

Plat Name: Kensington Park

Plat #: 220240140

Location: Located on the west side of Montgomery Avenue at the terminus of Kent Street

Master Plan: Kensington Sector Plan

Plat Details: R-60 zone; 1 lot

Owner: Montgomery County, MD

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.

PLAT NO.

GENERAL NOTES

- 1.) This property is located on Montgomery County Tax Map Grid HPA43.
- 2.) This property is currently zoned R-60.
- 3.) This property is shown on WSSC Sheet 21JW004.
- 4.) This property is served by public water and sewer services only.
- 5.) The horizontal datum is based on NAD83(91) Maryland State Plane Coordinates.
- 6.) This plat conforms with requirements for Minor Subdivision approvals contained in Section 50.7.1 of the Montgomery County Subdivision Regulations, being Chapter 50 of the County Code. This plat involves the consolidation of two or more lots into one lot as provided for in Section 50.7.1.C.1.
- 7.) 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 the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.

OWNERS CERTIFICATE

We, Montgomery County, Maryland, 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 as "10' P.U.E." to the parties named in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded in Liber 3834 at folio 457 among the land records of Montgomery County, Maryland.

Furthermore, we as owners of this subdivision, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a Maryland Professional Land or Property Line Surveyor in accordance with Chapter 30 Section 4-3.6 of the Montgomery County Code.

There are no suits, actions-at-law, leases, liens, or trusts on the property included in this subdivision plat.

12/11/23 Date

[Signature]
Witness

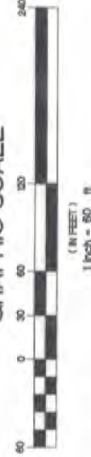
[Signature]
Assistant Chief Administrative Officer

CURVE TABLE

CURVE NUMBER	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING & DISTANCE
C1	274.89'	175.00'	90°00'00"	N 31°04'58" W 247.49'
C2	274.89'	175.00'	90°00'00"	N 58°55'02" E 247.49'
C3	274.89'	175.00'	90°00'00"	S 31°04'58" E 247.49'
C4	274.89'	175.00'	90°00'00"	S 58°55'02" W 247.49'

AREA TABULATION
ONE LOT = 193,711 Square Feet or 4.4470 Acres
DEDICATION = 0 Square Feet or 0 Acres

GRAPHIC SCALE



1 inch = 60 ft.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown herein is correct; that it is a plat of all of the property described in conveyances from BRISTOL KENSINGTON, LLC, a limited liability company organized and existing under the laws of the State of Maryland, to MONTGOMERY COUNTY, MARYLAND, a body politic and corporate entity, by deed dated September 12, 2006 and recorded in Liber 32984 at folio 733 for Lots 1 through 6 and Lots 14 through 18, Block 1, Kensington Park, a subdivision recorded in Plat Book B, Plat No. 4; and by deed dated August 18, 2007, a subdivision recorded in Plat Book B, Plat No. 4; and by deed dated August 18, 2007, a subdivision recorded in Plat Book B, Plat No. 4; all among the land records of Montgomery County, Maryland.

I further certify that property corner markers are in place in accordance with the provisions of Chapter 50 Section 4.3.6 of the Montgomery County Code.

The total area of this plat of subdivision is 193,711 square feet or 4.4470 acres of land, more or less. There is no dedication to public use.

Daniel T. Coywood
Registered Property Line Surveyor, MD No. 406
License Renewal November 14, 2024



11/27/2023 Date

[Signature]
Director

MONTGOMERY COUNTY
DEPARTMENT OF
PERMITTING SERVICES

APPROVED 10-9-23

[Signature]
DIRECTOR

MONTGOMERY COUNTY
NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED

CHAIR _____
MONTGOMERY PLAT SIGNATORY FOR SECRETARY - TREASURER _____
M.A.C.P. & P.C. RECORD FILE NO. _____

RECORDED DATE: _____

PLAT NO. _____



VICINITY MAP
SCALE: 1" = 1500'

