

Plat Name: H. M. Martins Addition to Chevy Chase View

Plat #: 220241020

Location: Located on the southwest side of Clearbrook Lane, 170 feet northwest of Clearbrook Place

Master Plan: Kensington - Wheaton Master Plan

Plat Details: R-60 zone; 1 lot

Owner: Wilgesenio Pinto and Mario Amorium

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

- H. *Creation of a lot from a part of a lot.* A part of a previously recorded lot in a Residential Detached zone that was created as a result of a deed transfer of land from the lot may be converted into a lot if:
1. the part of lot was created by deed recorded before June 1, 1958, or
 2. the part of lot contains a legally constructed detached house; and
 3. all conditions or agreements applicable to the subdivision approval creating the original lot apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement or building restriction lines.

This minor subdivision application proposes to convert a part of a lot into a recorded lot to facilitate the issuance of a building permit upon the property. With this action 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.H. and recommends approval of the subdivision record plat.

NOTES

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, AS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC FILE FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. IPF = IRON PIPE FOUND. / RBWC = REBAR WITH CAP.
3. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
4. THIS PLAN CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50.7.1 OF THE MONTGOMERY COUNTY ZONING ORDINANCE, BEING CHAPTER 160 OF THE DOCUMENT CODE. THIS PLAN INVOLVES THE CREATION OF A LOT FROM A PART OF LOT 6 AS PROVIDED FOR IN SECTION 50.7.1.H.
5. 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. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
6. PROPERTY LIES WITHIN ZONE X OF FEMA MAP # 24031C0365D DATED SEPTEMBER 28TH, 2006.
7. PROPERTY IS SUBJECT TO A "STORMWATER MANAGEMENT RIGHT OF ENTRY" AS RECORDED AMONG THE LAND RECORDS ON MONTGOMERY COUNTY, MARYLAND IN DEED BOOK 67512 AT PAGE 492.

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 RE-SUBDIVISION OF ALL OF THE LANDS CONVEYED BY STEAMLER FAMILY L.L.C. UNTO WILGESSINO PINTO AND MARIO AMORIM RECORDED IN BOOK 67031 AT PAGE 098 DATED MAY 23RD, 2023 AND BEING PART OF LOT 6 AS SHOWN ON A PLAT OF SUBDIVISION KNOWN AS H.M. MARTINS ADDITION TO CHEVY CHASE VIEW AS RECORDED IN PLAT BOOK 3 AT PLAT 216 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND; AND THAT ALL PROPERTY CORNERS MARKED HEREON ARE IN PLACE AS SHOWN HEREON IN ACCORDANCE WITH SECTION 50.4.3.C OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS. TOTAL AREA INCLUDED ON THIS PLAT IS 12,750 SQUARE FEET, NONE OF WHICH IS DEDICATED TO PUBLIC USE.



DAVID P. MOWATT
 MD. PROFESSIONAL
 LAND SURVEYOR #21136
 EXPIRATION/RENEWAL DATE 06-20-26

OWNER'S CERTIFICATE

WE, WILGESSINO PINTO AND MARIO AMORIM, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS SUBDIVISION RECORD PLAT TO ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES PER THE MONTGOMERY COUNTY ZONING ORDINANCE.
 WE FURTHER GRANT A 10 FOOT PUBLIC UTILITY EASEMENT, SHOWN HEREON AS "10' P.U.E." TO THOSE PARTIES NAMED IN THE DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS", AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
 THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

