

Plat Name: Jones Bridge Estates
Plat #: 220200360

Location: Located on the south side of Jones Bridge Road, 350 feet west of Platt Ridge Drive.

Master Plan: Chevy Chase Lake Master Plan

Plat Details: R-90 zone; 1 lot

Owner: Howard Hughes Medical Institute

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

- I. *Unplatted parcels with existing houses.* In the R-90 and R-60 zones, an unplatted parcel containing an existing house may be converted into a lot under the minor subdivision procedure if:
 1. any required road dedication along the frontage of the proposed lot is shown on the record plat;
 2. there is adequate sewerage and water service to the property; and
 3. the principal use of the property is single-unit living and any new construction on the lot is limited to a detached house.

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.I. and supports this minor subdivision record plat.

NOTES

1. THE PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER AND SEWER.
2. THE PROPERTY SHOWN HEREON IS THE SUBJECT OF THIS RECORD PLAT IS IN THE R-40 ZONE.
3. SEE ALL NOTES.
4. THIS PROPERTY IS SHOWN ON TAX MAP HP 54 AND HN 340.
5. THIS PROPERTY IS SHOWN ON M.D.S.C. 200-FOOT SHEET 21 N4 04 AND 20 N4 04.
6. FLOOD ZONE "X" PER FEMA, FIRM MAPS, COMMUNITY PANEL NUMBER 240102060.
7. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER MONITORING AND CONTROL PLAN SHALL BE INCORPORATED INTO ANY FINAL MONITORING AND CONTROL PLAN. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN DURING NORMAL BUSINESS HOURS.
8. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-7 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, WHICH REQUIRE THAT THE SUBDIVISION BE A MINOR SUBDIVISION AND THE CONVESSION OF AN UNPLATTED PARCEL WITH AN EXISTING HOUSE INTO A LOT, AS PROVIDED FOR IN SECTION 50-7.11.
9. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY HATCHER CHANGE, AND OWNER OF THIS PROPERTY SHALL BE RESPONSIBLE FOR THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEFECT OR NOTE ALL HATCHERS AFFECTING TITLE.

OWNERS' CERTIFICATE

WE, HOWARD HUGHES MEDICAL INSTITUTE, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. WE FURTHER GRANT A 6-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "U" P.L.E., TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "SUBDIVISION RECORD PLAT" TO BE RECORDED IN THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

June 29, 2010 *Erin O'Shea*
 ERIN O'SHEA, PH.D. PRESIDENT
 DATE
Robert Christ
 ROBERT CHRIST, M.D. WITNESS

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 OF THE LANDS SHOWN HEREON, AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. I AM A LICENSED PROFESSIONAL LAND SURVEYOR AND LEARNED HARTORSKY LIVING TRUST, DATED MAY 29, 1978 AND DONNA HARTORSKY AND LEANARD HARTORSKY, TRUSTEES OF THE DONNA HARTORSKY LIVING TRUST, DATED MAY 29, 1978 INTO HOWARD HUGHES MEDICAL INSTITUTE, BY A DEED DATED MAY 29, 1978. THE TOTAL AREA INVOLVED IN THIS PLAT IS 99,654 SQUARE FEET, OR 2.27 ACRES. THE PLAT IS DEDICATED TO PUBLIC USE, AND THAT ALL PROPERTY CORNERS MARKED HEREON SHALL BE MADE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50-4.5 OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

5/14/2010 *Jeffery A. Blinn*
 JEFFERY A. BLINN, P.E.
 PROFESSIONAL LAND SURVEYOR
 MD REG. NO. 7895
 EXPIRATION DATE: 07/09/2021
 DATE

PLAT TABULATION

NUMBER OF LOTS	0
AREA OF LOTS	0.004 SQ. FT.
AREA OF STREET DEDICATION	0.004 SQ. FT.
TOTAL AREA	99,654 SQ. FT. (2.27 ACRES)

Department of
 Permitting Services
 Montgomery County, Maryland
 Date: 7-9-2010
 Approved: *Jeffery A. Blinn* (for Howard H. Hughes)

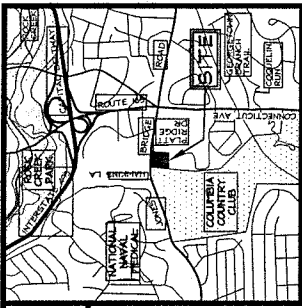
The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board
 Approved: _____
 M.N.C.P. & P.C. Record File No. _____
 Chairman _____
 Asst. Secretary - Treasurer _____

