

Plat Name: Chevy Chase, Section 4-D

Plat #: 220230450

Location: Located on the north side East-West Highway (MD 410), 350 feet west of Edgevale Street

Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-60 zone; 3 lots

Owner: Siva Anantham and Cynthia Weiss

The subdivision plat has been reviewed by the M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620220090, as approved by the Director on October 5, 2022, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan.

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 P-200 zone as of the date of plat recording.
- IPS = Iron Pipe Set
RCS = Rebar and Cap Found
RSP = Rebar Found
- The property shown hereon is located on Tax Map H6042.
- The property shown hereon is located on W.S.C. 200-foot street, 200 NW 04.
- This property is located on F.E.M.A. Flood Insurance Map Community-Panel Number 240104050, Flood zone "X".
- The lot shown hereon is limited to the uses and conditions as required by the Administrative Code of Montgomery County, Maryland, Chapter 40C, Section 4-01.
- All improvements shown hereon are to be constructed in accordance with the provisions of the Montgomery County Planning Board and are intended to serve the public interest and are subject to the provisions of the Montgomery County Planning Board and are intended to serve the public interest and are subject to the provisions of the Montgomery County Planning Board.
- This subdivision record plat is not intended to show any matter affecting the competency and use, nor any matter relating to 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.
- The property shown hereon is exempt from the forest conservation plan requirements of Chapter 22C, Montgomery County Forest Conservation Law, per the terms of F.C.E. Chapter 22C, Section 22C-01, as amended, and the property is subject to the approval of a New State Plan prior to recording of this record plat.
- A portion of the property shown hereon is subject to a partial abandonment. Standard Road Right-of-Way has been partially abandoned pursuant to County Council Resolution of Abandonment Case AG-777, Resolution No. 20-08, as recorded in Book 19774 at Folio 308; among the Land Records of Montgomery County, Maryland.

OWNERS' CERTIFICATE

We, Siva Anantham and Cynthia Weiss, 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 "P.U.E." to those parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easements", as recorded in Liber 2004 at Folio 457 among the Land Records of Montgomery County, Maryland.

We further grant a 10-foot easement for water and sewer connections, shown hereon as "Water and Sewer Easement", as recorded in Liber 2004 at Folio 457 among the Land Records of Montgomery County, Maryland.

We further grant an ingress/egress easement as shown hereon for the use and benefit of Lots 6, 7, & 8.

We further grant a storm drain easement as shown hereon to Montgomery County, Maryland and Maryland Transit Administration of the Maryland Department of Transportation.

There are no suits, actions at law, leases, liens, mortgages, or trusts affecting the property shown hereon, except as indicated below.

