

Plat Name: Chevy Chase, Section 3
Plat #: 220161150

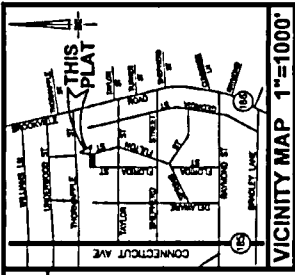
Location: Located on the west side of the northern terminus of Fulton Street.
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone, 1 lot
Applicant: Glenbrook Partners, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section 50-35A (a)(11) of the Subdivision Regulations, which states:

Section 50-35A(a)(11) Creation of a Lot from Part of a Lot. A part of a previous recorded lot that was created as a result of a deed transfer of land from the lot, and which contains a legally constructed one-family dwelling, may be converted into a lot under the minor subdivision procedures if:

- a. the part of lot is located in a one family residential zone; and
- b. all applicable conditions or agreements applicable to the subdivision approval creating the original lot will also apply to the new. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement or building restriction lines.

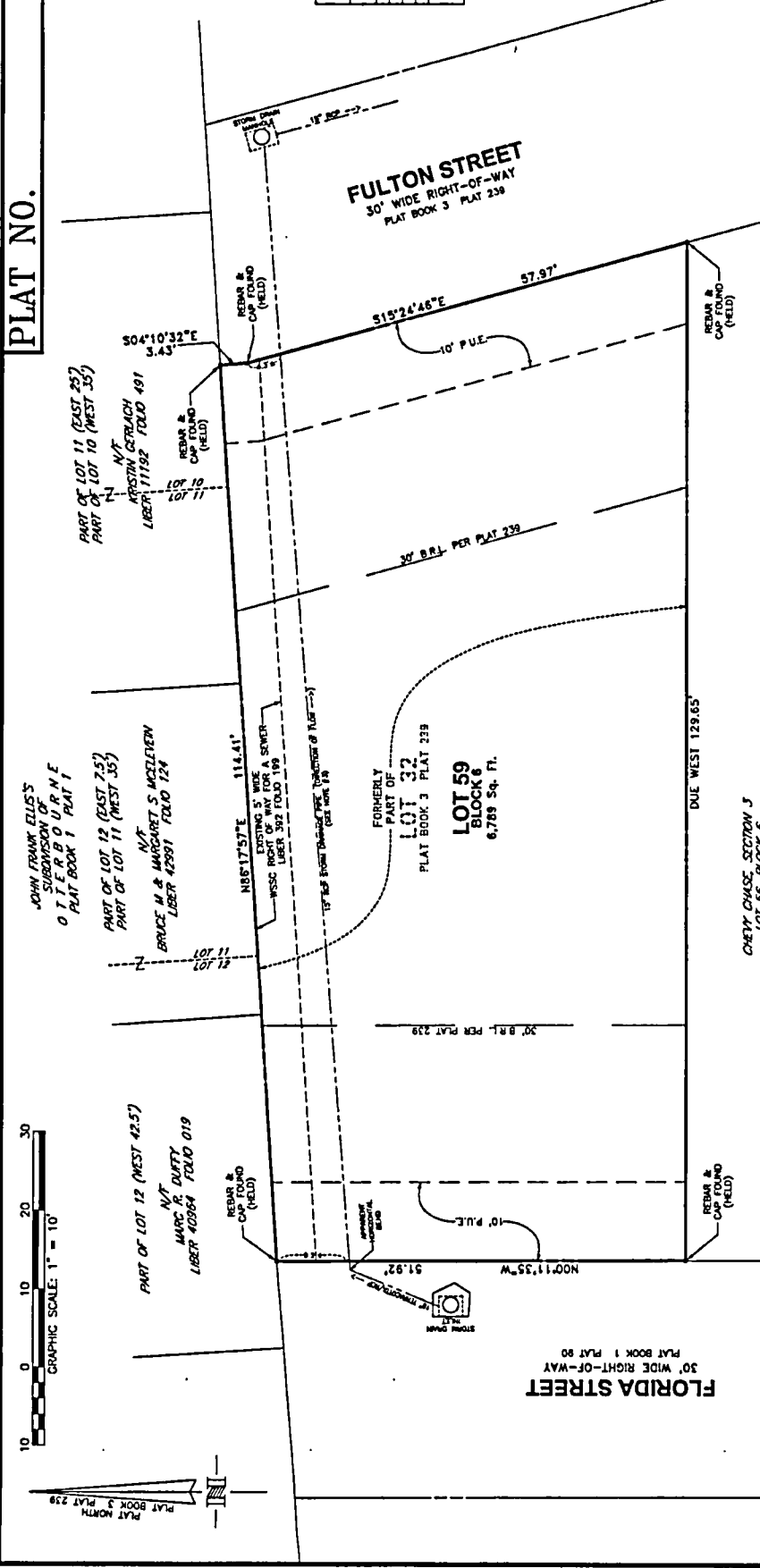
Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(11) and supports this minor subdivision record plat.



INFORMATION CHART AND APPROVED PLANS

ZONING CLASSIFICATION	R-60
TAX MAP NUMBER	HH342
TAX MAP GRID	HH42
WSSC GRID	Z09W004
APPROVED PLANS	

THERE ARE NO APPROVED SKETCH PLANS, PRELIMINARY SITE PLANS OR EROSION CONTROL PLANS.



