

**Plat Name:** Country Club Village

**Plat #:** 220260490

**Location:** Located on the southeast side of the intersection of Wynkoop Boulevard and Winston Drive

**Master Plan:** Bethesda - Chevy Chase Master Plan

**Plat Details:** R-90 zone; 2 lots

**Owner:** Letitia and Christopher Wells and the Wells Family Trust

Staff recommends approval of this minor subdivision plat pursuant to **Section 50.7.1.A.** of the Subdivision Regulations, which states:

- A. *Minor lot line adjustment.* The sale or exchange of part of a lot between owners of adjoining lots for the purpose of small adjustments in boundaries, if:
1. the total area of the adjustment is 5 percent or less of the combined area of the lots affected by the adjustment;
  2. additional lots are not created;
  3. the adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved;
  4. the owner submits a scaled drawing for review and approval by the Director. The drawing may be a copy of the existing record plat and must contain the following information:
    - a. proposed lot line adjustment as a dashed line;
    - b. any buildings, driveways, or other improvements located within 15 feet of the proposed adjusted lot line;
    - c. any minimum building setback that would be altered by the minor lot line adjustment; and
    - d. the amount of lot area affected by the minor lot line adjustment;
  5. The drawing is approved, revised, or denied by the Director in writing within 10 days after the drawing is submitted or it is deemed approved.

This minor subdivision application proposes to adjust the common lot line between two previously recorded lots. Staff concludes that the proposed subdivision complies with the requirements of Section 50.7.1.A. 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 items staff will forward the plat to the Chair for signature.

**NOTES**

- This property is served by public water and sewer services only.
- The property that is the subject of this record plat is in the R-60 zone as of the date of this record plat.
- OPCS = Open Iron Pipe with Cap set  
OPF = Open Iron Pipe Found  
RPF = Pitch Pipe Found  
RCP = Rebar Pipe Found  
RCP = Rebar and Cap Found
- The property shown hereon is located on Tax Map GMS161.
- The property shown hereon is located on W.S.S.C. 200-foot street 208 NW/05.
- 2013/04/29 10:53 AM M.A. Flood Insurance Map Community-Panel Number 2403700439 10:53 AM
- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of this property and approved by the Montgomery County Planning Board are intended to survive unless modified by further action by the board. The official public files for any such plan are available for public review during normal business hours.
- This plat conforms to the requirements for minor subdivision approvals contained in Section 507.1.A of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves a minor M line adjustment, as provided for in Section 507.1.A.
- This subdivision record plat is not intended to show every matter affecting the ownership and possession of the land shown hereon. It is intended to replace an examination of title or to depict or note all matters affecting title.
- This property is subject to a Forest Conservation Exemption Plan No. 420260999E.

**OWNERS' CERTIFICATE - LOT 20 (FORMERLY PARTS OF LOTS 16 AND 17)**

We, Letitia C. Wells and Christopher P. Wells, owners of the property shown and described hereon, do hereby certify that the plat shown hereon is correct to the best of my knowledge and belief, that it is a resubdivision of all of the lands conveyed by Letitia C. Wells, Book 6897, Page 336, and Christopher P. Wells, Book 6897, Page 336, and that the lands conveyed by Letitia C. Wells, Book 6897, Page 336, and Christopher P. Wells, Book 6897, Page 336, are in compliance with the provisions of the 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 hereon, except as indicated below.

Date 4/17/2026 Letitia C. Wells Witness  
 Owner  
 Date 3/13/2026 Christopher P. Wells Witness  
 Owner

**OWNERS' CERTIFICATE - LOT 21 (FORMERLY PARTS OF LOTS 16 AND 17)**

We, The Wells Family Trust, owners of the property shown and described hereon, hereby do hereby certify that the plat shown hereon is correct to the best of my knowledge and belief, that it is a resubdivision of all of the lands conveyed by Letitia C. Wells, Book 6897, Page 336, and Christopher P. Wells, Book 6897, Page 336, and that the lands conveyed by Letitia C. Wells, Book 6897, Page 336, and Christopher P. Wells, Book 6897, Page 336, are in compliance with the provisions of the 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 hereon, except as indicated below.

