

Plat Name: Bannockburn
Plat #: 220170540

Location: Located on the east side of Arandale Road, 170 feet south of Laverock Lane.
Master Plan: Bethesda-Chevy Chase Master Plan
Plat Details: R-200 zone; 1 lot
Owner: 7004 Arandale Road, LLC

Staff recommends approval of this minor subdivision plat pursuant to **Section 50.7.1.H** of the Subdivision Regulations, which states:

- H. *Creation of a lot from a part of a lot.* A part of a previously recorded lot in a Residential Detached zone that was created as a result of a deed transfer of land from the lot may be converted into a lot if:
1. the part of lot was created by deed recorded before June 1, 1958, or
 2. the part of lot contains a legally constructed detached house; and
 3. all conditions or agreements applicable to the subdivision approval creating the original lot apply to the new lot. 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 50.7.1.H. and supports this minor subdivision record plat.

OWNER'S CERTIFICATE

We, 7004 Arandale Road, LLC, owners of the property shown and described hereon, hereby

adopt this plat of subdivision,

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 3834 at Folio 457, subject to all current and applicable regulations of all federal, state and local governing agencies.

There are no suits, actions, leases, liens or trusts on 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 54163 at Folio 31.

Date: 5-31-2017
 Norman James Graham-Yooll, member
 7004 Arandale Road, LLC

Date: 6/14/2017
 Paul Morris, Vice President
 Capital Bank

SURVEYOR'S CERTIFICATE

I hereby certify the 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 all the real property conveyed by,

William V. Deutermann Jr. and Cynthia E. Deutermann to 7004 Arandale Road, LLC, by deed, dated February 10, 2017 recorded among the Land Records of Montgomery County, Maryland in Liber 54163 at Folio 22,

that property corner markers will be set in accordance with Section 50.A.3.G of the Montgomery County Code (Subdivision of Land), if so engaged,

the total area included in this plat of subdivision is 16,915 Sq.Ft. or 0.3883 of an acre. There is no dedication to public use.

Date: 6/14/2017

John A. Witmer
 John A. Witmer
 Professional Land Surveyor
 MD Reg. No. 10668
 Two year MDLLR Professional Land Surveyor's
 License Renewal Date: 11/29/2017

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

APPROVED: _____

CHAIRMAN _____ SECRETARY-TREASURER _____

M.N.C.P. & P.C. RECORD FILE NUMBER: _____

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF
 PERMITTING SERVICES

APPROVED: June 14, 2017

BY: Debra J. Jones DIRECTOR

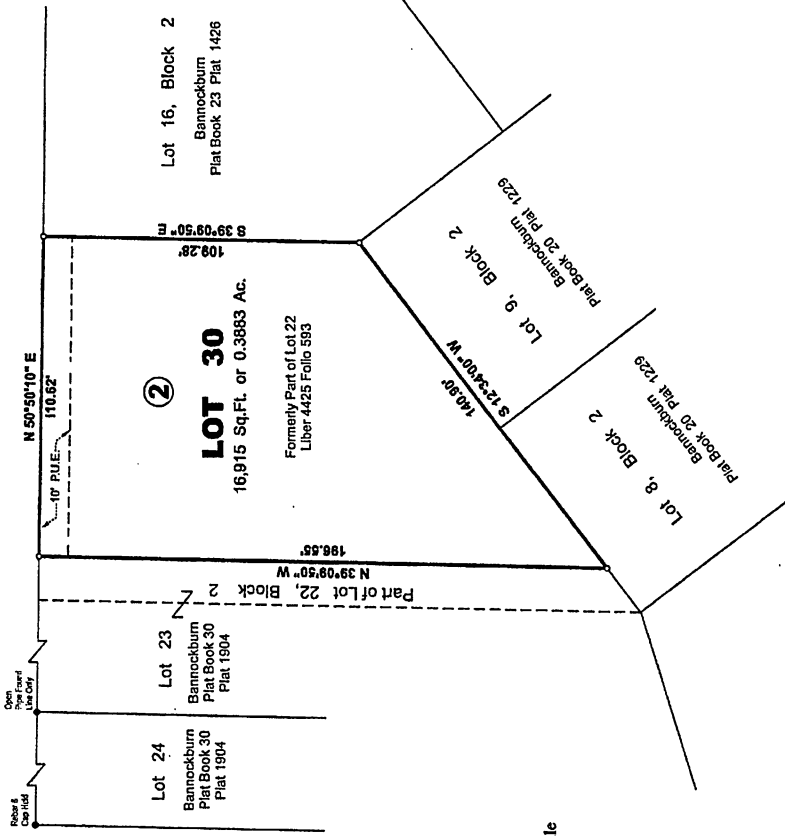
PLAT NO. _____

DATE: _____

PLAT NO.

ARANDALE ROAD

60' Right-of-Way per
 Plat Book 23 Plat 1426.



NOTES

The property included on this plat of subdivision is currently zoned: R - 200.

This property is served by public water and sewer service only.

This subdivision record plat is not intended to show every matter affecting or restricting the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to note all matters affecting the 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 public files for any such plan are available for public review during normal business hours.

This plat is in conformance with the requirements of Section 50.SUBDIVISION OF LAND of the Montgomery County Code (Subdivision of Land) which provide for the consolidation of part of lot as a single lot per Section 50.7.1.C.2.b,c,d.

PROJ. NO. GN 341	ISSUE DATE: 07/2017	DATE: 07/2017	SCALE: 1" = 30'
PROPERTY: 208 NW 07		DATE: 07/2017	SCALE: 1" = 30'
SUBDIVISION TITLE: Subdivision Record Plat		DATE: 07/2017	SCALE: 1" = 30'
PROJECT: LOT 30, BLOCK 2		DATE: 07/2017	SCALE: 1" = 30'
A RESUBDIVISION OF BLOCK 2 LOTS 22 TO 29 INCLUSIVE, BLOCK 12 LOTS 2 TO 5 INCLUSIVE, BLOCK 13 LOTS 12 TO 20 INCLUSIVE, BANNOCKBURN		DATE: 07/2017	SCALE: 1" = 30'
BANNOCKBURN		DATE: 07/2017	SCALE: 1" = 30'
7th (BETHESDA) ELECTION DISTRICT		DATE: 07/2017	SCALE: 1" = 30'
MONTGOMERY COUNTY, MARYLAND		DATE: 07/2017	SCALE: 1" = 30'
WITMER ASSOCIATES, LLC		DATE: 07/2017	SCALE: 1" = 30'
Land Surveying, Land Planning & Design		DATE: 07/2017	SCALE: 1" = 30'
1601 Woodfield Road, Suite C, Calverton, MD 20619		DATE: 07/2017	SCALE: 1" = 30'
Tel: (301) 742-1400 Fax: (301) 742-1401 Email: jwitmer@witmer.com		DATE: 07/2017	SCALE: 1" = 30'
DATE: May, 2017		DATE: 07/2017	SCALE: 1" = 30'
98395 [DATE: 07/2017	SCALE: 1" = 30'
1 of 1		DATE: 07/2017	SCALE: 1" = 30'