

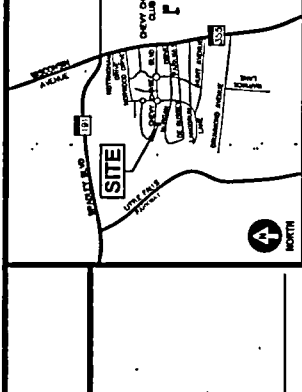
Plat Name: Chevy Chase Terrace, Section 2
Plat #: 220190290

Location: Located on the south side of Chevy Chase Boulevard, 680 feet west of Offutt Road
Master Plan: Bethesda Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Owner: Derek and Christie Harman

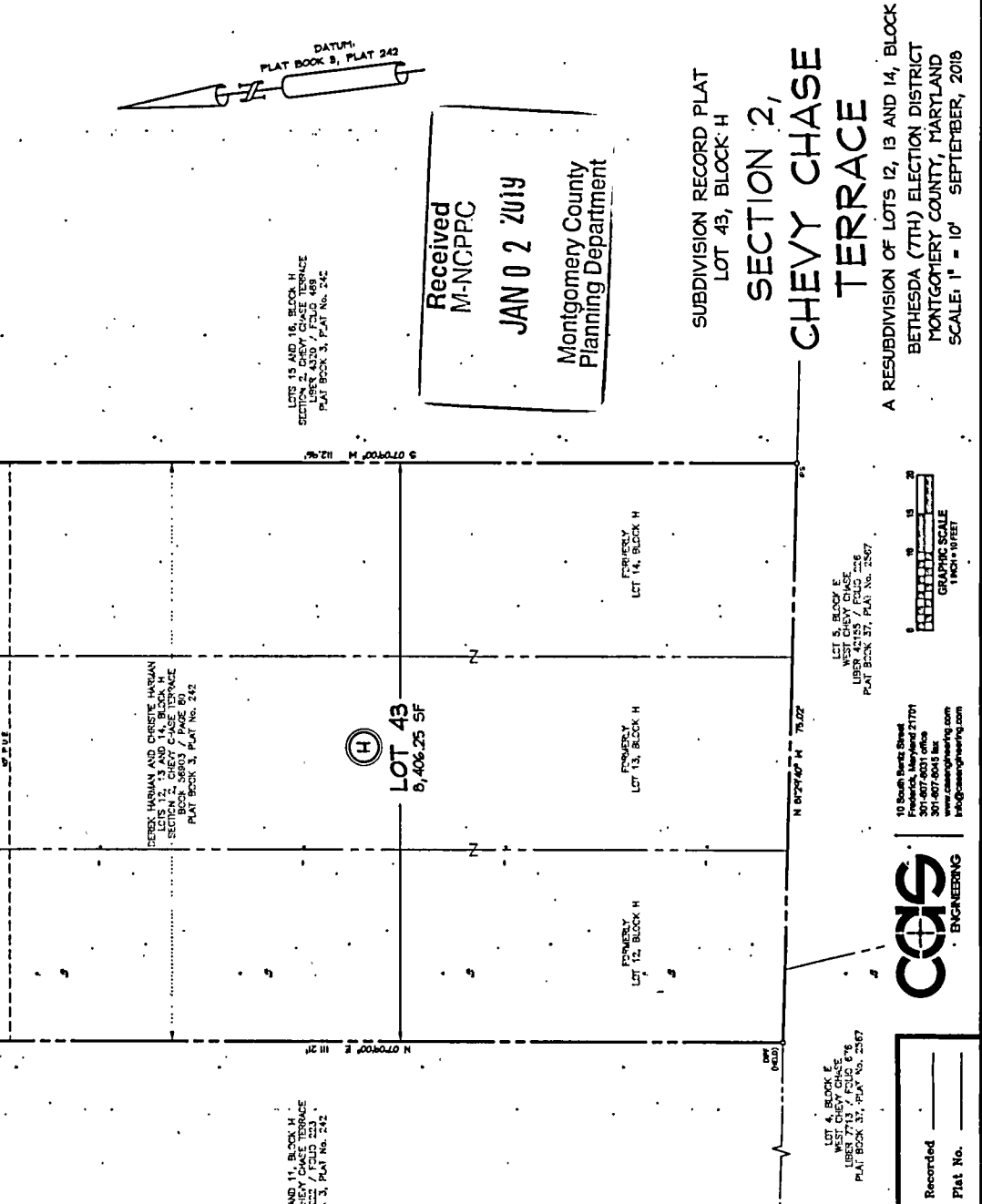
Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.C.1 of the Subdivision Regulations, which states:

- 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.



VICINITY MAP
SCALE: 1" = 10'



PLAT No.

