

Plat Name: Bradley Hills, Section 2
Plat #: 220180360

Location: Located on the north side of Bradley Boulevard (MD 191), 500 feet west of Fairfax Road

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-60 zone; 2 lots

Owner: Benmar, LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120160360 (MCPB Resolution No. 17-056) as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

GENERAL NOTES:

1. THIS DEVELOPMENT IS SERVED BY PUBLIC WATER AND SEWER.
2. THIS PLAT CONTAINS 2 LOTS AND IS ZONED R60.
3. TAX MAP HNU21 & HNU22- VSSC 200 SHEET NO. 209NWS.
4. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE, AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC VIEW DURING NORMAL BUSINESS HOURS.
5. THIS 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 AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE MATTERS AFFECTING TITLE.
6. THE PLAT IS LIMITED TO THE USES AND CONDITIONS OF PRELIMINARY PLAN NO. 120160360.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNER OF THE PROPERTY DESCRIBED HEREIN, HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND ESTABLISH AND GRANT TO THE STATE OF MARYLAND, A 25 FOOT TEMPORARY SLOPE EASEMENT ACROSS THE PROPERTY, ADJACENT, CONTIGUOUS, AND PARALLEL, TO ALL STREET RIGHTS OF WAY LINES; SAID SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS THE IMPROVEMENTS ON THE ADJUTING RIGHT OF WAY HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE BY THE STATE OF MARYLAND OR OTHER APPROPRIATE AGENCY.

FURTHER WE DEDICATE THE AREA SHOWN FOR PUBLIC USE, AND FURTHER WE GRANT TO THE APPLICABLE UTILITY COMPANIES, THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, A PUBLIC UTILITY EASEMENT IN THE PROPERTY DESCRIBED HEREIN, FOR THE USE AND BENEFIT OF THE STATE OF MARYLAND, BEING THOSE SET FORTH IN THAT CERTAIN INSTRUMENT ENTITLED "THE MONTGOMERY COUNTY PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 3834 FOLIO 4574E FURTHER CREATE THE 30 FOOT INGRESS & EGRESS & UTILITY EASEMENT AS SHOWN HEREIN, FOR THE USE AND BENEFIT OF LOTS 74 AND 75. AS OWNERS OF THIS SUBDIVISION WE, OUR SUCCESSORS AND ASSIGNS, HAVE CAUSED ALL PROPERTY CORNER MARKERS AND OTHER REQUIRED MONUMENTATION TO BE SET BY A REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.6 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS OR ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUST AFFECTING THE PROPERTY SHOWN HEREIN, EXCEPT THAT CERTAIN DEED OF TRUST RECORDED IN DEED BOOK 55866 PAGE 397.

DATE 7-9-18
 ATTEST

 DANIEL MARTIN, PARTNER

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION


DATE 7-9-18

 ANTONIO F. MARQUEZ

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT SHOWN HEREIN IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LAND ACQUIRED BY BENHAR, LLC, BY DEED AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN DEED BOOK 55866 PAGE 391, AND THAT IT IS A RESUBDIVISION OF PART OF LOT 7, BLOCK 4, SECTION TWO, BRADLEY HILLS, PER PLAT RECORDED IN PLAT BOOK 2 AT PLAT NO. 153.

I FURTHER CERTIFY THAT ALL PROPERTY CORNERS HAVE BEEN SET AS DELIMITED HEREIN IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.6 OF THE MONTGOMERY COUNTY CODE. THAT THE AREA OF THIS PLAT IS 28,592 SQUARE FEET OR 0.6584 ACRES OF LAND OF WHICH 1324 SQUARE FEET IS DEDICATED TO PUBLIC USE.

DATE 6/20/18

 MERIDIAN SURVEYS, INC.
 STEPHEN J. VENTHOLD
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. NO. 10767
 EXPIRES 2-10-2020

220180360

DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY, MARYLAND

DIRECTOR Debra Jones
 DATE July 19, 2018

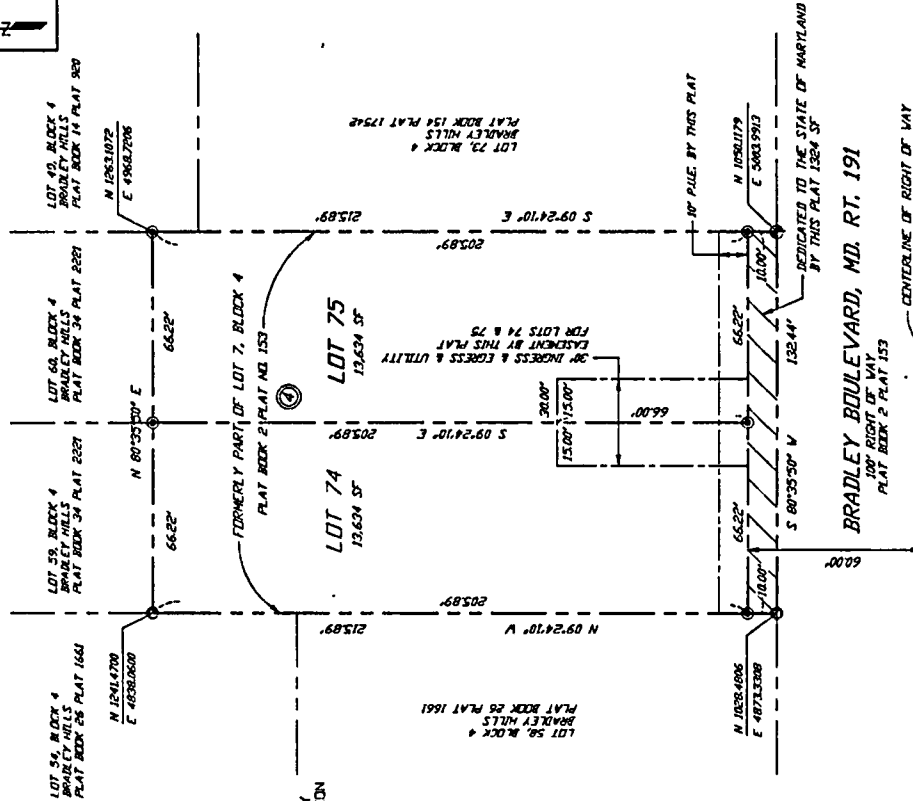
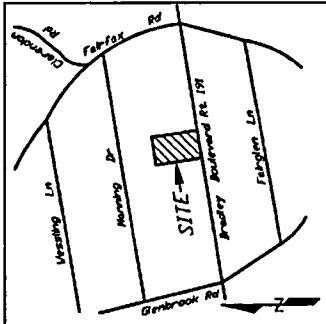
MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED DATE _____ CHAIRMAN _____
 M.C.P. & P.L. RECORD FILE NO. _____

LEGEND
 ○ IRON PIPE FOUND, HELD
 ● REBAR & CAP SET
 ⊕ X-OUT SET IN BRICK COLUMN

PREPARED BY,
 MERIDIAN SURVEYS, INC.
 P.O. BOX 5419
 FREENSBY, MARYLAND 21704
 C300 721-9400
 EMAIL: steve@meridiansurveys.com
 PST NO. 15-1624

RECORDED _____
 PLAT NUMBER _____



SUBDIVISION RECORD PLAT
LOTS 74 & 75, BLOCK 4
SECTION 2, BRADLEY HILLS
 A RESUBDIVISION OF PART OF
 LOT 7, BLOCK 4
 ELECTION DISTRICT NO. 7
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=30' APRIL 2018

