

**Plat Name:** Kensington Park

**Plat #:** ~~220230500~~ 220230960 (Corrected 9/1/2023)

**Location:** Located on the north side of Carroll Place, 350 feet east of Fawcett Street

**Master Plan:** Kensington Sector Plan

**Plat Details:** R-60 zone; 1 lot

**Owner:** Nicholas and Carrie Storer

Staff recommends approval of this minor subdivision plat pursuant to Sections **50.7.1.C.1. and 50.7.1.C.2** of the Subdivision Regulations, which respectively state:

- 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 Sections 50.7.1.C.1. and 50.7.1.C.2. of the Subdivision Regulations and supports this minor subdivision record plat.

**OWNER'S CERTIFICATION**

We, Nicholas P. Storer and Carrie D. Storer, owners of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines;

further, we grant a Public Utilities Easement (P.U.E.), to the parties named in a document titled "Certificate of Public Utilities" as recorded among The Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, subject to all current and applicable regulations of all federal, state, and local governing agencies.

We, our successors and assigns will cause property corner markers to be set by a Maryland licensed Land Surveyor, in accordance with Section 50.4.3.G of the Montgomery County Code (Subdivision Regulations).

There are no leases, liens, mortgages, suits, or trusts affecting the subdivision hereon, and the parties hereto hereby receive Land Records of Montgomery County, Maryland Book 52879 Page 466 and the party in interest thereto hereby assents to this subdivision by signing below.

*Nicholas P. Storer*  
Nicholas P. Storer, Owner

Date: 7/30/2023  
*Carrie D. Storer*  
Carrie D. Storer, Owner

Date: 7/30/23  
*John R. Wilmer*  
John R. Wilmer, Vice President  
Unleashed, LLC, Successor Interest  
to the aforementioned Deed of Trust

Date: 7/26/2023

**SURVEYOR'S CERTIFICATE**

I hereby certify to the best of my knowledge, information and belief that the information shown hereon is correct, that it is a resubdivision of all or part of a previously recorded subdivision, and that the same is being recorded in accordance with the provisions of the Subdivision Regulations, and that the same is being recorded in accordance with the provisions of the Subdivision Regulations, and that the same is being recorded in accordance with the provisions of the Subdivision Regulations, and that the same is being recorded in accordance with the provisions of the Subdivision Regulations.

I hereby certify that, once engaged as described in the owner's certificate hereon, all property corner markers will be set in accordance with Section 50.4.3.G of the Montgomery County Code.

The total area included in this plat of subdivision is 26,421 Square Feet. There is no area being dedicated to public use by this plat.



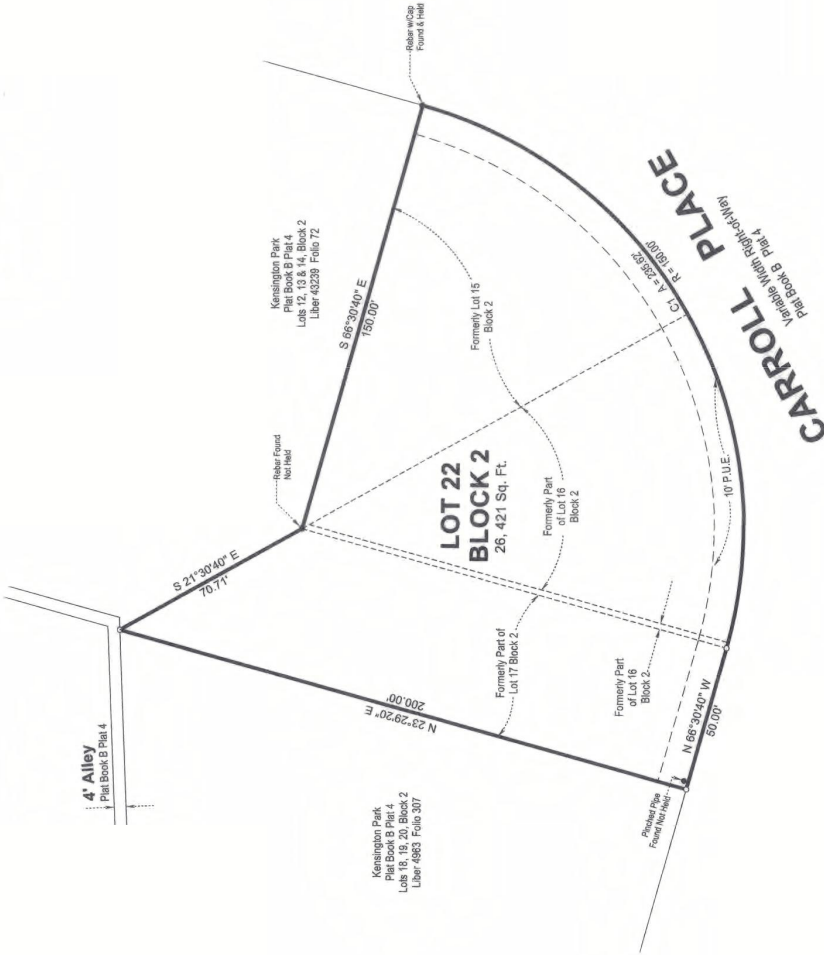
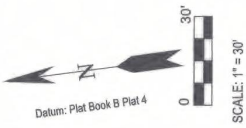
Date: 7/26/2023  
*John R. Wilmer*  
John R. Wilmer  
Professional Land Surveyor  
MD Reg. No. 10668  
Two Year MDLAR Professional Land Surveyors  
License Renewal Date: 11/29/2023

**THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
THE MONTGOMERY COUNTY PLANNING BOARD**

APPROVED: \_\_\_\_\_  
CHAIR \_\_\_\_\_ MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER  
DATE: 8-9-2023

M.N.C.P. & P.C. RECORD FILE NUMBER: \_\_\_\_\_

**PLAT NO.**



**VICINITY MAP**  
1" = 2,000'



**NOTES**

- This property is zoned R-60.
- This property is served by public water and sewer services only.
- This subdivision record plat is not intended to show every matter affecting or restricting the ownership and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to note all matters affecting the title.
- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan approved by the Montgomery County Planning Board, are intended to survive and not be waived, modified, or otherwise altered, unless expressly contemplated by the plan as approved. The original plan and any amendments thereto are available for public review during normal business hours.
- Tax Map Grid HP 343; WSSC 200 Sheet Number 213 NW 04.
- This subdivision is exempt from Easement Conveyance Plan submittal requirements per FCP Exemption No. 42023111E
- This plat is in conformance with the requirements of chapter 50 of the Montgomery County Code (Subdivision Regulations), being a consolidation of parts of lots and a single lot into a single lot as provided for in Section 50.7.1.C.1.

**Area Tabulation**

Lot 22, Block 2	26,421 SF
Public dedication	0 SF
<b>Total Area</b>	<b>26,421</b>

**Curve Table**

CURVE	RADIUS	ARC	CHORD BEARING	CHORD DIST	DELTA	TANGENT
C1	150.00'	235.62'	S88°29'20"W	212.13'	90°00'00"	150.00'

**SUBDIVISION RECORD PLAT**

**Lot 22, Block 2**  
**KENSINGTON PARK**  
Being a Resubdivision of Lot 15 & Parts of Lots 16 & 17, Block 2  
13th (WHEATON) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

**WITMER ASSOCIATES, LLC**  
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Tel: (301) 949-5409 Fax: (301) 949-5400  
www.witmerassociates.com

DATE: Jul 2023  
PLAT NO.: 96233M  
SHEET NO.: 1 of 1