

Plat Name: Edgemoor
Plat #: 220230430

Location: Located in the northwest quadrant of the intersection of Hampden Lane and Denton Road
Master Plan: Bethesda - Chevy Chase Master Plan
Plat Details: R-60 zone; 1 lot
Owner: Edgemoor Club, Inc.

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.

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-40 zone as of the date of plat recordation.
- IPS = Iron Pipe Set
PPF = Punched Pipe Found
OPF = Open Iron Pipe Found
RCP = Rubber and Clay Found
- The property shown hereon is located on Tax Map W-122.
- This property is located on F.E.M.A. Flood Insurance Map Community-Panel Number 2401040500, Flood zone "X".
- All laws, conditions, agreements, covenants, and easements associated with any plat shown hereon, including any plat shown hereon, or plat shown hereon, are intended to survive unless modified by further action by this Board. The official public for any such plat are maintained by the Montgomery County Planning Board and are available for public review during normal business hours.
- The plat conforms to the requirements for recordation as provided in Section 50-1-1 of the Subdivision Regulations for the State of Maryland, as provided for in Section 50-1.1.C.1.
- 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 the lot or to depict or create all matters affecting the lot.

OWNERS' CERTIFICATE

We, Edgemoor Club, Incorporated, owners of the property shown and described hereon, hereby accept this plat of subdivision.
 The entire grant of this plat is subject to the "HAMPDEN LANE" and "EXETER ROAD" Easements, as recorded in Liber 3024 of Folio 457 among the Land Records of Montgomery County, Maryland.
 There are no sales, actions at law, leases, mortgages, or trusts affecting the property shown hereon, except as indicated below.

3/27/23 *Bert Cape* *Maury Card*
 Date: *Bert Cape* President
 Edgemoor Club, Inc.

4/15/23 *Barbara A. Nison*
 Date: *Barbara A. Nison* Assistant Vice President
 Sundry Spring Bank

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 true and correct copy of the original plat as recorded in the Land Records of Montgomery County, Maryland, and that the same is in accordance with the provisions of the Subdivision Regulations of Montgomery County, Maryland, as recorded in Liber 3024 of Folio 457 among the Land Records of Montgomery County, Maryland, and the portions of Denton Road and Hampden Lane as shown hereon. The plat is recorded in Book 16 of Plat 146 of this recordation, and that all property owners notified in accordance with Section 50-1.3 of the Subdivision Regulations of Montgomery County, Maryland.

4/15/2023 *Jeffery A. ...*
 Date: *Jeffery A. ...* Professional Land Surveyor
 MD Reg. No. 21515
 Expiration Date: 07/15/2023

PLAT TABULATION

Number of Lots	9
Number of Acres	94,617.1 sq. ft.
Area of Lot	30,000 sq. ft.
Area of Plat	30,000 sq. ft.
Total Area	94,617.1 sq. ft. (2.172 Acres)

