

**Plat Name:** Glenbrook Village  
**Plat #:** 220200520

**Location:** Located on the south side of North Chelsea Lane, 710 feet west of Maryland Avenue.

**Master Plan:** Bethesda - Chevy Chase Master Plan

**Plat Details:** R-60 zone; 1 lot

**Owner:** 9912 E. Bexhill, LLC

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 HEREON IS CORRECT, THAT THIS PLAT OF SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, THAT IT IS A SUBDIVISION OF ALL OR PART OF ANY UNINCORPORATED COUNTY, MARYLAND IN BOOK 58878 AT PAGE 15, AS RECORDED ON MAY 29, 2020 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 58878 AT PAGE 15, AS BEING A RESUBDIVISION OF LOT 3 AND PART OF LOT 4, BLOCK 2 AS SHOWN ON A PLAT ENTITLED "GLENBROOK VILLAGE, BETHESDA, MONTGOMERY COUNTY, MARYLAND", AND RECORDED AMONG SAID LAND RECORDS AS PLAT NO. 584

I FURTHER CERTIFY THAT IF ENCASED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON WILL BE SET IN ACCORDANCE WITH SECTION 56-1.3.C OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 6,189 SQUARE FEET OR 0.1421 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

*Mitchell E. Goode*  
 MITCHELL E. GOODE  
 PROPERTY LINE SURVEYOR  
 MARYLAND REG. NO. 444  
 LICENSE EXPIRATION DATE: 12/10/2020

### OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISHING BUILDING RESTRICTION LINES AS PRESCRIBED BY THE MONTGOMERY COUNTY ZONING CODE.

FURTHER, WE GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 11228, FOLIO 491, PART OF GLENBROOK VILLAGE, PLAT 584, MONTGOMERY COUNTY MARYLAND, PUBLIC UTILITY EASEMENTS DESIGNATED HEREON AS "P.U.E.", SUBJECT TO THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITIES INDICATED WITHIN SAID DECLARATION.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPER RECORDS, RECORDS, AND ANY OTHER REQUIRED DOCUMENTATION TO BE SET BY ENGAGING A LICENSED SURVEYOR IN ACCORDANCE WITH SECTION 50-4.3.C OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LITIGATION, MORTGAGES OR TRUST AFFECTING THE PROPERTY, INTERESTS THEREIN, OR THIS SUBDIVISION, EXCEPT FOR A CERTAIN DEED OF TRUST AND SECURITY AGREEMENT OF RECORD IN MONTGOMERY COUNTY LAND RECORDS IN BOOK 58978 AT PAGE 38,93, AND THE PARTIES INTERESTED THERETO HAVE HEREON INDICATED THEIR ASSENT TO THIS PLAT OF SUBDIVISION.

9912 E. BETHKILL, LLC  
*Paul Merritt*  
 DANIEL BEAVER, MANAGING MEMBER

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION  
 CAPRI PARK, L.P.A.  
*Paul Merritt*  
 PAUL MERRITT, TRUSTEE

### NOTES

1. THIS PROPERTY IS CURRENTLY ZONED R-60.
2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICE.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH THE DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE SUPERSEDED BY ANY OTHER INSTRUMENTS. THE TERMS AND CONDITIONS OF ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING DEPARTMENT AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO BE AN EXAMINATION OF TITLE OR TO DEPORT OR NOTE ALL MATTERS AFFECTING TITLE.
5. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP H1123.
6. THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVAL CONTAINED IN SECTION 56-1.3.A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS AND WITH THE REQUIREMENTS OF SECTION 56-1.3.C OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES CONSOLIDATION OF LOT 3 AND PART OF LOT 4 INTO ONE LOT, AS PROVIDED FOR IN SECTION 56-7.1.C.2.

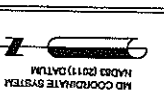
THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
 MONTGOMERY COUNTY PLANNING BOARD  
 APPROVED: \_\_\_\_\_ SECRETARY-TREASURER  
 CHAIRMAN \_\_\_\_\_  
 APPROVED: *Don Mitchell* DIRECTOR  
 MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES

DATE: 12-10-2020  
 PLAT NO.

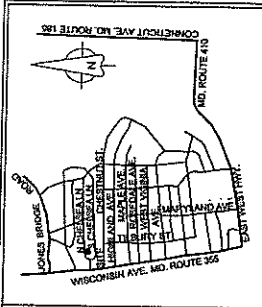
PLAT NO.

NORTH CHELSEA LANE  
 (50' RIGHT OF WAY PER PLAT 584)

LOT 29  
 6,188 S.F.  
 FORMERLY PART OF LOT 4  
 FORMERLY LOT 3  
 N. 86°02'11" E. 73.00'  
 10' P.U.E.  
 N. 01°51'49" E. 82.50'  
 S. 86°08'11" W. 76.00'



VICINITY MAP  
 SCALE 1"=1000'



SUBDIVISION RECORD PLAT  
 LOT 29, BLOCK 2  
 A RESUBDIVISION OF  
 LOT 3 & PART OF LOT 4, BLOCK 2  
 GLENBROOK VILLAGE

BETHESDA  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1"=20' FEBRUARY 2020

GOODE SURVEYS, LLC  
 LAND SURVEYORS,  
 P.O. BOX 589  
 DAMASCUS, MARYLAND 20872  
 PHONE: (301) 368-3700  
 FAX: (301) 368-3703