CHEVY CHASE BOULEVARD
RIGHT-OF-WAY VARIES
(PER PLAT BOOK 3, PLAT No. 243)

Received
M-NCPPC
JAN 02 2019
Montgomery County
Planning Department

SUBDIVISION RECORD PLAT
LOT 43, BLOCK H
SECTION 2,
CHEVY CHASE
TERRACE
A RESUBDIVISION OF LOTS 12, 13 AND 14, BLOCK H
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 10' SEPTEMBER, 2018



10 South Bend Street
Frederick, Maryland 21701
301-607-6031 office
301-607-6043 fax
info@cosengineering.com

LET 5, BLOCK E
WEST CHEVY CHASE
LIBER 7713 FOLD 25
PLAT BOOK 37, PLAT No. 2567

LET 5, BLOCK E
WEST CHEVY CHASE
LIBER 7713 FOLD 25
PLAT BOOK 37, PLAT No. 2567

Recorded _____
Plat No. _____

- NOTES**
1. THE PROPERTY SHOWN HEREON IS SURVEYED BY PUBLIC WATER AND SOBER.
 2. THE PROPERTY PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECORDED.
 3. PS = 100 INCH WIDE GAS SET
OFF = OPEN IRON PIPE FOUND
 4. THIS PROPERTY IS SHOWN ON TAX MAP 18X1.
 5. THIS PROPERTY IS SHOWN ON M.S.C. 200-FOOT SHEET ZONING.
 6. FLOOD ZONE "A" PER FEMA FIRM 17A, CERTIFICATE PANEL NUMBER 2400668D.
 7. ALL TERMS, CONDITIONS, AGREEMENTS, LETTERS AND REQUIREMENTS ASSOCIATED WITH THE DEVELOPMENT OF THIS PROPERTY AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTRODUCED TO SURVIVE UNLESS REPEALED BY FURTHER ACTION BY THE BOARD, AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
 8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR PAPER SUBDIVISION APPROVALS CONTAINED IN SECTION 3-7 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING A RESUBDIVISION OF LOTS 12, 13 AND 14, BLOCK H, AS PROVIDED FOR IN SECTION 3-7.1.C.I.
 9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN ESTATE WATER OF TITLE OR TO DEFLECT OR NOTE ALL MATTERS AFFECTING TITLE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE REQUIREMENTS OF ANNE ARUNDEL COUNTY, MARYLAND, ESTATE OF LARRY H. SHAWR, P.A. (GENERAL, ESTATE & CORPORATE), LARRY SHAWR AND CHRISTIE HARTMAN, BY A DEED DATED 09/24/2018, RECORDED IN PLAT BOOK 3, PLAT 243, MONTGOMERY COUNTY, MARYLAND, ALSO BEING A RESUBDIVISION OF LOTS 12, 13 AND 14, BLOCK H, SECTION 2, CHEVY CHASE TERRACE, AS RECORDED IN PLAT BOOK 3, PLAT 243, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA SURVEYED AND SHOWN HEREON IS ACCORDANCE WITH SECTION 3-7.1.C.I. OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

12/9/18 Jeffrey Allen Wayford
DATE SURVEYOR ALLEN WAYFORD
PROFESSIONAL LAND SURVEYOR
EXPIRATION DATE: JULY 5, 209

OWNERS' CERTIFICATE

WE, CHRISTIE HARTMAN AND CHRISTIE HARTMAN, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND WE FURTHER GRANT A 30-YEAR PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "P.U." TO THOSE MATTERS NAMED IN THE DOCUMENT ENTITLED "SUBDIVISION RECORD PLAT FOR LOT 43, SECTION 2, CHEVY CHASE TERRACE, AS RECORDED IN LIBER 3047 AT FOLD 25 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, TO THE PUBLIC, AS SHOWN HEREON, AND THAT ALL PROPERTY CORRIDORS NAMED THIS ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 3-7.1.C.I. OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

12/9/18 Debbie Hartman
DATE DEBIE HARTMAN WITNESS
12/9/18 Christie Hartman
DATE CHRISTIE HARTMAN WITNESS

WE, THE OLD LINE BANK, OWNERS OF A DEED OF TRUST DATED OCTOBER 30, 2008 AND RECORDED NOVEMBER 21, 2008 IN BOOK 30493 AT PAGE 66 HEREBY CONSENT TO THIS PLAT OF SUBDIVISION.

12/9/18 [Signature]
DATE [Signature]

Department of Permitting Services Montgomery County, Maryland	
DATE: 12/18/2018	
APPROVED BY: [Signature]	
The Maryland National Capital Park and Planning Commission Montgomery County Planning Board	
Approved: _____ Commissioner	
M.N.C.P. & P.C. Record File No. _____	