIES S-1, W-1.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
5. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP HN341 & HN342. WSSC GRID 28RNW04 & 28RNW04.
6. THIS PLAT OF RESUBDIVISION IS APPROVED PURSUANT TO THE PROVISIONS FOR MINOR SUBDIVISIONS IN SECTION 50-35A OF THE SUBDIVISION REGULATIONS. THIS PLAT INVOLVES THE CONSOLIDATION OF PARTS OF LOTS AS PROVIDED FOR IN SECTION 50-35A(g)(1).

OWNER'S CERTIFICATION

The undersigned, owner of the property shown hereon, hereby adopts this plat of subdivision. The undersigned also grants a Public Utility Easement (10' P.U.E.) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the land records of Montgomery County, Maryland, their successors and assigns. The owner will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50-24(e) of the Montgomery County Code.

There are no suits, mortgages, leases, liens or trust affecting the subject property, except for a Deed of trust in Liber 49808 at Folio 452 among the land records of Montgomery County, Maryland, and the Trustee has hereon indicated their assent.

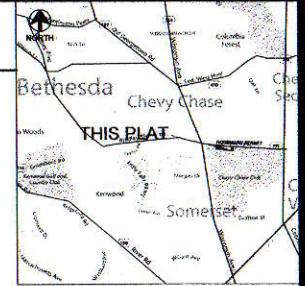
9608 SINGLETON DRIVE, LLC

Witness: David Kelly Date: 6/27/16 Name: DAVID KELLY
Title: _____

Deed Of Trust in Liber 49808 at Folio 452

Witness: William J. Riordan Date: 6/27/16 Name: WILLIAM J. RIDENOUR
Title: PRESIDENT, JOHN MARSHALL BANK

PLAT NO.

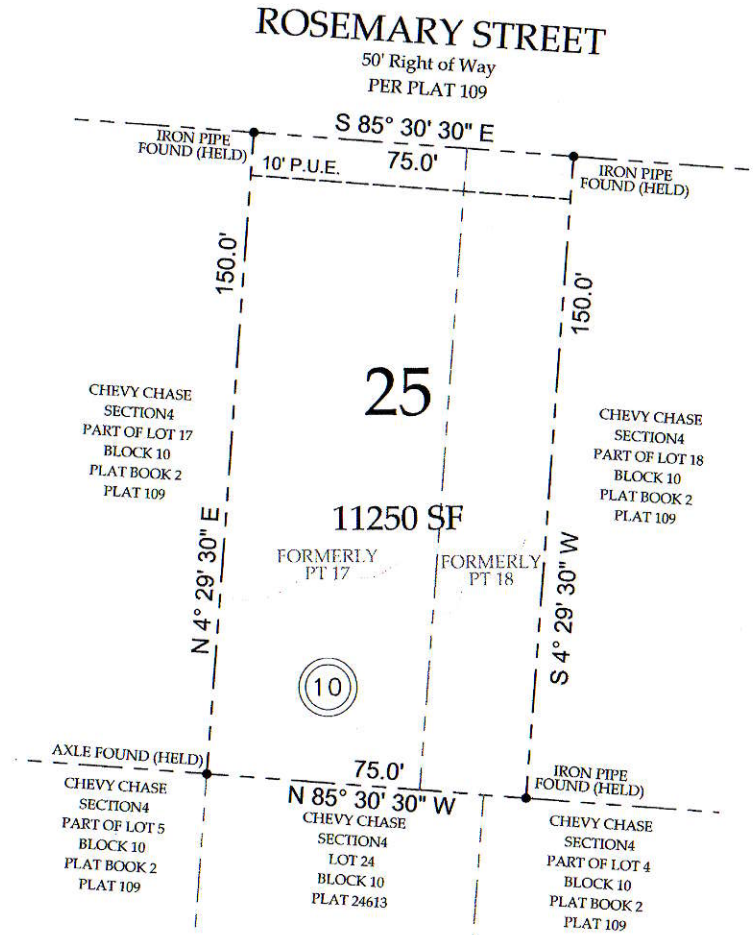


VICINITY MAP
1" = 200'

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of the land described in a Deed from William E. Carlson to 9608 Singleton Drive, LLC, a Maryland Limited Liability Company dated January 29, 2015, and recorded in Liber 49808 at Folio 447, also being a resubdivision of "Chevy Chase, Section 4", Part of Lot 17 and Part of Lot 18, as shown on a plat recorded in Plat Book 2 at Plat 109, all among the land records of Montgomery County, Maryland. I further certify that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers are in place as delineated hereon in accordance with the provisions of Section 50-24(e) of Montgomery County Code. The total area included on this plat is 11250 square feet of land. There is no dedication to the public use.

Thomas A. Maddox 6/27/2016 Date
Thomas A. Maddox -
Registered Professional Land Surveyor
MD #10850
Exp. 4/3/18



PLAT TOTALS	
NUMBER OF LOTS	1
AREA OF LOT	11250 sf
AREA OF DEDICATION	0 sf
TOTAL AREA SHOWN ON PLAT	11250 sf

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	PLAT
APPROVED <u>June 28, 2016</u> DATE	DATE
<u>Diane R. Jones</u> DIRECTOR	
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	
APPROVED _____ DATE	
CHAIRMAN ASST-SECRETARY-TREASURER	
M.N.C.P. & P.C. RECORD FILE NO.	

220151550

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 GROVE COURT
GAITHERSBURG, MARYLAND 20877
(301) 984-5804