Date 2/27/2026 Letitia C. Wells Witness  
 Trustee  
 Date 3/13/2026 Christopher P. Wells Witness  
 Trustee

**Department of Permitting Services**  
 Montgomery County, Maryland

Date: \_\_\_\_\_  
 Approved: \_\_\_\_\_ Director

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

Approved: \_\_\_\_\_ Secretary  
 Approved: \_\_\_\_\_ Treasurer

M.N.C.P. & P.C. Record File No. \_\_\_\_\_

**PLAT TABULATION**

Number of Lots	2
Area of Lots	19,055 sq. ft.
Area of Parcels	0 sq. ft.
Area of Street Dedication	0 sq. ft.
Total Area	19,055 sq. ft. (0.437 Acres)

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD BEARING	DELTA
①	56.00'	384.21'	N 55.95° E	08°14'35"
②	124.18'	875.32'	N 172.73° E	08°14'35"

Recorded \_\_\_\_\_  
 Plat No. \_\_\_\_\_

10 South Bentz Street  
 Frederick, Maryland 21701  
 301-607-5037 office  
 www.casengineering.com  
 info@casengineering.com



Montgomery Plat Signatory  
 for Secretary - Treasurer



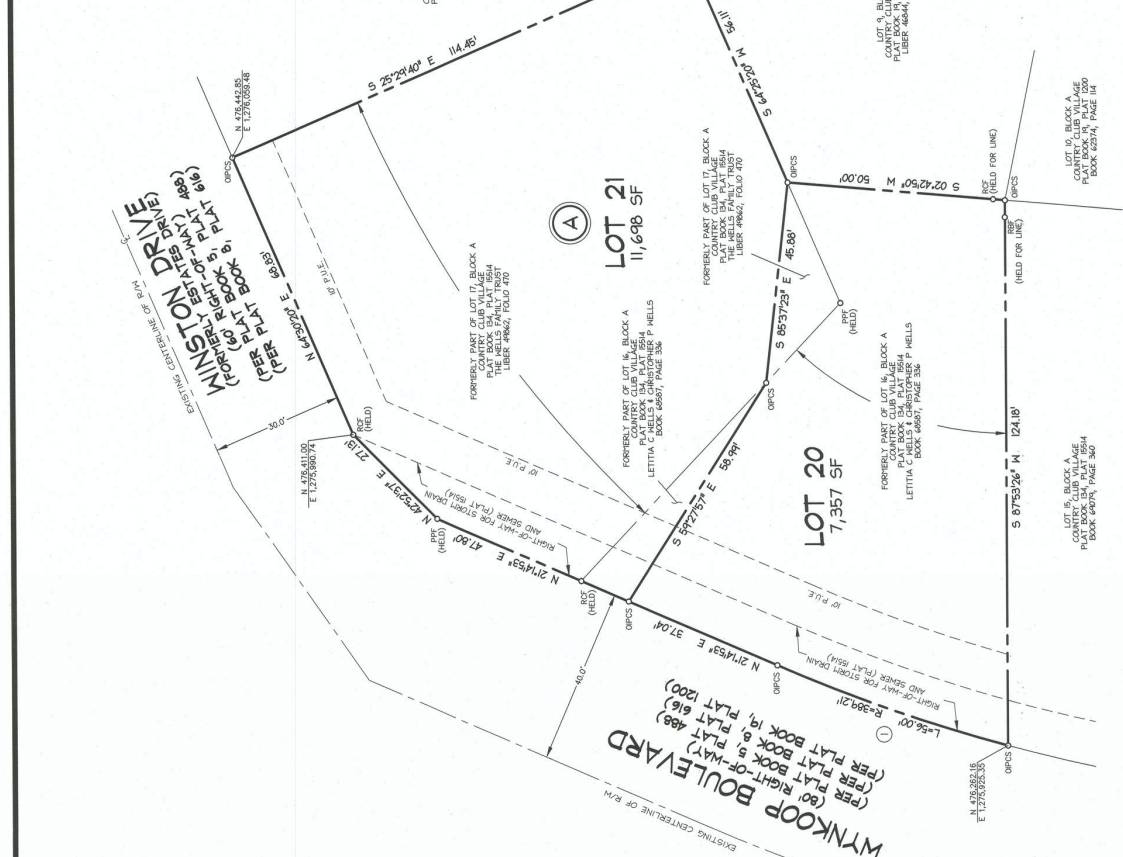
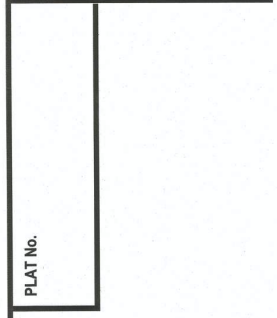
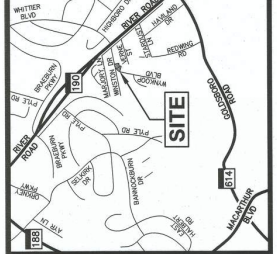
3/10/2026 Date  
Jeffrey Allen Hammond  
 Professional Land Surveyor  
 MD Reg. No. 21515  
 Expiration Date: 07/13/2027

