

Plat Name: Westwood Square
Plat #: 220240100 thru 220240130

Location: Located on the west side of Westbard Avenue, 2,200 feet north of Massachusetts Avenue (MD 396)
Master Plan: Westbard Sector Plan
Plat Details: CRT zone; 71 lots, 9 parcels
Owner: Equity One (Northeast Portfolio), LLC and Westbard TH Regency, LLC

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120170170 (MCPB Resolution No. 19-032) and Site Plan No. 820180190 (Certified Site Plan dated May 4, 2020), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's approval of the aforesaid plans.

Staff notes that there is a blank recordation reference for a Public Use Easement in Note #11 that is in the process of being recorded. The recordation reference will be filled in prior to obtaining the Chair's signature.

PLAT No.



VICINITY MAP
SCALE = 1" = 2,000'

CURVE DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	360.00'	97.95'	15°35'22"	N 06°31'03" E	97.65'
C2	1399.46'	413.60'	16°56'01"	N 15°35'30" W	412.10'
C3	926.30'	124.73'	7°42'54"	N 20°12'03" W	124.64'
C4	240.65'	37.14'	8°50'39"	N 77°12'58" E	37.11'
C5	275.43'	50.95'	10°35'55"	S 54°58'35" W	50.88'
C6	1399.46'	8.06'	0°19'48"	S 07°17'24" E	8.06'
C7	1419.46'	8.96'	0°21'42"	S 07°18'21" E	8.96'
C8	360.00'	31.04'	4°56'25"	S 01°11'34" W	31.03'
C9	360.00'	66.91'	10°38'57"	S 08°59'15" W	66.92'
C10	906.30'	70.93'	4°29'02"	S 21°43'25" E	70.91'
C11	906.30'	50.01'	3°08'41"	S 17°54'03" E	50.00'
C12	190.63'	29.90'	8°59'11"	N 77°18'39" E	29.87'
C13	1399.46'	405.64'	16°36'28"	S 15°45'17" E	404.23'

LINE DATA

LINE	BEARING	DISTANCE
L1	S 07°07'30" E	28.26'
L2	N 80°17'44" E	23.06'
L3	S 07°07'30" E	23.50'
L4	S 24°03'30" E	52.14'
L5	N 80°17'44" E	20.02'
L6	S 80°17'44" W	20.02'
L7	N 07°07'30" W	22.60'
L8	N 80°17'44" E	3.04'
L9	S 72°36'11" W	36.78'

NOT PART OF THIS SUBDIVISION
PART OF PARCEL A-4
EQUITY ONE (NORTHEAST PORTFOLIO) LLC
LIBER 48241 AT FOLIO 385
WESTWOOD SHOPPING CENTER
PLAT 5498

LEGEND
RBC = REBAR WITH GAP
IPC = IRON PIPE WITH GAP
WESTWARD AVENUE
(VARIABLE WIDTH RIGHT OF WAY)
PLATS 4456 & 25776
BOOK 64956 PAGE 388

AREA TABULATION
2 LOTS 18,733 S.F. OR 0.4301 AC.
4 PARCELS 78,266 S.F. OR 1.7967 AC.
STREET DEDICATION 3022 S.F. OR 0.0694 AC.
TOTAL BY THIS PLAT 100,021 S.F. OR 2.2962 AC.

OWNER'S CERTIFICATE
WE, THE UNDERSIGNED, OWNERS OF THE LAND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE THE STREET TO PUBLIC USE, 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 60, SECTION 60-4.3.6, OF THE MONTGOMERY COUNTY CODE. THERE ARE NO RECORDED SUITS, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

OWNER'S CERTIFICATE
EQUITY ONE (NORTHEAST PORTFOLIO) LLC
A MARYLAND LIMITED LIABILITY COMPANY
BY: *[Signature]*
NAME: *[Name]*
TITLE: *[Title]*

