

Plat Name: Bradley Hills

Plat #: 220200660

Location: Located on the northeast side of Bradley Boulevard (MD 191), opposite Beam Court.

Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: Calle Ocho, LLC

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.

OWNER'S DEDICATION

We, Calle Ocho, LLC, owner of the property shown and included hereon, hereby:

adopt 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 457, 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 deed of trusts, leases, liens, mortgages, suits, or trusts affecting the subject property.

Mark Broby
Mark Broby, Managing Member

Date: _____

SURVEYOR'S CERTIFICATE

I hereby certify the the survey information shown hereon is correct;

that this plat of subdivision has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland;

that this plat is a subdivision of all the real property conveyed as follows:

Lot 18, Block 8-B, First Addition to Section Two, Bradley Hills, Plat Book 32, Plat 2017, and Rear Twenty feet of Lot 20, Block 8-B, First Addition to Section Two, Bradley Hills, Plat Book 70, Plat 6604;

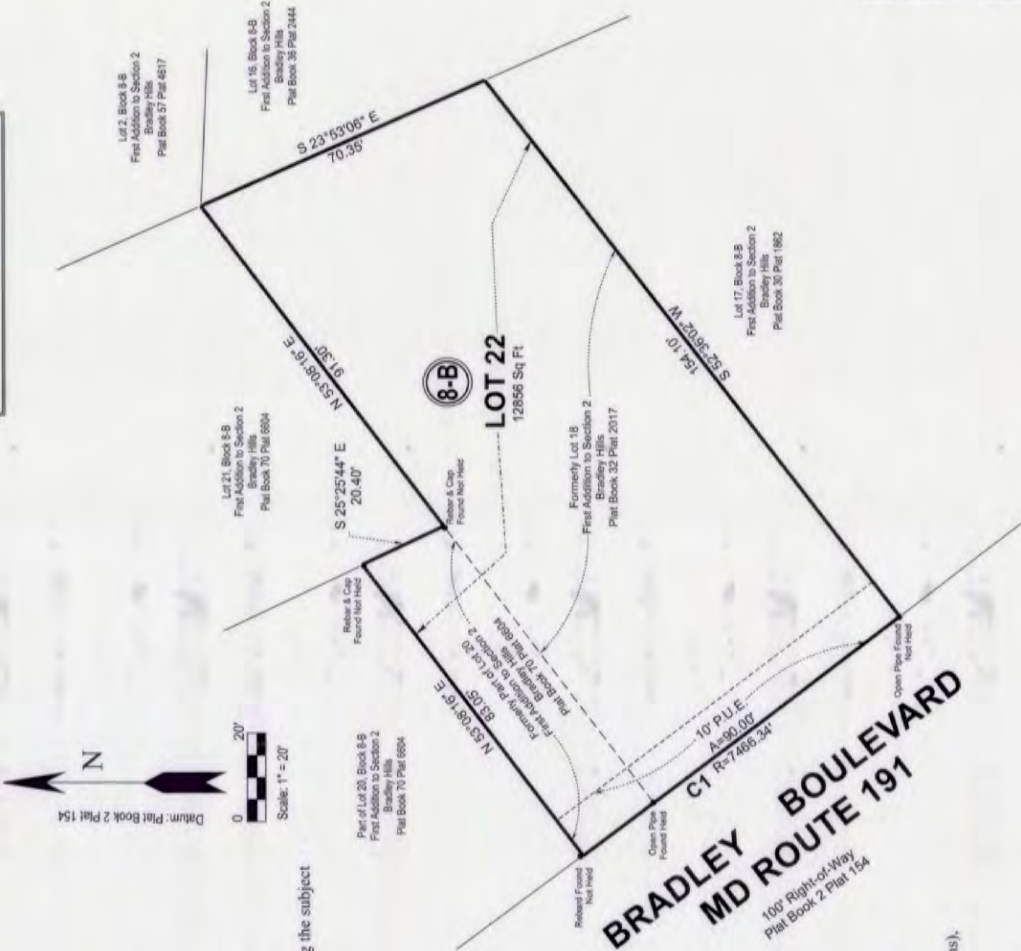
Laurie L. Morrison to Calle Ocho, LLC by and through Realty Exchange Corporation, LLC, by deed, dated October 15th, 2019 and recorded among the Land Records of Montgomery County, Maryland in Book 58589 at Page 344;

and that property corner markers will be set in accordance with Section 50.4.3.G of the Montgomery County Code (Subdivision Regulations), if so engaged.

The total area included in this plat of subdivision is 12,856 Square Feet. There is no area being dedicated to public use by this plat.

Date: 6/02/2022
John R. Witmer
John R. Witmer
Professional Land Surveyor
MD Reg. No. 10668
Two year MDLLR Professional Land Surveyor's License Renewal Date: 11/29/2023

PLAT NO.



Curve	Radius	Arc Length	Chord Bearing	Chord	Della	Tangent
C1	7466.34'	90.00'	N 37°07'41\"/>			

NOTES

The property included in this subdivision is currently zoned R-60. 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).

PLAT NO. HN 122
DATE: 05/20/2022
SCALE: 1\"/>

Subdivision Record Plat

LOT 22, BLOCK 8-B
A Resubdivision of Lot 18 and Part of Lot 20, Block 8-B
First Addition to Section Two
BRADLEY HILLS
10th (BETHESDA) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

WITMER ASSOCIATES, LLC
Land Surveying, Land Planning & Design
14401 Woodloch Road, Suite C, Gaithersburg, MD 20879
Tel: (301) 752-1409 Fax: (301) 752-5259 E-Mail: john@witmer.com

DATE: Mar 2022
SHEET NO. 1 of 1

APPROVED: 6/18/2022
BY: *Maria Pedersen*
DIRECTOR

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____
CHAIRMAN
SECRETARY-TREASURER

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