

Plat Name: Chevy Chase Terrace

Plat #: 220250080

Location: Located on the south side of Chevy Chase Boulevard, 350 feet west of Offutt Road

Master Plan Bethesda - Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: 4812 Chevy Chase, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.1.** 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 two existing lots into one record 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.1. and recommends approval of the subdivision record plat.

PLAT NO.

PROPERTY INFO

KEY MAP	18821
ISS. GRID #	208M05
ZONING	R-60
POP. EXEMPT #	1262292E

AREA TABULATION
 AREA OF LOT SET DEDICATION N/72°
 6,028 S.F.
 TOTAL PLAT AREA
 6,028 S.F.

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 SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND; THAT IT IS A SUBDIVISION OF ALL THE LAND COMPREHENDED BY ELLER L. PAUL, SURVEYOR OF RECORD, MONTGOMERY COUNTY, MARYLAND, AS SHOWN ON A PLAT ENTITLED SECTION 2, IN BOOK 68158 AT PAGE 359, SAID PROPERTY ALSO BEING LOT 27 & 28, BLOCK H AS SHOWN ON A PLAT ENTITLED SECTION 2, CHEVY CHASE TERRACE, AND RECORDED AMONG SAID LAND RECORDS IN PLAT BOOK 3 PLAT 242.

I FURTHER CERTIFY THAT IF ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS —O— 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 6,028 SQUARE FEET OR 0.1384 ACRES OF LAND. NONE OF WHICH IS DEDICATED TO PUBLIC USE.

Mitchell E. Goode
 MITCHELL E. GOODE
 PROFESSIONAL SURVEYOR
 MARYLAND REG. NO. 444
 LICENSE EXPIRATION DATE: 12/10/2024



NOTES

1. THIS PROPERTY IS CURRENTLY ZONED R-60.
2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PLANNING BOARD, PLAN, DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
5. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP HM121.
6. THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVAL CONTAINED IN SECTION 50.7.1 OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT INVOLVES CONSOLIDATION OF TWO LOTS INTO ONE LOT, AS PROVIDED FOR IN SECTION 50.7.1.C.1.
7. THE PROPERTY IS SUBJECT TO A STORMWATER MANAGEMENT RIGHT OF ENTRY RECORDED IN BOOK 68170 PAGE 299.

OWNER'S CERTIFICATE

WE, 4812 CHEVY CHASE, LLC, 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 AS "P.U.E.", SUBJECT TO THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITIES INDICATED WITHIN SAID DECLARATION.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, DO HEREBY AGREE TO WAIVE OUR RIGHT OF FIRST REFUSAL AND TO WAIVE ANY REQUIREMENT FOR DOCUMENTATION TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.

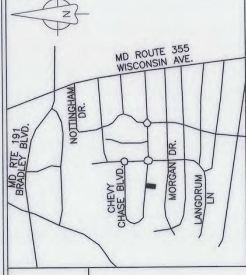
THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUST AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT FOR A CERTAIN DEED OF TRUST AND SECURITY AGREEMENT RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN PLAT BOOK 68158 AT PAGE 359, AND THE PARTIES INTERESTED THEREIN HAVE HEREOF INDICATED THEIR ASSENT TO THIS PLAT OF SUBDIVISION.

John M. ... 9/10/24 DATE
 WITNESS
 4812 CHEVY CHASE, LLC
 TRUSTEE
M. ... 9/10/24 DATE
 WITNESS
 BY: Mitchell Goode
 TRUSTEE

