

Plat Name: Hillmead - Bradley Hills

Plat #: 220240800

Location: Located on the northeast side of Bradley Boulevard (MD 191), 170 feet east of Howell Road

Master Plan Bethesda-Chevy Chase Master Plan

Plat Details: R-60 zone; 2 lots

Owner: Hamid Tzadi and Marjan Panahi

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Plan No. 620200160 (MCPB Resolution No. 21-086), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan.

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 REQUIREMENTS OF THE MONTGOMERY COUNTY ZONING ORDINANCES AND THE MONTGOMERY COUNTY SUBDIVISION ACT, AND THAT THE SAME IS ACCURATELY DESCRIBED AND RECORDED IN THE MONTGOMERY COUNTY RECORDS AS SHOWN ON A PLAT ENTITLED "HILLMEAD, BRADLEY HILLS," AND RECORDED AMONG SAID LAND RECORDS IN PLAT 234.

I FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON WILL BE SET IN ACCORDANCE WITH SECTION 50-4.3.G OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 46,090 SQUARE FEET OR 1.057 ACRES OF LAND, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

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



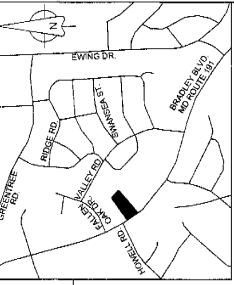
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	159.04'	1722.27'	145° 59' 30"	NR	S 71° 51' 11" W	159.00'

PROPERTY INFO

TAX MAP NO. 03553	AREA TABULATION
ZONING CODE R-4	AREA OF LOT 46,090 S.F.
PLAT NO. 022200180	AREA OF STREET DEDICATION N/A
	TOTAL PLAT AREA 46,090 S.F.

PLAT NO.



NOTES

1. THIS PROPERTY IS CURRENTLY ZONED R-40.
2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
3. ALL TERMS, CONDITIONS, AGREEMENTS, IMPOSITIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE SUPERSEDED BY ANY OTHER INSTRUMENTS, AGREEMENTS, OR PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY, THIS PLAT IS NOT INTENDED TO EXAMINE OR DETERMINE THE EXISTENCE OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
5. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 03553.
6. THIS PLAT IS INTENDED TO BE USED IN ACCORDANCE WITH THE REQUIREMENTS AS REQUIRED BY ADMINISTRATIVE SUBDIVISION ACT AND CODES AND REGULATIONS, AND ANY CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.
7. PER 50-2.1.C.2.G OF THE MONTGOMERY COUNTY CODE, THE FOLLOWING ARE CONTROL STATIONS USED TO ESTABLISH COORDINATE SYSTEM DATUM.
700--N-484714.14 E: 12752607.23
701--N-484577.64 E: 12753531.02

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.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-4.3.G OF THE MONTGOMERY COUNTY CODE.

FURTHER, WE GRANT AND RECOGNIZE BOTH THE PRIVATE UTILITY EASEMENT AND THE INGRESS/EGRESS & UTILITY EASEMENT SHOWN ON THIS PLAT.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUST AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT FOR A DEED SAID TRUST AND NOTE MODIFICATION AGREEMENT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY MARYLAND, LIBER 110713 AT FOLIO 142. THE INTEREST THEREIN HAVE HERON INDICATED THEIR ASSENT TO THIS PLAT OF SUBDIVISION.

F. H. H. H.
WITNESS
DATE: 06.05.2024

M. R. R. R.
WITNESS
DATE: 06.05.2024

WE, HEREBY ASSENT TO THIS PLAT OF SUBDIVISION
Z.A. GUERAMI TRUST

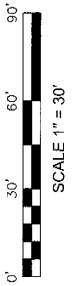
Z.A. Guerami
TRUSTEE: ZEINLOUABEDIN GUERAMISZAHAB

DATE: 06.05.2024

THE MONTGOMERY COUNTY PLANNING BOARD APPROVED: <i>[Signature]</i> MONTGOMERY COUNTY PLANNING BOARD FOR SECRETARY-TREASURER	MONTGOMERY COUNTY PLANNING BOARD DEPARTMENT OF PERMITTING SERVICES APPROVED: <i>[Signature]</i> DIRECTOR
CHAIR: _____	DATE: _____
M.N.C.P. & P.C. RECORD FILE NO. _____	PLAT NO. _____

SUBDIVISION RECORD PLAT
LOT 36 & 37, BLOCK 3
HILLMEAD
BRADLEY HILLS
A RESUBDIVISION OF
LOT 8, BLOCK 3
7TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' FEBRUARY, 2024

