Plat Name: Kenwood, Section 5
Plat #: 220210020

Location: Located on the southwest side of Highland Drive, 670 feet northeast of Brookside Drive.
Master Plan Bethesda - Chevy Chase Master Plan
Plat Details: R-90 zone; 1 lot
Owner: Peter and Jennifer Kavounas

Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.C.1 of the Subdivision Regulations, which states:

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.

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.C.1. and supports this minor subdivision record plat.
**SURVEYOR’S CERTIFICATE**

I hereby certify that the plat shown herein is correct to the best of my knowledge and belief that it is a true reproduction of all of the records, surveys, and plans of the property shown and described herein, and that the same is correct to the best of my knowledge and belief.

David W. Smolak
Surveyor

Owner’s Certificate

We, Peter A. S. Kavousi and Jennifer Schmedes Kavousi, owners of the property shown and described herein, hereby adopt this subdivision record plat.

We convey grant two 99-foot public utility easements, shown herein as "utility," to those parties named in the documents entitled "Declaration of Terms and Conditions of Easements" and "Recording of Public Utility Easements," as recorded in 2018 and 2019 among the land records of Montgomery County, Maryland.

There are no other easements, covenants, restrictions, or limitations affecting the property shown herein.

Peter A. S. Kavousi
Jennifer Schmedes Kavousi

**APPROVALS/INFORMATION CHART**

<table>
<thead>
<tr>
<th>Tax Map Location</th>
<th>101121</th>
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<tbody>
<tr>
<td>Approved Preliminary Plan</td>
<td>Lot 23</td>
</tr>
<tr>
<td>Site Plan Project/Sector Plan Number</td>
<td>5050</td>
</tr>
<tr>
<td>Approved Easement Plan</td>
<td>Lot 23</td>
</tr>
<tr>
<td>Conservation Plan File Number</td>
<td>432503300</td>
</tr>
<tr>
<td>Conservation Plan File Description</td>
<td>Lot 23 Block 2 Section 5 of Kenwood Plat No. 826</td>
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</table>

**PLAT TABULATION**

<table>
<thead>
<tr>
<th>Lot 23</th>
<th>21,485 SQ. FT. OR 0.4932 ACRES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dedication, Public Use</td>
<td>0.0 SQ. FT. OR 0.0 ACRES</td>
</tr>
<tr>
<td>Total Area</td>
<td>21,485 SQ. FT. OR 0.4932 ACRES</td>
</tr>
</tbody>
</table>

**SCALE: 1" = 20'**

**SUBDIVISION RECORD PLAT**

KENWOOD SECTION 5
LOT 23 BLOCK 2
A RESUBDIVISION OF LOT 5 AND LOT 9, BLOCK 2, PLATS 676 AND 1386

BETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' AUGUST 2020

POTOMAC VALLEY SURVEYS
2010 Fisher Avenue, Suite F
Poolesville, Maryland
1-301-549-3010