

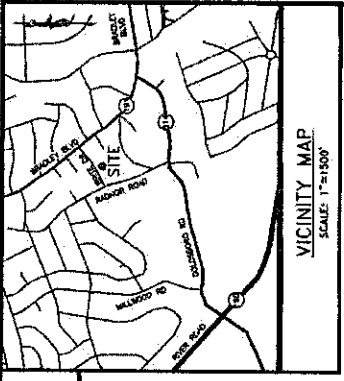
**Plat Name:** Bradley Hills, 1<sup>st</sup> Addition to Section 2  
**Plat #:** 220200730

**Location:** Located on the southeast side of Brite Drive, 450 feet southwest of Bradley Boulevard (MD 191)  
**Master Plan:** Bethesda - Chevy Chase Master Plan  
**Plat Details:** R-90 zone; 1 Lot  
**Owner:** Saad Mered and Isabelle Saad

Staff recommends approval of this minor subdivision plat pursuant to Sections 50.7.1.C.1. of the Subdivision Regulations; which state:

- 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 Sections 50.7.1.C.1. and supports this minor subdivision record plat.



**VICINITY MAP**  
SCALE: 1"=100'

**NOTES**

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY OF THE SUBDIVISION RECORD PLATS WHICH ARE REFERENCED BY THIS PLAT ARE HEREBY INCORPORATED INTO THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, AND THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. I.P.F. = IRON PIPE FOUND. / R.B.W.C. = REBAR WITH CAP.
3. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
4. THIS PLAT CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50.7.1 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES THE CONSOLIDATION OF A LOT AND PART OF A LOT AS PROVIDED FOR IN SECTION 50.7.1(C.1).
5. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY WATER AFFECTING THE PROPERTY AND USE, NOR EVERY UTILITY AFFECTING THE OWNERSHIP AND USE OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPOSIT OR NOTE ALL MATTERS AFFECTING TITLE.
6. PROPERTY LIES WITHIN ZONE X OF FEMA MAP # 2403100450 DATED SEPTEMBER 29TH, 2006.

**PLAT TABULATION**

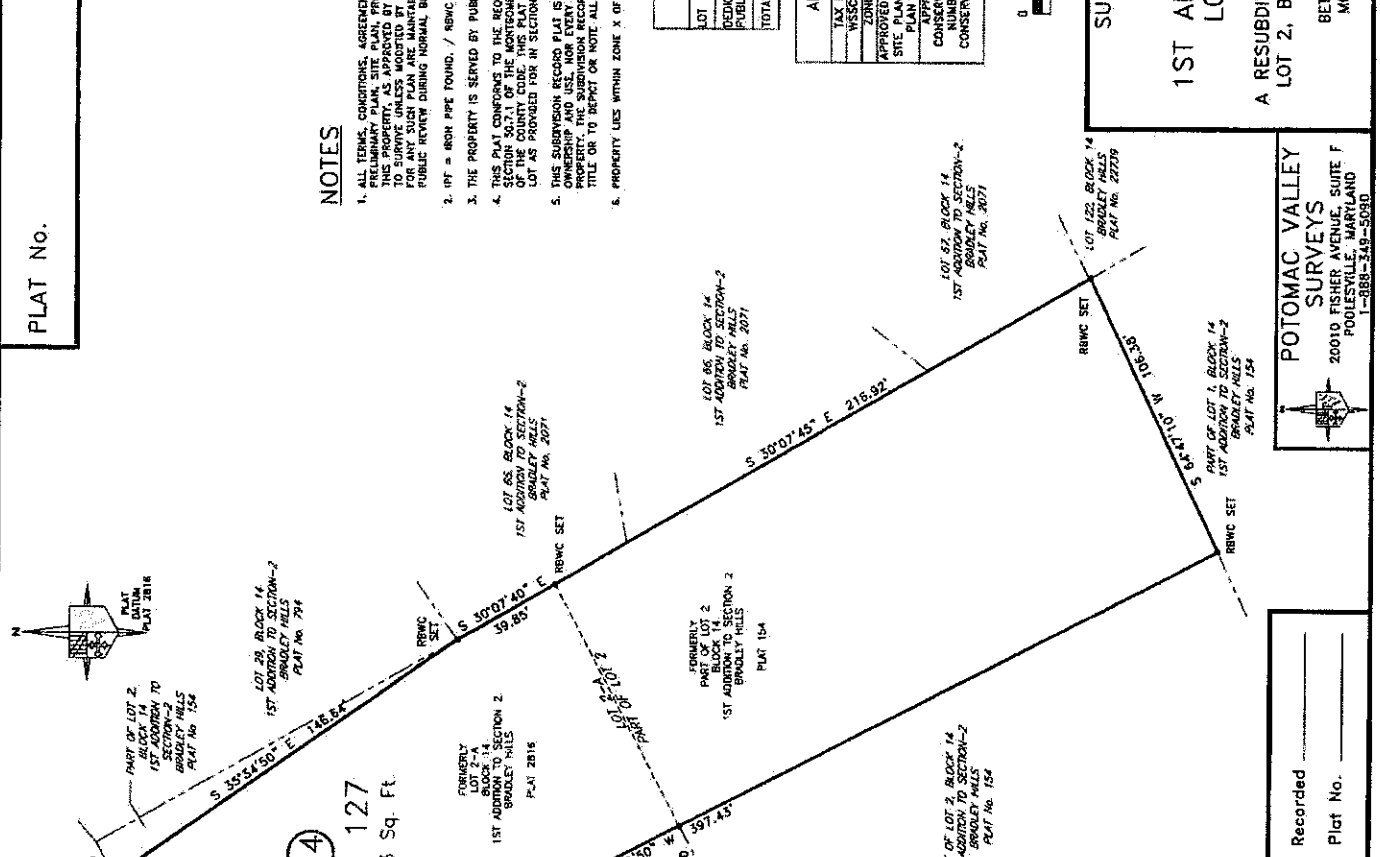
LOT 127:	37,773 SQ.FT. OR 0.8671 ACRES
CONTRIBUTION TO PUBLIC USE:	0.0 SQ.FT. OR 0.0 ACRES
TOTAL AREA:	37,773 SQ.FT. OR 0.8671 ACRES