GOODE SURVEYS, LLC
1100 S. CALVERT RD.
P.O. BOX 1509
DAMASCUS, MARYLAND 20872
PHONE: (301) 368-3700
FAX: (301) 368-3703



MD COORDINATE SYSTEM
NAD83 (2011) DATUM

Revisions



Scale: 1" = 30'
 date: 01/18/2021

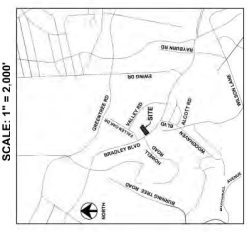
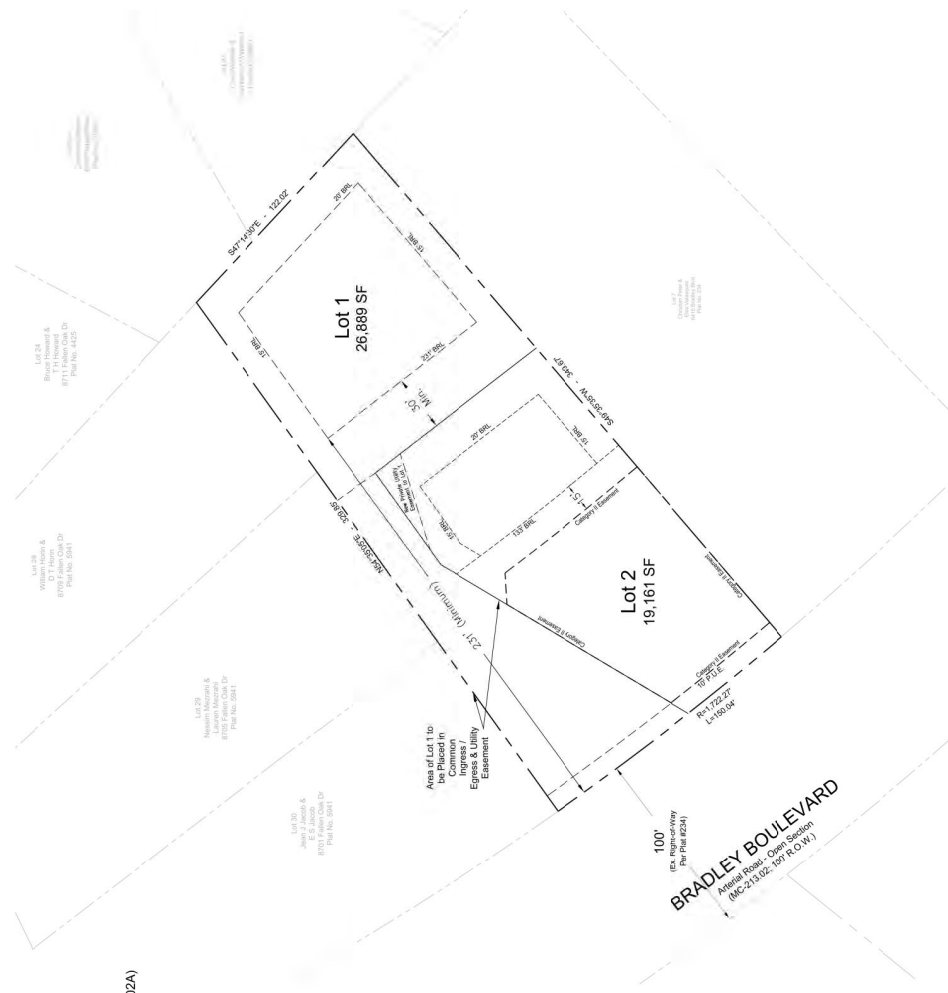
B&A
 Berning & Associates, Inc.
 9373 Siskiyew Court
 Gaithersburg, MD 20877
 (301) 948-0248



ADMINISTRATIVE SUBDIVISION PLAN
 HILLMEAD (Lot 8, Block 3)
 6421 Bradley Boulevard
 Montgomery County, Maryland

PROJECT NUMBER	
TAX MAP SERIES	
MAP SHEET NO.	
DATE	

Hillmead - Certified Administrative Subdivision Plan No. 620200160



PREPARED FOR:
HAMID REZA IZADI & MARJAN PANNAHI
 4711 Rosedale Avenue
 Bethesda, MD 20814
 301-453-1111
 rajizadi@gmail.com

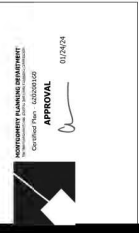
VICINITY MAP
 SCALE: 1" = 2,000'

SHEET INDEX:

- Cover Sheet / Lot Diagram (07-ADSUB-620200160-001)
- Planning Board Resolution (07-ADSUB-620200160-002)
- Planning Board Resolution & Approval Letters (07-ADSUB-620200160-002A)
- Administrative Subdivision Plan (07-ADSUB-620200160-003)

LEGEND:

- Property Line (Subject Property) ———
- Property Line (Adjacent Property) - - - - -
- New Lot Line ———
- Building Restriction Line ———



Engineer's Certification:
 I hereby certify that I am a duly licensed Professional Engineer in the State of Maryland, and I have prepared this plan in accordance with the provisions of the Subdivision Control Act of the State of Maryland, and I am not certifying to the accuracy of this information.
 Date: 09-22-2023 Exp. Date: 0-30-2025
 Signature: [Signature]

Surveyor's Certificate:
 I hereby certify that this plan was prepared by me or under my direct supervision, and I have been duly licensed as a Professional Surveyor in the State of Maryland, and I am not certifying to the accuracy of this information.
 Date: 09-22-2023 Exp. Date: 02-10-2025
 Signature: [Signature]

Professional Certification:
 I hereby certify that this plan was prepared by me or under my direct supervision, and I have been duly licensed as a Professional Engineer in the State of Maryland, and I am not certifying to the accuracy of this information.
 Date: 12-20-2023 Exp. Date: 10-21-2024
 Signature: [Signature]



Scale: 1" = 30'