

Plat Name: Westwood Square

Plat #: 220220550

Location: Located immediately south of the intersection of River Road (MD 190) and Ridgefield Road.

Master Plan: Westbard Sector Plan

Plat Details: CRT zone; 2 parcels

Owner: Regency Kensington Bethesda Owner, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12017017A (MCPB Resolution No. 20-135), and with Site Plan No. 820200200 (Certified Site Plan dated August 17, 2021), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

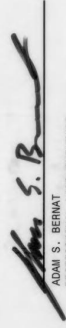
PLAT No.



VICINITY MAP
1"=2,000'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THE PROPERTY ACQUIRED BY REGENCY KENNINGTON BETHESDA OWNER, LLC, A MARYLAND LIMITED LIABILITY COMPANY FROM EQUITY ONE (NORTHEAST PORTFOLIO) LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY BY A DEED DATED JULY 20, 2020 AND RECORDED IN BOOK 60446 AT PAGE 172 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS SHOWN THIS  WILL BE SET IN ACCORDANCE WITH CHAPTER 50, SECTION 50.4.3.G. OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED ON THIS PLAT IS 45,420 SQUARE FEET OR 1.0427 ACRES OF WHICH NONE IS DEDICATED TO PUBLIC USE.

3-21-2022
DATE

ADAM S. BERNAT
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21133
EXPIRES 06/20/2022

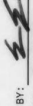
OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE LAND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. AS OWNERS OF THIS SUBDIVISION WE, OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH CHAPTER 50, SECTION 50.4.3.G. OF THE MONTGOMERY COUNTY CODE. THERE ARE NO UNRECORDED SUITS, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

REGENCY KENNINGTON BETHESDA OWNER, LLC
A MARYLAND LIMITED LIABILITY COMPANY

BY: REGENCY CENTERS, L.P.,
A MARYLAND LIMITED LIABILITY COMPANY
ITS: MANAGING MEMBER

BY: REGENCY CENTERS CORPORATION,
A MARYLAND LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER

NAME: SAM STIEBEL
BY: 

TITLE: VICE PRESIDENT, INVESTMENTS
DATE: **3/16/22**

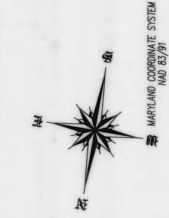
AREA TABULATION

PARCEL H..... 13,444 SQ. FT. OR 0.3086 ACRES
PARCEL J..... 31,976 SQ. FT. OR 0.7341 ACRES
TOTAL BY THIS PLAT..... 45,420 SQ. FT. OR 1.0427 ACRES

SUBDIVISION RECORD PLAT PARCEL H AND J BLOCK C WESTWOOD SQUARE BEING A RESUBDIVISION OF PART OF PARCEL "F" BLOCK C PLAT 25775 AND PART OF PARCEL "B" PLAT 4456 BETHESDA ELECTION DISTRICT NO. 7 MONTGOMERY COUNTY, MARYLAND SCALE: 1" = 50' MARCH 2022

Job No. 17-055 #220220550

0 50 100 150



MARYLAND COORDINATE SYSTEM
NAD 83/91



NOTES

1. THE PROPERTY SHOWN HEREON IS ZONED RT-1.5, C-0.5, R-1.5, H-75.
2. HORIZONTAL DATUM IS BASED ON NAD 83/91.
3. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT TO BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT UNLESS THE PLAT SPECIFICALLY STATES OTHERWISE. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR DEEDS OR NOTE ALL MATTERS AFFECTING TITLE.
4. THE PARCEL SHOWN HEREON IS LIMITED TO THE USER AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 120170170, ENTITLED "WESTWOOD SHOPPING CENTER" AND SITE PLAN NO. 820200200 "KENNINGTON OF BETHESDA".
5. TAX MAP GRID M123, WSSC 200 SHEET NUMBER 209W04 & 209W05
6. PARCEL H SHOWN ON THIS PLAT IS SUBJECT TO A COVENANT FOR FUTURE DEDICATION RECORDED IN MONTGOMERY COUNTY RECORDS IN BOOK 64956 PAGE 376 AND IS TO BE CONVEYED TO MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION.
7. REFER TO SURVEY PLAT 4456 FOR THE ENTITLED PRELIMINARY PLAN #120170170, IN REGARDS TO AMENDMENT AND ULTIMATE LAYOUT OF THE RIGHT OF WAY.

