



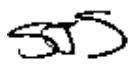

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item #1B
7-1-2021

MEMORANDUM

DATE: June 21, 2021

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator 
Jay Beatty, Senior Planner 
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for July 1, 2021

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

220210570 B.H. Warner's Addition to Kensington

Plat Name: B.H. Warner's Addition to Kensington
Plat #: 220210570

Location: Located on the west side of Warfield Street, 300 feet south of Howard Avenue.

Master Plan: Kensington Sector Plan

Plat Details: R-60 zone; 1 lot

Owner: YKB Investments, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Subdivision Plan No. 620200060, as approved by the Board (MCPB Resolution No. 20-103), and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan.

GENERAL NOTES:

- 1) All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plat, allowing development of this property included on this plat, as approved by the Montgomery County Planning Board are intended to survive unless modified by further actions by the Board. The Official Public Files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.
- 2) This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restriction the ownership and use of this property. The subdivision record plat is not intended to replace the examination of title or to depict or note all matters affecting title.
- 3) The lot shown hereon is limited to the uses and conditions as required by Administrative Subdivision Plan No. 620200060.
- 4) This property is served by public water and sewer service only.
- 5) This property is currently zoned R-60.
- 6) This property is shown on Montgomery County Tax Map Grid HP-43.
- 7) This property is shown on W.S.S.C. Sheet # 213 NW 04.

OWNER'S CERTIFICATE:

We, YBK Investments, LLC, owner(s) of the property shown and described hereon, hereby adopt this plat of subdivision, establish the minimum building restriction lines, grant the fifteen (15) foot public utility easement shown hereon as 15' 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 457 among the Land Records of Montgomery County, Maryland and grant to Montgomery County, Maryland its successors, agents and assigns the five (5) foot Public Improvement Easement in, on and over the land designated hereon as 5' P.I.E. with the terms and provisions of said grant being those set forth in that certain document entitled "Declaration of Public Improvements Easement(s)" recorded among the Land Records of Montgomery County, Maryland in Book 62805 at Page 272.

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


Date: 6/18/21
Shail Tamar
Managing Member for
YBK Investments, LLC
Witness

VICINITY MAP

SCALE: 1" = 1000'
ADC MAP 37th EDITION
ADC MAP 36 GRID E3

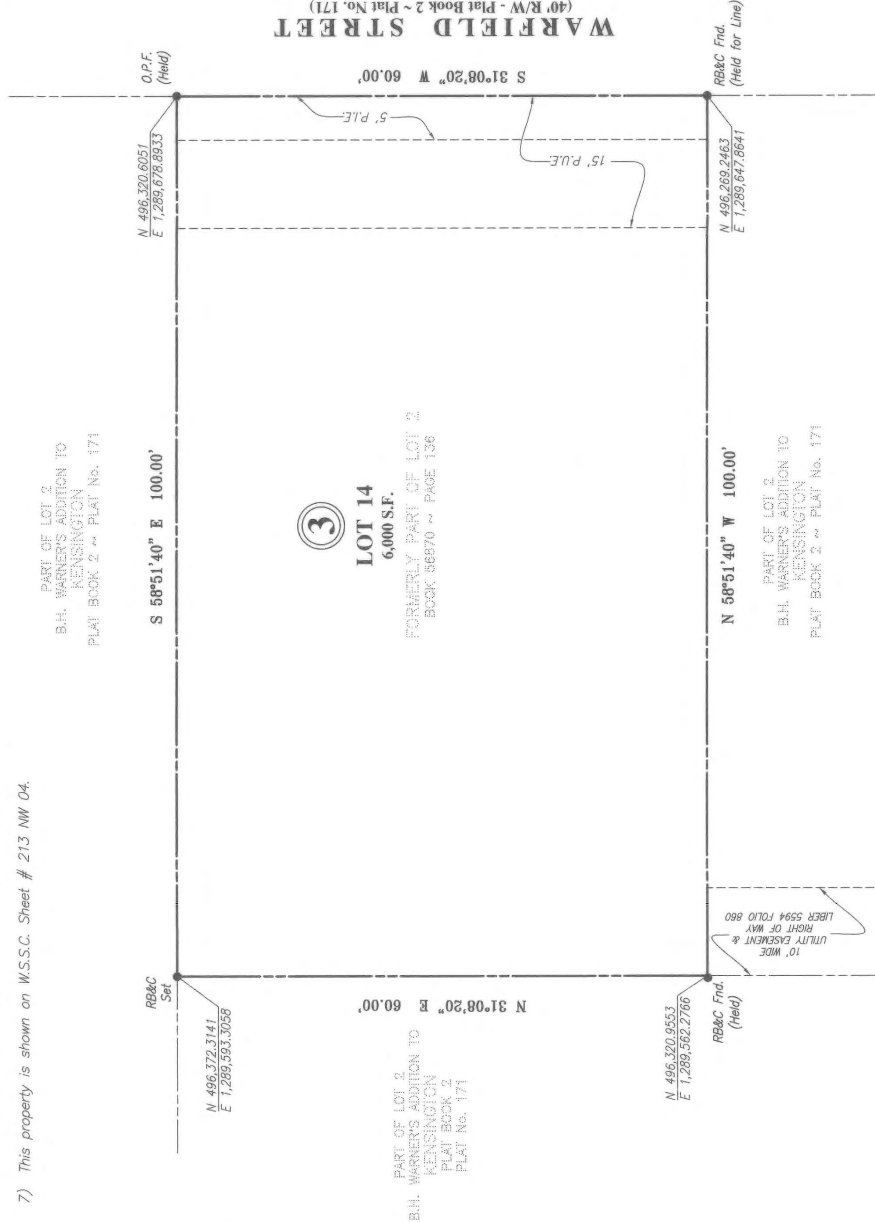
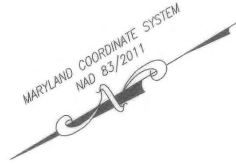
SURVEYOR'S CERTIFICATE:

I hereby certify that the plat shown hereon is correct to the best of my knowledge and belief; that it is a subdivision of the land conveyed by Katherine England, Personal Representative of The Estate of Haydee M. England, surviving tenant by the entirety of Colin B. England who died on or about November 9, 1989 to YBK Investments, LLC by a deed dated October 26, 2018 as recorded in Book 56870 at Page 136; said property also being known as part of a lot numbered two (2) in the subdivision known as B.H. Warner's Addition to Kensington as per plat recorded in Plat Book 2 as Plat 171, among the Land Records of Montgomery County, Maryland;


I further certify that property corners marked thus  are in place in accordance with Section 50.4.3 (c) of the Montgomery County Code, Subdivision Regulations. The total area included on this plat of subdivision is 6,000 square feet or 0.13774 acres of land, none of which is dedicated for public use.

6-4-21
Date:

Matthew N. Brien
Professional Land Surveyor
Maryland Reg. #21406
License Expires: 06/08/2022



M-NCPPC RECORD FILE NO.:

DEPARTMENT OF PERMITTING SERVICES	DRAFTED: M.A.B./M.P.
MONTGOMERY COUNTY, MARYLAND	CHECKED: M.N.B.
DIRECTOR: 	JOB NO.: 19-25060
DATE: 6-14-2021	
MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION	
MONTGOMERY COUNTY PLANNING BOARD	
APPROVED: _____	CHAIRMAN _____
DATE _____	ASSIST. SECRETARY - TREASURER _____

LEGEND:

LOT 14 = 6,000 S.F. OR 0.13774 ACRES
DEDICATION AREA = 0.000 S.F. OR 0.00000 ACRES
TOTAL AREA = 6,000 S.F. OR 0.13774 ACRES

GRAPHIC SCALE



AREA TABULATION

SUBDIVISION RECORD PLAT
LOT 14 ~ BLOCK 3
B.H. WARNER'S ADDITION TO
KENSINGTON
BEING A RESUBDIVISION OF PART OF LOT 2
B.H. WARNER'S ADDITION TO
KENSINGTON

WHEATON (13th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 10' JANUARY 2021

PREPARED BY
SNIDER & ASSOCIATES
LAND SURVEYORS

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GERMANTOWN, MARYLAND 20874
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