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 NOTE:
1. This development is served by public water and sewer.
2. This plat contains 2 lots and is zoned RCG.
3. Tax map numbers 62A-12-700 and 62A-12-701.
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 - are made by the Montgomery County Planning Board and are intended to survive and not be extinguished by the recission of this plat, unless expressly contemplated by the plan as approved. The official and final plans for any such plans are maintained by the county planning department 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 the title to the property or to depict or note matters affecting title.
6. The plat is limited to the use and conditions of preliminary plan no. 18668363.

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 strip of public dedication across the property, adjacent, contigous, and parallel to all street right-of-way lines, said street easements shall be extinguished at such time as the improvements on the abutting 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 assigns, a public utility easement in, on, and over the land designated as public, with the terms and provisions of said grant being those set forth in that certain document entitled "Declaration of Terms and Provisions of Public Utility Easements" recorded among the land records of Montgomery County, Maryland, in Liber 3842, Folio 427. We hereby 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 convey to each the property corner markers and other required instrumentation to be set by a registered Maryland surveyor in accordance with Section 501.4.3 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 deeds of trust recorded in book 20866, page 297.

DATE: July 19, 2018
ATTEST:

OWNERS:

DATE: July 19, 2018

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 Bennar, LLC, by deeds as recorded among the land records of Montgomery County, Maryland, recorded book 20866, page 297, and that it is a subdivision in accordance with that certain document entitled "Declaration of Terms and Provisions of Public Utility Easements" recorded among the land records of Montgomery County, Maryland, in Liber 3842, Folio 427. The total area of this plat is 2.63 acres or 56,444 square feet of land of which 1324 square feet is dedicated to public use.

DATE: July 19, 2018

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND
DIRECTOR:

DATE: July 19, 2018

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED:

DATE: JULY 19, 2018

PREPARED BY:

LEGEND:

○ IRON PIPE FIXING, HOLD
○ REBAR & CAP SET
○ X-OUT SET IN BRICK COLUMN

MERIDIAN SURVEYS, INC.
P.O. BOX 519
FREDERICK, MARYLAND 21704
PHONE: 301-695-7234
EMAIL: info@meridian-surveys.com
WEBSITE: www.meridian-surveys.com

PLAT NUMBER:

GRAPHIC SCALE: 1"=30'

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