

Plat Name: Battery Park, Section 3

Plat #: 220170590

Location: Located on the northeast side of Park Lane, 60 feet southeast of Maple Ridge Road

Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Applicant: Joshua and Rotem Robin Graham

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:

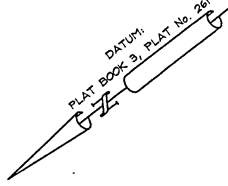
- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may 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.



VICINITY MAP
SCALE: 1" = 200'



AND SENIOR.
5 RECORD PLAT IS IN THE R-40 ZONE

1. **TITANIUM PANEL NUMBER 2402104066SD.**
2. **TERMS AND REQUIREMENTS ASSOCIATED WITH SUBJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PLAT, SHALL BE GOVERNED BY THE MONTGOMERY COUNTY SUBDIVISION CONTROL ACT, SECTION 10-202 AND 10-203. NO PART OF ANY SUCH PLAN ARE MAINTAINED BY THE PUBLIC RECORDS DURING NORMAL BUSINESS HOURS.**

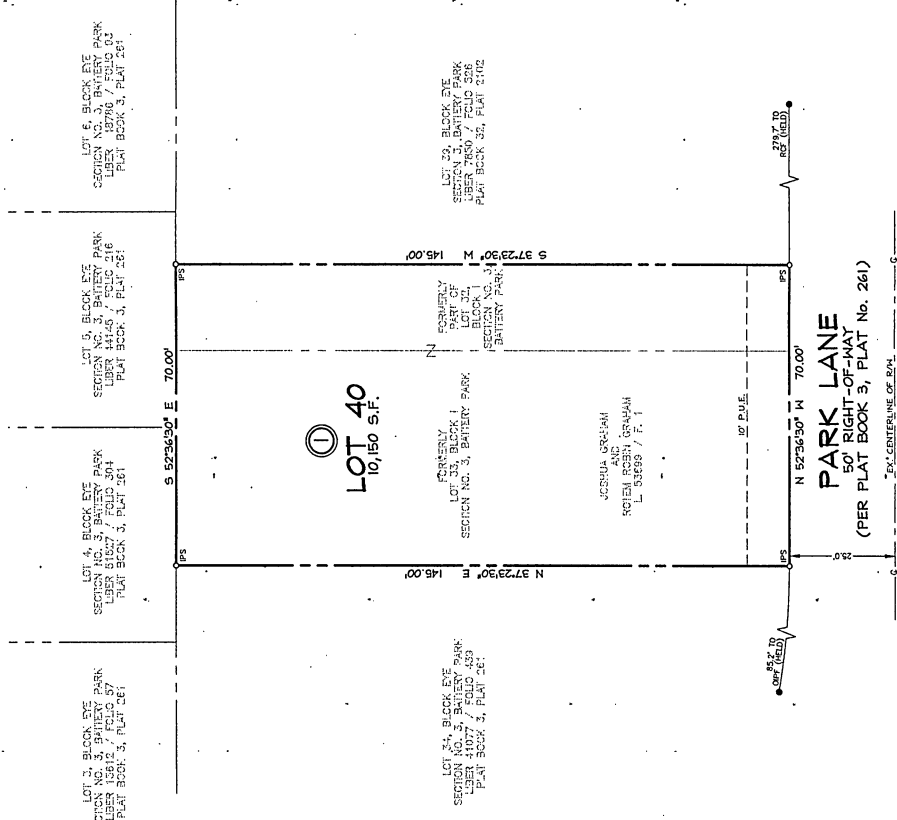
3. **FOR MINOR SUBDIVISION APPROVALS, THE PROPERTY OWNER SHALL FILE THIS PLAT WITH THE MONTGOMERY COUNTY SUBDIVISION CONTROL ACT CODE. THIS PLAT MAY BE A PART OF A LIT INTO A SINGLE LOT, BUT SHALL NOT BE A PART OF A LIT. ANY MATTER RESTRICTING THE NOT RECORDED. THE OWNER SHALL NOT FILE OR TO DEFICIENCY OR NOTE ALL INFORMATION HEREON.**

SUBDIVISION

1. **FOR MINOR SUBDIVISION APPROVALS, THE PROPERTY OWNERS OF THE PLAT SHALL FILE THIS PLAT WITH THE MONTGOMERY COUNTY SUBDIVISION CONTROL ACT CODE. THIS PLAT MAY BE A PART OF A LIT INTO A SINGLE LOT, BUT SHALL NOT BE A PART OF A LIT. ANY MATTER RESTRICTING THE NOT RECORDED. THE OWNER SHALL NOT FILE OR TO DEFICIENCY OR NOTE ALL INFORMATION HEREON.**

WITNESSES:

WITNESSES



PARK LANE
50' RIGHT-OF-WAY
(PER PLAT BOOK 3, PLAT No. 261)

59' 1/2" CENTERS, N.E. OF S.P.M.

PLAT TABULATION

NUMBER OF LOTS	1
AREA OF LOTS(S)	10,150 SQ. FT.
AREA OF PARCELS(S)	0
AREA OF STREET DEDICATION	0
TOTAL AREA	10,150 SQ. FT. (0.23 ACRES)

City and Planning Commission
_____ Chairman
_____ Asst. Secretary - Treasurer

Recorded _____
Plat No. _____

10 South Bentz Street
Frederick, Maryland 21701
Tel: 410-548-1100
301-607-5045 fax
www.casengr.com
info@casengr.com



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 A PLAT SHOWN ON RECORD AS PLAT NO. 261, PLAT BOOK 3, PLAT NO. 261, GRANT AND RECORDED FEBRUARY 1, 2017 IN LIBER 584R AT FOLIO 14, ALSO BEING A RESUBDIVISION OF LOT 33 AND PART OF LOT 32, BLOCK EYE, SECTION NO. 3, BATTERY PARK, MONTGOMERY COUNTY, MARYLAND, AND ACCORDING TO THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO THE SUBDIVISION REGULATIONS ACCORDANCE WITH SECTION 50-24(E) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

4/19/17
DATE

Jeffrey Allen Hattison
JEFFREY ALLEN HATTISON
PROFESSIONAL LAND SURVEYOR
MONTGOMERY COUNTY, MARYLAND
EXPIRATION DATE: JULY 19, 2017

SUBDIVISION RECORD PLAT
LOT 40, BLOCK EYE

**SECTION No. 3
BATTERY PARK**

A RESUBDIVISION OF LOT 33
& PART OF LOT 32, BLOCK EYE
PREVIOUSLY RECORDED ON
PLAT BOOK 3, PLAT NO. 261

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' JANUARY, 2017