

Plat Name: Bradley Hills

Plat #: 220241080

Location: Located on the west side of Barrett Lane, 650 feet north of Bradley Boulevard (MD 191)

Master Plan Bethesda - Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: Gautaum Siram and Rachel Harrison

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.

This minor subdivision application proposes to consolidate a lot and a part of a lot into a recorded lot to facilitate the issuance of a building permit upon the property. With this action, an underlying lot line will be eliminated; there is no change to the perimeter boundary of the tract by this subdivision. Staff concludes that the proposed subdivision complies with the requirements of Section 50.7.1.C.2. and recommends approval of the subdivision record plat.

Surveyor's Certificate

I hereby certify that the information shown herein is correct, that it is a subdivision plat of all the property acquired by Ganam Strain and Rachel Harrison, husband and wife from Jeffrey Z. Slavin and Roni S. Pekins, as Co-Trustees of the Jeffrey Z. Slavin Revocable Trust under agreement dated January 17, 2008 as amended, as to an undivided 50% interest, and Roni S. Pekins, as Trustee of the Roni S. Pekins Revocable Trust U/AD June 11, 2010, as amended, as to the remaining undivided 50% interest, by deed dated January 17, 2024 and recorded among the Land Records of Montgomery County, Maryland in Deed Book 67740 at Page 62, that it is a resubdivision of part of Lot 13, Block 9, as shown on a subdivision record plat entitled "Resubdivision of Part of Lot 1, Block 9, 1st Addition to Section 2, Bradley Hills" and recorded among the aforesaid Land Records in Plat No. 886 and that it is a resubdivision of Lot 24, Block 9, as shown on a subdivision record plat entitled "Lot 22, 23, & 24, Block 9, a resubdivision of Parts of Lots 1, 10 & 11, First Addition to Section Two, Bradley Hills" and recorded among the aforesaid Land Records in Plat No. 1406.

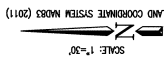
I also certify that if engaged, I will set all property corner markers in accordance with Section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 19,937 square feet or 0.4577 of an acre of land, none of which is dedicated to public use.

Date: 7/12/24
 Steve W. Jones
 Professional Land Surveyor
 Maryland Reg. No. 21072
 Exp.: 02/08/2025



A RESUBDIVISION OF PARTS OF LOTS 22, 23, & 24, BLOCK 9, FIRST ADDITION TO SECTION TWO, BRADLEY HILLS, PLAT 1406



- p/o = Part of
- P.B. = Plat Book
- P.No. = Plat Number
- s.f. = Square Feet
- Ac. = Acres

Approvals / Information

Provisionary Plat: N/A
 Site Plan: N/A
 FCP Exemption No: 42024197E
 Zoning At Time Of Plat: R-60 (Residential-60)
 Tax Map: HNI22
 W.S.S.C. 200 Sheet: 209NW05

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

Approved: _____ Date: _____
 Chair: _____ Montgomery Plat. Signature for Secretary-Treasurer
 M-NCPP&C Record File No.:

Owner's Certificate

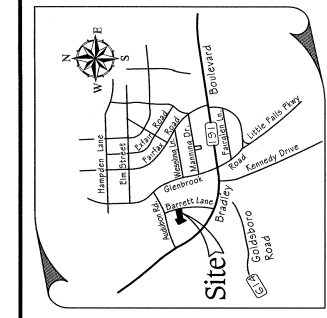
We, Ganam Strain and Rachel Harrison, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat, establish the minimum building restriction lines, grant a Public Utility Easement as shown hereon and designated P.U.E., to the parties listed 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 3854 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 suits, actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

Date: 7/12/24
 Ganam Strain, Owner
 Date: 7/12/24
 Rachel Harrison, Owner

Signature of Ganam Strain
 Signature of Rachel Harrison



Vicinity Map
 1" = 2000'

Plat No.: _____

Notes

1. 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.
2. 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 depict or note all matters affecting title.
3. This property is served by public water and sewer services only.
4. 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 two parts of lots into a single lot as provided for in Section 50.7.1.C.2.
5. Water/Sewer Categories: W/1/S1.
6. Coordinates shown hereon were established using Trimble's Real-Time KeyNetGPS 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 0.99999306. The combined factor for the subject property is 0.99994542. All bearings and distances shown are based on grid coordinates.

Subdivision Record Plat
Lot 33, Block 9

Section Two

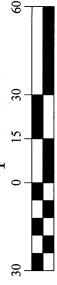
Bradley Hills

a resubdivision of parts of Lots 13 & Lot 24, Block 9

Bethesda (7th) District
 Montgomery County, Maryland
 February, 2024 Scale: 1" = 30'

CPJ Associates
 Charles P. Johnson & Associates, Inc.
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
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 www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

Graphic Scale
 Scale: 1"=30'



Recorded: _____
 Plat No.: 220241080

Department of Permitting Services,
 Montgomery County

Approved: _____ Date: 7-18-2024
 Director