

Plat Name: West Chevy Chase Heights
Plat #: 220200720

Location: Located on the north side of West Virginia Avenue, 150 feet east of Kentucky Avenue.

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: Beth and Michael Van Gelder

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.

NOTES

- This property is served by public water and sewer.
- The property that is the subject of this record plat is in the R-60 zone as of the date of plat recordation.
- IPS = Iron Pin with Cap Set
OIPF = Open Iron Pipe with Cap Found
CIPCF = Open Iron Pipe with Cap Found
- This property is located on Tax Map RH343.
- This property is located on W.S.C.C. 200-foot sheet 210N04.
- Flood Zone "X" per F.E.M.A. FIRM Maps, Community-Panel Number 24031C0458D.
- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of this property as approved by the Montgomery County Planning Board are intended to survive unless modified by further action by the board. The other public utility easements shown on this plat are intended to survive unless modified by further action by the board.
- This plat is submitted for recording in accordance with the provisions of Section 507 of the Montgomery County Subdivision Regulations, but Chapter 50 of the Montgomery County Code. This plat involves the consolidation of 2 or more lots into a single lot, as provided for in Section 507.1.C.1.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter resting in the ownership and use, of this property. This subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.

OWNERS' CERTIFICATE

We, Michael E. Van Gelder and Beth A. Van Gelder, owners of the property shown and described herein, hereby adopt this plat of subdivision.
 We further grant a 10-foot Public Utility Easement, shown herein as "10' P.U.E.", to those parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easement," as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.
 There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property shown herein, except as indicated below.

Date: 7/9/2020 Michael E. Van Gelder Witness: [Signature]
 Date: 7/9/2020 Beth A. Van Gelder Witness: [Signature]

We, TD Bank, N.A., owners of a deed of trust dated May 12, 2009 and recorded May 21, 2020 in Book 59635 at Page 001, hereby consent to this plat of subdivision.

Date: 7/9/2020 seach2Hawell Witness: [Signature]

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown herein is correct to the best of my knowledge and belief that it is a resubdivision of all of the lands conveyed by Michael B. Cunningham and Karen V. Cunningham into Michael E. Van Gelder and Beth A. Van Gelder, by a deed dated November 19, 2009, and recorded December 23, 2009, in Liber 38541 at Folio 286, also being a resubdivision of Lot 21 and Lot 22, Block 8, West Chevy Chase Heights, as recorded in Plat 186, and that the plat shown herein is a correct and true copy of the original plat as provided in this plat is 6,000 square feet, none of which is dedicated to public use, and that all property corners marked thus — are in place as shown herein in accordance with Section 50.4.3.G of the Subdivision Regulations of Montgomery County, Maryland.

Date: 7/13/2020 [Signature]
 Date: 7/13/2020 [Signature]
 Montgomery County, Maryland
 Registered Professional Surveyor
 No. 1514
 Expiration Date: July 13, 2021

PLAT TABULATION

Number of Lots	1
Number of Parcels	0
Area of Parcel(s)	0 sq. ft.
Area of Sheet Dedication	0 sq. ft.
Total Area	6,000 sq. ft. (0.138 Acres)

Department of Permitting Services
 Montgomery County, Maryland

Date: 7-20-2020
 Approved: [Signature]
 (Seal of Montgomery County)

The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____
 Chairperson
 Approved: _____
 Asst. Secretary - Treasurer

M.N.C.P. & P.C. Record File No. _____

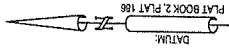
Recorded _____
 Plat No. _____



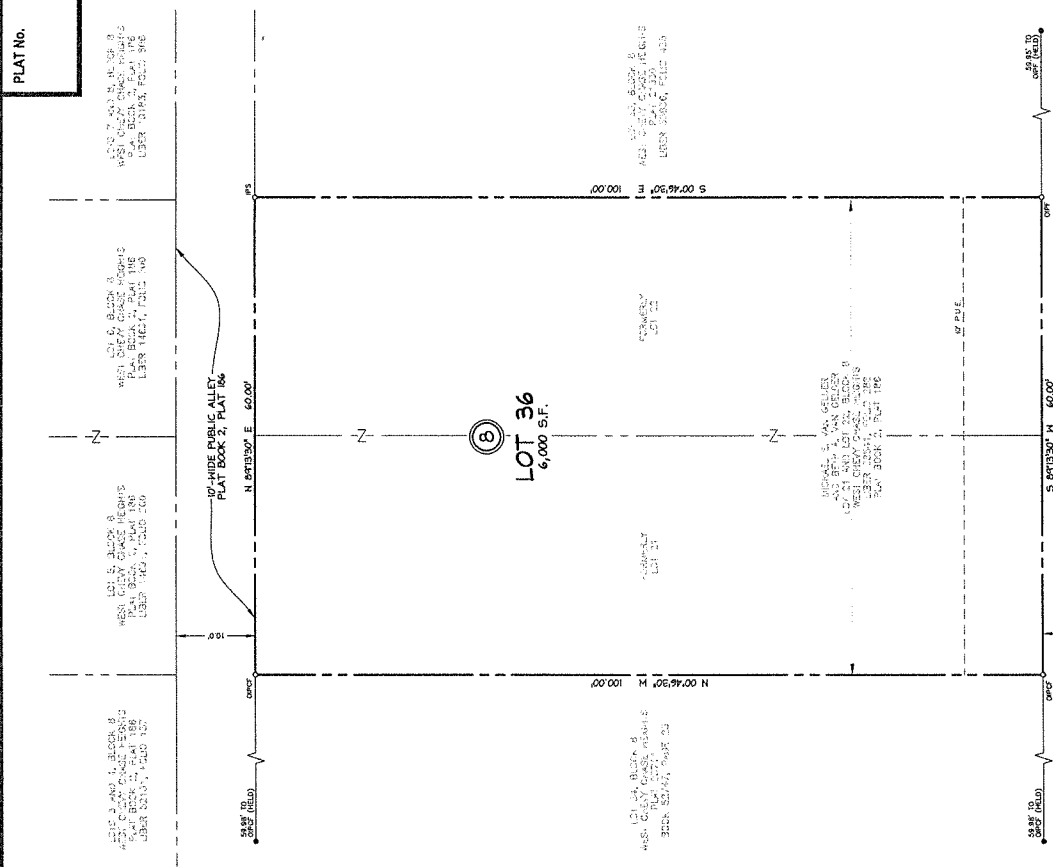
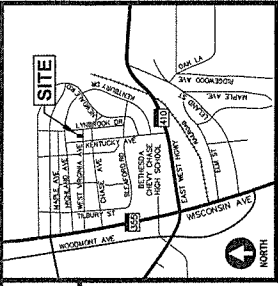
10 South Beets Street
 Frederick, Maryland 21701
 301-607-6031 office
 www.casengineering.com
 info@casengineering.com

WEST VIRGINIA AVENUE
 40' RIGHT-OF-WAY
 (PER PLAT BOOK 2, PLAT No. 186.)

SUBDIVISION RECORD PLAT
LOT 36, BLOCK 8
WEST CHEVY CHASE HEIGHTS
 A RESUBDIVISION OF LOT 21 AND LOT 22, BLOCK 8
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 10' MAY, 2020



VICINITY MAP
 SCALE: 1" = 200'



PLAT No. _____