

Plat Name: Chevy Chase, Section 4

Plat #: 220250730

Location: Located in the northwest quadrant of the intersection of Ridgewood Avenue and Pine Place

Master Plan: Bethesda - Chevy Chase Master Plan

Plat Details: R-60 zone; 1 lot

Owner: 7100 Ridgewood LLC

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 in order 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 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.

1. This property is owned by public water and sewer services only.
2. The property that is the subject of this record plat is in the R-60 zone as of the date of plat recordation.
3. IPS = Iron Pin with Cap Seal
4. OIPF = Open Iron Pin Found
5. RCF = Rebar and Cap Found
6. The property shown herein is located on Tax Map HK342.
7. The property shown herein is located on W.S.C. 200-note sheet 209N004.
8. This property is located on F.E.M.A. Flood Insurance Map Community-Parcel Number 240104D532, flood zone "X."
9. All terms, conditions, agreements, limitations, and requirements associated with any easements, covenants, conditions, and restrictions of record are a part of this property.
10. The plat is subject to the Montgomery County Planning Board as intended to survive appeals modified by further action by the board. The official public files for any such plan are maintained by the Montgomery County Planning Board and are available for public review during normal business hours.
11. This plat is subject to the Montgomery County Planning Board's approval, contained in Section 507 of the Montgomery County Subdivision Regulations, being Chapter 507 of the Montgomery County Code. This plat involves the consolidation of a lot and a part of a lot into a lot, as provided for in Section 507.1.1.C.2.
12. This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter residing in the ownership and use, of the property. This subdivision is intended to replace a summation of the lot and a part of a lot into a lot, as provided for in Section 507.1.1.C.2.
13. This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter residing in the ownership and use, of the property. This subdivision is intended to replace a summation of the lot and a part of a lot into a lot, as provided for in Section 507.1.1.C.2.
14. This property is subject to a Forest Conservation Easement Plan No. 40225169E.

We, 7100 Ridgewood LLC, owners of the property shown and described herein, hereby adopt this plat of subdivision and establish the minimum building restriction lines. We further grant a 10-foot Public Utility Easement, shown herein 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 herein, except as indicated below.

Date	Julio Fernandes President	Witness
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_____ Date _____ Witness _____

Montgomery County, Maryland

Date: _____

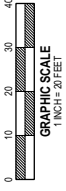
Approved: _____

Number of Lots	1
Number of Parcels	0
Area of Lot(s)	8,750 sq. ft.
Area of Parcel(s)	0 sq. ft.
Area of Street Dedication	0 sq. ft.
Total Area	8,750 sq. ft. (0.20 Acres)

Approved: _____	Chair	Montgomery Plat Signatory for Secretary - Treasurer
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Recorded
Plat No.

10 South Bentz Street
Frederick, Maryland 21701
301-607-8031 office
www.casengineering.com
info@casengineering.com



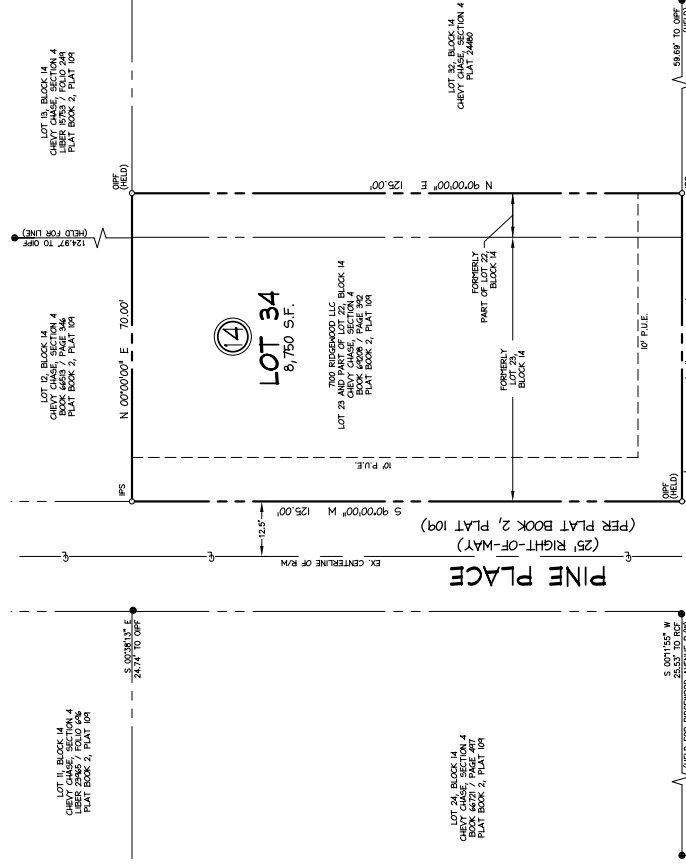
CHEVY CHASE. SECTION 4

A RESUBDIVISION OF LOT 23 AND PART OF LOT 22 BLOCK 14

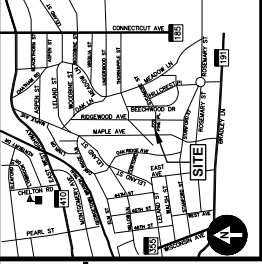
Jeffrey Allen Hammond
Professional Land Surveyor
MD Reg. No. 21515
Expiration Date: 07/13/2027

I hereby certify that the plot shown herein is correct to the best of my knowledge and belief, that it is a subdivision of all of the lands conveyed by Rosanne Olivia Gormontine to 1100 Ridgewood LLC, by a deed dated April 10, 2023, and recorded in the County of San Diego, California, as being a subdivision of 1.00 acre, and that the parcel shown herein is 0.6250 acres, as being a portion of 1.25 acres, and that the parcel shown herein is 0.3125 acres, as being a portion of 0.6250 acres, as being a portion of 1.25 acres, as being a portion of 2.50 acres, as being a portion of 5.00 acres, as being a portion of 10.00 acres, as being a portion of 20.00 acres, as being a portion of 40.00 acres, as being a portion of 80.00 acres, as being a portion of 160.00 acres, as being a portion of 320.00 acres, as being a portion of 640.00 acres, as being a portion of 1280.00 acres, as being a portion of 2560.00 acres, as being a portion of 5120.00 acres, as being a portion of 10240.00 acres, as being a portion of 20480.00 acres, as being a portion of 40960.00 acres, as being a portion of 81920.00 acres, as being a portion of 163840.00 acres, as being a portion of 327680.00 acres, as being a portion of 655360.00 acres, as being a portion of 1310720.00 acres, as being a portion of 2621440.00 acres, as being a portion of 5242880.00 acres, as being a portion of 10485760.00 acres, as being a portion of 20971520.00 acres, as being a portion of 41943040.00 acres, as being a portion of 83886080.00 acres, as being a portion of 167772160.00 acres, as being a portion of 335544320.00 acres, as being a portion of 671088640.00 acres, as being a portion of 1342177280.00 acres, as being a portion of 2684354560.00 acres, as being a portion of 5368709120.00 acres, as being a portion of 10737418240.00 acres, as being a portion of 21474836480.00 acres, as being a portion of 42949672960.00 acres, as being a portion of 85899345920.00 acres, as being a portion of 171798691840.00 acres, as being a portion 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(PER PLAT BOOK 2, PLAT 104 & 109.)



SCALE: 1" = 2000'



PLAT No