

**Plat Name: Battery Park**  
**Plat #: 220160800**

Location: Located on the east side of Maple Ridge Road 350 feet south of Goddard Road

Master Plan: Bethesda Chevy Chase Master Plan

Plat Details: R-60 zone, 1 lot

Applicant: Jennifer L. King

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.

**NOTES**

1. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
2. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECORDATION.
3. PER - FINCH PIPE FOUND  
 OFF - OPEN IRON PIPE FOUND  
 REB - REBAR AND CAP FOUND
4. THIS PROPERTY IS SHOWN ON TAX MAP IN 122.
5. THIS PROPERTY IS SHOWN ON M.S.S.C. 200-FOOT SHEET 20R IN 105.
6. FLOOD ZONE "X" PER F.E.I.A. FIRST MAPS, COMMUNITY PANEL NUMBER 2483068B.
7. WITH ANY SUBSEQUENT ALTERATIONS, IMPLICATIONS AND REVISIONS ASSOCIATED WITH THIS PLAT, THE SUBDIVISION IS TO BE RECORDED IN THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND ZONING. ANY CHANGES TO THE PLAT MUST BE APPROVED BY THE BOARD. THE OFFICIAL PUBLIC FILED FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
8. THIS SUBDIVISION RECORDED PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE TITLE TO THE PROPERTY. THE SUBDIVISION IS INTENDED TO BE A COMPLETE AND FINAL RECORDATION OF TITLE OR TO DELECT OR NOTE ALL MATTERS AFFECTING TITLE.

**OWNER'S CERTIFICATE**

JENNIFER L. KING, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION. FURTHER GRANT A 50' PUBLIC UTILITY EASEMENT, SHOWN HEREON, TO THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND ZONING FOR THE INSTALLATION OF PUBLIC UTILITY EASEMENTS, AS RECORDED IN LIBER 3024 AT FOLIO 467 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

4-25-16 *Jennifer L. King* JENNIFER L. KING  
 DATE WITNESS *[Signature]*

**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 ALL OF THE LANDS CONVERTED BY HAROLD R. ZANSONHAUS AND JUDITH B. ZANSONHAUS INTO JENNIFER L. KING, BY A DEED DATED APRIL 28, 2016, AS RECORDED IN LIBER 3024 AT FOLIO 467 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. AS ALL OF THE LANDS CONVERTED BY JOHN CAPACCHIONE AND LAURIE CAPACCHIONE INTO JENNIFER L. KING, BY DEED DATED MARCH 14, 2016, AND RECORDED MARCH 21, 2016 IN LIBER 5828 AT FOLIO 251, ALSO BEING A RESUBDIVISION OF THE LANDS CONVERTED BY JENNIFER L. KING INTO BATTERY PARK, AS RECORDED IN PLAT BOOK 3, PLAT 245, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 14,005 SQUARE FEET, NONE OF WHICH IS TO BE SET ASIDE FOR PUBLIC USE. THIS PLAT IS HEREBY MARKED THIS DATE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-24(e) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

4-26-2016 *Jeffery Allen Hurd*  
 DATE JEFFERY ALLEN HURD  
 PROFESSIONAL LAND SURVEYOR  
 EXPIRATION DATE: JULY 18, 2017

PLAT TABULATION	
NUMBER OF LOTS	1
NUMBER OF PARCELS	0
AREA OF PARCELS (0)	0.005 96 FT.
AREA OF STREET DEDICATION	0
TOTAL AREA	14,005.96 FT. (0.322 ACRES)

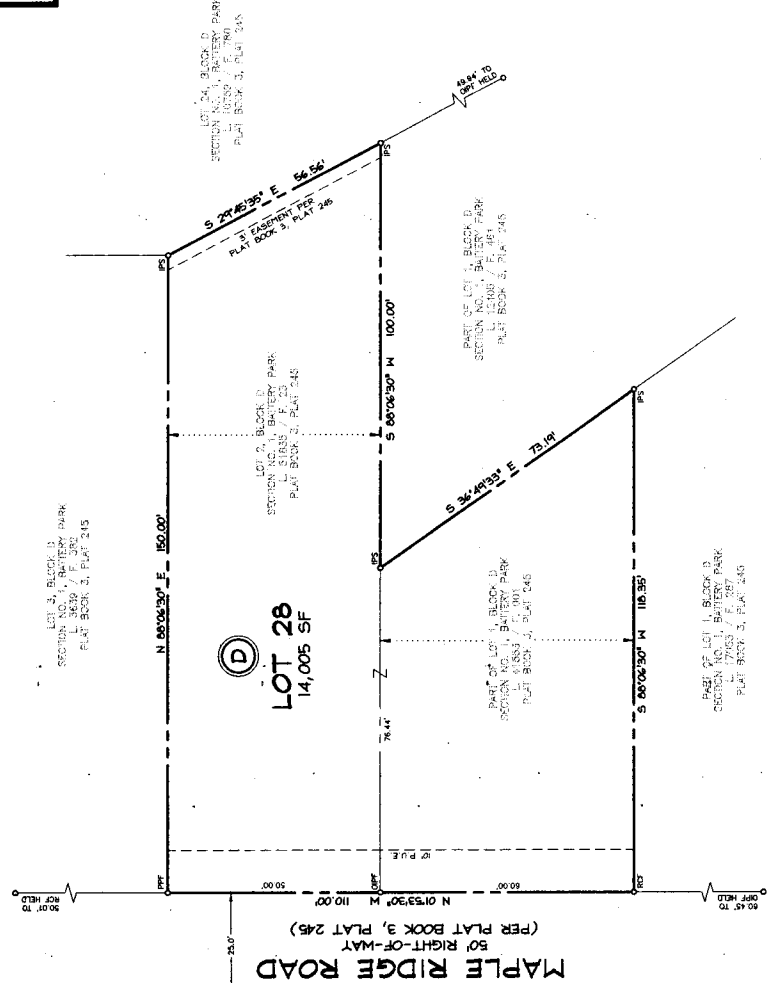
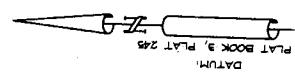
Department of  
 Planning & Zoning  
 Montgomery County, Maryland  
 Date: April 29, 2016  
 Approved: *[Signature]*

The Maryland National Capital Park and Planning Commission  
 Montgomery County Planning Board  
 Approved: \_\_\_\_\_  
 M.N.C.P. & P.C. Record File No. \_\_\_\_\_

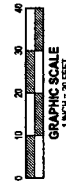
Recorded  
 Plat No. \_\_\_\_\_



**VICINITY MAP**  
 ADC MAP 5407, GRID C2, SCALE 1" = 200'



SUBDIVISION RECORD PLAT  
 LOT 28, BLOCK D  
 SECTION NO. 1  
**BATTERY PARK**  
 A RESUBDIVISION OF  
 PART OF LOT 1 & LOT 2, BLOCK D  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 20' FEBRUARY, 2016



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