

Plat Name: Somerset Heights
Plat #: 220170130

Location: Located on the south side of Dorset Avenue, 250 feet west of the intersection with Surrey Street.
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-60; 1 lot
Owner: John Beckman and Vanessa Beckman

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.

NOTES

1. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
2. THE PROPERTY IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE AS OF THE DATE OF PLAT RECORDED.
3. **CONCRETE FOUNDATION**
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4. THIS PROPERTY IS SHOWN ON TAX MAP 1981.
5. THIS PROPERTY IS SHOWN ON M.S.C. 200-FOOT SHEET 208 1M 04.
6. FLOOD ZONE 'X' PER FEMA, FIRM 17474, CORRELATION PANEL NUMBER 240004900.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING EXAMINATION AND APPROVAL BY THE BOARD OF PLANNING AND ZONING, INCLUDING ANY PUBLIC UTILITY EASEMENTS, AS RECORDED IN LIESE 3084 AT FOLIO 87 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
8. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE CONVEYANCE AND USE OF THE SUBDIVISION RECORD PLAT. IT IS INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DELECT OR NOTE ALL MATTERS AFFECTING TITLE.

OWNERS' CERTIFICATE

WE, JOHN B. BROWN AND VANESSA R. BROWN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAT OF SUBDIVISION. WE FURTHER GRANT A 6-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS 'U' EASEMENT, TO THOSE PARTIES NAMED IN THE PUBLIC UTILITY EASEMENTS, AS RECORDED IN LIESE 3084 AT FOLIO 87 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, PORTINGAGES OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT AS INDICATED BELOW.

10-5-19 JOHN B. BROWN WITNESS
 10/13/19 VANESSA R. BROWN WITNESS

ME, TO BANK N.A. OWNERS OF A DEED OF TRUST DATED JUNE 7, 2011, HEREBY CONSENT TO THIS PLAT OF SUBDIVISION.

1/22/20 Amy D. Hoke WITNESS
 APRIL F. FOWELL WITNESS
 VICE PRESIDENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT IS A RESUBDIVISION OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AS RECORDED IN LIESE 3084 AT FOLIO 87 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THAT THE TOTAL AREA INVOLVED IN THIS PLAT IS 22.160 SQUARE FEET, MORE OR LESS, AS DEDICATED TO BE IN EACH BLOCK AND SHOWN HEREON IN ACCORDANCE WITH SECTION 90-24(a) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

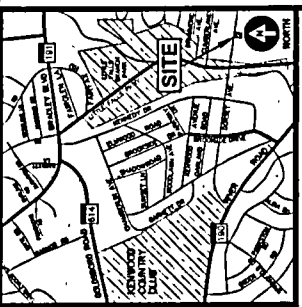
9/25/19 Jeffrey Allen WITNESS
 JEFFREY ALLEN WATSON
 FIDELITY AND SECURITY SURVEYORS
 DURATION DATE: JULY 15, 2023

PLAT TABULATION	
NUMBER OF LOTS	1
NUMBER OF PARCELS	1
AREA OF PARCELS	22.160 SQ. FT.
AREA OF STREET DEDICATION	0
TOTAL AREA	22.160 SQ. FT. (0.507 ACRES)