WESTWOOD SQUARE
LOTS 1-24 & PARCEL A
BLOCK B
FORMERLY OUTLOT A, BLOCK B
PLAT 25776

WESTWOOD SQUARE
LOTS 25-33 & PARCEL B, BLOCK B
LOTS 1-19 & PARCEL A, BLOCK D
FORMERLY OUTLOT A, BLOCK B
PLAT 25776

WESTWOOD SQUARE
LOTS 34-50 & PARCEL C & E
BLOCK B
FORMERLY OUTLOT A, BLOCK B
PLAT 25776

WESTWOOD SQUARE
LOTS 51-63 & PARCEL D
BLOCK B
FORMERLY OUTLOT A, BLOCK B
PLAT 25776

WESTWOOD SQUARE
LOTS 64-76 & PARCEL F
BLOCK B
FORMERLY OUTLOT A, BLOCK B
PLAT 25776

WESTWOOD SQUARE
LOTS 77-89 & PARCEL G
BLOCK B
FORMERLY OUTLOT A, BLOCK B
PLAT 25776

WESTWOOD SQUARE
LOTS 90-102 & PARCEL H
BLOCK B
FORMERLY OUTLOT A, BLOCK B
PLAT 25776

PARCEL A
20,000 S.F. OR
0.4591 AC
(TO BE CONVEYED TO
M-IN-PPC
BY SEPARATE DOCUMENT)

PARCEL B
28,334 S.F. OR 0.6504

PARCEL C
14,300 S.F. OR 0.3283

PARCEL D
12,110 S.F.

PARCEL E
6,623 S.F.

PARCEL F
15,632 S.F. OR 0.3589 AC.

PARCEL G
15,632 S.F. OR 0.3589 AC.

PARCEL H
15,632 S.F. OR 0.3589 AC.

PARCEL I
15,632 S.F. OR 0.3589 AC.

PARCEL J
15,632 S.F. OR 0.3589 AC.

PARCEL K
15,632 S.F. OR 0.3589 AC.

PARCEL L
15,632 S.F. OR 0.3589 AC.

PARCEL M
15,632 S.F. OR 0.3589 AC.

PARCEL N
15,632 S.F. OR 0.3589 AC.

PARCEL O
15,632 S.F. OR 0.3589 AC.

PARCEL P
15,632 S.F. OR 0.3589 AC.

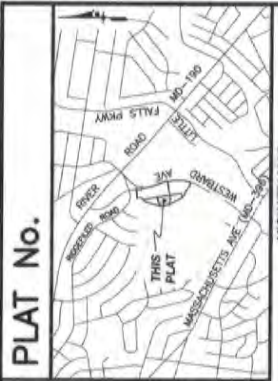
PARCEL Q
15,632 S.F. OR 0.3589 AC.

PARCEL R
15,632 S.F. OR 0.3589 AC.

PARCEL S
15,632 S.F. OR 0.3589 AC.

PARCEL T
15,632 S.F. OR 0.3589 AC.

PARCEL U
15,632 S.F. OR 0.3589 AC.



VICINITY MAP
1"=200'

CURVE DATA

CURVE	RADIUS (ARC LENGTH)	DELTA ANGLE (CHORD BEARINGS)	CHORD LENGTH
C1	103.03	77.05° N 14°34'07" W	76.04
C2	190.53	69.53° N 20°54'34" W	69.15
C3	299.03	77.19° N 18°34'48" W	76.97
C4	186.53	69.49° N 21°20'37" W	69.08

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND HEREBY GRANT A PRIVATE INGRESS-EGRESS AND UTILITY EASEMENTS OVER LOTS 1-19, BLOCK B, AS SHOWN HEREON, SUBJECT TO THE TERMS AND PROVISIONS SET FORTH IN A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS TO BE RECORDED HEREAFTER. AS OWNERS OF THIS SUBDIVISION WE, OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS TO BE PLACED AND MAINTAINED IN ACCORDANCE WITH CHAPTER 50, SECTION 50-3 OF THE MONTGOMERY COUNTY CODE. THERE ARE NO UNRECORDED SUITS, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

WESTWOOD TR REGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY: REGENCY CENTERS, L.P.
A DELAWARE LIMITED PARTNERSHIP,
ITS MANAGING MEMBER

BY: REGENCY CENTERS CORPORATION,
A FLORIDA CORPORATION,
ITS GENERAL PARTNER

NAME: See Sheet
TITLE: VP Investments

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE INFORMATION SHOWN HEREON IS CORRECT AND THAT THE PROPERTY DESCRIBED ON THIS PLAT IS THE PROPERTY ACQUIRED BY WESTWOOD TR REGENCY, LLC A DELAWARE LIMITED LIABILITY COMPANY FROM EASTWOOD TR REGENCY, LLC A MASSACHUSETTS LIMITED LIABILITY COMPANY BY A DEED DATED APRIL 12, 2023 RECORDED IN BOOK 54005 PAGE 444 AND CORRECTIVE DEED DATED OCTOBER 11, 2023 IN BOOK 67488 AT PAGE 199 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 PLAT 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 57,680 SQUARE FEET OR 1.3041 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DATE: 2/5/2024