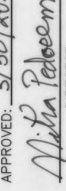
LINE TABLE

LINE	BEARING	DISTANCE
1	S 19°29'45" W	117.60'
2	S 17°09'08" W	170.98'
3	S 64°54'00" W	180.25'
4	S 64°54'00" W	11.19'
5	S 24°52'30" W	51.52'
6	N 04°06'45" W	56.18'
7	N 45°03'32" W	37.80'
8	N 85°34'06" W	44.31'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD LENGTH	DELTA ANGLE
C1	20.00'	19.20'	10.41'	S 73°54'14" E	18.47'	95°00'08"
C2	1240.00'	183.38'	96.43'	N 22°07'50" E	178.95'	43°46'44"

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: _____
CHAIR _____ MONTGOMERY PLAT SIGNATORY
FOR SECRETARY-TREASURER

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
APPROVED: **3/30/2022**

DIRECTOR

DRAWN: HBZ
COMPUTED: HBZ
CHECKED: ASB
DATE: _____
PLOT NO: _____

J.B.A.
Johnson • Bernat • Associates, Inc.
Engineering • Surveying • Planning

205 N. Frederick Ave, Suite 100
Gaithersburg, MD 20877
Tel: (301) 963-1133
Fax: (301) 963-6306
www.jba-inc.net

K
KENSINGTON
SERVICES DIVISION

Owner:
Equity One (Northeast Portfolio) LLC
c/o Regency Centers, L.P.

**Regency
Centers.**

1919 Gallows Road, Suite 1000
Farmingdale, VA 22182
703-442-4302

Allorney:
Miles & Stodbridge
11 N. Washington Street, Suite 700
Rockville, MD 20850

J.B.A.
Johnson • Bernat • Associates, Inc.
Civil Engineer:
Johnson Bernat Associates, Inc.
205 N. Frederick Avenue, Suite 100
301-762.1600
Erin Girard

MOSELEY ARCHITECTS
Architect:
Moseley Architects
8001 Braddock Road Suite 400
Springfield, VA 22151
703-426-9057
Steven Ruiz, AIA

Landscape Architect:
LandDesign
200 South Peyton Street
Alexandria, VA 22314
703.594.7784
Ashley Feitel, PLA



Traffic Consultant:
Wells + Associates
 8730 Georgia Avenue, Suite 200
 Silver Spring, MD 20910
 301-971-3415
 Nancy Randall