**APPROVALS/INFORMATION CHART**

TAX MAP LOCATIONS:	HUT 122
NSIC TRAIL NUMBER:	287800
ZONING CATEGORY:	R-3D
APPROVED PRELIMINARY PLAN SITE PLAN, PROJECT/SKETCH PLAN FILE NUMBERS:	N/A
APPROVED FOREST CONSERVATION PLAN FILE NUMBER OR FOREST CONSERVATION PLAN NUMBER:	42020142E



**SUBDIVISION RECORD PLAT**  
**BRADLEY HILLS**  
**1ST ADDITION TO SECTION 2**  
**LOT 127 BLOCK 14**  
**A RESUBDIVISION OF LOT 2-A AND PART OF LOT 2, BLOCK 14, PLATS 154 AND 2816**  
BETHESDA (7TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1"=30' AUGUST 2020



**PLAT No.**

**LOT 127**  
37,773 Sq. Ft.

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED SURVEYOR OF ALL OF THE LANDS CONVEYED BY SAID RECORDED SUBDIVISION RECORD PLAT. I, ISABELLE M. MCKEY, M.P., ISABELLE M. JACQUELIN, M.P., AND ISABELLE M. MCKEY, M.P., ARE THE SURVEYORS WHO HAVE PREPARED THIS PLAT. THIS PLAT IS A RESUBDIVISION OF LOT 2-A AND PART OF LOT 2, BLOCK 14, AS SHOWN ON A PLAT OF SUBDIVISION KNOWN AS 1ST ADDITION TO SECTION 2, BLOCK 14, PLAT NO. 2816 AND PART OF LOT 2, BLOCK 14, AS SHOWN ON A PLAT OF SUBDIVISION KNOWN AS 1ST ADDITION TO SECTION 2, BLOCK 14, PLAT NO. 154. THE BOUNDARIES SHOWN ON THIS PLAT ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50.4.3(C) OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. THIS PLAT IS 37,773 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DAVID P. MOWAT, DATE: 08/16/2020  
LAND SURVEYOR #211336  
EXPIRES/RENEWAL DATE 08-30-25

**OWNER'S CERTIFICATE**  
WE, SAID MERED AND ISABELLE M. SAAD, 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' EASEMENT" TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF STAKES AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3534 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.  
THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT FOR THE AFORESAID DEED OF TRUST RECORDED IN BOOK 5779E PAGE 387 AND THE PARTIES OF INTEREST HEREBY INDICATE THEIR ASSENT BY SIGNING BELOW.

SAAD MERED, DATE: 08/16/2020  
ISABELLE M. MERED, DATE: 08/16/2020  
Meredith A. Onuff, Vice President, DATE: 08/16/2020  
WITNESS: Andrew Deacony, DATE: 08/16/2020  
WITNESS: Dawn Deacony, DATE: 08/16/2020  
WITNESS: Steven Hillier, DATE: 08/16/2020  
WITNESS: J. Lee Forrester, DATE: 08/16/2020

**Recorded**

**Plat No.**

**Department of Permitting Services**  
Montgomery County, Maryland

Approved: 08-16-2020  
Date: 08/16/2020  
By: [Signature]  
Title: [Title]

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

Approved: \_\_\_\_\_  
Date: \_\_\_\_\_  
Title: \_\_\_\_\_

M.N.C.P.&P.C. Record File No. \_\_\_\_\_

**POTOMAC VALLEY SURVEYS**  
20010 FRIER AVENUE, SUITE F  
POFFESSVILLE, MARYLAND  
1-888-348-5030