Plat Name: Chevy Chase Terrace
Plat #: 220170760

Location: Located on the north side of Davidson Drive, 50 feet east of Stratford Road
Master Plan: Bethesda-Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Applicant: Stuart Garfinkle

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 Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision of all the property acquired by Stuart Garland by Deed Robert S. Starkman and Alan Witten, Personal Representatives of the Estates of Calvin L. Laron, deceased, by deed dated April 11, 2003 and recorded among the Land Records of Montgomery County, Maryland in Liber 38224 at Folio 463; that it is also all of Lots 27, 28 & 29, Block B as shown on a Subdivision Record Plat entitled "Section 1, Chevy Chase Terraces" and recorded among the Land Records of Montgomery County, Maryland in Liber 3554 at Folio 2, which said plat and provisions are incorporated herein by this reference, subject to all current and applicable regulations of all federal, state and local governing agencies.

I further certify that a Maryland registered land surveyor will be engaged to set all property corner markers in accordance with Section 20-244(b) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 9,730 square feet or 0.2234 of an acre of land; there is no street dedication by this plat.

Date: 2/21/17

Owner's Certificate

The undersigned, owner of the property shown hereon and described in the Surveyor's Certificate, hereby accepts this Subdivision Record Plat, establishes the minimum building and construction grades for Public Utility Easements, as shown hereon and designated P.U.E., to the parties bound and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 471, which said terms and provisions are incorporated herein by this reference, subject to all current and applicable regulations of all federal, state and local governing agencies.

I further certify that a Maryland registered land surveyor will be engaged to set all property corner markers in accordance with section 20-244(b) of the subdivision regulations of Montgomery County, Maryland.

There are no suites, sections or lots, leases, mortgages or trusts affecting the property shown hereon.

Date: 2/21/17

Subdivision Record Plat
Lot 49, Block B
a Resubdivision of Lots 27, 28 & 29, Block B
Plat Book 3 Plat No. 242

Section 1
Chevy Chase Terrace

Notes
1. All terms, conditions, agreements, limitations, and restrictions associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contained by the plat as approved. The official plat for each such plat(s) are maintained by the Planning Board and are available for review during normal business hours.
2. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
3. This property is served by public water and sewer systems only.
4. The property shown hereon is zoned R-40.
5. W.S.S.C. 200 scale reference: 205 NW 04
6. This plat conforms to the requirements for Minor Subdivision Approvals contained in Section 30-35A of the Montgomery County Subdivision Regulations, being Chapter 30 of the Montgomery County Code. This plat involves the consolidation of these lots into a single lot as provided for in Section 30-35A(9)(e).
7. Waste/Sewer Categories: W151
8. This property is shown on Tax Map HN 341
9. Coordinates shown hereon were established using Trimble’s Real-Time Kinematic and their Virtual Reference Station System (VRSS) and are based on Maryland State Plane coordinates NAD 83 (NAD 1927). The average scale factor for the subject property is 0.99999355. The average property elevation based upon NAVD88 vertical datum is 332.94 feet, for an elevation factor of 0.999998137. The combined factor for the subject property is 0.999993645. All bearings and distances shown are based on grid coordinates.

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Section 1
Chevy Chase Terrace

Bethesda (7th) District
Montgomery County, Maryland
February, 2017
Scale: 1" = 30'

CPJ
Charles P. Johnson & Associates, Inc.