

Plat Name: Merrimack Park

Plat #: 220240370

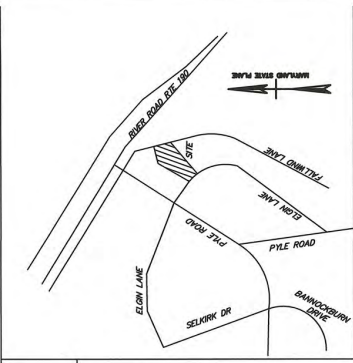
Location: Located on the north side of Elgin Lane, 200 feet east of Pyle Road

Master Plan Bethesda-Chevy Chase Master Plan

Plat Details: R-60 zone; 2 lots

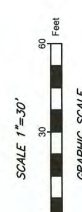
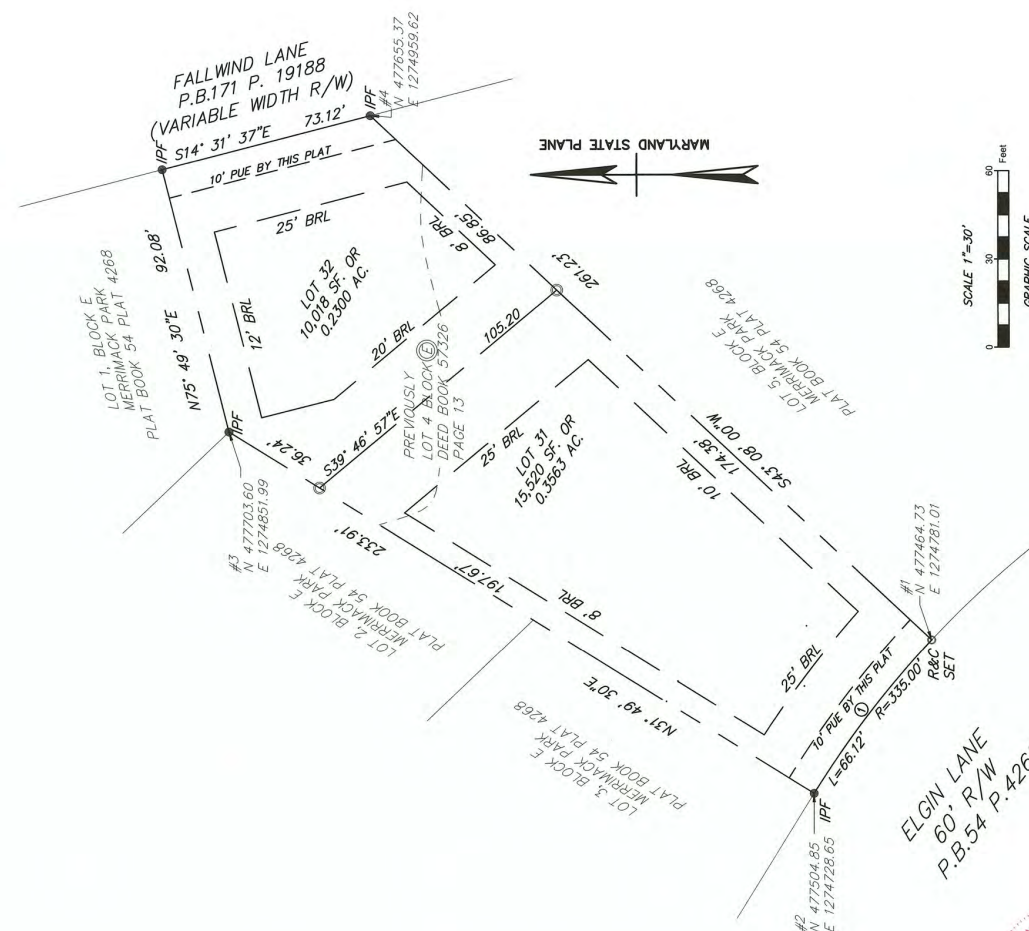
Owner: Jerome and Maura Freibaum Living Trust

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Plan No. 620210080 (MCPB Resolution No. 23-038), 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.



VICINITY MAP
NOT TO SCALE

PLAT NO.



SCALE 1"=30'
GRAPHIC SCALE

CURVE TABLE
CHORD 65.96'
ARC RADIUS 335.00' N 52° 32' 25" W
CHORD BEARING 66.12'

COORDINATE TABLE	
	EASTING
1	477464.73 1274781.01
2	477504.85 1274728.65
3	477703.60 1274651.99
4	477655.37 1274959.62

TABULATION OF AREAS	
LOTS 31	15,520 S.F. 0.3563 AC.
LOTS 32	10,018 S.F. 0.2300 AC.
DEDICATION	0.00 S.F. 0.0000 AC.
TOTAL	25,538 S.F. 0.5863 AC.

