

Plat Name: First Addition to Section Two, Bradley Hills
Plat #: 220210170

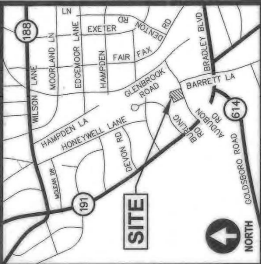
Location: Located on the north side of Audubon Road, 440 feet east of Bradley Boulevard (MD 191).
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-90 zone; 1 lot
Owner: Jane and Dennis Carlton

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.2.** of the Subdivision Regulations, which states:

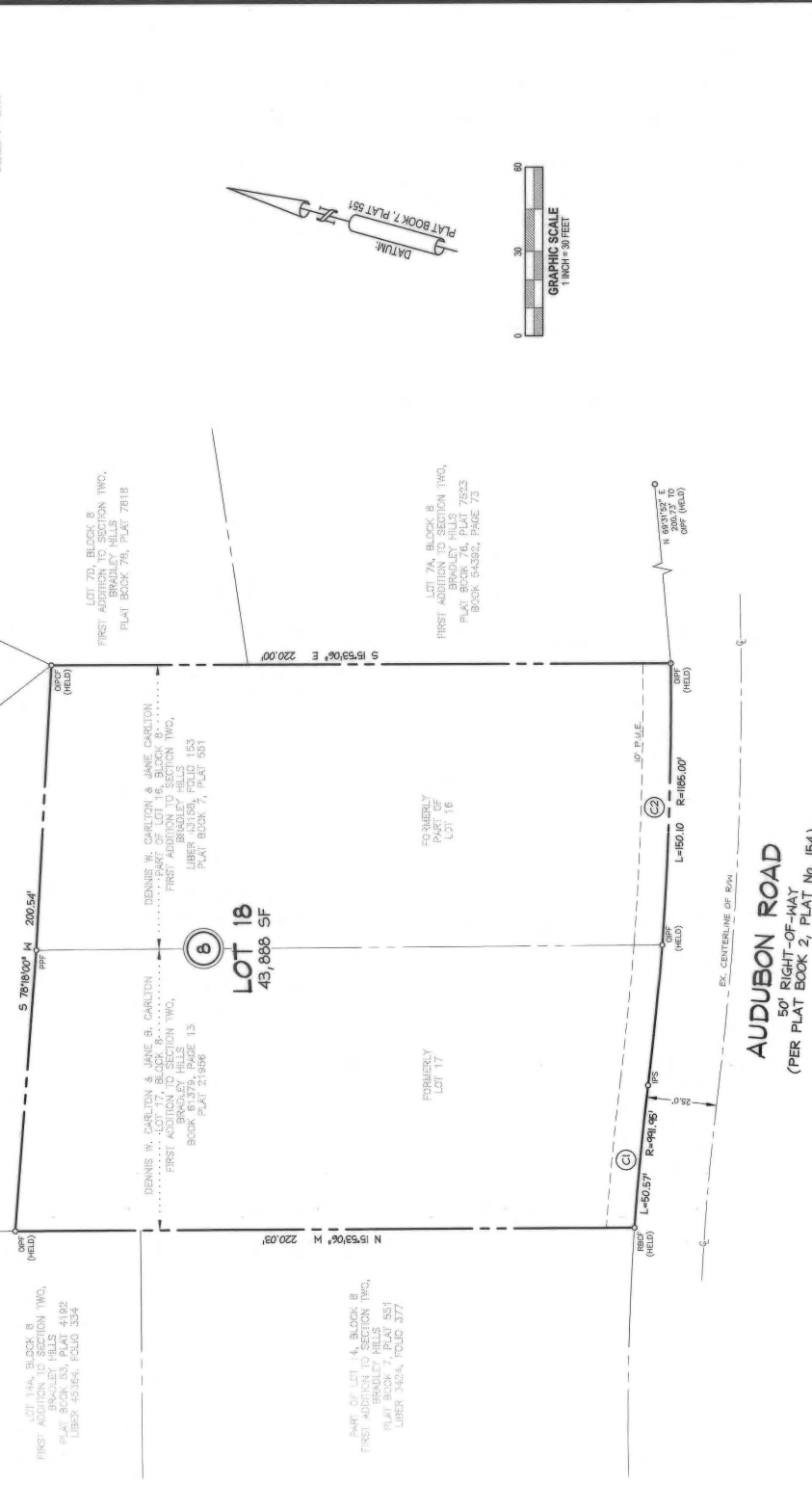
- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating 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.

