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.
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 is a subdivision of a portion of the real property conveyed by
Jean Aramee Garbajes, Trustee of the Jean Aramee Garbajes Revocable
Trust to Shaheen Hashemi and Fleur Neghbi, in a deed recorded among the
Land Records of Montgomery County, Maryland in Liber 218, page 419
at Folio 480, said property being Lot 22, Block 29 and a portion of the
20' wide Walk, as shown included in a Subdivision Fascia Plat,
recorded, May 24, 1955, among said Land Records in Plat Book 39 as
LOT 30, said Walk area having been abandoned, July 16, 1959 by the
 Circuit Court of Montgomery County, Maryland, Equity Case 22145.
that property corner markers will be set in accordance with Section 50-24 (a)
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: 11/16/2016

John R. Witter
Professional Land Surveyor
Maryland No. 10968
Two-Year CEU/Professional Land Surveyor's
License Renewal Date: 11/10/2017

OWNER'S CERTIFICATION

L. Shaheen Hashemi & Fleur Neghbi, husband and wife, and
owners of the property shown and included herein, hereby
accept this plat of subdivision, and
hereby grant a 10' Public Utility Easement (PUE) to the
parking area in a document titled "Terms and Conditions of a Public Utility Easement" as recorded among the Land
Records of Montgomery County, Maryland in Liber 258 at
Folio 437, 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 (a) of the Montgomery County Code (Subdivision
Regulations).

There are no suit, item, leases, mortgages or trusts affecting
the property included in this plat of subdivision, except for a certain
Deed of Trust recorded among the Land Records of Montgomery
County, Maryland in Liber 40050 at Folio 354 and the Lender has
indicated their consent to this plat of subdivision below.

Date: 11/16/2016

Lot 20
Lot 21
Lot 15
Lot 30
Lot 23
Lot 22
LOT 30
12,375 Sq.Ft.

ONONDAGA ROAD
50' ROW
(per Plat Book 39 Plat 2018)

NOTE:

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 any matter affecting or
reserving 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.

At 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 plat 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(x)(3).