

Plat Name: Wilks' Addition to Kensington
Plat #: 220200150

Location: Located on the south side of Howard Avenue, 625 feet west of the intersection with Warfield Street

Master Plan: Kensington Sector Plan 2010

Plat Details: IM zone; 1 lot

Owner: JRLS Associates

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

- D. *Subdivision to reflect ownership.* A recorded lot approved for a commercial, industrial, or multi-unit residential use may be resubdivided to create or delete an internal lot to reflect a change in ownership, deed, mortgage, or lease line if:
1. all conditions of approval for the original subdivision that created the lot remain in effect;
 2. the total maximum number of trips generated on all new lots created will not exceed the number of trips approved for the lot in the original subdivision;
 3. all land in the original subdivision lot is included in the plat; and
 4. all necessary code requirements of Chapters 8, 19, and 22 are met and any necessary cross easements, covenants, or other deed restrictions necessary to implement all the conditions of approval on the lot in the original subdivision are executed before recording the plat.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50.7.1.D. and supports this minor subdivision record plat.

PLAT NO.

GENERAL NOTES:

- This plat conforms with requirements for minor subdivision approvals contained in the Montgomery County Subdivision Regulations, being Chapter 50 of the County Code as provided for in Section 50.7.1.D, which provides for the consolidation of two or more lots into one lot.
- 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 this property. This subdivision record plat is not intended to replace the examination of title or to depict or note all matters affecting title.
- This property is served by public water and sewer service only.
- This property is currently zoned IM-2.5, H-50.
- This property is shown on Montgomery County Tax Map Grid HP-43.
- This property is shown on W.S.S.C. Sheet #213 NW 04.
- This lot is limited to the existing building square footage of 3,298 for its current use as shown on the Existing Conditions Plan dated 11/7/2019, submitted as part of this Record Plat application. Should another use be approved for the property, the lot will be limited to the number of trips currently allowed for the property as it exists at the time of this Record Plat approval, unless a new adequate public facilities review is approved by the Planning Board.

OWNER'S CERTIFICATE:

We, JRLS Associates, LLC being the owners of the property shown and described hereon, hereby adopt this plat of subdivision, establish the minimum building restriction lines and grant the ten (10) foot Public Utility Easement shown hereon as "10' P.U.E. to the parties named in the document entitled "Declaration of Terms and Provisions of Public Utility Easements recorded in Liber 3834 at Folio 4157 among the Land Records of Montgomery County, Maryland.

There are no leases, liens or trusts on the property included on this plat of subdivision.

2020-01-14
Date

Julia Ryan Sullivan
Julia Ryan Sullivan, Owner
JRLS Associates, LLC

2020-06-16
Date

Karen Jones Lee
Karen Jones Lee, Owner
JRLS Associates, LLC

[Signature]
Witness

SURVEYOR'S CERTIFICATE:

I hereby certify that the plat shown hereon is correct to the best of my knowledge and belief and that it is a resubdivision of all the land conveyed by John Roy Lee and Julia Ryan Sullivan ("Grantors"), to JRLS Associates, LLC (Grantees) by deed dated December 31, 1998 as recorded in Liber 17118 at Folio 200; said property also being shown as Lots 17 & 18 in Block A in the subdivision entitled "WILKS' ADDITION TO KENSINGTON" per plat recorded in Plat Book 55 as Plat 4427 and recorded among the Land Records of Montgomery County, Maryland.

I also certify that property corners marked thus: \bullet are in place and in accordance with Section 50.4.3(G) of the Montgomery County Code, Subdivision Regulations.

The total area included on this plat of subdivision is 6,582 square feet or 0.15109 acres of land, 0.0 square feet or 0.00000 acres dedicated for public use.

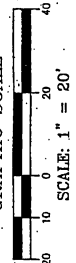
1/7/2020
Date

[Signature]
Matthew H. Efrim, Professional Land Surveyor
Maryland Reg. #21405
License Expires: 05/09/2020

LEGEND:

- O.F.F. INDICATES OPEN PIPE FOUND.
- HB&C SET INDICATES REBAR AND CAP SET.
- HB&C FOUND INDICATES REBAR AND CAP FOUND.
- R/W INDICATES RIGHT OF WAY.