PLAT No.



VICINITY MAP
SCALE: 1" = 2000'



GRAPHIC SCALE
1 INCH = 30 FEET

SUBDIVISION RECORD PLAT
LOT 18, BLOCK 8
FIRST ADDITION TO SECTION TWO,
BRADLEY HILLS

A RESUBDIVISION OF PART OF LOT 16 AND LOT 17, BLOCK 8

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' NOVEMBER, 2020

- NOTES**
- The property is served by public water and sewer.
 - The property that is the subject of this record plat is in the R-30 zone as of the date of plat recreation.
 - PPF = Pinch Pipe Found
IPS = Iron Pin with Cap Set
COP = Cap on Pipe
OIPC = Open Iron Pipe with Cap Found
RBOC = Rebar and Cap Found
 - The property shown hereon is located on Tax Map HN122.
 - The property shown hereon is located on W.S.S.C. 200-foot sheet 208 NW 05.
 - This property is located on E.E.M.A. Flood Insurance Map Community-Panel Number 24037C0455D, flood zone "X".
 - All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of this property and approved by the Montgomery County Planning Board are intended to survive unless modified by further action by the board. The official public files for any such plan are available for public review during normal business hours.
 - This plat conforms to the requirements for minor subdivision approvals contained in Section 50.7 of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves the consolidation of two or more lots or part of a lot into a lot, as provided for in Section 50.7.1.C.1.
 - This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter affecting the ownership and use of the property, but only those matters affecting this plat. The plat is intended to replace an examination of files or to depict or note all matters affecting this plat.
 - The lot shown hereon conforms with the requirements as specified in Section 59-B-5.2 of the Montgomery County Zoning Ordinance.

OWNERS' CERTIFICATE

We, Dennis W. Carlton and Jane B. Carlton, also known as Jane B. Carlton, owners of the property shown and described hereon, hereby adopt this plat of subdivision.
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 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 hereon.

Date: 3/15/2021 Dennis W. Carlton Witness: [Signature]
Date: [Signature] Jane B. Carlton Witness: [Signature]

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct to the best of my knowledge and that it is a true and correct copy of the original plat as shown to me by the owner and the parties named herein. I am a duly Licensed Professional Land Surveyor in the State of Maryland, and my commission expires on December 4, 2020, and recorded December 17, 2020 in Book 61579 at Page 13, also being a resubdivision of Lot 17, Block 8, Bradley Hills, as recorded in Plat 21956 and a resubdivision of all of the lands conveyed by Richard Dublin and Elizabeth Dublin unto Dennis W. Carlton and Jane Carlton, by a deed dated January 9, 2012, and Part of Lot 16, Block 8, Bradley Hills, as recorded in Plat Book 7, Plat 251, all among the Land Records of Montgomery County, Maryland, and that the total area involved in this plat is 43,888 square feet, none of which is dedicated to public use, and that all property corners marked thus \odot are in place as shown hereon in accordance with Section 50.4.3.3 of the Subdivision Regulations of Montgomery County, Maryland.

Date: 3/14/2021 [Signature] Jeffrey Alsh-Halimond
Professional Land Surveyor
My Commission Expires on 12/04/2020
Expiration Date: 07/13/2021

PLAT TABULATION

Number of Lots	1
Number of Parcels	0
Area of Plat	00.000 ac. ±
Area of Plat	00.000 ac. ±
Area of Street Dedication	00.000 ac. ±
Total Area	43,888 sq. ft. (1.008 Acres)

Department of Permitting Services
Montgomery County, Maryland

Date: 3/31/2021
Approved: [Signature] Director

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

Approved: [Signature] Chairman
Asst. Secretary - Treasurer

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

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
(1)	50.57'	941.46'	50.57'	S 79°54'02" W	02°59'16"
(2)	150.07'	1185.00'	150.00'	S 77°44'37" W	07°15'27"



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Recorded

Plat No.