ADAM S. BERNAT
PROFESSIONAL LAND SURVEYOR
MONTGOMERY COUNTY REGISTRATION NO. 21103
EXPIRES 06/20/2024

AREA TABULATION

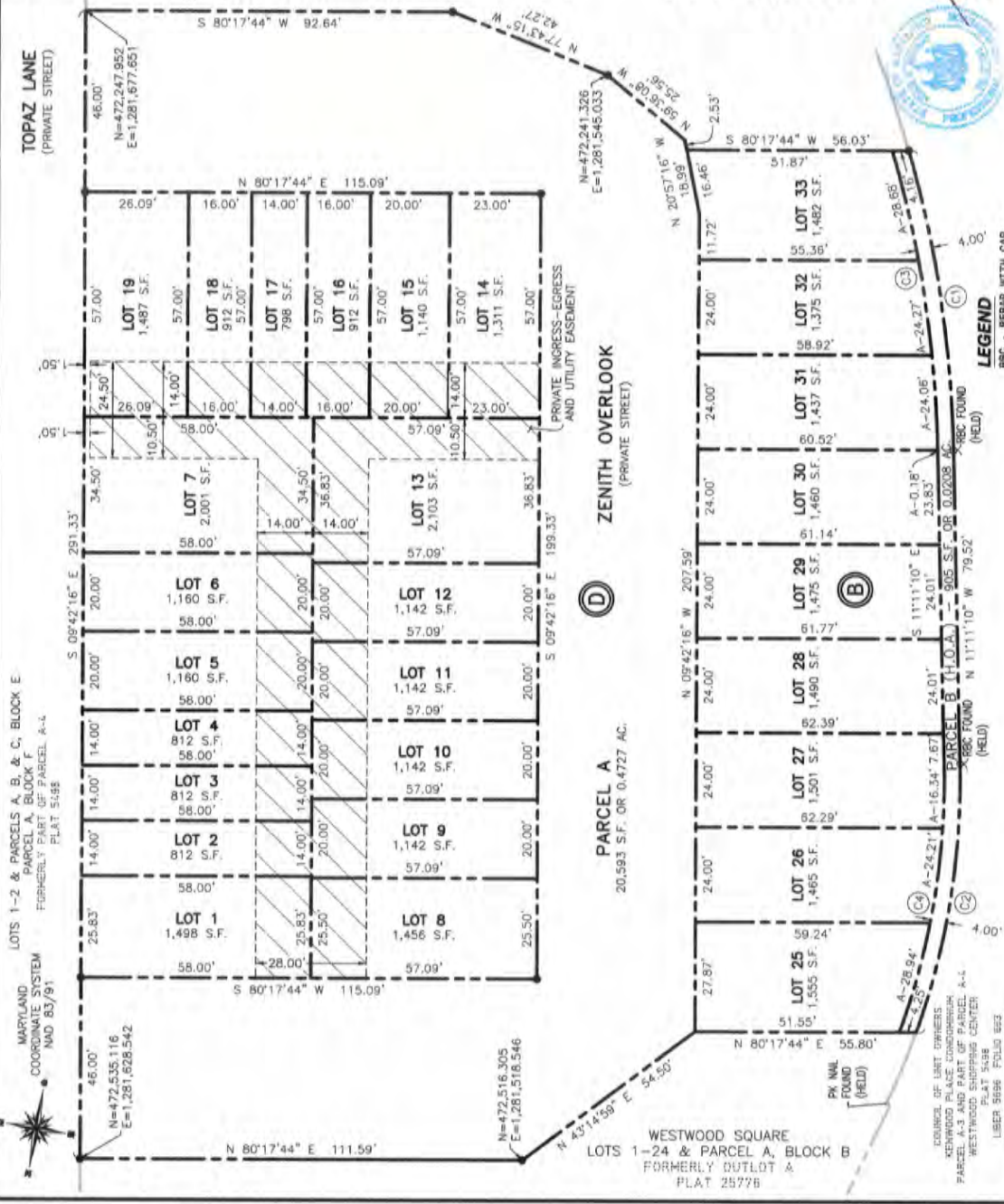
28 LOTS
2 PARCELS
TOTAL BY THIS PLAT

36,182 S.F. OR 0.8306 AC.
21,498 S.F. OR 0.4935 AC.
57,680 S.F. OR 1.3041 AC.

