

**Plat Name: Huntington, Section 4**

**Plat #: 220241160**

Location: Located on the west side of Custer Road, 150 feet north of Wilson Lane (MD 188)

Master Plan Bethesda - Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: Christopher Albina

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 Christopher A. Albina from Elizabeth H. Berkly, surviving Tenant by the entirety of Ian R. Berkly, who died December 18, 2007 and recorded among the Land Records of Montgomery County, Maryland in Book 67923 at Page 357, that it is a resubdivision of Lot 18 and part of Lot 19, Block D, as shown on a subdivision record plat entitled "Huntington, Section 4" and recorded among the Land Records in Plat Book 4 as Plat No. 376.

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 6,300 square feet or 0.1446 of an acre of land; none of which is dedicated to public use.

Date: 9/12/24  
 Steve W. Aboos  
 Professional Land Surveyor  
 Maryland Reg. No. 21072  
 Exp. 02/08/2025



Area Tabulation  
 1 Lot: 6,300 s.f. or 0.1446 Ac.  
 Street: 0 s.f. or 0.0000 Ac.  
 Total: 6,300 s.f. or 0.1446 Ac.

**Owner's Certificate**

I, Christopher A. Albina, owner of the property shown herein 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 herein 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 corner markers in accordance with section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

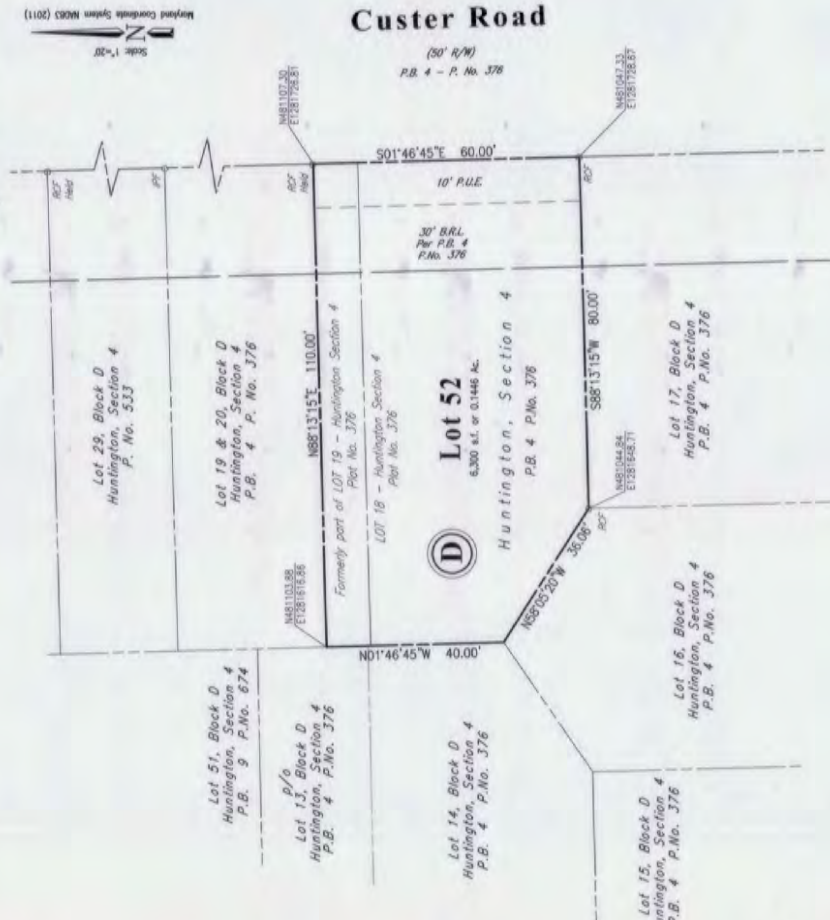
There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown herein, except that certain Indemnity Deed of Trust and Security Agreement, recorded in Book 67972 at Page 415 and all parties in interest thereto have below indicated their assent.

Date: 9/12/24  
 Christopher A. Albina, Owner

We hereby assent to this Subdivision Record Plat  
 Sandy Spring Bank

Date: 8/22/24  
 Susie Pischell, Trustee

Date: 8/22/24  
 Kamille Carrington, Trustee



**Legend**

- plc = Part of
- B.R.L. = Building Restriction Line
- P.B. = Plat Book
- P.No. = Plat Number
- RCF = Rebar & Cap Found
- RF = Iron Pipe Found
- RFW = Right of Way
- S.F. = Square Feet
- Ac. = Acres

**Approvals / Information**

Preliminary Plan: n/a  
 Site Plan: n/a  
 FCP Exemption No.: 42024242E  
 Zoning At Time Of Plat: R-60 (Residential-60)  
 Tax Map: HNI22  
 W.S.S.C. 200 Sheet: 209NW05

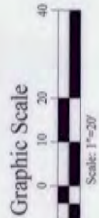
The Maryland National Capital Park and Planning Commission  
 Montgomery County Planning Board

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
 Chair \_\_\_\_\_ Montgomery Planning Board Secretary/Treasurer

Department of Planning Services  
 Montgomery County

Approved: 9-18-2024 Date: \_\_\_\_\_  
 \_\_\_\_\_  
 Director

Recorded:  
 Plat No.: 220241160



Plat No.:



Vicinity Map  
 1" = 2000'

**Notes**

1. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or final plan, including the development of the property, approved by the Montgomery County Planning Board, shall be incorporated into the final subdivision record plat of this plat, unless expressly contemplated by the plan. 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 deplete 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 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.
5. Water/Sewer Categories: W1/S1.
6. Coordinates shown herein 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 0.99995175. The average property elevation based upon NAVD88 vertical datum is 366 feet, for an elevation factor of 0.99998753. The combined factor for the subject property is 0.99993929. All bearings and distances shown are based on grid coordinates.
7. This plat is subject to a Stormwater Management Right of Entry agreement recorded among the Land Records of Montgomery County, Maryland by instrument dated June 12, 2024 in Book 68691 at Page 307.

Subdivision Record Plat  
 Lot 52, Block D

# Huntington, Section 4

a resubdivision of Lot 18 and part of Lot 19, Block D

Bethesda (7th) District  
 Montgomery County, Maryland

May, 2024 Scale: 1" = 20'

**CPJ** Charles P. Johnson & Associates, Inc.  
 Civil and Environmental Engineers - Planners - Landscape Architects - Surveyors  
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