

**Plat Name:** Kefauver Tract – Bradley Hills

**Plat #:** 220220120

**Location:** Located on the south side of Bradley Boulevard (MD 191), 200 feet west Of Oak Forest Lane

**Master Plan:** Bethesda-Chevy Chase Master Plan

**Plat Details:** R-200 zone; 1 lot

**Owner:** Rochambeau, The French International School of Washington, DC

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

F. *Plat of correction.* A plat of correction may be used for any of the following:

1. to correct inaccurate or incomplete information shown on a previously recorded plat, such as drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; or other information normally required to be shown on a recorded plat. All owners and trustees of the land affected by the correction must sign the revised plat. In addition, the plat of correction must identify the original plat and contain a note identifying the nature of the correction;
2. to revise easements to reflect a Board action;
3. to improve clarity and legibility, the owner of any lands shown on a record plat may record an exact copy of the plat, except for necessary change of scale and the addition of any other necessary elements to make the plat conform to the requirements of this Chapter. The new plat must indicate that it is an exact copy of the original plat except for the changes made under this Subsection.

Staff notes for the Board that the plat has been submitted to clarify the boundary of the subject property erroneously indicated on Plat No. 201, which had been subsequently resurveyed, however, redescribed in a deed format only.

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.F. and supports this minor subdivision record plat.

**PLAT NO.**

**OWNER'S CERTIFICATE**

We, Rochambeau, The French International School of Washington, DC, formerly known as, La Fondation Du Lycée Francois International De Washington, owners of the property shown herein, hereby adopt this plat of subdivision and hereby grant Public Utilities Easements as shown herein and designated as P.U.E. to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3824 at Folio 457, which declaration, together with the plat of subdivision, are intended to create a public utility easement for the use of the parties listed and local governing agencies. Further, as owners of this subdivision, we, our successors and assigns, will cause all property corner markers and any other required monumentation, to be set by a registered Maryland Land Surveyor, in accordance with Section 50-4.3.G of the Montgomery County Code.

There are no suits, liens, leases, mortgages, or trusts affecting the property included in this plat of subdivision, except certain deeds of trust and the parties in interest thereto have effected their signatures hereto indicating their assent to this plat of subdivision.

Rochambeau, The French International School of Washington, DC

*Hilone Fabre*  
Hilone Fabre  
Executive Director

*Laurent Pavoigne*  
Laurent Pavoigne, Chair of the Board

*Paula E. Mejrson*  
Paula E. Mejrson  
Trust Bank, a North Carolina banking corporation

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Paula E. Mejrson  
Trust Bank, a North Carolina banking corporation

1/12/22  
Date

1/13/22  
Date

**SURVEYOR'S CERTIFICATE**

I hereby certify on behalf of Macris, Hendricks & Glascock, P.A. that the plat of correction shown herein is correct; that it is a subdivision of part of the land conveyed by Santa Pese and Paul Antiochou Orthodox Christian Church to Rochambeau, The French International School of Washington, DC by deed dated November 5, 1995 and recorded among the Land Records of Montgomery County, Maryland, in Liber 16437 at Folio 191, said land being Lot numbered Three (3) in "Bradley Hills" as depicted in Plat Book 3 at Plat No. 191, said property being more particularly described in 1960 by metes and bounds in accordance with a survey dated July 24, 1959 as recorded in a conveyance of the same property to the French International School of Washington, DC, into the Bedford-Five Department, by deed and plan dated and recorded in the Land Records among the aforesaid Land Records in Liber 2686 at Folio 498.

I hereby certify on behalf of Macris, Hendricks & Glascock, P.A. that, once engaged as described in the owner's certification herein, all monuments and the provisions of Section 50.4.3.G of the Montgomery County Code, I hereby certify that this document was prepared by me or under my responsible charge.

The total area of which a description is made in public notice is 101,108 square feet or 2.32111 acres.

The work reflected herein was prepared under direct responsible charge and is in accordance with COMAR Title 08, Subtitle 13, Chapter 06, Regulation 12.

*Walter J. Glascock, P.E.*  
Walter J. Glascock, P.E.  
Professional Land Surveyor  
MD. Reg. No. 21330  
License Expires: January 07, 2023

1/13/2022  
Date



VICINITY MAP  
TAX MAP No. GP341  
1" = 2000'

- Notes:
- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, or other document, as approved by the Planning Board, are intended to survive unless modified by further action by the board. The official public files and records of the Planning Board and are available for public review during normal business hours.
  - The property shown herein is currently zoned R200. systems only.
  - This subdivision plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of the land to be replaced on an examination of title or to depict or note all matters affecting title.
  - The property depicted herein is located on the Montgomery County Tax Map GP341 and WSS2 200' Sheet No. 211W07.
  - The property is subject to a Declaration of Covenants in Liber 16499 at Folio 28.
  - The property is subject to a Declaration of Covenants in Liber 16499 at Folio 38.
  - The property is subject to a Declaration of Management (Title) recorded in Liber 776 at Folio 148.
  - The On-Site storm-drain pipes shown graphically herein have been field located, no easement of record could be found.
  - Coordinates shown herein are based on the Maryland Coordinate System NAD 83(2011) Datum, GRS 80, using the SmartNet North American Virtual Reference Station System (VRS) and conventional survey measurements.

