

Plat Name: American University Park
Plat #: 220210030

Location: Located on the east side of Park Avenue, 150 feet south of Keokuk Street.
Master Plan Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Owner: Abigail and Adam Sharon

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

1. 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 OFFICIAL PUBLIC FILE FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.
3. THIS PLAN CONFORMS TO THE REQUIREMENTS FOR UNIFORM SUBDIVISION APPROVALS, CONTAINED IN SECTION 50.7.1 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAN INVOLVES THE CONSOLIDATION OF TWO LOTS AS PROVIDED FOR IN SECTION 30.7.1.C.1.
4. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
5. PROPERTY LIES WITHIN ZONE X OF FEMA MAP # 24031C0450 DATED SEPTEMBER 29TH, 2006.
6. THIS PROPERTY IS CURRENTLY ZONED R-60 AND THIS SUBDIVISION COMPLIES WITH SECTION 59.7.7.1.D.10 OF THE MONTGOMERY COUNTY ZONING ORDINANCE.

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 RE-SUBDIVISION OF ALL OF THE LANDS CONVEYED BY MICHAEL G. PITMAN AND NICOLE BERRYMAN PITMAN ONTO ADAM E. SHARON AND ABIGAIL SHARON BY DEED DATED THE 15TH DAY OF JULY, 2012 AND RECORDED IN LIBER 44391 AT FOLIO 488B. THE SUBDIVISION SHOWN HEREON IS THE ONLY PLAT OF THE RE-SUBDIVISION KNOWN AS AMERICAN UNIVERSITY PARK, MARYLAND; AND THAT ALL PROPERTY CORNERS MARKED THIS ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. TOTAL AREA OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, TOTAL AREA DEDICATED TO PUBLIC USE.

David P. Morait
DAVID P. MORAIT
DATE 08/17/20
MD. PROFESSIONAL
LAND SURVEYOR #21136
EXPIRATION/RENEWAL DATE 08-20-22

Department of Permitting Services
Montgomery County, Maryland

Approved: 8-25-2020
Date

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

Approved: _____
Date _____
Chairman
M.N.C.P. & P.C. Record File No. _____

Asst. Secretary - Treasurer

APPROVALS/INFORMATION CHART	
TAX MAP LOCATION:	HM123
WSSC GRID NUMBER:	207HW05
ZONING CATEGORY:	R-60
APPROVED PRELIMINARY PLAN, SITE PLAN, PROJECT/SKETCH:	N/A
APPROVED PLAN NUMBER:	42020237E
APPROVED PLAN FILE NUMBER OR FOREST CONSERVATION EXEMPTION NUMBER:	

Recorded
Plat No. _____

PLAT No.



OPEN IRON PIPE FOUND (HELD)
N:469,830.8666
E:1,285,147.8947

AMERICAN UNIVERSITY PARK
LOTS 74-77 BLOCK 18
PLAT NO. 31

FORMERLY
LOT 73 BLOCK 18
AMERICAN UNIVERSITY PARK
PLAT NO. 31

REBAR
W/CAP
SET
N:469,800.9499
E:1,285,174.2464

FORMERLY
LOT 72 BLOCK 18
AMERICAN UNIVERSITY PARK
PLAT NO. 31

LOT 87
4,176 SQ. FT.

OPEN IRON PIPE FOUND (HELD)
N:469,761.5599
E:1,285,069.8048

PARK AVENUE
90.0' WIDTH, RIGHT-OF-WAY
(PLAT 31)

REBAR
W/CAP
SET
N:469,731.6433
E:1,285,096.1565



OWNER'S CERTIFICATE

WE, ADAM E. SHARON AND ABIGAIL SHARON, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT.

WE FURTHER GRANT A 10-FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3854 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUILTS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON. EXCEPT FOR THE AFORESAID DEED OF TRUST RECORDED IN LIBER 3854 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

ADAM E. SHARON
DATE 8/12/20
WITNESS

ABIGAIL SHARON
DATE 8/12/20
WITNESS

SENIOR VICE PRESIDENT SANDY SPRING BANK
DATE 8-13-20
WITNESS

SCALE: 1"=10'
0 10' 20' 30'

SUBDIVISION RECORD PLAT

AMERICAN UNIVERSITY PARK
LOT 87 BLOCK 18

A RESUBDIVISION OF LOTS 72 & 73 BLOCK 18

POTOMAC VALLEY
SURVEYS
20010 FISHER AVENUE, SUITE F
POOLESVILLE, MARYLAND
1-888-349-5090

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=10' AUGUST 2020