

Plat Name: West Chevy Chase
Plat #: 220190300

Location: Located on the north side of DeRussey Parkway, 575 feet west of Offutt Road.
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Owner: Eckhart Family Trust

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.1** 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.1. and supports this minor subdivision record plat.

NOTES

1. PROPERTY ZONED R-40 AS OF THE DATE OF PLAT RECORDATION.
2. LOT IS SERVED BY PUBLIC WATER AND SEWER. WSSC CATEGORIES S-1, W-1.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLANS, SITE PLANS, PROJECT PLANS, OR OTHER PLANS ALLOWING DEVELOPMENT ON THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILS FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL MATTERS AFFECTING TITLE.
5. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP H1211, WSSC GRID 28RW05.
6. THIS PLAT OF RESUBDIVISION IS APPROVED PURSUANT TO THE PROVISIONS FOR MINOR SUBDIVISIONS IN SECTION 50.7 OF THE SUBDIVISION REGULATIONS. THIS PLAT INVOLVES THE CONSOLIDATION OF PARTS OF LOTS, AS PROVIDED FOR IN SECTION 50.7.1.C.

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land described in a Deed from Steven Arthur Eckhart and Kathleen Gyarmathy, husband and wife to Steven Arthur Eckhart and Kathleen Gyarmathy, Trustees under the Eckhart Family Trust dated August 20, 2012, and recorded in Liber 44785 at Folio 368, also being a resubdivision of "West Chevy Chase", Part of Lot 24 and Part of Lot 25, as shown on a plat recorded in Plat Book 33 at Plat 2148, all among the land records of Montgomery County, Maryland. I further certify that all monuments and all property markers are in place as delineated hereon in accordance with the provisions of Section 50.4.3.C. of Montgomery County Code. The total area included on this plat is 7748 square feet of land. There is no dedication to the public use.

Thomas A. Maddox 12/19/2018
 Registered Professional Land Surveyor
 MJD #10650
 Exp. 4/3/20

PLAT TOTALS	
NUMBER OF LOTS	1
AREA OF LOT	7748 sf
AREA OF DEDICATION	0 sf
TOTAL AREA SHOWN ON PLAT	7748 sf

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED *Scott A. Mansour, Director*
 DATE 11-5-2018
 DIRECTOR

THE MARYLAND-NATIONAL CAPITAL
 PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED _____ DATE _____
 CHAIRMAN ASST. SECRETARY/TREASURER
 M.N.C.P. & P.C. RECORD FILE NO. _____

OWNERS CERTIFICATION

The undersigned owners of the property shown hereon, hereby adopt this plat of subdivision. The undersigned also grants a Public Utility Easement (10' P.U.E.) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the land records of Montgomery County, Maryland, their successors and assigns. The owner will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 50.4.3.C. of the Montgomery County Code.

There are no suits, mortgages, leases, liens or trusts affecting the subject property.

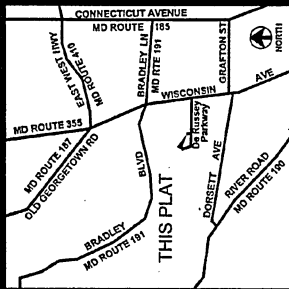
For the Eckhart Family Trust dated August 20, 2012:

Steve Arthur Eckhart 12/19/18 Date
 Steven Arthur Eckhart, Trustee
Kathleen Gyarmathy Eckhart 12/19/18 Date
 Kathleen Gyarmathy Eckhart, Trustee

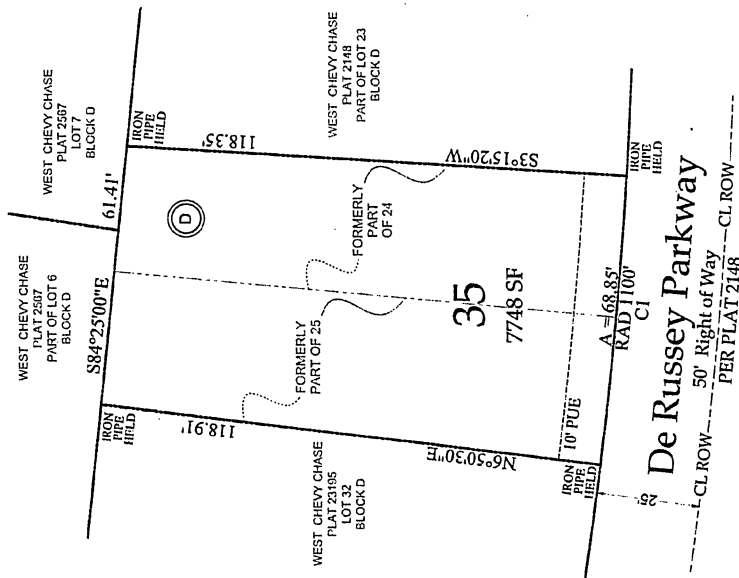
Steve Arthur Eckhart Witness
Kathleen Gyarmathy Eckhart Witness



PLAT NO.
 SCALE 1" = 20'
 0' 20'



VICINITY MAP
 1" = 2000'



CURVE TABLE			
CURVE	RADIUS	ARC CHORD	BEARING DELTA
CI	1100.00'	68.85'	N86°56'15"W 3°35'10"

SUBDIVISION RECORD PLAT
 LOT 35 BLOCK D
WEST CHEVY CHASE
 A RESUBDIVISION OF
 PART OF LOT 24 & PART OF LOT 25
 ELECTION DISTRICT 7
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 20' OCTOBER 2018

THOMAS A. MADDOX
 PROFESSIONAL LAND SURVEYOR
 8935 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877
 (301) 984-5864