Date 3-9-2023 Siva Anantham
Date 3-9-2023 Cynthia Weiss
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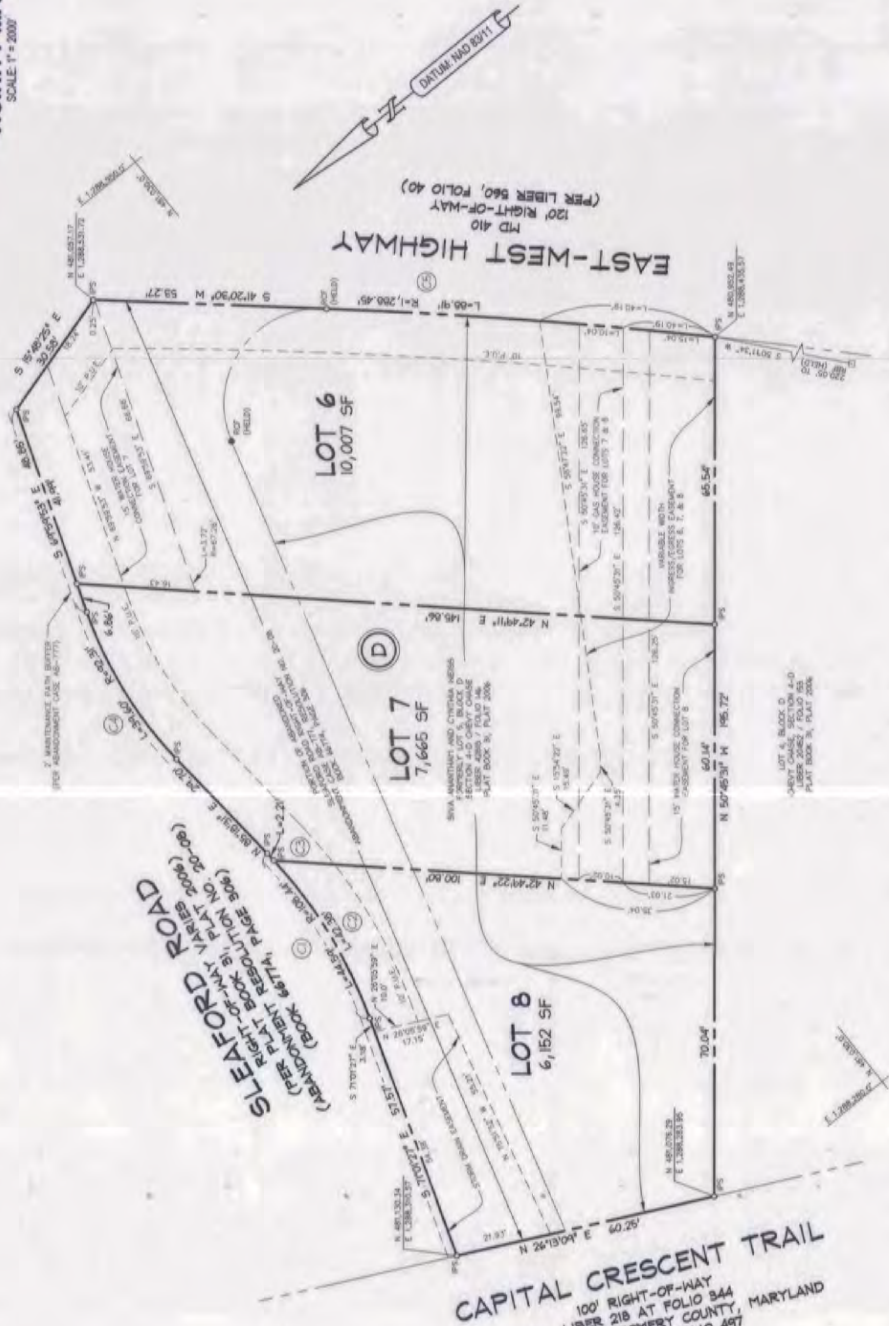
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PLAT No.



VICINITY MAP
SCALE 1" = 200'



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	DELTA
1	44.59'	100.44'	44.27°	5.12°49'00" E
2	42.30'	100.44'	42.31°	5.12°49'00" E
3	2.21'	100.44'	2.21°	N 16°56'51" E
4	34.60'	100.44'	34.29°	5.12°49'00" E
5	55.49'	100.44'	55.49°	5.12°49'00" E

10 South Bentz Street
Frederick, Maryland 21701
301-807-5031 office
www.caseengineering.com
info@caseengineering.com



Recorded
Plat No.

PLAT TABULATION

Number of Lots	3
Number of Acres	0.20
Area of Lot(s)	23,824 sq. ft.
Area of Parcel(s)	23,824 sq. ft.
Area of Subdivision	23,824 sq. ft.
Total Area	23,824 sq. ft.

Department of Permitting Services
Montgomery County, Maryland

Date 3-15-23

Approved [Signature]
Director

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

Approved _____
Chair

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

SUBDIVISION RECORD PLAT LOTS 6, 7, & 8, BLOCK D SECTION 4-D CHEVY CHASE A RESUBDIVISION OF LOT 5, BLOCK D

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' OCTOBER, 2022