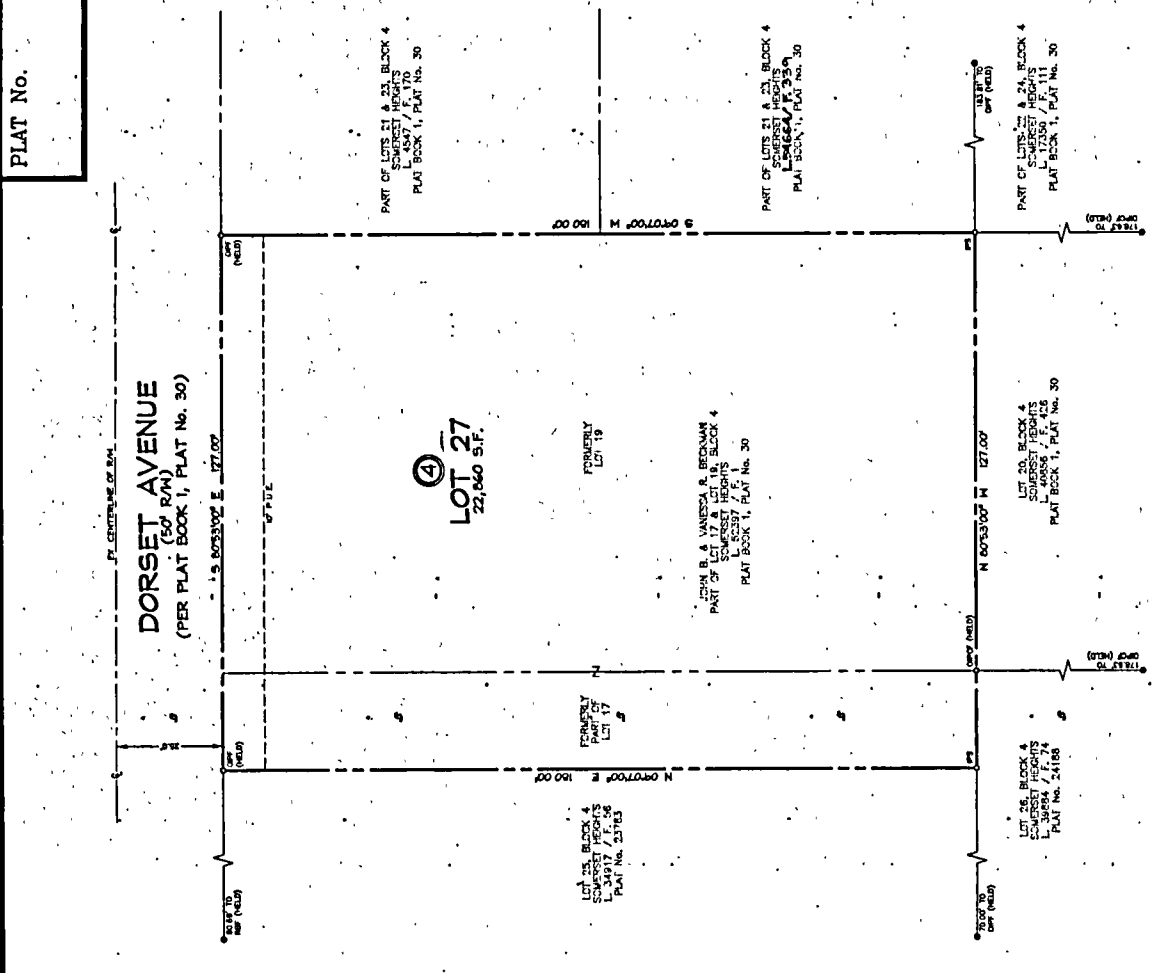
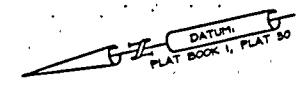
The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____

 M.N.C.P. & P.C. Record File No. _____



VICINITY MAP
 MONTGOMERY COUNTY, MD. DC MAP PART, GRID E4,
 SCALE: 1" = 200'



PLAT No. _____

SUBDIVISION RECORD PLAT
 LOT 27, BLOCK 4

SOMERSET HEIGHTS

A RESUBDIVISION OF PART OF LOT 17
 & LOT 19, BLOCK 4.
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' AUGUST, 2016



10 South Beard Street
 Frederick, Maryland 21701
 301-407-3031 office
 301-407-3032 fax
 www.cos-engineering.com
 info@cos-engineering.com

Recorded _____
 Plat No. _____

PLAT 178, 2016 Street Address: Somerset Heights, MD, Plat No. 178, 2016, 15.24.16, 8.091.041 Engineering and CAD Systems, Inc., LLC