

Plat Name: Samuel T. Robertson's Addition to Bethesda
Plat #: 220200530

Location: Located on the north side of Rugby Avenue, 150 feet west of Glenbrook Road
Master Plan: Bethesda Downtown Plan
Plat Details: R-60; 1 lot
Owner: Dinah Sunday

Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.C.2. of the Subdivision Regulations, which states:

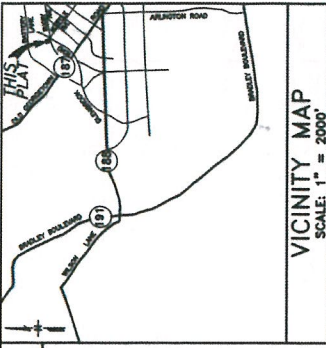
- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating 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.

PLAT NO.

GENERAL NOTES

- This Subdivision Record Plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership 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.
- All the terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This plat conforms with the requirements of Minor Subdivision approvals contained in Chapter 50 Division 50.7.1.C.2. of Montgomery County Subdivision Regulations.
- The Zoning is R-80.
- The Tax Map is HN123.
- WSSC 200 foot sheet No. 210 NW 05
- The property is served by public water and sewer systems.



SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct to the best of my professional knowledge and is a subdivision of all the land conveyed to Dinah S. Sunday from J. Willard Nellis, Jr. in Subdivision Record Plat No. 407, 1991 and by deed dated April 24, 2001, and recorded among the Land Records of Montgomery County, Maryland in Liber 19125 Folio 212 said land known as Lot 5 and Part of Lot 6, Block C in a subdivision known as "Samuel T. Robertson's Addition to Bethesda" as per Plat of said subdivision recorded in Plat Book 5 Plat No. 407.

I further certify that once engaged to do so as described in the Owner's Certificate, hereon all property markers shown thus (---) will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code. The total area included on this Plat is 8,186 square feet or 0.18792 acres. There is no dedication to public use by this plat.

4/1/20
Date

Charles T. Grimaley
Charles T. Grimaley
Professional Land Surveyor
Montgomery No. 21392
Expiration Date: February 4, 2022

PLAT TABULATION

LOT	AREA SQ. FT.	AREA ACRES
LOT 13	8,186	0.18792
DEDICATION	0	0
TOTAL	8,186	0.18792

OWNER'S CERTIFICATE

I, Dinah S. Sunday, owner of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines.

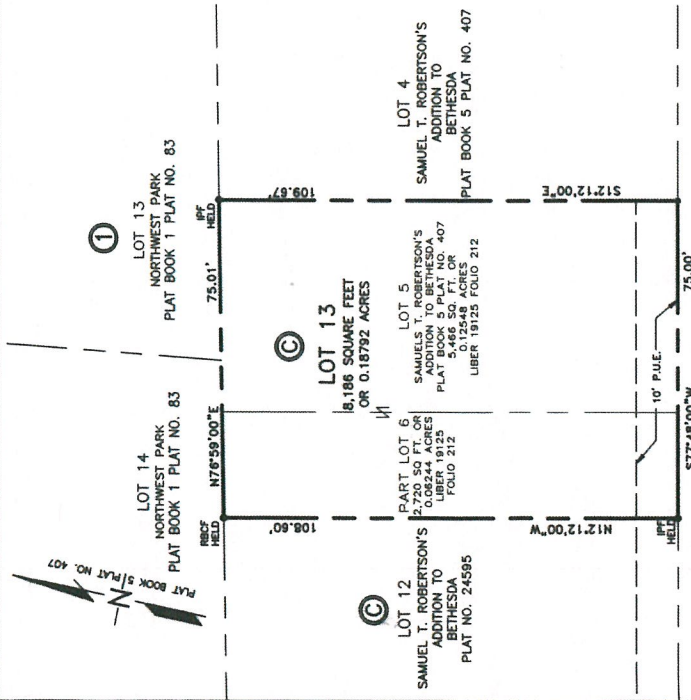
Further, I grant a public utility easement (P.U.E.) as shown hereon to the parties named in a document titled "Declaration of Terms and Provisions of Public Utility Easement", as recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457 which said terms are incorporated herein.

Further, I, my successors and/or assigns will cause permanent property corner markers as shown hereon to be set by a Registered Maryland Land Surveyor in accordance with Section 50.4.3.G of the Subdivision Regulations of Montgomery County, Maryland.

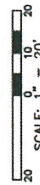
There are no suits, actions-at-law, leases, liens, mortgages or trusts affecting the property shown hereon.

Dinah S. Sunday
Dinah S. Sunday

Dinah S. Sunday
Date



RUGBY AVENUE
50' R/W
PLAT BOOK 5 PLAT NO. 407



LEGEND:

- REBAR & CAP FOUND
- IRON PIPE FOUND
- PROPERTY MARKER TO BE SET

APPROVED ON: 4-10-20

DIRECTOR: *[Signature]* (on behalf of H. H. Mansour)

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

DATE: _____

CHAIRMAN: _____ ASST. SECRETARY-TREASURER: _____

PLAT NO: _____ DATE: _____

MNCPPC RECORD FILE NO.: _____



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