

Plat Name: Battery Park
Plat #: 220210190

Location: Located on the west side of Maple Ridge Road, 110 feet north of the intersection with Goddard Road.
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Owner: Daniel Bowen

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.

NOTES

The Property included in this subdivision is currently zoned R-60. This property is served by public water and sewer services only.

This subdivision record plat is not intended to show every matter affecting or restricting the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to note all matters affecting the title.

All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of the property included on this plat, as approved by the Montgomery County Planning Board, are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are available for public review during normal business hours.

This plat is in conformance with the requirements of Section 50.7.1.C.2 of the Montgomery County Code (Subdivision Regulations).

OWNER'S DEDICATION

I, Daniel Wayne Bowen, owner of all the property shown and included hereon, hereby, admit this plat of subdivision and grant a Public Utilities Easement (P.U.E.), as shown hereon, to the parties named in a document titled, "Terms and Provisions of a Public Utility Easement" as recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 437, subject to all current and applicable regulations of all federal, state, and local governing agencies.

We, our successors and assigns will cause property corner markers to be set by a Maryland licensed Land Surveyor, in accordance with Section 50.4.3.G of the Montgomery County Code (Subdivision Regulations).

There are no suits, liens, leases, mortgages, or trusts affecting the subject property, except for a certain deed of trust recorded among the Land Records of Montgomery County, Maryland in Book 60762 Page 398, and a representative of said trust has indicated their assent to this plat of subdivision below.

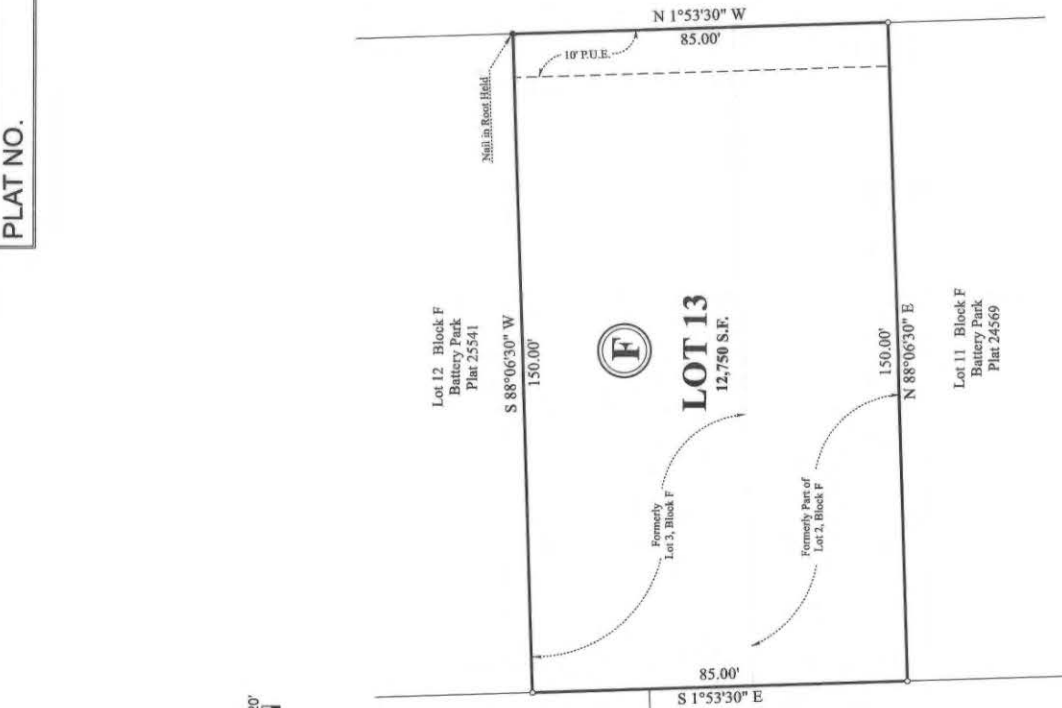
I hereby assent to this plat of subdivision

Date: 4-21-2021 *Daniel Wayne Bowen*
Daniel Wayne Bowen

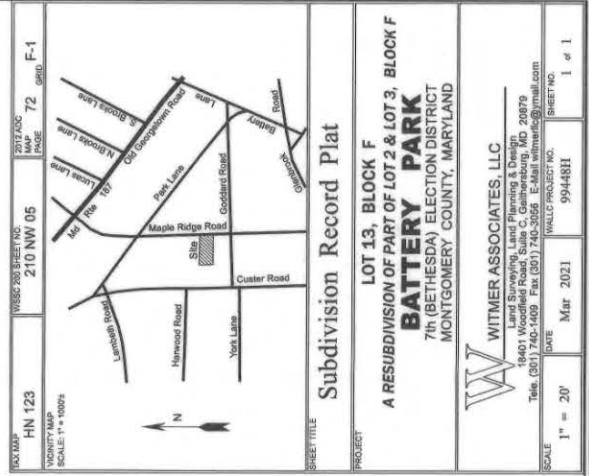
Date: 5-5-2021 *Ally Sim*
Ally Sim
Vice President, Northpointe Bank

MAPLE RIDGE ROAD

Formerly Ridge Road
50' Right-of-Way Plat Book 2 Plat 261



PROJECT	LOT 13, BLOCK F A RESUBDIVISION OF PART OF LOT 2 & LOT 3, BLOCK F BATTERY PARK 7th (BETHESDA) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND
DATE	Mar. 2021
SCALE	1" = 20'
PLAT NO.	22-02-019D
DATE	
APPROVED:	<i>Mitra Pedersen</i> DIRECTOR
BY:	
CHAIRMAN	
SECRETARY-TREASURER	
M.N.C.P. & P.C. RECORD FILE NUMBER:	



THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
THE MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN _____ SECRETARY-TREASURER _____

M.N.C.P. & P.C. RECORD FILE NUMBER: _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: 5/13/2021

BY: *Mitra Pedersen*
DIRECTOR