

Plat Name: Chevy Chase Terrace
Plat #: 220170760

Location: Located on the north side of Davidson Drive, 50 feet east of Stratford Road
Master Plan: Bethesda-Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Applicant: Stuart Garfinkle

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.

Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision of all the property acquired by Stuart Garfinkle by from Robert S. Steinbaum and Alan Weiner, Personal Representatives of the Estate of Catherine L. Komer, deceased, by deed dated April 19, 2005 and recorded among the Land Records of Montgomery County, Maryland in Liber 29839 at Folio 465; that it is also all of Lots 27, 28 & 29, Block B as shown on a Subdivision Record Plat entitled "Section 1, Chevy Chase Terrace" and recorded among the addressed Land Records in Plat Book 3 as Plat No. 242.

I also certify that if engaged, I will set all property corner markers in accordance with Section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 9,750 square feet or 0.2238 of an acre of land; there is no street dedication by this plat.

Date: 2/21/17
 Daniel F. DeBoik
 Property Line Surveyor
 Maryland Reg. No. 526
 Exp.: 02/17/2019

Owner's Certificate

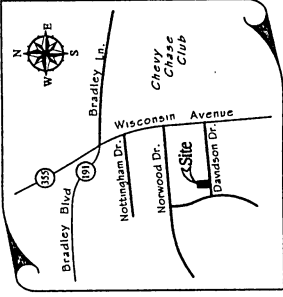
The undersigned, owner of the property shown hereon and described in the Surveyor's Certificate, hereby certifies that the information shown hereon is correct, that it is a subdivision of all the property acquired by Stuart Garfinkle by from Robert S. Steinbaum and Alan Weiner, Personal Representatives of the Estate of Catherine L. Komer, deceased, by deed dated April 19, 2005 and recorded among the Land Records of Montgomery County, Maryland in Liber 29839 at Folio 465; that it is also all of Lots 27, 28 & 29, Block B as shown on a Subdivision Record Plat entitled "Section 1, Chevy Chase Terrace" and recorded among the addressed Land Records in Plat Book 3 as Plat No. 242.

I further certify that a Maryland registered land surveyor will be engaged to set all property corner markers in accordance with section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

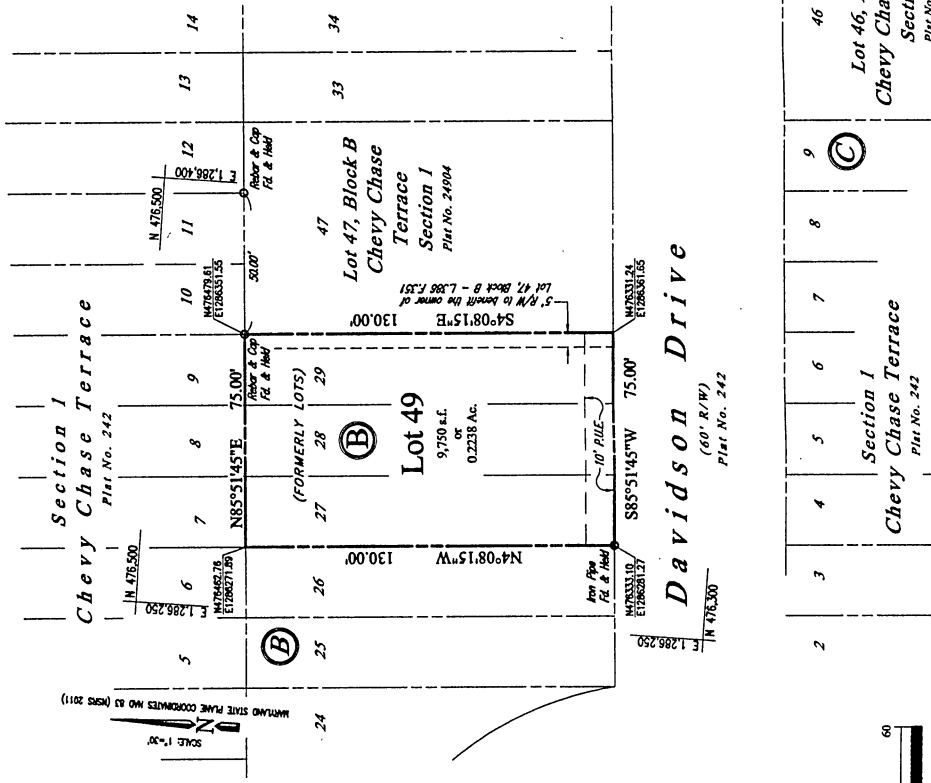
There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon.

Date: 3/1/17
 Stuart Garfinkle
 Witness
 Stuart Garfinkle, Owner

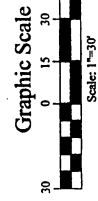
Vicinity Map
(Not to Scale)



Plat No.:



Legend
 T/O = Part of
 P.B. = Plat Book
 P.No. = Plat Number
 F.d. = Found
 R/W = Right of Way



Notes

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recodification of this plat, unless expressly contemplated by the plan as approved. The official files for any such plat(s) are maintained by the Planning Board and are available for review during normal business hours.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This property is served by public water and sewer systems only.
- The property shown hereon is zoned R-60.
- W.S.S.C. 200 scale reference: 208 NW 04
- This plat conforms to the requirements for Minor Subdivision Approvals contained in Section 50-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves the consolidation of three lots into a single lot as provided for in Section 50-35A(9)(3).
- Water/Sewer Categories: W/S1
- This property is shown on Tax Map HN 341
- Coordinates shown hereon were established using Trimble's Real-Time Kinematic and their Virtual Reference Station System (VRS) and are based on Maryland State Plane coordinates NAD 83 (NSRS 2011). The average scale factor for the subject property is 0.999951334. The average property elevation based upon NAVD83 vertical datum is 352.94 feet, for an elevation factor of 0.999988117. The combined factor for the subject property is 0.999939453. All bearings and distances shown are based on grid coordinates.

Subdivision Record Plat
 Lot 49, Block B
 a Resubdivision of Lots 27, 28 & 29, Block B
 Plat Book 3 Plat No. 242

Chevy Chase Terrace
 Section 1

Bethesda (7th) District
 Montgomery County, Maryland
 February, 2017 Scale: 1" = 30'

Area Tabulation
 Parcels: 9,750 s.f. or 0.2238Ac.
 Streets: N/A
 Totals: 9,750 s.f. or 0.2238Ac.

CPJ
 Associates
 Charles P. Johnson & Associates, Inc.
 1000 Rockville Pike, Suite 1000, Rockville, MD 20858
 Telephone: 301-761-1100 Fax: 301-761-1101
 Website: www.cpj.com

Recorded:
 Plat No.: 220170760

Department of Permitting Services
 Montgomery County
 Approved: Diane A. Spill
 Director

Approved: _____ Date: _____
 Chairman _____ Asst. Secretary/Treasurer _____