Recorded _____
 Plat No. _____



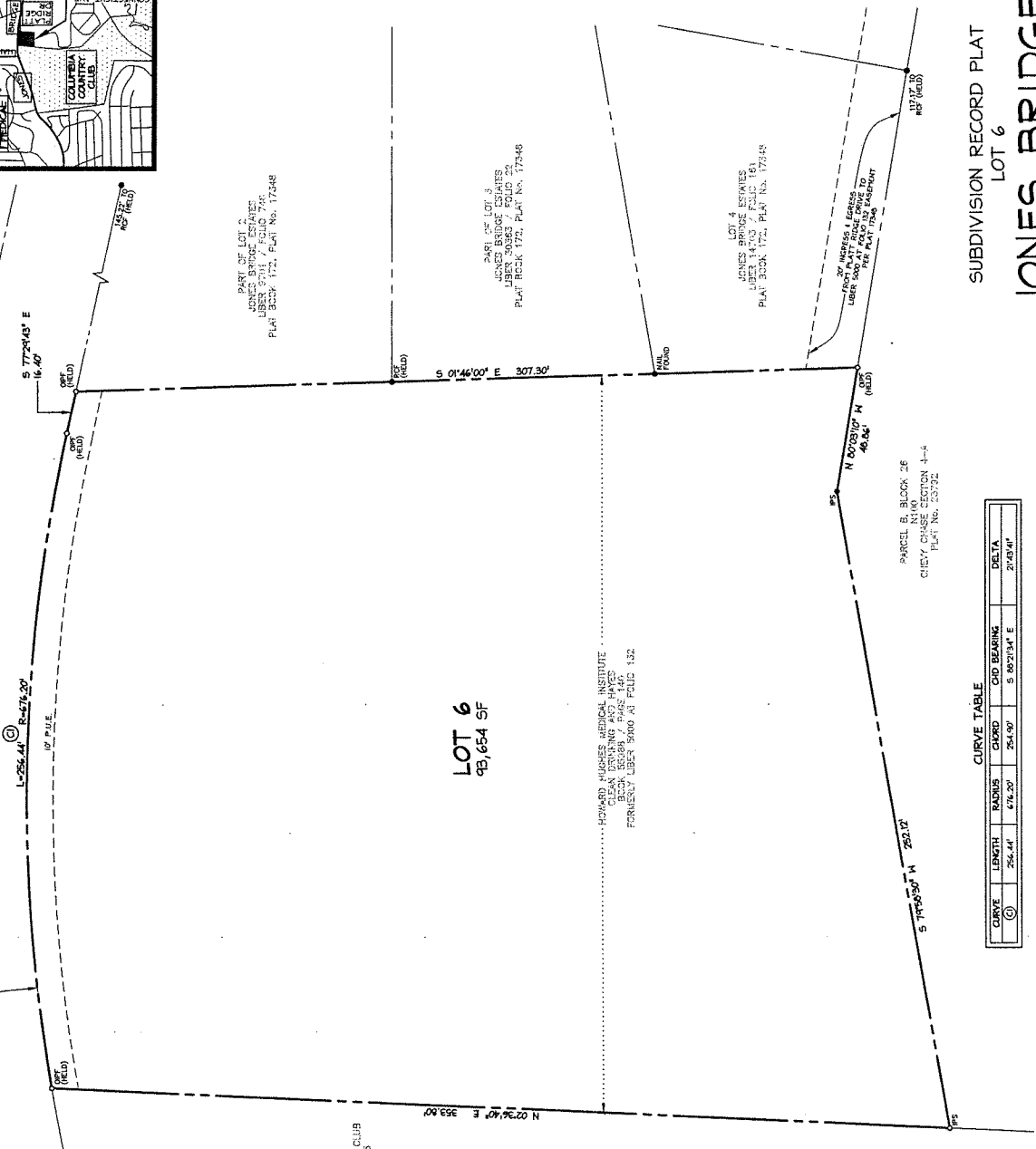
10 South Rockville Street
 Frederick, Maryland 21701
 301-607-8031 office
 301-607-8045 fax
 www.caseengineering.com
 info@caseengineering.com

CURVE	LENGTH	RAIUS	CHORD	CHORD BEARING	DELTA
(1)	256.44'	474.20'	254.90'	S. 89°21'34" E	210°34'



PLAT No.

JONES BRIDGE ROAD
 80' RIGHT-OF-WAY
 (PER DEED LIBER 3936 AT FOLIO 96)



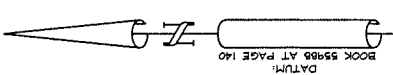
LOT 6
 99,654 SF

PART OF LOT 2
 JONES BRIDGE ESTATES
 LIBER 3711 / FOLIO 734
 PLAT BOOK 172 / PLAT No. 17248

PART OF LOT 3
 JONES BRIDGE ESTATES
 LIBER 3936 / FOLIO 23
 PLAT BOOK 172 / PLAT No. 17248

LOT 4
 JONES BRIDGE ESTATES
 LIBER 3711 / FOLIO 734
 PLAT BOOK 172 / PLAT No. 17248

PARCEL B, BLOCK 26
 CLEGG CHURCH SECTION 4-4
 PLAT No. 25792



DATUM:
 BOOK 55986 AT PAGE 140

SUBDIVISION RECORD PLAT
 LOT 6
JONES BRIDGE ESTATES
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30'
 SEPTEMBER, 2019