September 14, 2020

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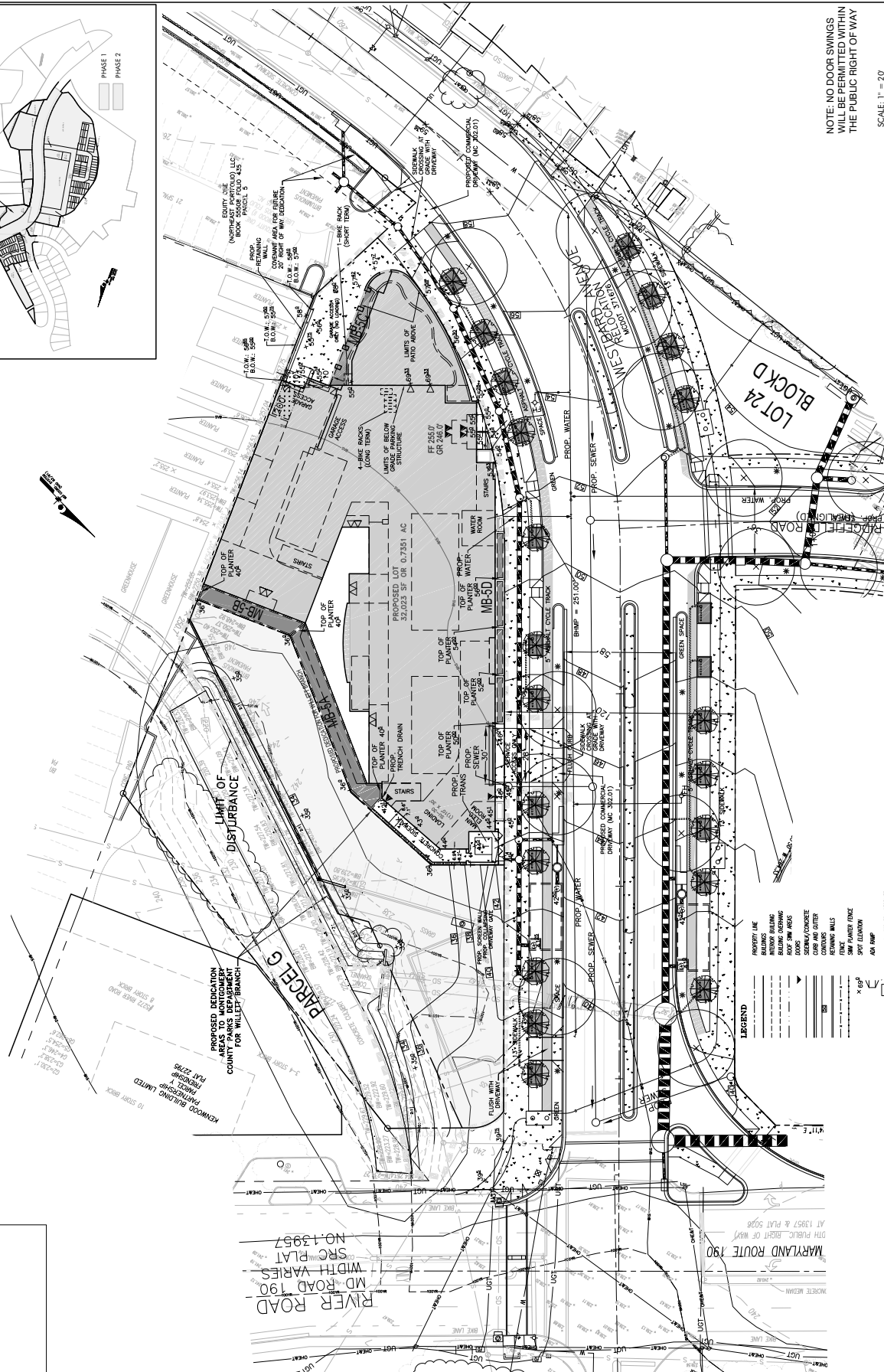
Professional Certification
I hereby certify that these documents were

Reviewed professional engineer under the laws of
the State of Maryland,
License No. 2 30277

Expiration Date: 01/07/22

SP-101

The site plan illustrates the proposed development at 10000 Highway 101. It shows a large building footprint with a curved roofline and a parking lot. The plan is divided into Phase 1 and Phase 2 construction areas. A north arrow is located in the bottom right corner.



NOTE: NO DOOR SWINGS
WILL BE PERMITTED WITHIN
THE PUBLIC RIGHT OF WAY

SCALE: 1" = 20'

DEVELOPER'S CERTIFICATE

the undersigned agrees to execute all the matters of the said Plan Approval

Applicant's Name: Rezecky Kensington Bethesda Owner, LLC - Michael Rezecky

Address:	11921 Freedom Drive, Suite 960	Contact Person:
	Company:	

Reston, VA 20190

NAME: 102-244-0276

Michael Parker

Signature: _____