

Plat Name: Crestview
Plat #: 220200330

Location: Located in the northeast quadrant of the intersection of Bayard Boulevard and Leroy Place.
Master Plan: Bethesda-Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Owner: Rebecca Miltenberger

Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.C.1. 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.1. and supports this minor subdivision record plat.

General Notes:

- 1) All taxes, conditions, easements, prohibitions, and requirements associated with any preliminary plan, site plan, plat or other plan, showing development of the property included on this plat, as approved by the Montgomery County Planning Board, shall remain in full force and effect and shall be a condition of the Board's approval. The Board is not liable for any action taken or inaction by the Board and is available for public review during normal business hours.
- 2) The plat conforms to the requirements for those Subdivisions approved and contained in section 50.4.3 of the Montgomery County Subdivision Regulations, Chapter 50 of the Montgomery County Code. The subdivision plat includes a contribution of one or more lots and one lot as provided for in Section 50.1.1(C).
- 3) The subdivision record plat is not intended to show any matter affecting the ownership of the subdivision record plat is not intended to replace an instruction of any kind or be held in lieu of or to replace any other instrument.
- 4) The property is shown to be owned in fee simple.
- 5) This property is shown on Tax Map 044 M422.
- 6) The property is shown on B.S.S.C. Ord. No. 206 04 05.
- 7) The property is served by public water and sewer systems only.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	37.15'	195.11'	105°43.1'	N 37°22'24" E	37.09'
C2	68.83'	283.11'	137°22.5'	S 37°36.5' W	68.77'

OWNER'S CERTIFICATE

I, Rebecca D. Miltenberger, owner of the property shown and included hereon, hereby accept the plat of subdivision, execute the minimum building restriction lines, and grant the ten (10) foot Public Utility Easement shown hereon as "P.U.E." to the parties named in the document entitled "Tabulation of Parcels and Portions of Public Utility Easement" recorded at Liber 3833 of Folio 157 among the Land Records of Montgomery County, Maryland.

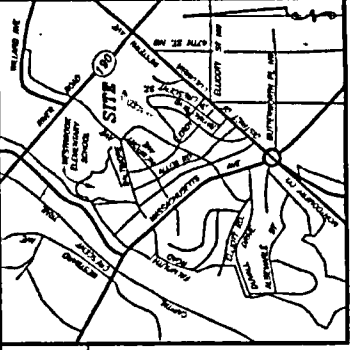
I, my successors and assigns, will cause all property corner markers and any other required recommendations, to be set by a surveyed registered land surveyor, accordance with the provisions of section 50.4.3(G) of the Montgomery County Code.

There are no utility, easements, or other interests, or any interests affecting the property, including but not limited to, utility easements, public utility easements, or other interests, shown or shown hereon that have not been shown or shown hereon indicating their consent to the plat of subdivision.

Date: 10/20/2020
Date: 10/20/2020

Rebecca D. Miltenberger
Rebecca D. Miltenberger
Witness: Lee A. Eise
Witness: Lee A. Eise

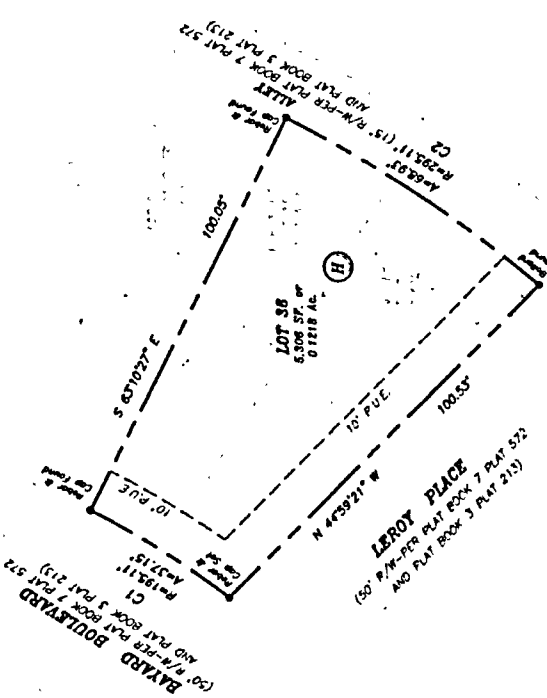
PLAT NO.



Vicinity Map
Scale: 1"=1000'

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 subdivision of all the land conveyed by Instrument and noted that it is a resubdivision of all the land conveyed by Instrument 17, 2018, as recorded among the Land Records of Montgomery County, Maryland in Book 5343 of Page 323, and property also being known as Lot 31 and 32 in Block "H" in the subdivision also as shown on Plat of Part of Crestview, Part of Montgomery County, Maryland and that all property corners marked thereon are in place as shown hereon in accordance with section 50.4.3(G) of the Montgomery County Code, Subdivision Regulations, the total area included on this plat of subdivision is 5,308 square feet or 0.1218 Acres of which there is no dedication to public use.

Fred Alimo
MD Professional Land Surveyor #21392
License Expires 02-03-2022
Date: 6/26/2020



M-NCPCC RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES
MONTGOMERY COUNTY, MARYLAND
Director: [Signature] (on behalf of [Signature])
Date: 10/20/2020

Recorded: _____
Checked: _____
Job No.: 19-1014
Plat No. _____

MARTLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

Approved: _____ Date _____
Chairman _____ Secretary-Treasurer _____

AREA TABULATION

LOT 36	3,308 SF OR 0.1218 ACRES
DEDICATION AREA=	0.0 SF OR 0.0 ACRES
TOTAL AREA=	3,308 SF OR 0.1218 ACRES

SUBDIVISION RECORD PLAT
LOT 36, BLOCK H
CRESTVIEW
A RESUBDIVISION OF
LOTS 31 & 32, BLOCK H
BETHESDA (7th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE 1"=20' OCTOBER, 2019
Graphic Scale: 1"=20'



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