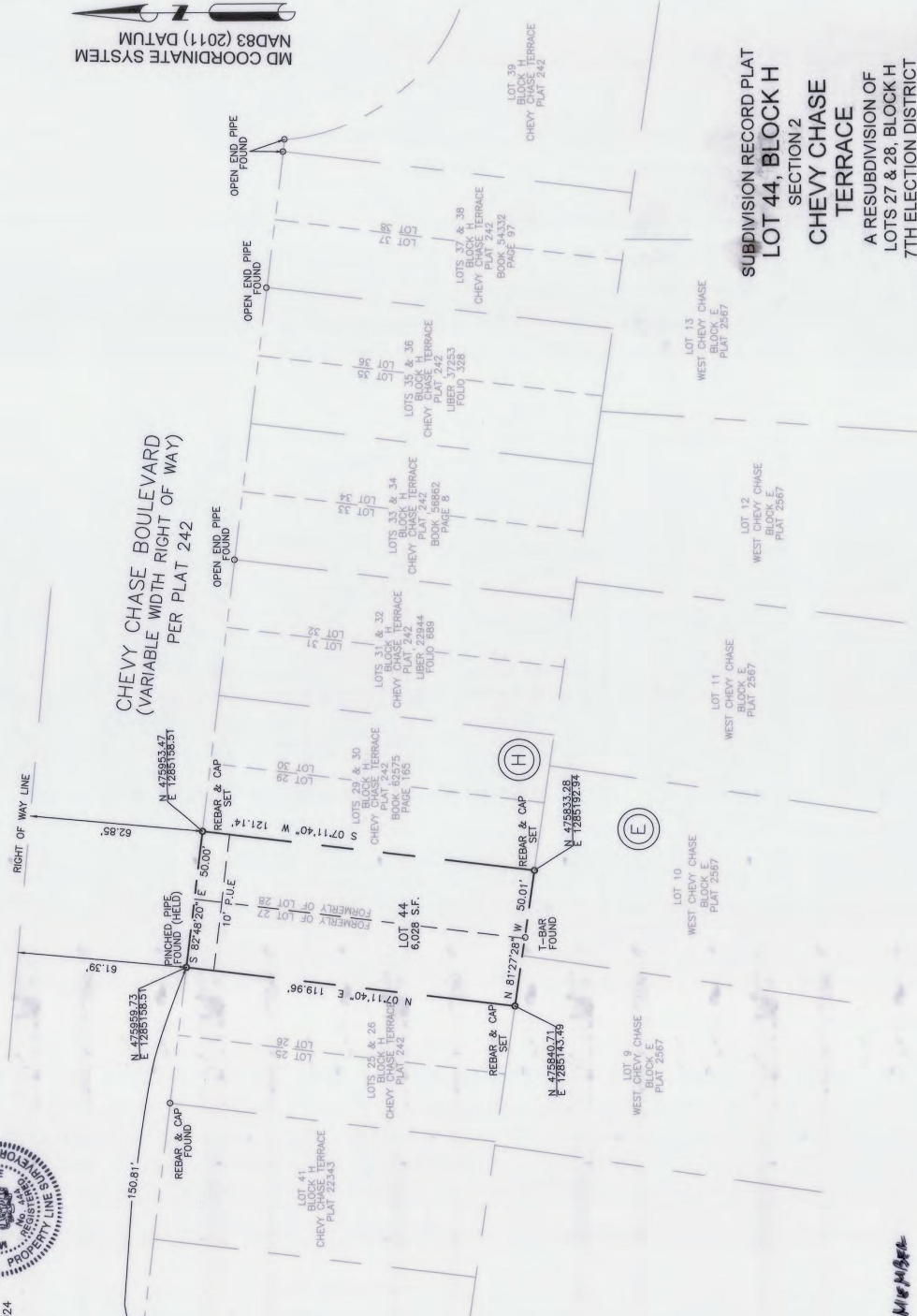
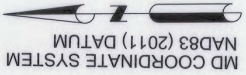
WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION
 CAPITAL BANK, N.A.
... 9/10/24 DATE
 WITNESS

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES
APPROVED: <i>...</i>	APPROVED: <i>...</i>
CHAIR	DIRECTOR
MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER	PLAT NO.

M.A.N.C.P. & P.C. RECORD FILE NO.

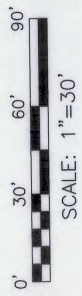


VICINITY MAP
 SCALE 1"=500'



**SUBDIVISION RECORD PLAT
 LOT 44, BLOCK H
 SECTION 2
 CHEVY CHASE
 TERRACE**
 A RESUBDIVISION OF
 LOTS 27 & 28, BLOCK H
 7TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=30' JULY, 2024

GOODE SURVEYS, LLC
 LAND SURVEYORS
 P.O. BOX 599
 DAMASCUS, MARYLAND 20872
 PHONE: (301) 368-3700
 FAX: (301) 368-3703



SCALE: 1"=30'