OWNER'S CERTIFICATE

WE, GLENROCK PARTNERS, LLC, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT, AND ESTABLISH THE MINIMAL BUILDING RESTRICTION LINES. FURTHER, WE GRANT TO THE PARTIES NAMED IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF TRUST AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS" RECORDED IN LIBER 303 AT FOLIO 33, MONTGOMERY COUNTY, MARYLAND, AND TO EACH OF THE PARTIES NAMED IN SAID DOCUMENT, WITH THE TERMS AND PROVISIONS OF SAID DECLARATION AND INCORPORATED HEREON AS "U.L.E.", WITH THE TERMS AND PROVISIONS OF SAID DOCUMENT, SUBJECT TO ALL CURRENT AND FUTURE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES. WE HEREBY CERTIFY THAT ALL REQUIRED PROPERTY MARKERS WERE FOUND IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA, INCLUDING THE TOTAL AREA OF 6,789 SQUARE FEET OR 6,158 SQ. FT. WHICH IS DEDICATED TO PUBLIC USE.

DATE: 07/21/2016

Scott Gillen
SCOTT GILLEN, PRESIDENT

WE HEREBY ASSESS TO THIS PLAT OF SUBDIVISION:

Antonio F. Manglez, Trustee
ANTONIO F. MANGLEZ, TRUSTEE

Matthew F. Under
MATTHEW F. UNDER, TRUSTEE

John Frank Elcus
JOHN FRANK ELCUS, TRUSTEE

Matthew F. Under
MATTHEW F. UNDER, TRUSTEE

Antonio F. Manglez, Trustee
ANTONIO F. MANGLEZ, TRUSTEE

WITNESSES:
Scott Gillen
SCOTT GILLEN, PRESIDENT
Antonio F. Manglez, Trustee
ANTONIO F. MANGLEZ, TRUSTEE
Matthew F. Under
MATTHEW F. UNDER, TRUSTEE
John Frank Elcus
JOHN FRANK ELCUS, TRUSTEE

SURVEYOR'S CERTIFICATE

I, SCOTT GILLEN, A PROFESSIONAL SURVEYOR AND LICENSEE IN THE STATE OF MARYLAND, HAVE CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED IN THIS PLAT AND HAVE FOUND THAT THE PLAT ACCURATELY REPRESENTS THE ACTUAL CONDITIONS OF THE PROPERTY. I HAVE FOUND NO UNLAWFUL ENCROACHMENTS OR VIOLATIONS OF ANY APPLICABLE LAWS, ORDINANCES, REGULATIONS, OR AGREEMENTS. I HAVE FOUND NO UNLAWFUL EASEMENTS OR INTERESTS. I HAVE FOUND NO UNLAWFUL RESTRICTIONS OR ENCUMBRANCES. I HAVE FOUND NO UNLAWFUL CHANGES OF AREA OR DIMENSIONS. I HAVE FOUND NO UNLAWFUL CHANGES OF BOUNDARIES. I HAVE FOUND NO UNLAWFUL CHANGES OF CORNERS OR MARKERS. I HAVE FOUND NO UNLAWFUL CHANGES OF UTILITIES OR EASEMENTS. I HAVE FOUND NO UNLAWFUL CHANGES OF RECORDS OR DOCUMENTS. I HAVE FOUND NO UNLAWFUL CHANGES OF TITLES OR INTERESTS. I HAVE FOUND NO UNLAWFUL CHANGES OF OTHER MATTERS AFFECTING THE PROPERTY OR THE PLAT. I HAVE FOUND NO UNLAWFUL CHANGES OF ANY OTHER MATTERS AFFECTING THE PROPERTY OR THE PLAT.

DATE: 07/21/2016

Scott Gillen
SCOTT GILLEN, SURVEYOR
PROFESSIONAL LAND SURVEYOR
MONTGOMERY COUNTY, MARYLAND
LICENSE EXPIRES DECEMBER 28, 2017

NOTES:

- THE PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
- THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-24 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, INCLUDING THE REQUIREMENTS OF SECTION 50-24(c) OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CREATION OF A LOT RESULTING FROM A DEED TRANSFER OF LAND FROM THE LOT WHICH CONTAINS A PUBLIC UTILITY EASEMENT TO THE LOT WHICH CONTAINS A PUBLIC UTILITY EASEMENT. THE STORM DRAIN PIPE THAT CROSSES FLORIDA STREET FROM FLORIDA STREET TO FULTON STREET, THE LOCATION OF STORM DRAIN PIPE AS SHOWN HEREON IS APPROXIMATE BASED ON THE LOCATION OF THE APPROXIMATE TOP OF PIPE IN A HAND DUG TEST PIT 1'-2' EAST OF THE EASTERN RIGHT-OF-WAY LINE OF FLORIDA STREET. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY WATER AFFECTING THE OWNERSHIP AND USE, NOR EVERY WATER AFFECTING THE TITLE OR INTEREST IN THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXISTING RECORD PLAT OR TO DEFICIENCY OR NOTE ALL MATTERS AFFECTING TITLE.
- ASSIGNED CONDITIONS, COMMENTS, LIMITATIONS AND RESOLUTIONS ON OTHER PLANS, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED AND NOT BE ESTABLISHED BY RECORDING THIS PLAT UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES AVAILABLE FOR PUBLIC REVIEW USING NORMAL BUSINESS HOURS.

PLAT TOTALS

NUMBER OF LOTS	1
AREA OF LOTS & PARCELS	0.15506 AC.
AREA OF STREET DEDICATION	0.00000 AC.
TOTAL AREA OF THIS PLAT	0.15506 AC.

PLAT NO. _____

RECORDED _____

PLAT NO. _____

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED _____ DATE _____

CHAIRMAN _____ ASST. SECRETARY-TREASURER _____

M-N.C.P. & P.C. Record File No.: _____

APPROVED _____ DATE _____

CHAIRMAN _____ ASST. SECRETARY-TREASURER _____

M-N.C.P. & P.C. Record File No.: _____