

S-2638 4705 WEST VIRGINIA AVENUE



Map compiled on May 13, 2005 at 1:18 PM | Site located on base sheet no - 210NW05

NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

Key Map

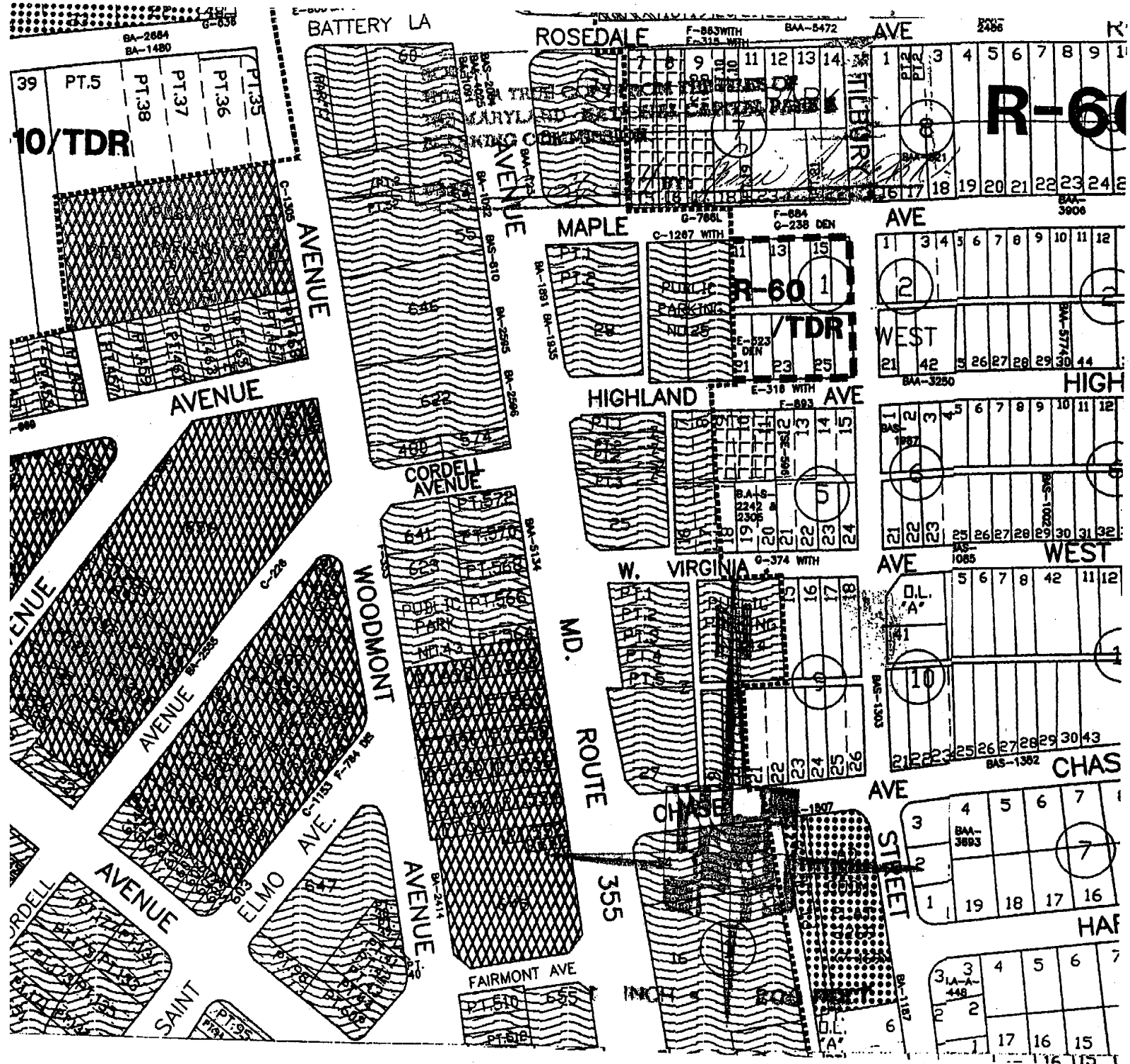


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Research & Technology Center
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1 inch = 200 feet
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BA-1480
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PT.37
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ROSEDALE AVE
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BAA-5472
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R-60
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MAPLE AVE
C-1267 WITH
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C-238 DEN
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HIGHLAND AVE
E-318 WITH
F-893
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W. VIRGINIA AVE
G-374 WITH
F-893
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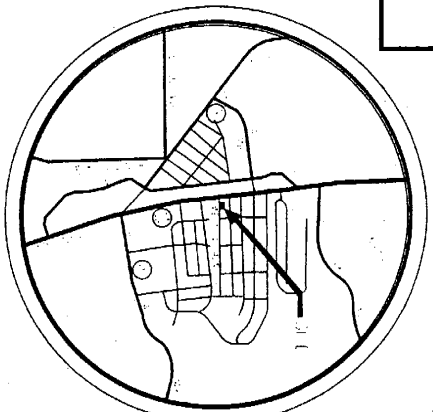
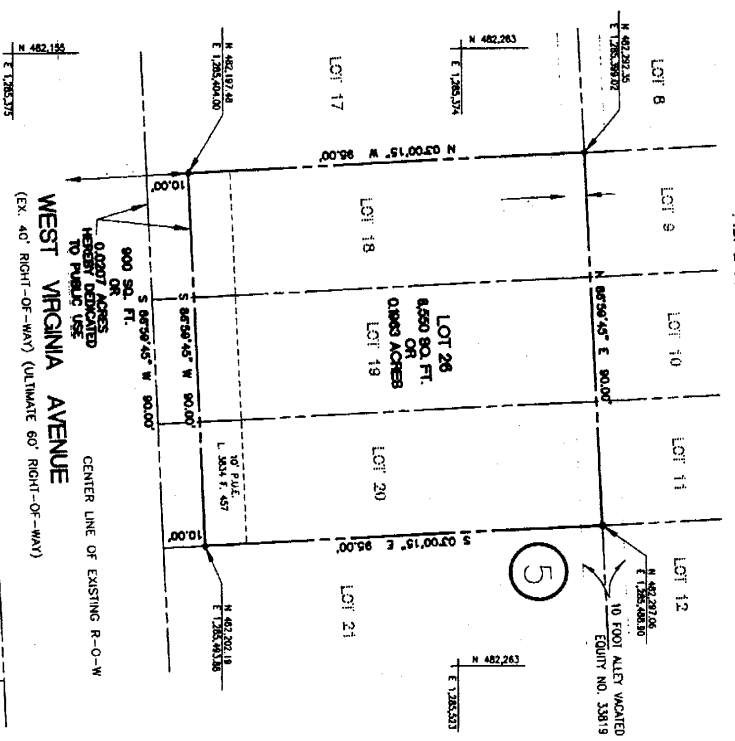
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BURGESS & NIPLE