SUBDIVISION RECORD PLAT
MERRIMACK PARK
LOTS 31 & 32 BLOCK E
A RESUBDIVISION OF LOT 4 BLOCK E,
ELECTION DISTRICT NO. 07 MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' SEPTEMBER 2024

- GENERAL NOTES:
1. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICES ONLY.
 2. W.S.C.C. REFERENCE: 209 NNW05
 3. PROPERTY IS SHOWN ON TAX MAP GN 562.
 4. THIS PROPERTY LIES WITHIN ZONE X PER FEMA FLOOD MAPS. COMMUNITY DEVELOPMENT DEPARTMENT, MONTGOMERY COUNTY, MARYLAND 2018.
 5. EQUEST CONSERVATION PLAN ELECTION RECORDS.
 6. THIS PROPERTY IS SUBJECT TO THE RESTRICTIONS, RESERVATIONS AND CONDITIONS SET FORTH IN APPROVED ADMINISTRATIVE SUBDIVISION PLAN #620210080.
 7. THE PROPERTY IS ZONED R60.
 8. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF MONTGOMERY COUNTY AND A FIELD SURVEY PERFORMED BY MERIDIAN SURVEYS, INC., FEBRUARY 2023.
 9. ZONING REGULATIONS AND REQUIREMENTS HEREON IS BASED ON MARYLAND STATE PLANNING BOARD SYSTEM MAP 1982/001.
 10. 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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
 11. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH THE RECORDATION OF THIS PLAT AND ANY OTHER MATTERS PERTAINING TO THE RECORDATION OF THIS PLAT ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPTED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

OWNER'S CERTIFICATE:

WE, THE JEROME FREIBAUM LIVING TRUST AND THE MAURIA L. FREIBAUM LIVING TRUST, OWNERS OF LOT 4, BLOCK E, MERRIMACK PARK, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. WE, THE OWNERS FURTHER GRANT A PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN HEREON TO THE PARTIES NAMED IN EASEMENTS' RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY IN LIBER 3834 AT FOLIO 457, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE, AND LOCAL GOVERNMENT AGENCIES.

THESE OWNERS HAVE CAUSED ALL PROPERTY CORNER MARKERS TO BE SET BY A REGISTERED SURVEYOR AND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-43.G OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS, ACTIONS, TRUST, LIENS OR LEASES AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

JEROME FREIBAUM, LIVING TRUST:

 ATTEST: By David Lewis Freibaum, POWER OF ATTORNEY

MAURIA L. FREIBAUM LIVING TRUST:

 ATTEST: By David Lewis Freibaum, POWER OF ATTORNEY

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF LOT 4, BLOCK E, MERRIMACK PARK, AS PER THE PLAT OF SUBDIVISION RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AS PLAT NO. 54, PLAT 4268, BEING ALL OF THAT LAND ACQUIRED BY THE JEROME FREIBAUM LIVING TRUST, AND THE MAURIA L. FREIBAUM LIVING TRUST BY DEED DATED FEBRUARY 28TH, 2019, AS RECORDED IN DEED BOOK 57326 AT PAGE 13.

I FURTHER CERTIFY THAT ALL PROPERTY CORNERS HAVE BEEN SET AS DELINEATED HEREON IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-4-3.G OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA OF THIS PLAT IS 25,538 SQUARE FEET OR 0.5863 ACRES OF LAND OF WHICH 0.00 SQUARE FEET IS DEDICATED TO PUBLIC USE.



10/24/24
 DATE

Stephen J. Wenthold
 MERIDIAN SURVEYS, INC.
 STEPHEN J. WENTHOLD
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REG. NO. 10767
 EXPIRES 2-10-2026

DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	PREPARED BY: MERIDIAN SURVEYS, INC. 7310 GROVE ROAD #109 FREDERICK, MARYLAND 21704 (301) 721-9400 EMAIL: steve@meridiansurveys.com
DIRECTOR: <u>Stephane Willard</u>	RECORDED: _____
DATE: <u>11-14-2024</u>	PLAT NUMBER: _____
MONTGOMERY COUNTY PLANNING BOARD	MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER
APPROVED: _____	CHAIR
MANCP & P.C. RECORD FILE NO.	

