

Plat Name: Battery Park, Section 3
Plat #: 220190660

Location: Located on the west side of Maple Ridge Road, 200 feet north of Goddard Road.
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Owner: Robert Dinkelspiel & Shelby Cook

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 Robert S. Dinkeloid and Shelby J. Cook from Sherry Dean-Candler Surviving Tenant by the Entirety of Stephen Louis Candler, by deed dated March 28, 2019 and recorded among the Land Records of Montgomery County, Maryland in Book 57189 at Page 304; that it is also all of Lot 4 and part of Lot 5, Block F as shown on a subdivision record plat entitled "Section No. 3, Battery Park" and recorded among the aforesaid Land Records at Plat No. 261.

I also certify that I engaged Daniel F. DeBoer, Property Line Surveyor, Maryland Reg. No. 526, Exp.: 02/17/2021, to survey and plat the property shown hereon in accordance with Section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 12,000 square feet or 0.2755 of an acre of land; there is no street dedication by this plat.

Date: 4/18/19
 Daniel F. DeBoer
 Property Line Surveyor
 Maryland Reg. No. 526
 Exp.: 02/17/2021

Owner's Certificate

Robert S. Dinkeloid and Shelby J. Cook, owners of the property, shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat, establish the minimum building restriction lines, grant 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 that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 8334 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 corners markers in accordance with Section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, leases, mortgages or trusts affecting the property shown hereon, except that certain deed of trust, recorded in Book 57189 at Page 312 and the parties in interest therein have below indicated their assent.

Date: 4/11/19
 Witness: [Signature]
 Robert S. Dinkeloid
 Robert S. Dinkeloid, Owner

Witness: [Signature]
 Shelby J. Cook
 Shelby J. Cook, Owner

We hereby assent to this Subdivision Record Plat

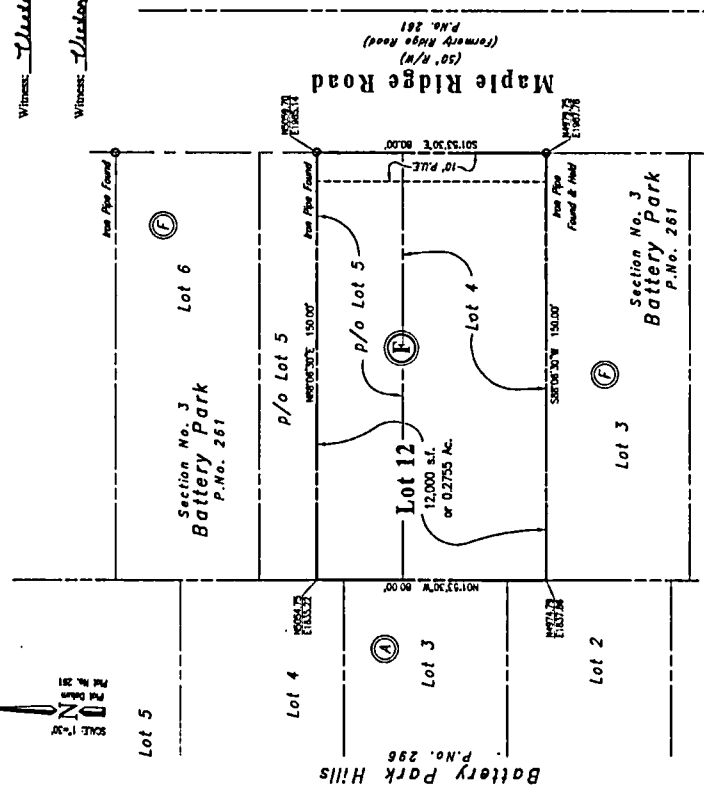
Witness: [Signature]
 Robert S. Cook, Lender

Witness: [Signature]
 Eileen N. Cook, Lender

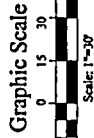
[Signature]
 Robert S. Cook, Lender

[Signature]
 Eileen N. Cook, Lender

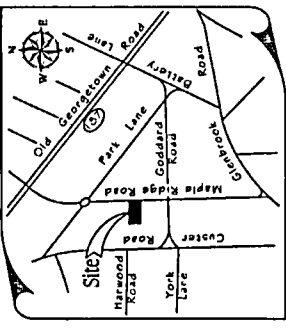
Scale: 1" = 32'



Legend
 PL = Part of
 P.B. = Plat Book
 P.No. = Plat Number
 R/W = Right of Way
 A.C. = Acre
 Ac. = Acres



Plat No.:



NOTES

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plat, site plan, project plan, or any other plan, following the development of the property, approved by the Montgomery County Planning Board are intended to survive and shall be enforceable by the successors in title to the property. The official plat for this property shall be the official plat for this property (P.No. 261) as submitted 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 and/or use, 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.A.S.S.C. 200 scale reference: 210 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 50.7.1.C.2.
- Water/Sewer Categories: W/S1
- This property is shown on Tax Map (R)N123
- This plat is drawn in the datum of the original subdivision record plat (P.No. 261). The coordinates shown hereon are assumed.

Subdivision Record Plat
Lot 12, Block F
Section No. 3,
Battery Park

a resubdivision of Lot 4 and Part of Lot 5, Block F
 Bethesda (7th) District
 Montgomery County, Maryland
 April, 2019 Scale: 1" = 30'

CPJ Charles P. Johnson & Associates, Inc.
 Civil and Professional Engineers - Planners - Landscape Architects - Surveyors
 1711 Rockville Pike, Suite 300, Silver Spring, MD 20910-4001
 Tel: 301-581-1100 Fax: 301-581-1101
 www.charlesjohnson.com

Recorded:
 Plat No.: 220190660

Department of Permitting Services
 Montgomery County
 Approved: [Signature] Director
 Date: April 16, 2019

The Maryland-National Capital Park and Planning Commission
 Montgomery County Planning Board
 Chairman: _____ Date: _____
 Asst. Secretary/Treasurer: _____