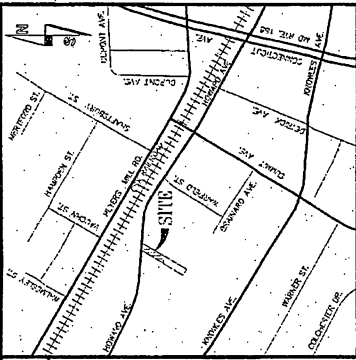
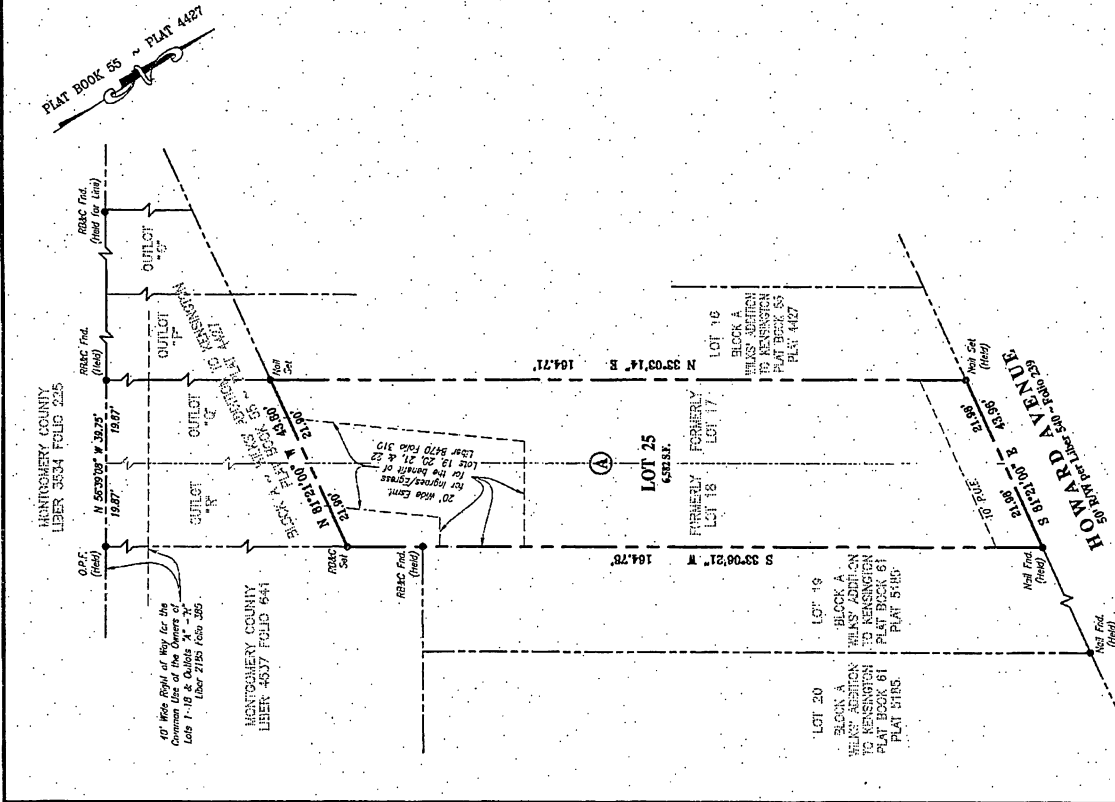
GRAPHIC SCALE



LOT 25 = 6,582 S.F. OR 0.15109 ACRES
DEDICATION AREA = 0.0 S.F. OR 0.0 ACRES
TOTAL AREA = 6,582 S.F. OR 0.15109 ACRES

M-NCPPC RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	DRAFTED: M.PAGAN
DIRECTOR: <i>[Signature]</i>	CHECKED: M.N.B.
DATE: 1/7/2020	JOB NO.: 19-25030
PLAT NO. _____	
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	
APPROVED: _____	DATE: _____
CHAIRMAN _____	ASST. SECRETARY - TREASURER _____



VICINITY MAP
SCALE: 1"=500'

SUBDIVISION RECORD PLAT
LOT 25, BLOCK A
WILKS' ADDITION TO
KENSINGTON

A RESUBDIVISION OF
LOTS 17 & 18, BLOCK A
WHEATON (18th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=20' SEPTEMBER, 2019

PREPARED BY
SNIDER & ASSOCIATES
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