

**Plat Name:** High Point  
**Plat #:** 220160050

**Location:** Located on the north side of Onondaga Road, 320 feet east of Sangamore Road.

**Master Plan:** Bethesda-Chevy Chase Master Plan

**Plat Details:** R-60 zone; 1 lot

**Applicant:** Shahpour Ashaari and Fleur Naghdi

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.

# PLAT NO.

High Point  
Plat Book 39 Plat 2818

## SURVEYOR'S CERTIFICATION

I hereby certify that the survey information shown hereon is correct, that this plat of subdivision has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland, that this plat of subdivision is a subdivision of the real property conveyed by Jean Armev Gerstein, Trustee of the Jean Armev Gerstein Revocable Trust to Shahpour Ashaeri and Fleur Naghdi, in a deed recorded among the Land Records of Montgomery County, Maryland in Liber 28149 at Folio 460, said property being Lot 22, Block 29 and a portion of the 25' wide "Walk", as shown included on a Subdivision Record Plat, recorded, May 24, 1951, among said Land Records in Plat Book 39 as Plat 2816, said Walk area having been abandoned, July 16, 1953 by the Circuit Court of Montgomery County, Maryland, Equity Case 22184, that property corner markers will be set in accordance with Section 50-24(e) of the Montgomery County Code (Subdivision Regulations), if so engaged, the total area included in this plat of subdivision is 12,375 square feet or 0.2841 of an acre. There is no area being dedicated to public use by this plat.

Date: 12/05/2016  
 John R. Wilmer  
 Professional Land Surveyor  
 Maryland No. 10668  
 License Renewal Date: 11/29/2017

## OWNER'S CERTIFICATION

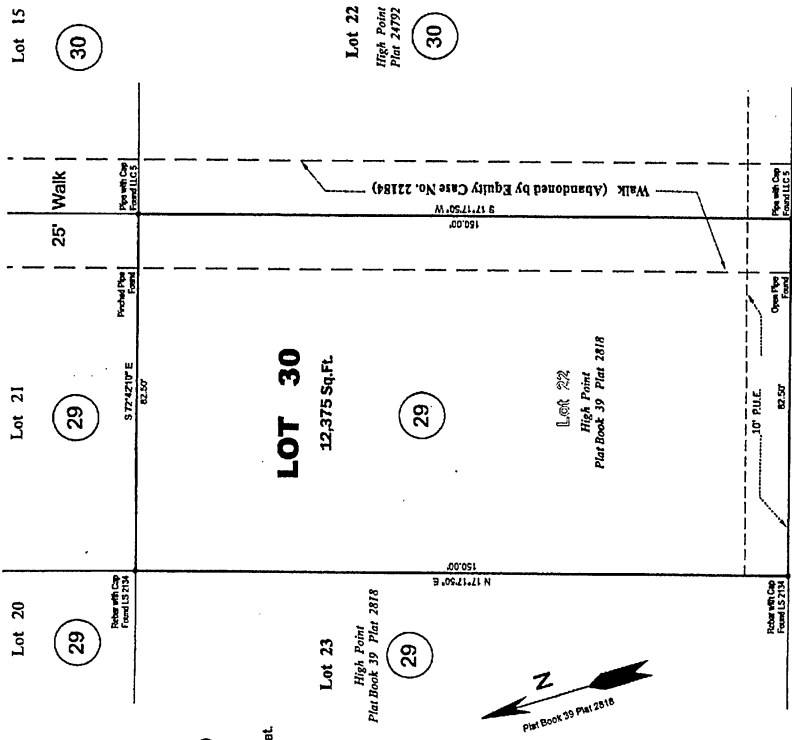
I, Shahpour Ashaeri & Fleur Naghdi, husband and wife, and owners of the property shown and included hereon, hereby adopt this plat of subdivision, and hereby grant a 10' Public Utility Easement (P.U.E.) to the parties named in a document titled "Terms and Provisions of a Public Utility Easement" as recorded among the Land Records of Montgomery County, Maryland in Liber 3854 at Folio 457, subject to all current and applicable regulations of all federal, state and local governing agencies. We our successors and assigns will cause property corner markers to be set by a Maryland Licensed Land Surveyor in accordance with Section 50-24 (e) of the Montgomery County Code (Subdivision Regulations). There are no suits, liens, leases mortgages or trusts affecting the property included in the plan of subdivision, except for a certain deed of trust recorded among the Land Records of Montgomery County, Maryland in Liber 28149 at Folio 460 and the Lender has indicated their assent to this plat of subdivision below

Date: 11/6/2016 Owner: Shahpour Ashaeri  
 Date: 11/6/2016 Owner: Fleur Naghdi  
 We hereby assent to this plat of subdivision:  
 Date: 11-30-2016 By: Marcia L. Priddy, Vice President  
 Mortgage Electronic Registration Systems, Inc. as nominee for  
 George Mason Mortgage, LLC, its successors and assigns.

22 016205D  
 THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 THE MONTGOMERY COUNTY PARK & PLANNING BOARD  
 APPROVED: \_\_\_\_\_  
 CHAIRMAN  
 SECRETARY-TREASURER  
 M.N.C.P. & P.C. RECORD FILE NUMBER: \_\_\_\_\_

## NOTES

The property included on this subdivision plat is currently zoned R-60. The property included in this subdivision is served by public water and sewer service only.  
 This subdivision plat is not intended to show every matter affecting or respecting the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title to note all matters affecting title.  
 All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of the property included on this plat, as approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.  
 This plat is in conformance with the requirements of Section 50-35.A. of the Montgomery County Code (Subdivision Regulations) which provide for the consolidation of two or more lots or parts of lots or an abandonment being re-platted as a single lot per Section 50-35.A.(a)(3).



PROJECT: LOT 30, BLOCK 29  
 RESUBDIVISION OF LOT 22 & PART OF ABANDONED WALK, BLOCK 30  
**HIGH POINT**  
 7th (BETHESDA) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

DATE: January, 2014  
 SHEET NO. 1 of 1

SCALE: 1" = 20'

WITMER ASSOCIATES, LLC  
 14401 Woodland Road, Suite C, Germantown, MD 20879  
 Tele: (301) 740-1409 Fax: (301) 740-3158 E-Mail: witmer@aol.com

PLAT NO. \_\_\_\_\_  
 DATE: \_\_\_\_\_

## ONONDAGA ROAD

50' RW  
 (per Plat Book 39 Plat 2818)

