

Plat Name: Bradley Hills, Section Two

Plat #: 220240530

Location: Located on the south side of Manning Drive, 550 feet east of Glenbrook Road

Master Plan: Bethesda-Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: David D. Deal

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

- 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.

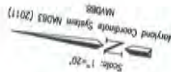
Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision plat of all the property acquired by David D. Deal from Alan D. Johnson and Carolyn S. Turk, by deed dated March 16, 2023 and recorded among the Land Records of Montgomery County, Maryland in Deed Book 66656 at Page 205, that it is a resubdivision of part of Lots 53 & 54, Block 4, as shown on a subdivision record plat entitled "Section Two, Bradley Hills" and recorded among the aforesaid Land Records in Plat Book 26 as Plat No. 1661.

I also certify that if engaged, I will set all property corner markers in accordance with Section 50-4.3.G of the subdivision regulations of Montgomery County, Maryland.

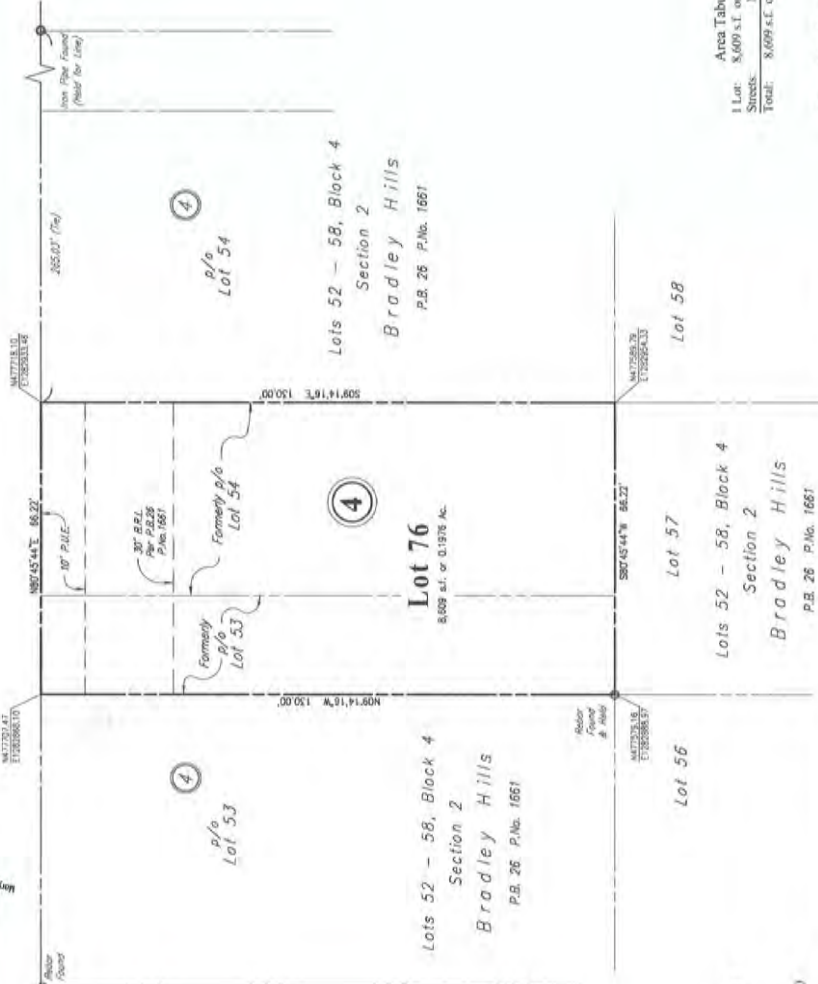
I further certify that the total area included in this subdivision record plat is 8,609 square feet or 0.1976 of an acre of land, none of which is dedicated to public use.

Date: 9/4/24
 Signature: [Signature]
 Shawn T. J. Hall
 Professional Land Surveyor
 Maryland Reg. No. 21847
 Exp. 05/29/2024



Manning Drive

(S&T P. 19)
 P. No. 6 600 & 1661



Area Tabulation
 1 Lot: 8,609 s.f. or 0.1976 Ac.
 Streets: N/A
 Total: 8,609 s.f. or 0.1976 Ac.



Owner's Certificate

I, David D. Deal, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat, establish the minimum building restriction lines, grant a Public Utility Easement as shown hereon and designated P.U.E., to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference; subject to all current and applicable regulations of all federal, state and local governing agencies.

I further certify that a Maryland registered land surveyor will be engaged to set all property corners markers in accordance with section 50-4.3.G of the subdivision regulations of Montgomery County, Maryland.

There are no easements, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon.

Date: 2-23-24
 Signature: [Signature]
 David D. Deal, Owner

Notes

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depose or note all matters affecting title.
- This property is served by public water and sewer services only.
- 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 part of lot with existing house and adjoining property created as result of a deed into a single lot as provided for in Section 50.7.1.C.2.
- Water/Sever Categories: W1.S1.
- Coordinates shown hereon were established using Trimble's Real-Time KeyNet/GPS and their Virtual Reference Station System (VRS) and are based on Maryland State Plane Coordinates NAD 83 (2011). The average scale factor for the subject property is 0.99995236. The average property elevation based upon NAVD83 vertical datum is 252 feet, for an elevation factor of 0.99999506. The combined factor for the subject property is 0.99994542. All bearings and distances shown are based on grid coordinates.

Subdivision Record Plat

Lot 76, Block 4

a resubdivision of parts of Lots 53 & 54, Block 4

Section Two

Bradley Hills

Bethesda (7th) District

Montgomery County, Maryland

December, 2023 Scale: **1" = 20'**

CPJ Associates
 Charles P. Johnson & Associates, Inc.
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
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 www.cpjassoc.com • Silver Spring, MD • Washington, DC • Annapolis, MD • Gaithersburg, MD • Rockville, MD • Fairfax, VA

Recorded:

Approved: [Signature]
 Date: 3-6-2024
 Department of Permitting Services,
 Montgomery County

Chair: _____ Date: _____
 Members: The Signers to Surveyor's Return

220240530

MANCPRAP Record File No.:

DFD
 2023-106A.DMC.V15-01