

**Plat Name: Edgemoor**  
**Plat #: 220180820**

**Location:** Located on the south side of Moorland Lane, 200 feet west of Fairfax Road  
**Master Plan:** Bethesda - Chevy Chase Master Plan  
**Plat Details:** R-60 zone; 1 lot  
**Owner:** Moorland Bethesda, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.C.2 of the Subdivision Regulations, which states:

- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating a lot and an abandoned road right-of-way, if:
    - a. any conditions applicable to the original subdivision remain in effect;
    - b. the number of trips generated on the new lot do not exceed those permitted for the original lots; and
    - c. all required right-of-way dedication is provided.
  2. by consolidating an existing platted lot or part of a lot that contains a legally constructed detached house, with a piece of land created as a result of a deed, if:
    - a. the portion of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
    - b. any conditions applicable to the existing lot remain in effect on the new lot;
    - c. any required road dedication is provided; and
    - d. the existing platted lot was not identified as an outlot on a plat.

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 50.7.1.C.2. and supports this minor subdivision record plat.

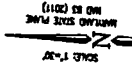
**Surveyor's Certificate**

I hereby certify that the information shown hereon is correct, that it is a subdivision plat of all the property acquired by Moorland Bethesda, LLC, a limited liability company from Hill Vint, by deed dated March 26, 2018 and recorded among the Land Records, Montgomery County, Maryland in Book 36206 at Page 446; that it is also part of Lot 2 and all of Lot 3, Block 8 as shown in subdivision record plat entitled "Edgemoor" and recorded among the aforesaid Land Records in Plat Book 3 at Plat No. 284.

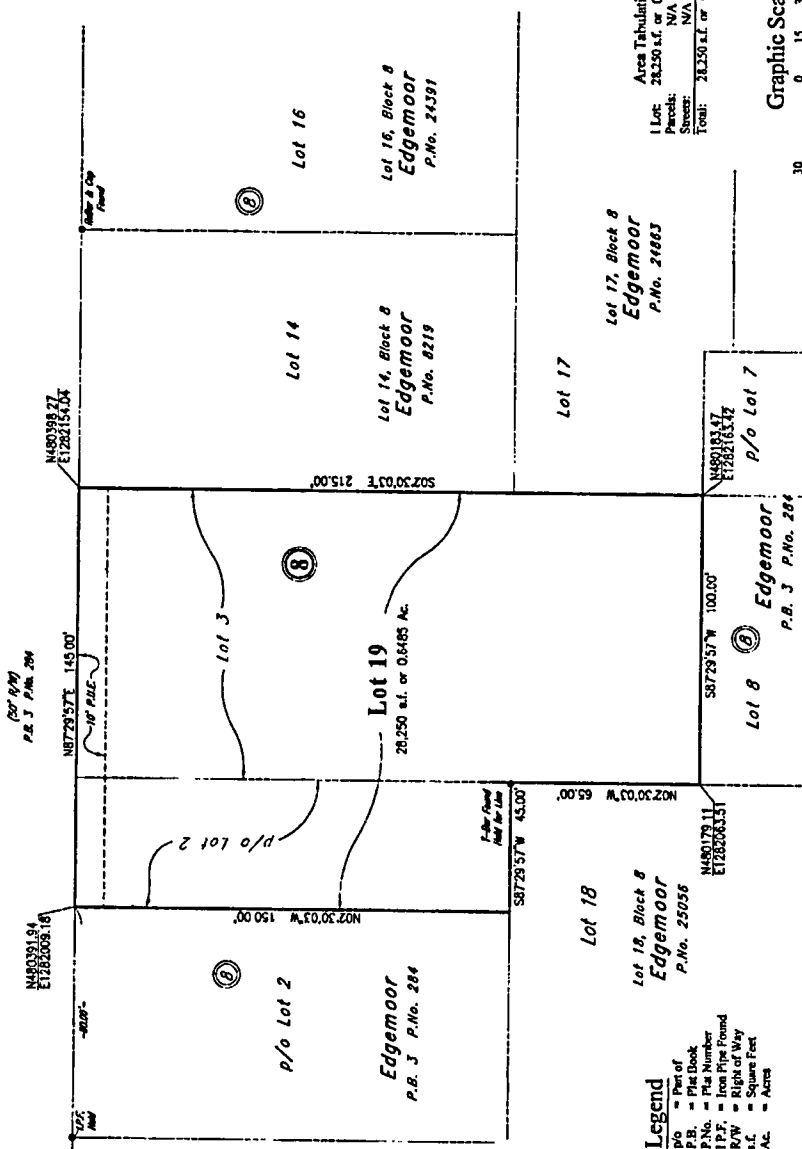
I also certify that if engaged, I will set all property corner markers in accordance with Section 50.43.G of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 28,250 square feet or 0.6485 of an acre of land; there is no street dedication by this plat.

Date: 6/27/18  
 Daniel F. ...  
 Property Line Surveyor  
 Maryland Reg. No. 526  
 Exp.: 02/17/2019

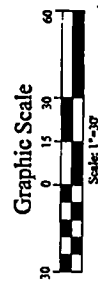


**Moorland Lane**  
 (20' R/W)  
 P.B. 3 P.No. 284



Area Tabulation

Lot:	28,250 s.f. or 0.6485 Ac.
Parcels:	N/A
Streets:	N/A
Total:	28,250 s.f. or 0.6485 Ac.



**Owner's Certificate**

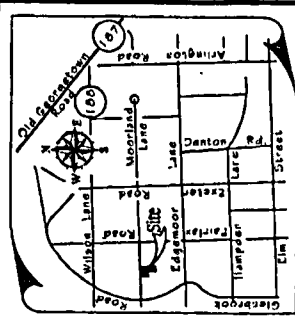
Moorland Bethesda, LLC, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat, establishes the minimum building restriction lines; grants a Public Utility Easement as shown hereon and designated P.U.E., to the parties listed and with the terms and provisions being set forth in the instrument entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3134 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.

We further certify that a Maryland registered land surveyor will be engaged to set all property corner markers in accordance with section 50.43.G 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.

Date: 6/27/18  
 Jeffrey S. ...  
 Managing Member

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, allowing the development of the 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 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 of the lot, nor every matter restricting 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.
- W.S.S.C. 200 scale reference: 209 NW 05.
- This plat conforms to the requirements for Minor Subdivision Approvals contained in Section 50.7 of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves the consolidation of a lot and part of a lot as provided for in Section 50.7.C.2.
- Water/Sewer Categories: V(S)
- This property is shown on Tax Map HN122
- Coordinates shown hereon were established using Trimble's Real-Time Kinematic and their Virtual Reference Station System (VRS) and are based on Maryland State Plane coordinates NAD 83 (2011). The average scale factor for the subject property is 0.999991712. The average property elevation based upon NAVD83 vertical datum is 366 feet for an elevation factor of 0.999997484. The combined factor for the subject property is 0.999993197. All bearings and distances shown are based on grid coordinates.

**Subdivision Record Plat**

Lot 19, Block 8

a subdivision of Part of Lot 2 and Lot 3, Block 8

**Edgemoor**

Bethesda (7th) District  
 Montgomery County, Maryland  
 June, 2018 Scale: 1" = 30'

**CPJ Associates**  
 Charles P. Johnson & Associates, Inc.  
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 www.cpjassociates.com

The Maryland-National Capital Park and Planning Commission  
 Montgomery County Planning Board

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
 Chairman

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
 Asst. Secretary/Treasurer

Department of Permitting Services  
 Montgomery County

Recorded: \_\_\_\_\_  
 Plat No.: 220180820