WITNESSES: *WILGESSINO PINTO* DATE 08/07/24
MARIO AMORIM DATE 08-07-24

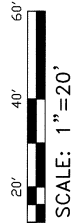
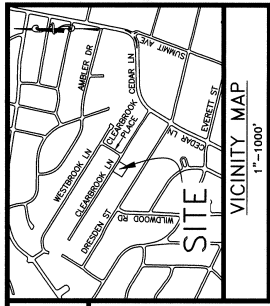
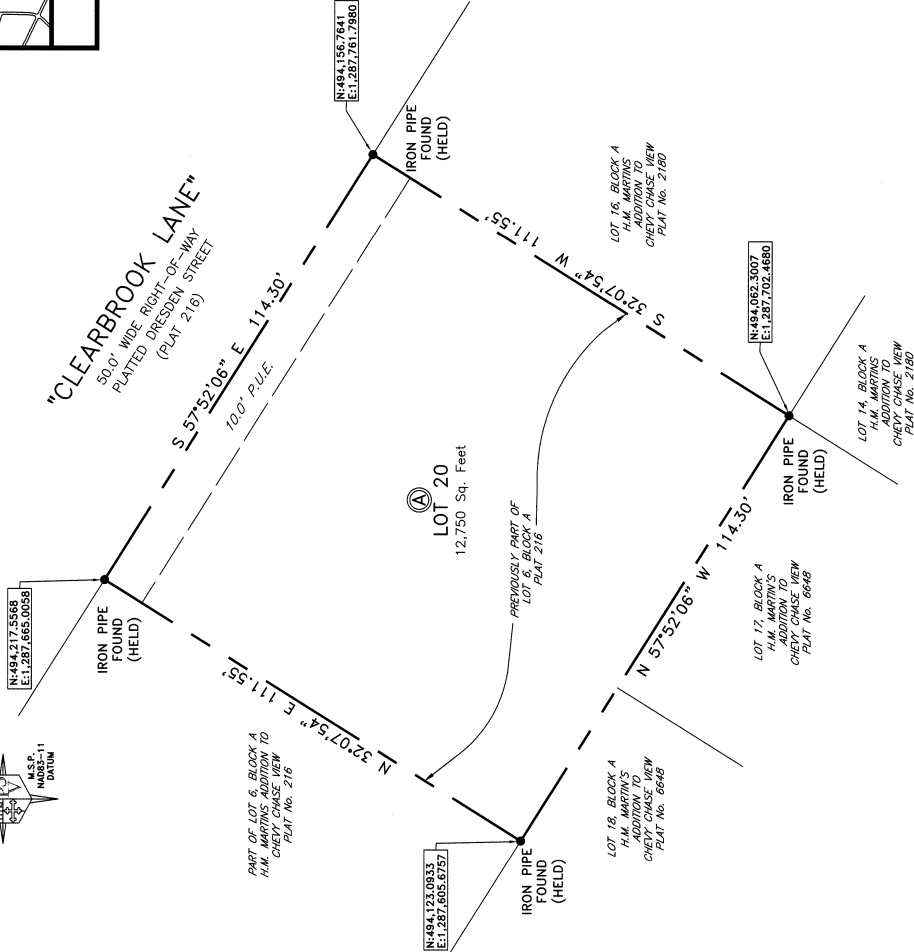
Approved: 8-8-2024 Date
 Department of Permitting Services
 Montgomery County, Maryland
 Director: *Abdullah*

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

Approved: _____ Date _____
 Chair
 Montgomery Plat Signatory
 for Secretary - Treasurer

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

PLAT No.



SUBDIVISION RECORD PLAT
 H.M. MARTINS ADDITION TO
 CHEVY CHASE VIEW
 LOT 20, BLOCK A
 A RESUBDIVISION OF
 PART OF LOT 6
 PLAT No. 216
 WHEATON (13TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=20' JULY 2024

POTOMAC VALLEY SURVEYS
 20010 FISHER AVENUE, SUITE F
 POOLESVILLE, MARYLAND
 1-888-349-5090

PLAT TABULATION	
LOT 20:	12,750 SQ.FT. OR 0.2927 ACRES
DEDICATION TO PUBLIC USE:	0 SQ.FT. OR 0.0000 ACRES
TOTAL AREA:	12,750 SQ.FT. OR 0.2927 ACRES

APPROVALS/INFORMATION CHART	
TAX MAP LOCATION:	HP343
WSSC GRID NUMBER:	213N1004
ZONING CATEGORY:	R-60
APPROVED PRELIMINARY PLAN, SITE PLAN, PROJECT/SKETCH PLAN FILE NUMBER:	N/A
APPROVED FOREST CONSERVATION PLAN FILE NUMBER:	42024193E
CONSERVATION EXEMPTION NUMBER:	

Recorded _____
 Plat No. _____

1020
 MNCPPC FILE NO. 2202-4-4-2024