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 herein is correct, that it is a subdivision plat of all the property acquired by Robert S. Dekle, and Shelley J. Cook, from Sherry Dean-Cavender, surviving Tenant by the Estate of Stephen Louis Cavender, by deed dated March 28, 2019 and recorded among the Land Records of Montgomery County, Maryland in Book 5729 at Page 254; that it is also a lot of Lot 4 and part of Lot 1 Block F as shown on a subdivision record plat entitled "Section No. 3, Battery Park" and recorded among the aforesaid Land Records as Plat No. 261.

I certify that if engaged, I will set all property corner marks in accordance with Section 50-4.3.0 of the subdivision regulations of Montgomery County, Maryland.

[Signature]

Robert S. Dekle
Property Line Surveyor
Maryland Reg. No. 226
Exp. 02/27/2023

Owner's Certificate

Robert S. Dekle and Shelley J. Cook, owners of the property shown herein and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat, establish the minimum building restriction lines, and report a Public Utility Easement as shown herein and executed P.L.E., as to persons limited and with the terms and provisions being set forth in the plat record entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Book 584 at Page 642, 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 survey will be used to set all property markers in accordance with Section 50-4.3.0 of the subdivision regulations of Montgomery County, Maryland.

We 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 severance by this plat.

[Signature]

Robert S. Dekle
Owner

[Signature]

Shelley J. Cook
Owner

[Signature]

Eileen M. Cook, Lucky

Notes:

1. All areas, 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 to be included and not be extinguished by the restrictions of this plat, unless expressly contemplated by the plans as approved. The official file for any such plan is maintained by the Planning Board and is available for review during normal business hours.

2. 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 existing survey of title or to depict or note all matters affecting title.

3. This property is served by public water and sewer systems only.

4. The property shown herein is taxed in R-60.


6. This plat conforms to the requirements for Minor Subdivision Approvals contained in Section 15.6 of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat also conforms to the conditions of a lot and part of a lot as provided for in Section 15.1.0.0 of the Code.


8. This property is shown on the Tax Map 109-223.

9. This plat is shown in the closing of the original subdivision record plat (Plat No. 261). The boundaries shown herein 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'

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