WEST CHEVY CHASE HEIGHTS
P.B. 2 PN. 186

PLAT NO. 3-701
29981



OWNER'S CERTIFICATION

We, the undersigned, owner(s) of the property described herein, hereby adopt this plan of resubdivision, establish the minimum building restriction lines and grant to Montgomery County, MD, slope easements 10 feet wide across all lots adjacent. Conditions and parcels to all street right of way lines as required by Montgomery County Ordinance No. 4-115. Said slope easement shall be extinguished of such time as the public improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the Potomac Electric Power Company, Verdon/MD, Washington Gas Light and to their respective successors and assigns, an easement in, on and over the land hereon described as Public Utility Easement, designated herein "P.U.E.", with said terms and provisions of such a grant being incorporated herein by this reference Liber 3834 Folio 457.

As owner of this subdivision, we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24 (a)(2) of the Montgomery County Code.

There are no recorded suits, actions at law, leases, mortgages or trusts affecting the property included in this plan of subdivision, except certain deeds of trust and all parties in interest thereto, have below indicated their assent.

NOTES

- All terms, conditions, agreements, limitations and requirements associated with this plan, the plan, project, subdivision or other plan, zoning development of this project, shall remain in full force and effect. The Board are intended to survive unless modified by further action by the Board. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.
- This property appears on Tax Map H123 and is zoned R-60.
- This plat is limited to the use and conditions of the original subdivision including the number of vehicular trips generated by the original three lots. Any changes to the uses of the site will require Planning Board approval.
- The Subdivision Record Plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The Subdivision Record Plat is not intended to replace or supersede the plat or to depict or note all matters affecting the site.
- This plat conforms with the requirements for Minor Subdivision Record Plat approval contained in Section 50-35A of Montgomery County Subdivision Regulations, being Chapter 90 of the County Code. This plat involves the consolidation of lots 18, 19 & 20, Block 5 as provided for in Section 50-35 A (a)(3).
- The approval of this plat is predicated on the adequacy on availability of public sewer and water.

SURVEYOR'S CERTIFICATE

I hereby certify that the information shown hereon is true to the best of my professional knowledge and belief, that it is a resubdivision of WEST CHEVY CHASE HEIGHTS P.B. 2 PN. 186, as shown on the Survey Plat of April 23, 2002, as shown in the Land Records of Montgomery County, Maryland in Liber 20983 of Folio 60 and also being a resubdivision of WEST CHEVY CHASE HEIGHTS BLOCK 5, LOTS 18 and 19 and July 11, 2002 and recorded among the official Land Records of Montgomery County, Maryland. This plat is limited to the use and conditions of the original three lots as shown on the original plat of July 11, 2002, and recorded among the official Land Records of Montgomery County, Maryland. This plat involves the consolidation of lots 18, 19 & 20, Block 5 as provided for in Section 50-35 A (a)(3) of the Montgomery County Code.

DATE: July 22, 2004
 SURVEYOR: [Signature]
 MARYLAND REGISTRATION NO. 514

As to the Public Dedication:

DATE: July 8, 2004
 ENGINEER: [Signature]
 MARYLAND REGISTRATION NO. 10059

* Total area included on this plat of subdivision is 1.81 acres. The total area of which 0.01 acres is dedicated to public use.

FILED
 JUL 28 2004
 MARYLAND COUNTY, MD

Bloom Investments, LLC
 A Maryland Limited Liability Company
 Witness: [Signature]
 Date: 5-26-04
 Lewis Bloom
 President, Bloom Investments, LLC
 Witness: [Signature]
 Columbus Bank, Trustee

SUBDIVISION RECORD PLAT
 WEST CHEVY CHASE HEIGHTS
 LOT 26 - BLOCK 5
 A RESUBDIVISION OF
 LOTS 18, 19 AND 20 - BLOCK 5
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE - 1" = 20' OCTOBER, 2003

BURGESS & NIPLE
 170 ROLLINS AVENUE ROCKVILLE, MARYLAND, 20852-4099
 PH. (301) 468-9400 FAX (301) 468-9669
 FSA 631 2158-14 223-74

APPROVED [Signature] March 18, 2004
 MARYLAND COUNTY COMMISSION
 MARYLAND COUNTY COMMISSION
 MARYLAND COUNTY COMMISSION

APPROVED [Signature] July 22, 2004
 MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES
 MARYLAND COUNTY, MD

RECORDED
 PLAT NO. 3-701
 PA

