

Plat Name: Rollingwood

Plat #: 220220790

Location: Located on the north side of Leland Street, 150 feet west of Vale Street

Master Plan: Bethesda - Chevy Chase Master Plan

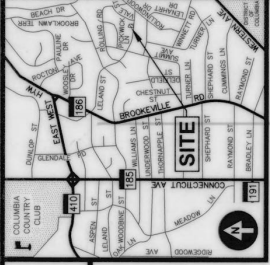
Plat Details: R-60 zone; 1 lot

Owner: PKK, LLC

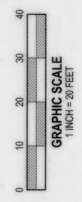
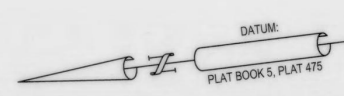
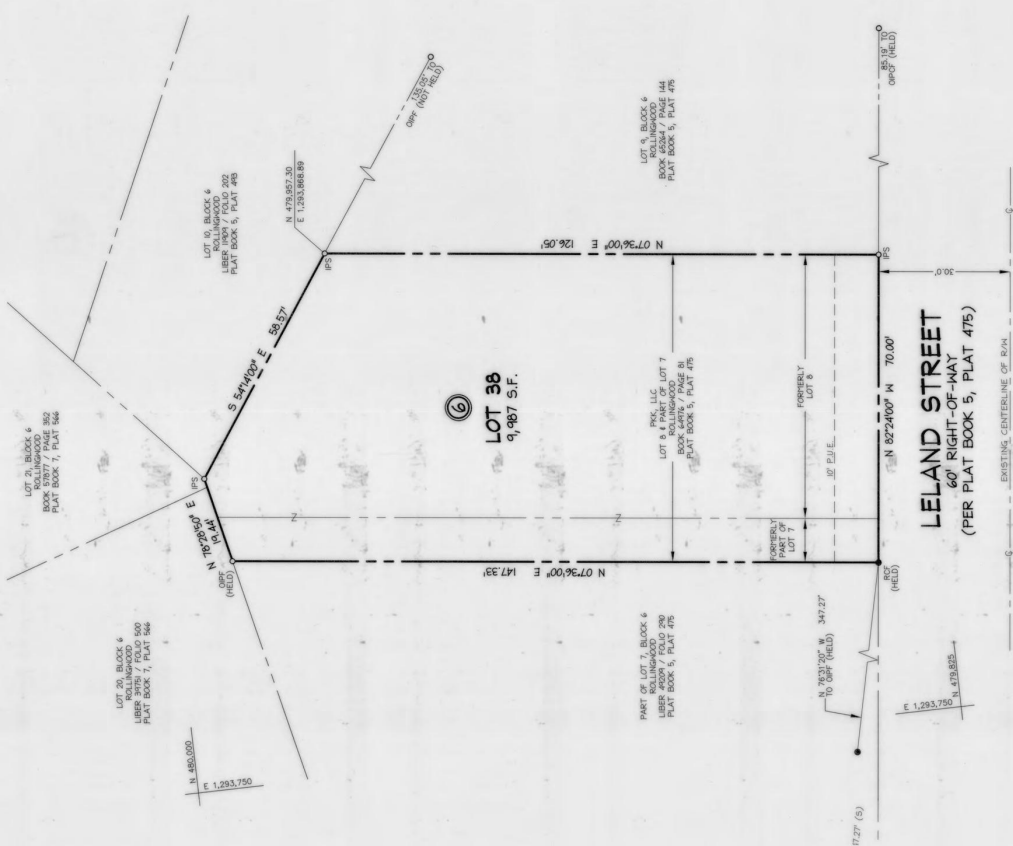
Staff recommends approval of this minor subdivision plat pursuant to **Section 50.7.1.C.2.** of the Subdivision Regulations, which states:

- 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.



PLAT No.



- NOTES**
- This 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 recordation.
 - PS = Iron Pipe with Cap Set
OPCF = Open Iron Pipe with Cap Found
S = Sewer
BCF = Rebar and Cap Found
 - The property shown hereon is located on Tax Map HN652.
 - The property shown hereon is located on W.S.S.C. 200-foot sheet 269NM03.
 - The property shown hereon is located on F.E.M.A. Flood Insurance Map Community-Panel Number 24031204650, flood zone "A".
 - 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 review at 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 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 a lot and a part of a lot into a lot, as provided for in Section 50.7.1.C.2.
 - This subdivision record plat is not intended to show every matter affecting the ownership and use of the property, and the owner is responsible for researching the ownership and use of the property. The 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 Agreement by a deed dated January 13, 2022 and recorded January 14, 2022 in Book 65058 at Page 72.

OWNERS' CERTIFICATE

We, PKK, 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 Easement", as recorded in Liber 8534 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, except as indicated below.

Date: 11-08-2022
 Pat K. Keating
 Resident Agent

Date: 11-08-2022
 Paul M. Keating
 Witness

Date: 11-08-2022
 Paul M. Keating
 Witness

Date: 11-08-2022
 Paul M. Keating
 Witness

Date: 11-17-2022
 Approved: [Signature]
 Director

Department of Permitting Services
 Montgomery County, Maryland

Date: 11-17-2022
 Approved: [Signature]
 Director

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

Approved: _____
 Chair

Approved: _____
 Montgomery Plat Signatory
 for Secretary - Treasurer

M.N.C.P. & P.C. Record File 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 Elizabeth A. Strocker, Trustee of the Ellis B. Strocker Revocable Trust and Frank H. Strocker, Jr., Trustee of the Frank H. Strocker Residuary Trust unto PKK, LLC, by a deed dated November 11, 2022 in Book 64976 at Page 91; also being a resubdivision of all of the lands conveyed by the resubdivision of Lot 8 and Part of Lot 7, Block 6, Rollingwood, Plat Book 5, Plat 475, among the Land Records of Montgomery County, Maryland, and that the total area involved in this plat is 9,987 square feet, none of which is dedicated to public use, and that all property corners marked thus \perp are in place as shown hereon in accordance with Section 50.4.3.g of the Subdivision Regulations of Montgomery County, Maryland.

Date: 11/02/2022
 Jeffrey Allen Hammond
 Professional Land Surveyor
 MD Reg. No. 21515
 Expiration Date: 07/13/2023

SUBDIVISION RECORD PLAT
LOT 38, BLOCK 6
ROLLINGWOOD

A RESUBDIVISION OF LOT 8 AND PART OF LOT 7, BLOCK 6
 BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 20' JULY, 2022