

Plat Name: Edgemoor
Plat #: 220150590

Location: located on the east side of Glenbrook Road, 100 feet north of Edgemoor Lane

Master Plan: Bethesda-Chevy Case Master Plan

Plat Details: R-90 zone; 1 lot

Applicants: ZAD Holdings, LLC

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(3)** of the Subdivision Regulations, which states:

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 PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-90 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. OFF * OPEN IRON PIPE FOUND
 OFF * IRON IN THE CAP SET
 OFF * PINCH PIPE FOUND
4. THIS PROPERTY IS SHOWN ON TAX MAP IN22.
5. THIS PROPERTY IS SHOWN ON U.S.S.C. 200-FOOT SHEET 204 N4 06.
6. FLOOD ZONE "X" PER F.E.P.A. FIRST MAPS, COMMUNITY PANEL NUMBER 2463C 066D.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH THE SUBDIVISION RECORD PLAT SHALL BE GOVERNED BY THE SUBDIVISION RECORD PLAT. DEVELOPMENT OF THIS PROPERTY IS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AS INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION OF THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS AND REGULATIONS, BEING CHAPTER 60 OF THE MONTGOMERY COUNTY ZONING ORDINANCE IN SECTION 60-24(E)(1).
9. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOWN EVERY MATTER AFFECTING TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

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 RESUBDIVISION OF LOT 18, BLOCK 8, EDGEMOOR, AS SHOWN ON PLAT BOOK 3, PLAT 284, AND RECORDED SEPTEMBER 19, 2013 IN LIBER 4744 AT FOLIO 45A, ALSO BEING A RESUBDIVISION OF LOT 13, BLOCK 8, EDGEMOOR, AS RECORDED IN PLAT BOOK 3, PLAT 284, AND SHOWN ON PLAT BOOK 3, PLAT 284, BY LAURENCE ROBERT AND SHANNON ROBERT INTO ZAD HOLDINGS LLC BY A DEED DATED OCTOBER 3, 2014, AND RECORDED OCTOBER 17, 2014 IN LIBER 4831 AT FOLIO 276, ALSO BEING A RESUBDIVISION OF LOT 11, BLOCK 8, EDGEMOOR, AS RECORDED IN PLAT BOOK 3, PLAT 284, AND SHOWN ON PLAT BOOK 3, PLAT 284, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 37,922 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY CORNERS MARKED HEREON ARE CORRECTLY LOCATED AND IDENTIFIED IN ACCORDANCE WITH SECTION 60-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

1/21/15 *Jeffrey A. Hartson*
 DATE PROFESSIONAL LAND SURVEYOR
 JEFFREY A. HARTSON
 PROFESSIONAL LAND SURVEYOR
 EXPIRATION DATE: JULY 15, 2015

OWNERS' CERTIFICATE

THE ZAD HOLDINGS LLC OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS "IN P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT IDENTIFIED AS "P.U.E." AND THAT THE PROPERTY SHOWN HEREON IS NOT A PART OF ANY OTHER SUBDIVISION RECORD PLAT, AND THAT THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, SHOW THE PROPERTY SHOWN HEREON TO BE THE SAME AS THE PROPERTY SHOWN ON THE MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

4/23/15 *John Glazier*
 DATE JOHN GLAZIER
 PLANNING MEMBER
Jeffrey A. Hartson
 WITNESS

Department of
 Permitting Services
 Montgomery County, Maryland

Date: *May 5, 2015*
 Approved: *William R. Jones*
 Director

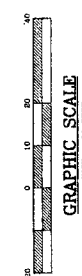
The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____
 Chairman