Department of Permitting Services
 Montgomery County, Maryland

Date: *4-26-2023*
 Approval: *[Signature]* Director

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

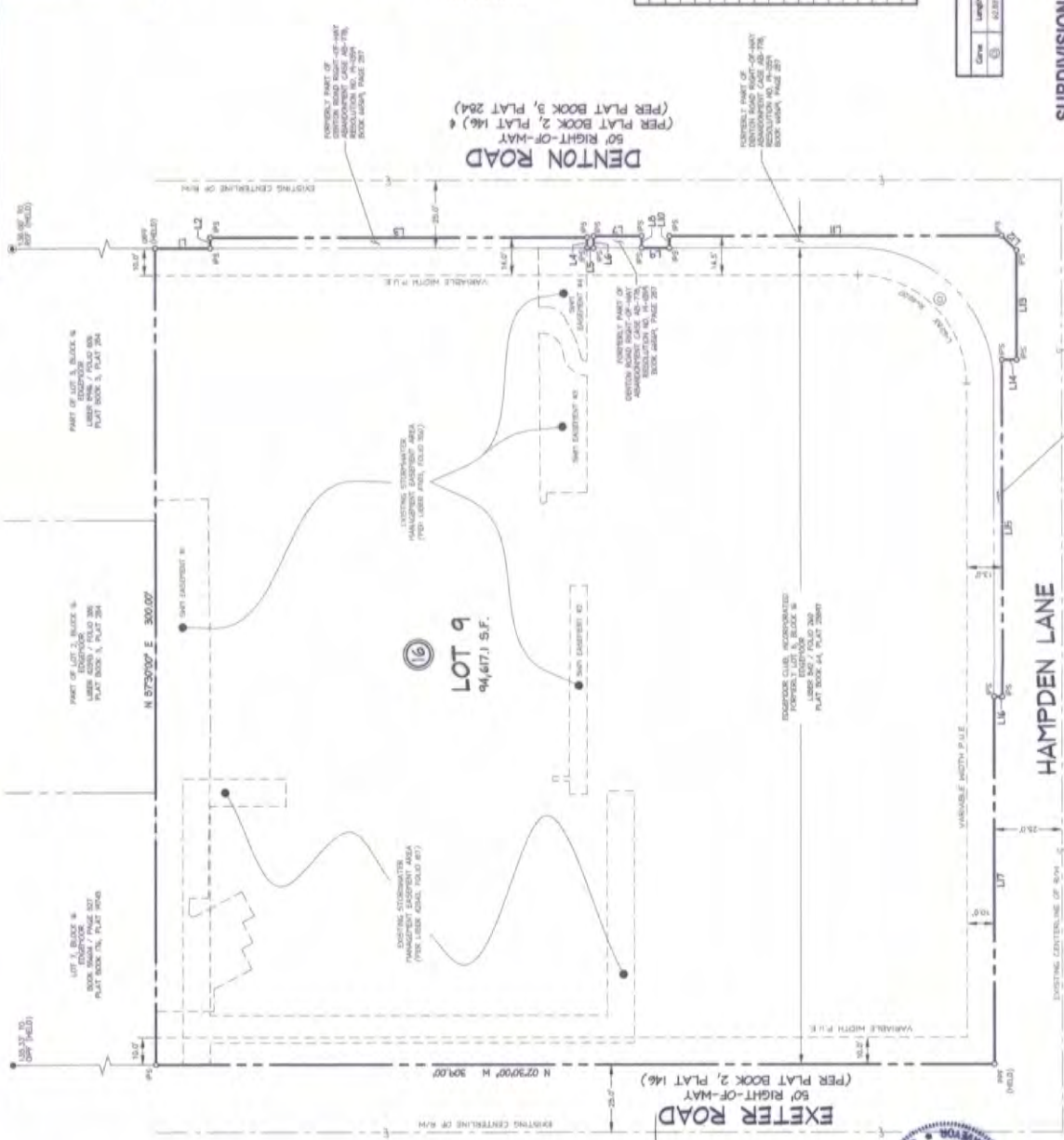
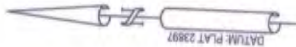
Approved: _____
 Montgomery P&C Officer
 for Secretary - Treasurer

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

PLAT No.



VICINITY MAP
 SCALE 1" = 200'



