

Plat Name: Sumner Park

Plat #: 220220980

Location: Located on the south side of Cammack Drive, 725 feet east of Portsmouth Road

Master Plan: Bethesda Chevy Chase Master Plan

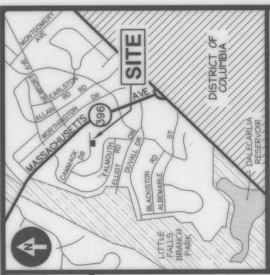
Plat Details: R-60 zone; 2 lots

Owner: 5110 Cammack Drive, LLC

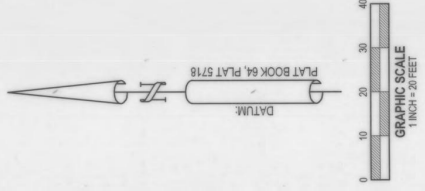
Staff recommends approval of this minor subdivision plat pursuant to **Section 50.7.1.A.** of the Subdivision Regulations, which states:

- A. *Minor lot line adjustment.* The sale or exchange of part of a lot between owners of adjoining lots for the purpose of small adjustments in boundaries, if:
1. the total area of the adjustment is 5 percent or less of the combined area of the lots affected by the adjustment;
 2. additional lots are not created;
 3. the adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved;
 4. the owner submits a scaled drawing for review and approval by the Director. The drawing may be a copy of the existing record plat and must contain the following information:
 - a. proposed lot line adjustment as a dashed line;
 - b. any buildings, driveways, or other improvements located within 15 feet of the proposed adjusted lot line;
 - c. any minimum building setback that would be altered by the minor lot line adjustment; and
 - d. the amount of lot area affected by the minor lot line adjustment;
 5. The drawing is approved, revised, or denied by the Director in writing within 10 days after the drawing is submitted or it is deemed approved.

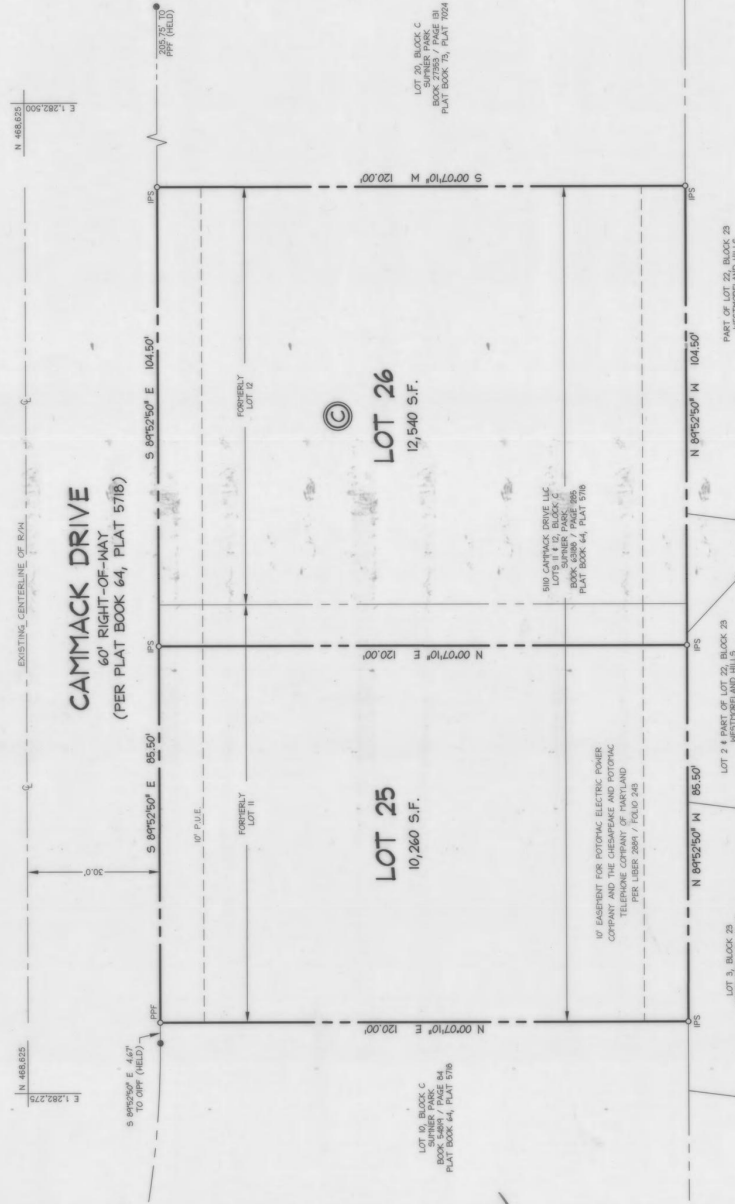
Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50.7.1.A. and supports this minor subdivision record plat.