**PLAT TABULATION**

Lots of Lots	= 101,108 sq. ft. or 2.32111 Ac.
Area of Street Dedication	= 0.00000 sq. ft.
Total Area	= 101,108 square feet or 2.32111 acres

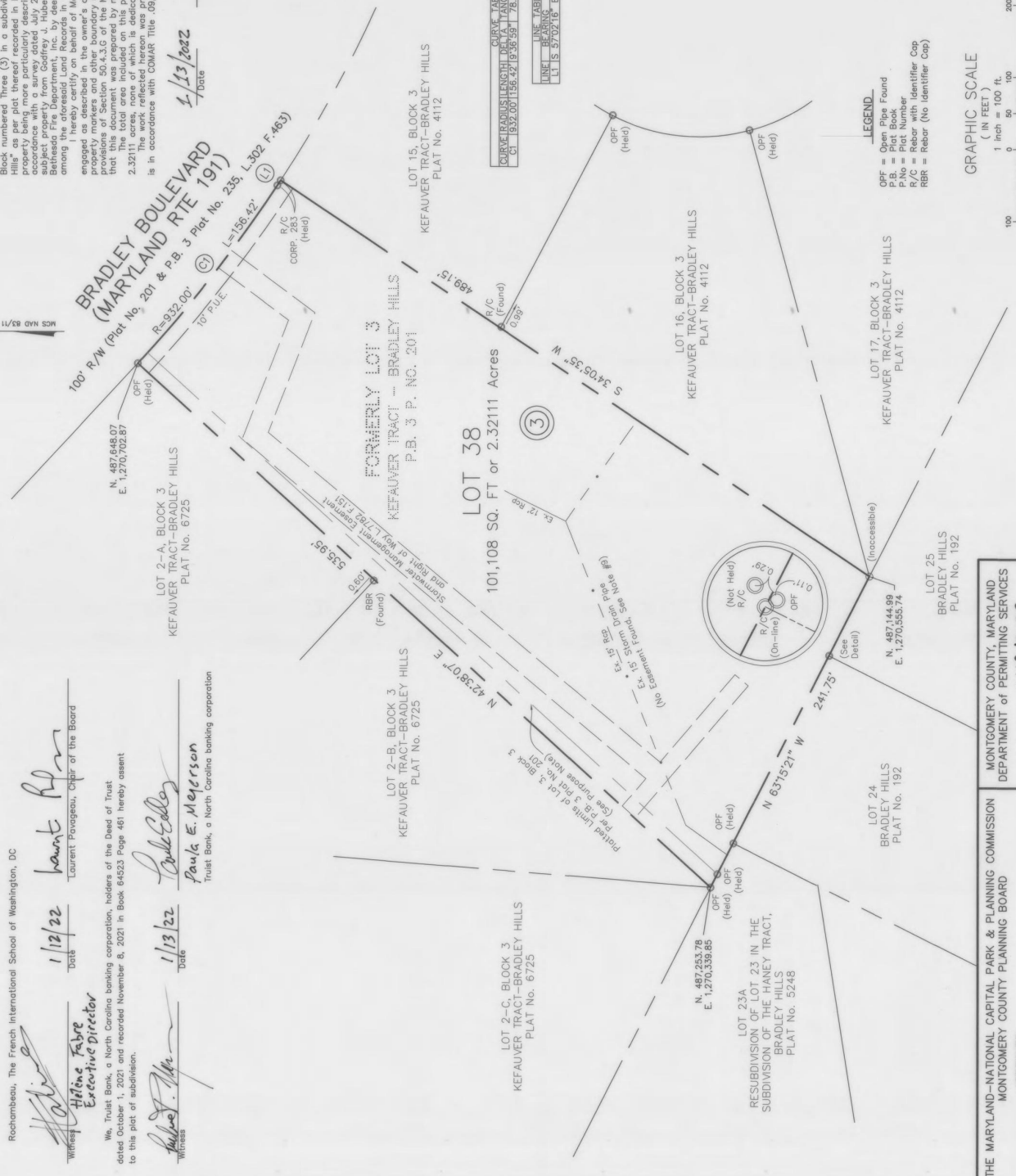
**PURPOSE NOTE**

This plat corrects the metes and bounds shown on Plat 201 creating Lot 3, Block 3 pursuant to Montgomery County Code, Section 50.71.F. A deed for the subject property in 1960 (L 2696, F 498) conveyed the subject property with a description that "has been corrected in accordance with the corrected description and referred to the property simply as 'Lot 3, Block 3 - Kefauver Tract' or referred to the property simply as 'Lot 3, Block 3'." This plat therefore corrects the deed and Corrective Deed recorded in Block 65000 at Page 388 recorded among the Land Records of Montgomery County, Maryland.

**SUBDIVISION RECORD PLAT**  
**LOT 38, BLOCK 3**  
**KEFAUVER TRACT ~ BRADLEY HILLS**  
**A PLAT OF CORRECTION OF LOT 3, BLOCK 3**  
**ELECTION DISTRICT NO. 7**  
**MONTGOMERY COUNTY, MARYLAND**  
**SCALE: 1" = 100' DECEMBER, 2021**

**MHG**  
 Macris, Hendricks & Glascock, P.A.  
 Engineers • Planners  
 Landscape Architects • Surveyors  
 6220 Wighman Road, Suite 120  
 Gaithersburg, Maryland 20878  
 208854-1279  
 Phone 301.670.0840  
 Fax 301.670.0840  
 www.mhgpa.com

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**LEGEND**  
 OFF = Open Pipe Found  
 P.No = Pit Number  
 R/C = Rebar with Identifier Cap  
 RBR = Rebar (No Identifier Cap)

**GRAPHIC SCALE**  
 (IN FEET)  
 1 inch = 100 ft  
 (IN METERS)  
 1 inch = 30.48 m

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES

APPROVED: *Milda Polanco*  
 DIRECTOR

MONTGOMERY COUNTY PLANNING BOARD  
 APPROVED:

CHAIR \_\_\_\_\_  
 MONTGOMERY PLAT SURVEYOR FOR SECRETARY-TREASURER \_\_\_\_\_

M.N.C.P. & P.C. RECORD FILE NO. \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 Plat No.: \_\_\_\_\_