**SUBDIVISION RECORD PLAT
LOTS 25-33 & PARCEL B, BLOCK B,
LOTS 1-19 & PARCEL A, BLOCK D
WESTWOOD SQUARE**

A RESUBDIVISION OF
OUTLOT A, BLOCK B, PLAT 25776
BETHESDA ELECTION DISTRICT NO. 7
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' AUGUST, 2023

#220240120



LEGEND

- REBAR WITH CAP
- IRON PIPE WITH CAP
- PRIVATE INGRESS-EGRESS AND UTILITY EASEMENT

PROPERTY SHOWN HEREON IS ZONED RT-2.0, C-0.75, R-1.25, R-1.50, R-2.0.

THE PROPERTY SHOWN HEREON IS SUBJECT TO A RESTRICTIVE COVENANT FOR PRIVATE ROADS RECORDED AMONG THE MONTGOMERY COUNTY LAND RECORDS AT BOOK 54082 PAGE 338.

THE PROPERTY SHOWN HEREON IS SUBJECT TO A RESTRICTIVE COVENANT FOR PRIVATE ROADS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND DRAINAGE SYSTEM AS RECORDED IN BOOK 58868 AT PAGE 42.

THE PROPERTY SHOWN HEREON IS SUBJECT TO A RESTRICTIVE COVENANT FOR PRIVATE ROADS RECORDED AMONG THE MONTGOMERY COUNTY LAND RECORDS AT BOOK 54082 PAGE 338.

THE PROPERTY SHOWN HEREON IS SUBJECT TO A RESTRICTIVE COVENANT FOR PRIVATE ROADS AND UTILITIES AS SHOWN ON THIS PLAT IS TO BE USED FOR ACCESS AND UTILITIES ADDRESS AND THROUGH THE LOTS, FOR THE USE AND BENEFIT OF LOTS 1-19, BLOCK D.

THE MONTGOMERY COUNTY PLANNING COMMISSION DEPARTMENT OF PERMITTING SERVICES

APPROVED: 2-7-2024

CHAIR: _____ MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

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

APPROVED: _____
DATE: _____

COMPUTED: _____
CHECKED: _____

PLAT NO.: _____

PLAT 25776

PLAT No.