VICINITY MAP
SCALE: 1" = 2000'



PLAT No.



SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct to the best of my knowledge and belief; that it is a resubdivision of all of the lands conveyed by D. Stuart Dunham, et al., to the Maryland State Office Building, L.L.C., by deed dated April 27, 2021 and recorded June 7, 2021 in Book 631889 at Page 285; also being a resubdivision of Lot 11 and Lot 12, Block C, Summer Park, as recorded in Plat Book 64, Plat 5718, among the Land Records of Montgomery County, Maryland, and that the total area involved in this plat is 22,800 square feet, none of which is dedicated to public use, and that all property corners are shown and marked in accordance with the provisions of Section 59-4.3 of the Subdivision Regulations of Montgomery County, Maryland.

Date: 10/24/2022
 Jeffrey Allen Hammond
 Professional Land Surveyor
 MD Reg. No. 21615
 Expiration Date: 07/13/2023

**SUBDIVISION RECORD PLAT
 LOTS 25 & 26, BLOCK C
 SUMMER PARK**

A RESUBDIVISION OF LOT 11 AND LOT 12, BLOCK C
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' JULY, 2022

- NOTES**
- The property is served by public water and sewer systems only.
 - The property that is the subject of this record plat is in the R-60 zone as of the date of plat reconformation.
 - IFS = Iron Pipe with Cap Set
 OPF = Open Iron Pipe Found
 PPF = Pitch Pipe Found
 - The property shown hereon is located on Tax Map HM122.
 - The property shown hereon is located on W.S.S.C. 200-foot sheet 206NW05.
 - 240310465SD, floor zone "X".
 - All terms, conditions, agreements, limitations, and requirements associated with any easements, covenants, and restrictions affecting the property shown hereon shall remain in full force and effect and shall be deemed to be a part of this plat and approved by the Montgomery County Planning Board and intended to survive unless modified by further action by the board. The official public files for any such plan are maintained by the Montgomery County Planning Board and are available for public review during normal business hours.
 - This plat conforms to the requirements for minor subdivision approvals established in Section 59-4.3 of the Subdivision Regulations of Montgomery County, Maryland, and to the provisions of the Montgomery County Code. This plat involves a minor lot adjustment, as provided for in Section 50-7.1.A.
 - This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. This subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
 - This property is subject to a Stormwater Management Right of Entry by deed and recorded in Book 63340 at Page 453.

OWNERS' CERTIFICATE

We, 5110 Cammack Drive LLC, owners of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines. 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 3634 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: 10/16/22
 Cameron P. Ruppert
 Manager

Date: 10/18/22
 Clarence Ruppert IV
 Manager

PLAT TABULATION

Number of Lots	2
Number of Parcels	0
Area of Lots	22,800 sq. ft.
Area of Parcels	0.0 sq. ft.
Area of Street Dedication	0.0 sq. ft.
Total Area	22,800 sq. ft. (0.520 Acre)

Department of Permitting Services
 Montgomery County, Maryland

Date: 11-2-2022

Approved: [Signature]
 Director

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

Approved: _____
 Chair

Approved: _____
 Montgomery Plt. Secretary
 for Secretary - Treasurer

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



10 South Bentz Street
 Frederick, Maryland 21701
 301-607-8031 office
 www.casengineering.com
 info@casengineering.com

Recorded _____
 Plat No. _____