

**Plat Name:** Chevy Chase, Section 3  
**Plat #:** 220190710

**Location:** Located on the west side of Florida Street, 100 feet south of Taylor Street  
**Master Plan:** Bethesda Chevy Chase Master Plan  
**Plat Details:** R-60 zone; 1 lot  
**Owner:** Brain Afnan and June Im

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 of all the property acquired by Brian K. Aftan and June H. Im from the Thomas J. You and Patricia Bradley Aftan by deed dated June 10, 2019 and recorded among the Land Records of Montgomery County, Maryland in Book 57743 at Page 1; that it is also parts of Lots 36, 37 and 38, Block 3, as shown on a subdivision record plat entitled "Resubdivision of Section 3, Chevy Chase" and recorded among the aforesaid Land Records in Plat Book 1 as Plat No. 90.

I also certify that I engaged, I will set all property corner markers in accordance with Section 50.4.3.0 of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 9,000 square feet or 0.2066 of an acre of land; there is no street dedication by this plat.

Date: 9/4/19  
 Daniel F. DeBoni  
 Property Line Surveyor  
 Maryland Reg. No. 526  
 Exp. 02/17/2021

**Owner's Certificate**

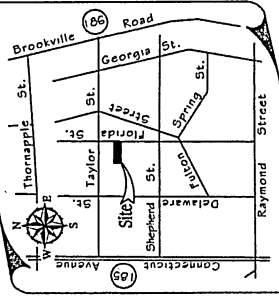
Brian K. Aftan and June H. Im, owners of the property shown herein and described in the Surveyor's Certificate, certify that they are the owners of the property shown herein and described in the Surveyor's Certificate and that they are in compliance with the minimum building restriction lines, subject 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 50.4.3.0 of the subdivision regulations of Montgomery County, Maryland.

There are no easements, liens, mortgages or trusts affecting the property shown herein.

Date: 9-4-19  
 Brian K. Aftan, Owner  
 June H. Im, Owner

Plat No.:



Vicinity Map  
 Scale: 1" = 500'

**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 shown herein shall apply to the property shown herein. The plan shall not be construed as approval. 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 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 herein is zoned R-60.
- W.S.S.C. 200 scale reference: 209 NW 04.
- 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 parts of lots as provided for in Section 50.7.1.C.2.
- Water/Sewer Categories: W/S
- This property is shown on Tax Map HN342
- Coordinates shown herein were established using Trimble's Real-Time Kinematics 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 0.999951712. The average property elevation based upon NAVD88 vertical datum is 366 feet, for an elevation factor of 0.99997484. The combined factor for the subject property is 0.999993197. All bearings and distances shown are based on grid coordinates.

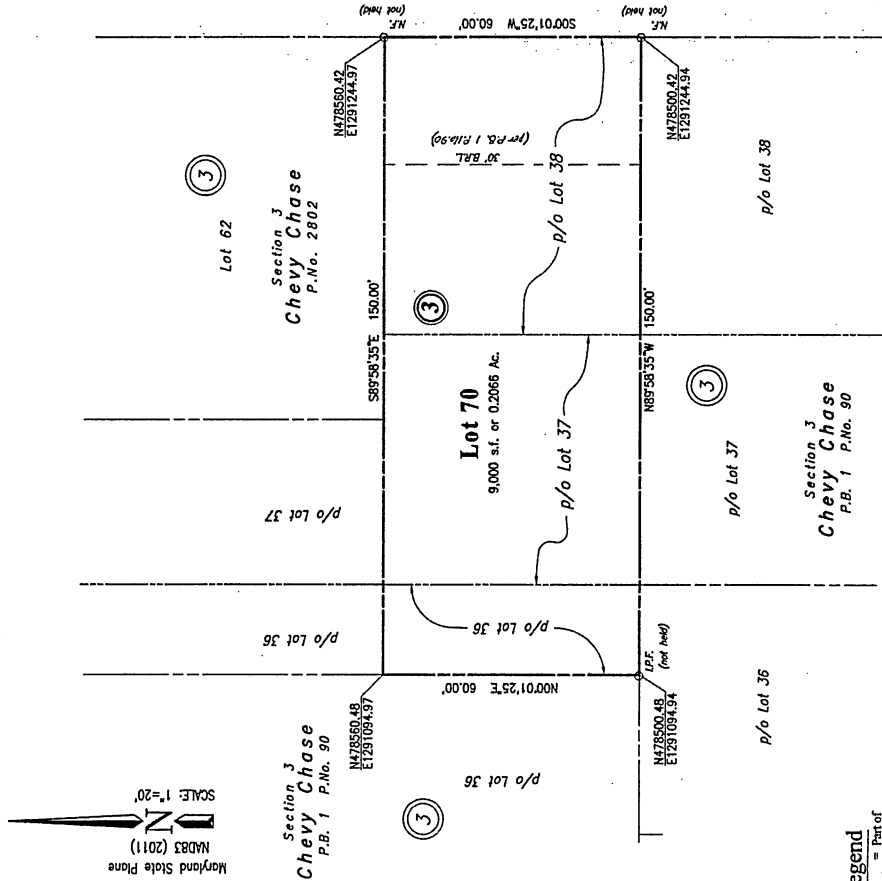
**Subdivision Record Plat**  
**Lot 70, Block 3**

a resubdivision of Part of Lots 36, 37 and 38, Block 3

**Section 3,**  
**Chevy Chase**

Bethesda (7th) District  
 Montgomery County, Maryland  
 September, 2019  
 Scale: 1" = 20'

**CPJ** Charles P. Johnson & Associates, Inc.  
 Civil and Instrumental Engineer • Planner • Landscape Architect • Surveyor  
 11000 Rockville Pike, Suite 200, Rockville, MD 20850  
 Telephone: 301-981-1100 • Fax: 301-981-1101  
 Website: www.cpjinc.com



Area Tabulation

Lot:	9,000 s.f. or 0.2066 Ac.
Parcels:	N/A
Streets:	N/A
Total:	9,000 s.f. or 0.2066 Ac.



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

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
 Chairman \_\_\_\_\_ Amt. Secretary-Treasurer \_\_\_\_\_

Department of Permitting Services  
 Montgomery County

Approved: 9-12-2019 Date: \_\_\_\_\_  
April K. Mankabala Director

Recorded: \_\_\_\_\_  
 Plat No.: 220190710

MANCAPS Record File No. \_\_\_\_\_