LINE TABLE

Line #	Station	Bearing
L1	202.07	S 87°20'00" E
L2	450.0	S 87°20'00" E
L3	875.00	S 87°20'00" E
L4	450.0	S 87°20'00" W
L5	230.0	S 87°20'00" W
L6	450.0	S 87°20'00" W
L7	174.0	S 87°20'00" W
L8	450.0	S 87°20'00" W
L9	82.0	S 87°20'00" W
L10	450.0	S 87°20'00" E
L11	82.47	S 87°20'00" E
L12	73.0	S 87°20'00" E
L13	45.0	S 87°20'00" E
L14	53.0	S 87°20'00" E
L15	103.99	S 87°20'00" E
L16	103.99	S 87°20'00" E
L17	103.99	S 87°20'00" E
L18	103.99	S 87°20'00" E
L19	103.99	S 87°20'00" E
L20	103.99	S 87°20'00" E
L21	103.99	S 87°20'00" E
L22	103.99	S 87°20'00" E
L23	103.99	S 87°20'00" E
L24	103.99	S 87°20'00" E
L25	103.99	S 87°20'00" E
L26	103.99	S 87°20'00" E
L27	103.99	S 87°20'00" E
L28	103.99	S 87°20'00" E
L29	103.99	S 87°20'00" E
L30	103.99	S 87°20'00" E
L31	103.99	S 87°20'00" E
L32	103.99	S 87°20'00" E
L33	103.99	S 87°20'00" E
L34	103.99	S 87°20'00" E
L35	103.99	S 87°20'00" E
L36	103.99	S 87°20'00" E
L37	103.99	S 87°20'00" E
L38	103.99	S 87°20'00" E
L39	103.99	S 87°20'00" E
L40	103.99	S 87°20'00" E
L41	103.99	S 87°20'00" E
L42	103.99	S 87°20'00" E
L43	103.99	S 87°20'00" E
L44	103.99	S 87°20'00" E
L45	103.99	S 87°20'00" E
L46	103.99	S 87°20'00" E
L47	103.99	S 87°20'00" E
L48	103.99	S 87°20'00" E
L49	103.99	S 87°20'00" E
L50	103.99	S 87°20'00" E
L51	103.99	S 87°20'00" E
L52	103.99	S 87°20'00" E
L53	103.99	S 87°20'00" E
L54	103.99	S 87°20'00" E
L55	103.99	S 87°20'00" E
L56	103.99	S 87°20'00" E
L57	103.99	S 87°20'00" E
L58	103.99	S 87°20'00" E
L59	103.99	S 87°20'00" E
L60	103.99	S 87°20'00" E
L61	103.99	S 87°20'00" E
L62	103.99	S 87°20'00" E
L63	103.99	S 87°20'00" E
L64	103.99	S 87°20'00" E
L65	103.99	S 87°20'00" E
L66	103.99	S 87°20'00" E
L67	103.99	S 87°20'00" E
L68	103.99	S 87°20'00" E
L69	103.99	S 87°20'00" E
L70	103.99	S 87°20'00" E
L71	103.99	S 87°20'00" E
L72	103.99	S 87°20'00" E
L73	103.99	S 87°20'00" E
L74	103.99	S 87°20'00" E
L75	103.99	S 87°20'00" E
L76	103.99	S 87°20'00" E
L77	103.99	S 87°20'00" E
L78	103.99	S 87°20'00" E
L79	103.99	S 87°20'00" E
L80	103.99	S 87°20'00" E
L81	103.99	S 87°20'00" E
L82	103.99	S 87°20'00" E
L83	103.99	S 87°20'00" E
L84	103.99	S 87°20'00" E
L85	103.99	S 87°20'00" E
L86	103.99	S 87°20'00" E
L87	103.99	S 87°20'00" E
L88	103.99	S 87°20'00" E
L89	103.99	S 87°20'00" E
L90	103.99	S 87°20'00" E
L91	103.99	S 87°20'00" E
L92	103.99	S 87°20'00" E
L93	103.99	S 87°20'00" E
L94	103.99	S 87°20'00" E
L95	103.99	S 87°20'00" E
L96	103.99	S 87°20'00" E
L97	103.99	S 87°20'00" E
L98	103.99	S 87°20'00" E
L99	103.99	S 87°20'00" E
L100	103.99	S 87°20'00" E

CURVE TABLE

Curve	Length	Radius	Chord Bearing	Chord Distance	Delta
C1	45.00	45.00	N 45°00'00" E	45.00	90°00'00"
C2	45.00	45.00	N 45°00'00" E	45.00	90°00'00"

SUBDIVISION RECORD PLAT
LOT 9, BLOCK 16
EDGEMOOR

A RESUBDIVISION OF LOT 8, BLOCK 16 & PART OF THE ADJOINING RIGHTS-OF-WAY

BETHESDA (7TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30' OCTOBER, 2022



Recorded _____
 Plat No. _____