

Plat Name: **Chevy Chase, Section 4**

Plat #: **220250090**

Location: Located in the southwest quadrant of the intersection of Connecticut Avenue (MD 185) and Thornapple Street

Master Plan Bethesda - Chevy Chase Master Plan

Plat Details: CRNF zone; 1 parcel

Owner: Corso DC LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120240020 (MCPB Resolution No. 24-013) and Site Plan No. 820240030 (Certified Site Plan dated September 3, 2024), 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 plans.

Staff recommends approval of the proposed plat, conditioned upon the following:

Applicant to submit plat mylar containing all necessary signatures.

Following completion of the above item staff will forward the plat to the Chair for signature.

HORIZONTAL CONTROL

Horizontal datum shown herein is Maryland State Plane Grid, NAD 83(91) and is based upon the following CORS Stations:

Base Station Used	North	East
PG 101	1,110,152.25	554,677.25
PG 102	1,110,152.25	554,677.25
PG 103	1,110,152.25	554,677.25
PG 104	1,110,152.25	554,677.25
PG 105	1,110,152.25	554,677.25
PG 106	1,110,152.25	554,677.25
PG 107	1,110,152.25	554,677.25
PG 108	1,110,152.25	554,677.25
PG 109	1,110,152.25	554,677.25
PG 110	1,110,152.25	554,677.25

Property Combined Grid Area = 1,000,000.000000. Distances are in feet and decimals.

PLAT NO.

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief, that the information shown herein is correct, that it is a subdivision of part of Parcel 1, as shown on subdivision record plat titled "PARCEL 1 IN BLOCK 5, SECTION 4, CHEVY CHASE, and recorded as Plat Book 88 at Plat No. 9401, said Parcel 1 being the property described in a conveyance from NATIONAL 4-H COUNCIL, a non-profit, Ohio corporation, to CORSO DC, LLC, a Maryland limited liability company, recorded as Plat Book 88 at Plat No. 9401, and recorded in Deed Book 6884 at Page 461, all among the Land Records of Montgomery County, Maryland.

And that once engaged as described in the Owner's Certificate herein, all property corner markers shown thus will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code.

The total area included in this subdivision record plat is 55421 square feet or 12.2916 acres of land, of which 2,688 square feet or 0.0617 of an acre is street dedication to the Town of Chevy Chase.

Timothy F. Lee
Professional Line Surveyor
Maryland Registration No. 21539
License Expires: 07/13/2025

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, dedicate the streets shown herein to the Town of Chevy Chase, establish the minimum building restriction lines as shown herein. As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision. Except for a deed of trust recorded in D.B. 65068 PG. 482, D. B. 65068 at PG. 522 and D. B. 65068 at PG. 544.

CORSO DC LLC, a Delaware limited liability company

Name, Managing Member	Date	Witness
EAGLEBANK, a Maryland Banking Corporation, for D.B. 65068 PG. 482 D. B. 65068, PG. 522		
Name, Teresa J. Thompson Senior Vice President	Date	Witness
PN CORSO INVESTMENT, LLC, a Maryland limited liability company, for D. B. 65068, PG. 544		
Name, Stephen A. Masciola Manager	Date	Witness

NOTES:

