

Plat Name: West Chevy Chase Heights

Plat #: 220170750

Location: Located on the north side of Chase Avenue, 60 feet east of Chelton Road

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-60 zone, 1 lot

Applicant: Rita Albina

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.

Certificate

In context, that it is a subdivision plat of all the property...
 1. Rita Albina, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat; establish the minimum building restriction lines; grant a Public Utility Easement as shown hereon and designated P.U.E., to the parties listed 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 File # 3834 at Folio 457, 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 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon, except a certain Deed of Trust recorded in Liber 35610 at Folio 261 and the parties in interest therein have below indicated their assent.

Date: 3/23/17
 Witness: [Signature]

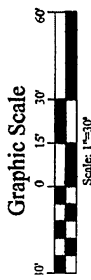
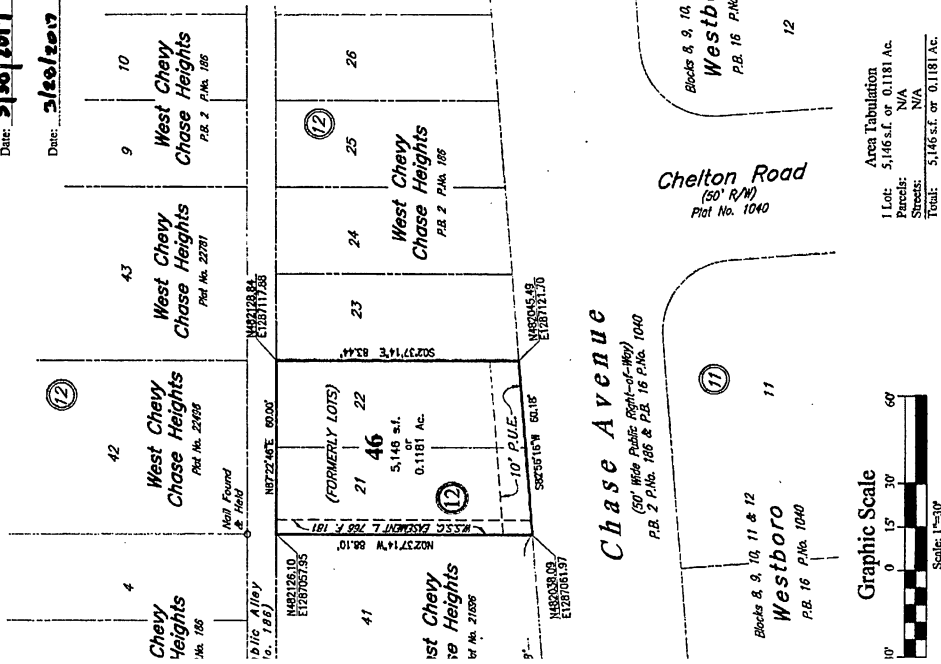
By: [Signature]
 Rita Albina, Owner

I hereby assent to this plat of subdivision.

Date: 3/30/2017

Reverse Bank
 Sandra D. Rubin, Trustee
[Signature]
 Sherry K. Millon, Trustee

Date: 3/30/2017



Area Tabulation
 1 Lot: 5,146 s.f. or 0.1181 Ac.
 Parcels: N/A
 Streets: N/A
 Totals: 5,146 s.f. or 0.1181 Ac.

Chelton Road
 (50' R/W)
 Plat No. 1040

Chase Avenue
 (50' Wide Public Right-of-Way)
 P.B. 2 P.No. 106 & P.B. 16 P.No. 1040

Blocks 9, 10, 11 & 12
 Westboro
 P.B. 16 P.No. 1040

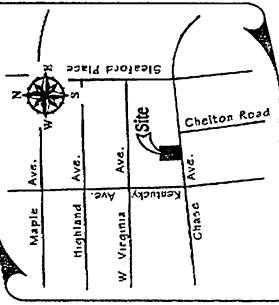
Blocks 9, 10, 11 & 12
 Westboro
 P.B. 16 P.No. 1040

Department of Permitting Services,
 Montgomery County

Approved: April 6, 2017
[Signature]
 District

Recorded: _____
 Plat No.: 2220170750

Plat No.: _____



Vicinity Map
 (Not to Scale)

Notes

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, including the consent of the Montgomery County Planning Board are limited to the terms and conditions specifically stated and approved by the Planning Board. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter respecting 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.
- This property is served by public water and sewer systems only.
- The property shown hereon is zoned R-60 and complies with Section 59-7.7.1.D.10 of the Montgomery County Zoning Ordinance.
- W.S.C. 200 scale reference: 210 NW 04.
- This plat conforms to the requirements for Minor Subdivision Approvals contained in Section 50-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves creation of a lot by exchanging two lots as provided for in Section 50-35A(c)(3).
- Water/Sewer Categories: W/S1
- This property is shown on Tax Map HNG43
- Coordinates shown hereon were established using Trimble's Real-Time KeynetGPS and their Virtual Reference Station system (VRS) and are based on Maryland Coordinate System NAD83 (2011). The average scale factor for the subject property is 0.999951837. The average property elevation based upon NAVD88 vertical datum is 318 feet, for an elevation factor of 0.999989801. The combined factor for the subject property is 0.999941638. All bearings and distances shown are based on grid coordinates.

Subdivision Record Plat
 Lot 46, Block 12
 a re-subdivision of Lots 21 & 22, Block 12

West Chevy Chase Heights

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

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