M.N.C.P. & P.C. Record File No. _____
 Asst. Secretary - Treasurer

PLAT TABULATION

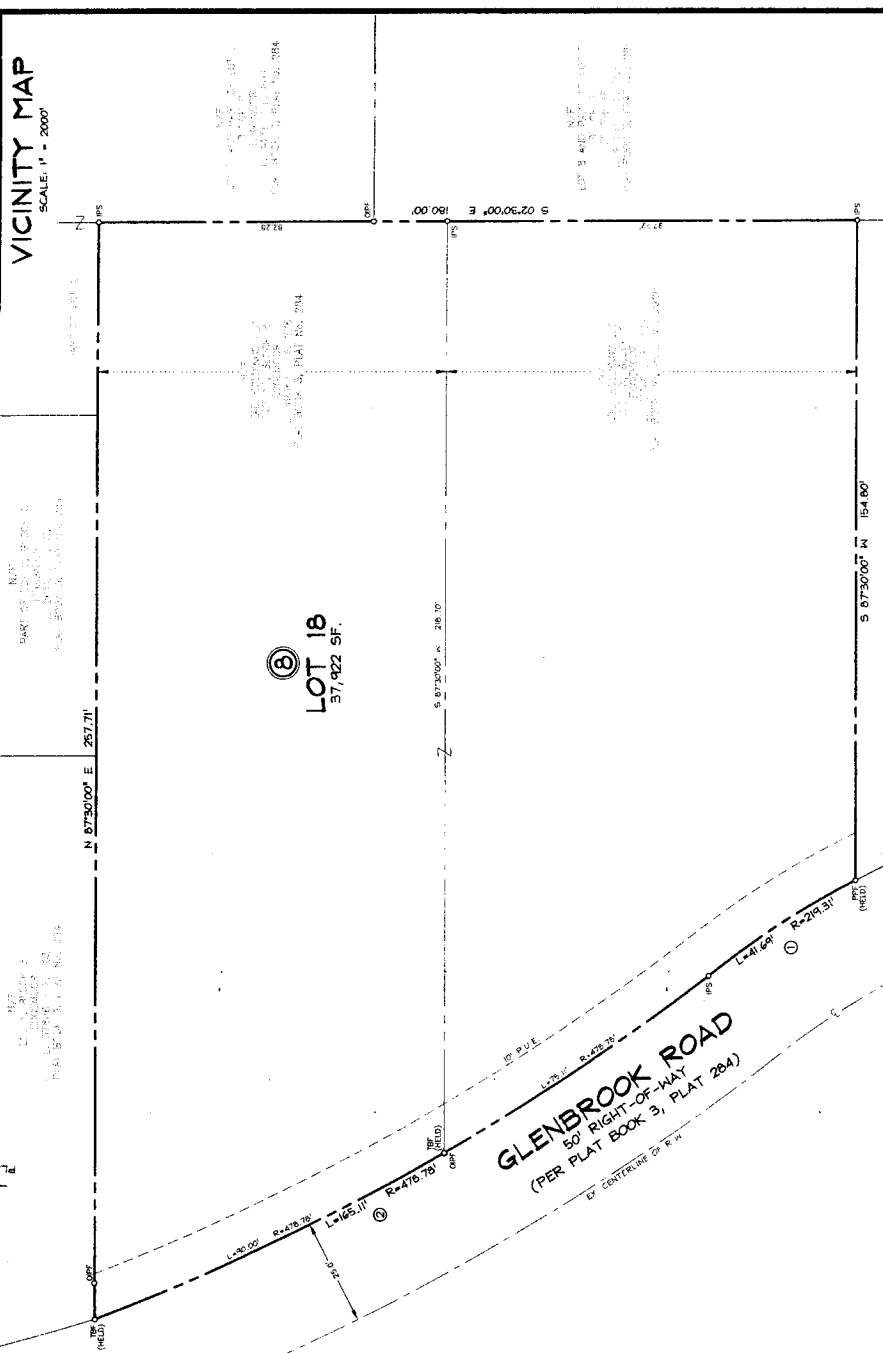
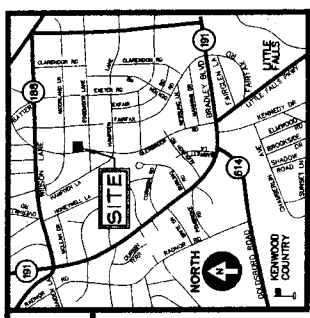
NUMBER OF LOTS	1
NUMBER OF PARCELS	0
AREA OF PARCEL(S)	0.000
AREA OF STREET DEDICATION	0
TOTAL AREA	37,922.00 FT. (0.87 ACRES)



Recorded
 Plat No. _____

COSE
 ENGINEERING

106 West Ridgeville Blvd., Suite 101
 Mount Airy, Maryland 21771
 301-607-8031 office
 301-607-8000 fax
 info@caseengineering.com



SUBDIVISION RECORD PLAT
 LOT 18, BLOCK 8
EDGEMOOR
 A RESUBDIVISION OF LOT 11 & LOT 13, BLOCK 8
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' NOVEMBER, 2014