

Plat Name: National Chatauqua of Glen Echo

Plat #: 220230550

Location: Located on the south side of Wellesley Circle, 300 feet north of Cornell Avenue

Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: Max Maccoby and Ashlie Hubbard

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.1.** 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.1. of the Subdivision Regulations and supports this minor subdivision record plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT THIS PLAT OF SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MARYLAND; THAT THIS IS A SUBDIVISION OF ALL LAND RECORDS OF RECORD IN MONTGOMERY COUNTY, MARYLAND IN BOOK 1830 AT PAGE 1830, SAID PROPERTY ALSO BEING A RESUBDIVISION OF LOTS 8, 9, & 10, BLOCK 17 AS SHOWN ON A PLAT ENTITLED "NATIONAL CHATAUQUA OF GLEN-ECHO, MONTGOMERY COUNTY, MARYLAND", AND RECORDED AMONG SAID LAND RECORDS AS PLAT NO. 17.

I FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS WILL BE SET IN ACCORDANCE WITH SECTION 50.4.3.6 OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 5.925 SQUARE FEET OR 0.1360 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

2/21/23
DATE

MITCHELL E. GOODE
PROPERTY LINE SURVEYOR
MARYLAND REG. NO. 444
LICENSE EXPIRATION DATE: 12/10/2024



- NOTES**
1. THIS PROPERTY IS CURRENTLY ZONED R-60 AND COMPLIES WITH THE REQUIREMENTS OF 50-7.1.1.D.10 OF THE MONTGOMERY COUNTY ZONING ORDINANCE.
 2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
 3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF MARYLAND, PLAT 17 OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAT. THE OFFICIAL PUBLIC FILES AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
 4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR INTERFERING WITH THE RIGHTS AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPEND ON TITLE MATTERS AFFECTING TITLE.
 5. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP OR1841.
 6. THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVAL CONTAINED IN SECTION 50.7 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS SUBDIVISION IS A RESUBDIVISION OF THREE LOTS INTO ONE LOT, AS PROVIDED FOR IN SECTION 50.7.1.C.1.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AS PRESCRIBED BY THE MONTGOMERY COUNTY ZONING CODE.

FURTHER WE GRANT TO THOSE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, PUBLIC UTILITY EASEMENTS DESIGNATED HEREON AS "P.U.E.", SUBJECT TO THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITIES INDICATED WITHIN SAID DECLARATION.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, MAKE NO CLAIM OF PROPRIETARY RIGHTS AND OTHER RIGHTS RECORDED IN THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND CONVEY IN ACCORDANCE WITH SECTION 50.4.3.6 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUST AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

WITNESS
DATE 3/1/23

WITNESS
DATE 3/1/23
ASHLEE HUBBARD

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

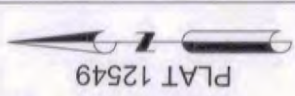
APPROVED: _____
CHAIR

APPROVED:
MONTGOMERY COUNTY PERMITTING SERVICES
DIRECTOR

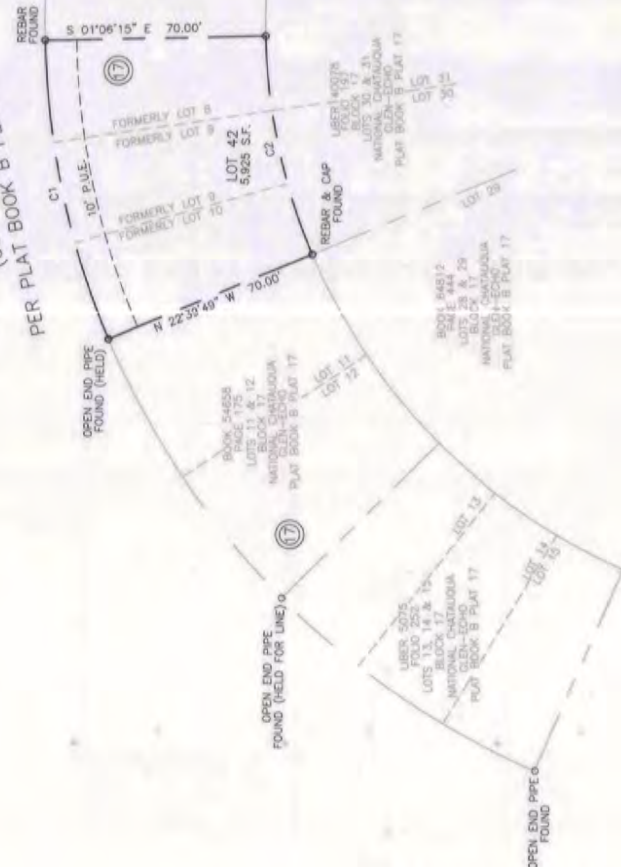
APPROVED: _____
MONTGOMERY PLAT SIGNATORY
FOR SECRETARY-TREASURER

M.A.C.P. & P.C. RECORD FILE NO. _____

PLAT NO.



WELLESLEY CIRCLE
(30' R/W)
PER PLAT BOOK B PLAT 17



PROPERTY INFO

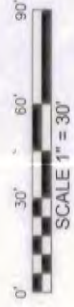
TAX MAP	OR1841
WSSC GRID #	Z020M07
PLANNING	42022234E
FILE	

AREA TABULATION

AREA OF LOT	5,925 S.F.
AREA OF STREET DEDICATION	N/A
TOTAL PLAT AREA	5,925 S.F.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	97.80	280.00	21°33'07"	N 75°02'27" E	97.22	
C2	71.48	190.00	21°33'57"	S 78°00'47" W	71.04	



SUBDIVISION RECORD PLAT
LOT 42, BLOCK 17
A RESUBDIVISION OF
LOTS 8, 9 & 10, BLOCK 17
NATIONAL CHATAUQUA
OF
GLEN-ECHO
7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' FEBRUARY, 2023

GOODE SURVEYS, LLC
LAND SURVEYORS
P.O. BOX 599
DAMASCUS, MARYLAND 20872
PHONE: (301) 368-3700
FAX: (301) 368-3703