**SUBDIVISION RECORD PLAT**  
**LOTS 20 AND 21, BLOCK A**  
**COUNTRY CLUB VILLAGE**  
 A RESUBDIVISION OF LOT 16 AND LOT 17, BLOCK A

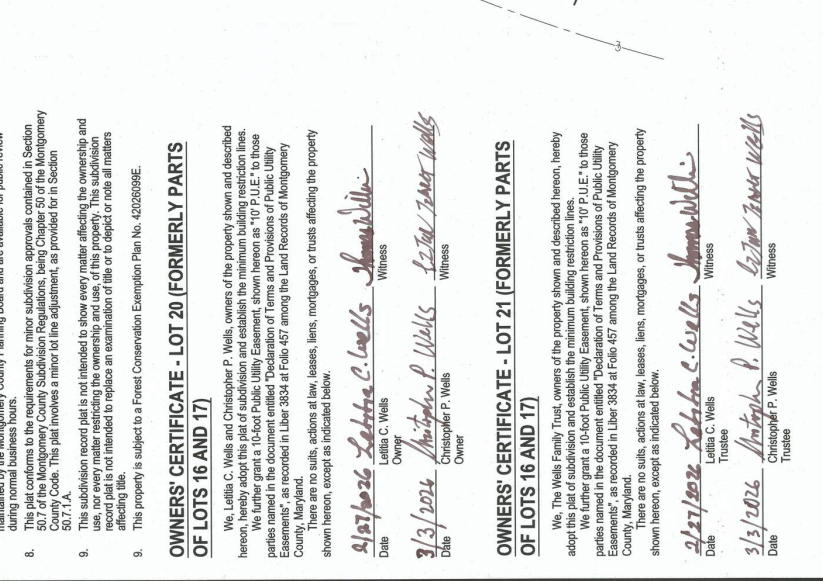
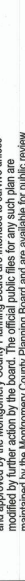
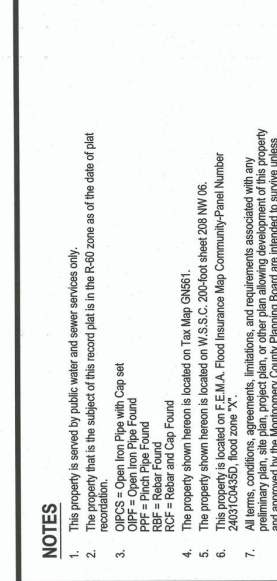
BETHESDA (7TH) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 20' DECEMBER, 2025

**SURVEYOR'S CERTIFICATE**

I hereby certify that the plat shown hereon is correct to the best of my knowledge and belief, that it is a resubdivision of all of the lands conveyed by Letitia C. Wells, Book 6897, Page 336, and Christopher P. Wells, Book 6897, Page 336, and that the lands conveyed by Letitia C. Wells, Book 6897, Page 336, and Christopher P. Wells, Book 6897, Page 336, are in compliance with the provisions of the Public Utility Easements, as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.



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