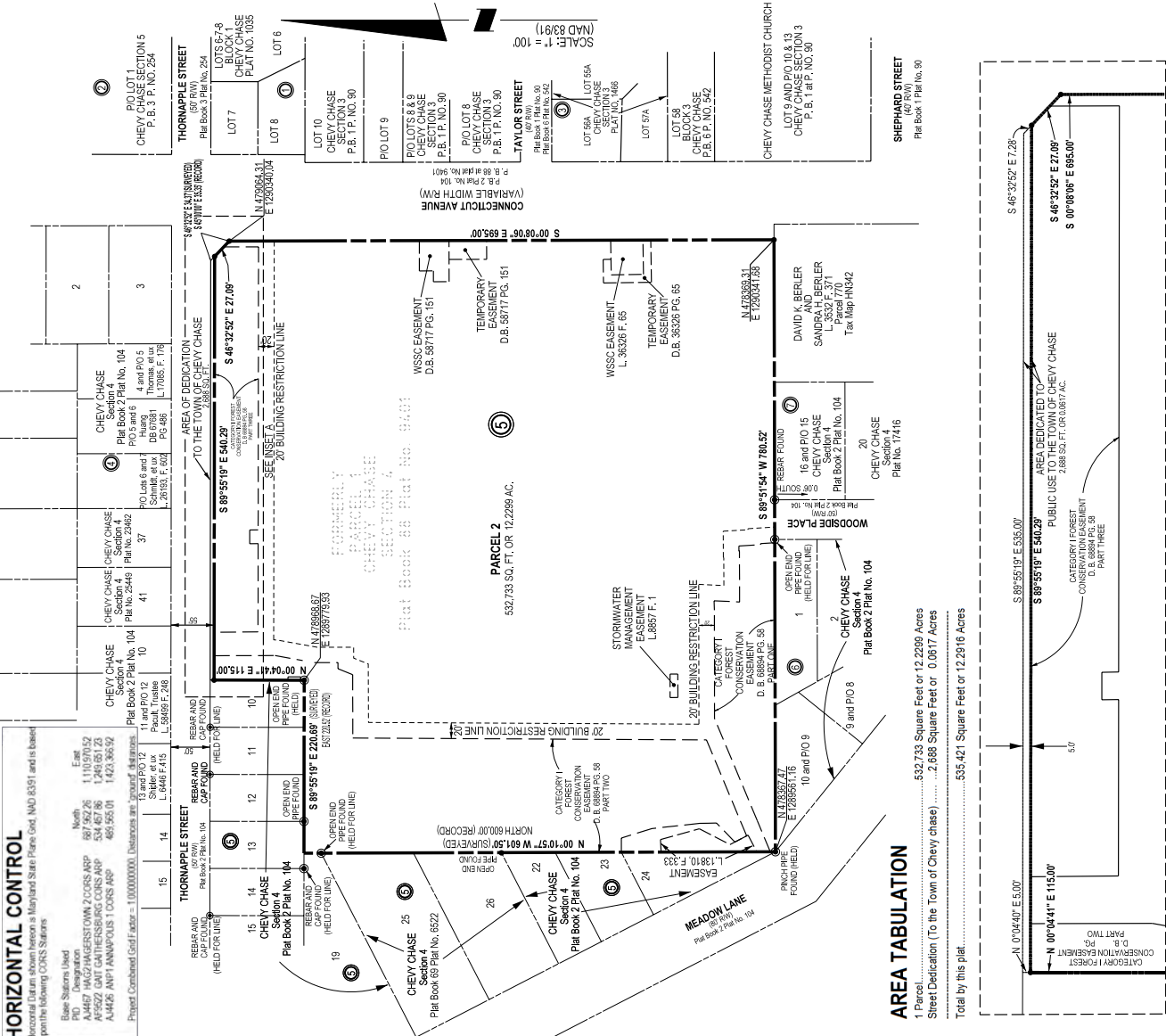
- 1) All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, the plan, project plan or other documents, including but not limited to, the Declaration of Covenants for Flaming Zone Local Map Amendment as recorded among the Land Records of Montgomery County, Maryland in Liber 8046 at folio 578, shall be incorporated by reference into this plat.
- 2) The Property shown herein is subject to a Declaration of Covenants for Flaming Zone Local Map Amendment as recorded among the Land Records of Montgomery County, Maryland in Liber 8046 at folio 578.
- 3) The Property shown herein is subject to a Declaration of Covenants for Flaming Zone Local Map Amendment as recorded among the Land Records of Montgomery County, Maryland in Liber 8046 at folio 578.
- 4) This property is subject to a Declaration of Covenants for Flaming Zone Local Map Amendment as recorded among the Land Records of Montgomery County, Maryland in Liber 8046 at folio 578.
- 5) This property is subject to a Declaration of Covenants for Flaming Zone Local Map Amendment as recorded among the Land Records of Montgomery County, Maryland in Liber 8046 at folio 578.
- 6) This property is subject to a Declaration of Covenants for Flaming Zone Local Map Amendment as recorded among the Land Records of Montgomery County, Maryland in Liber 8046 at folio 578.
- 7) The Property shown herein is subject to a Declaration of Covenants for Flaming Zone Local Map Amendment as recorded among the Land Records of Montgomery County, Maryland in Liber 8046 at folio 578.
- 8) This property is subject to a Declaration of Covenants for Flaming Zone Local Map Amendment as recorded among the Land Records of Montgomery County, Maryland in Liber 8046 at folio 578.
- 9) This property is subject to a Declaration of Covenants for Flaming Zone Local Map Amendment as recorded among the Land Records of Montgomery County, Maryland in Liber 8046 at folio 578.
- 10) This property is subject to a Declaration of Covenants for Flaming Zone Local Map Amendment as recorded among the Land Records of Montgomery County, Maryland in Liber 8046 at folio 578.
- 11) This property is subject to a Declaration of Covenants for Flaming Zone Local Map Amendment as recorded among the Land Records of Montgomery County, Maryland in Liber 8046 at folio 578.

SUBDIVISION RECORD PLAT
PARCEL 2, BLOCK 5
CHEVY CHASE
SECTION 4
(Being a resubdivision of
Parcel 1, Chevy Chase)
BETHESDA (7th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100' DATE: JULY 2024



SOLTESZ, INC.

ROCKVILLE OFFICE
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www.soltesz.com
Engineering / Surveying / Planning / Environmental Sciences



INSET A
Scale 1" = 30'

APPROVED _____ DATE _____
CHAIR _____ Montgomery plot signatory for Secretary-Treasurer _____
APPROVED _____ DATE _____
RECORDED _____ PLAT _____
APPROVED _____ DATE _____
DIRECTOR _____

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

THE TOWN OF CHEVY CHASE, MARYLAND
APPROVED _____ DATE _____
RECORDED _____ PLAT _____
APPROVED _____ DATE _____
DIRECTOR _____

