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.
GENERAL NOTES

1. This Subdivision Record Plot is not intended to show every matter affecting the propert...ability or use, or every matter restricting the ownership or use, of this property.

2. All the terms, conditions, agreements, limitations and requirements associated...survey review during normal business hours.

3. This plat conforms with the requirements of Minor Subdivision approvals contained in...Montgomery County Subdivision Regulations.

4. The Zoning is R—60.

5. The Tax Map is HN123.

6. WSC 200 foot sheet No. 210 NW 05

7. The property is served by public water and sewer systems.

SURVEYOR’S CERTIFICATE

I hereby certify that the plat shown herewith is correct to the best of my professional knowledge, information and belief; that it is a resubdivision of all the land conveyed to Dinah S. Sunday from J. Willard Halls, Jr. Trustees under agreement dated September 10, 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, herein all property markers shown ( ), 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.

Charles T. Grimley
Professional Land Surveyor
Maryland No. 21182
Expiration Date: February 4, 2022

OWNER’S CERTIFICATE

I, Dinah S. Sunday, owner of the property shown and described heretofore, 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 hereto 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 3534 at Folio 457 which said terms are incorporated herein.

Further, I, my successors and/or assigns will cause permanent property corner markers shown ( ) 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, or other actions, leases, liens, mortgages or trusts affecting the property shown hereto.

Dinah S. Sunday

SUBDIVISION RECORD PLAT
LOT 13, BLOCK C
SAMUEL T. ROBERTSON’S ADDITION TO BETHESDA

A RESUBDIVISION OF LOT 5 AND PART OF LOT 6, BLOCK C
PLAT BOOK 5 PLAT NO. 407
BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE 1” = 20’ APRIL, 2020

LANDMARK ENGINEERING, INC.
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