AREA TABULATION
 17 LOTS
 2 PARCEL
 TOTAL BY THIS PLAT

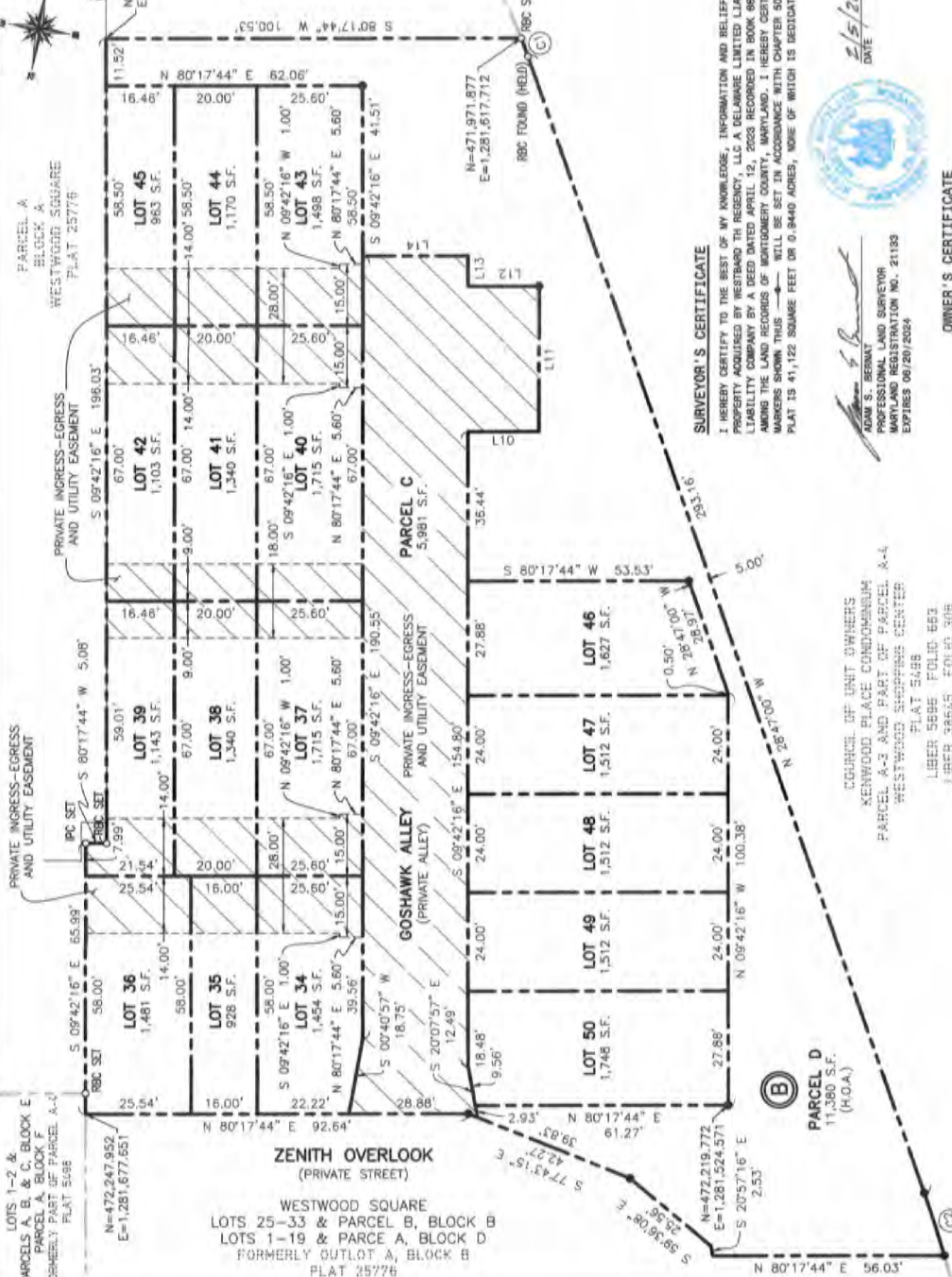
LEGEND
 RBC - REBAR WITH CAP
 IPC - IRON PIPE WITH CAP
 --- PRIVATE INGRESS-EGRESS AND UTILITY EASEMENT

CURVE DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
(1)	133.45'	4.74'	2'02"13"	N 29'48"05" W	4.74'	
(2)	303.03'	16.02'	3'01"44"	N 27'16"08" W	16.02'	

LINE DATA

LINE	BEARING	DISTANCE
L10	S 80°17'44" W	37.19'
L11	N 80°17'44" E	37.19'
L12	N 80°17'44" E	7.46'
L13	S 09°42'16" E	7.46'
L14	N 80°17'44" E	25.50'



OWNER'S CERTIFICATE
 I, THE UNDERSIGNED, OWNERS OF THE LAND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION AND PROVISIONS SET FORTH IN A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS TO BE RECORDED HEREAFTER, AS OWNERS OF THIS SUBDIVISION. WE, OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND 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 RECORDED SUITS, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

WESTWOOD TR REGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
 ITS GENERAL PARTNER,
 ITS MANAGING MEMBER

REGENCY CENTERS, L.P.,
 A DELAWARE LIMITED PARTNERSHIP,
 ITS MANAGING MEMBER

REGENCY CENTERS CORPORATION,
 ITS GENERAL PARTNER,
 ITS GENERAL PARTNER

VP Investments

VP Investments

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 PART OF THE PROPERTY ACQUIRED BY WESTWOOD TR REGENCY, LLC A DELAWARE LIMITED LIABILITY COMPANY FROM EQUITY ONE (NORTHEAST FORTFOLIO) LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY BY A DEED DATED APRIL 12, 2023 RECORDED IN BOOK 8882 AT PAGE 444 AND CORRECTIVE DEED DATED OCTOBER 11, 2023 IN BOOK 87489 AT PAGE 189 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 PLAT 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 41,122 SQUARE FEET OR 0.9440 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.

ADAM S. BERNAT
 PROFESSIONAL LAND SURVEYOR
 MONTGOMERY COUNTY NO. 21183
 EXPIRES 08/20/2026

CGURCH OFF UNIT OWNERS
 KENWOOD PLACE CONDOMINIUM
 PARCEL A-3 AND PART OF PARCEL A-4
 WESTWOOD SHOPPING CENTER
 PLAT 5488
 LIBER 5696 FOLIO 653
 LIBER 38545 FOLIO 308

DATE

OWNER'S CERTIFICATE

ME, THE UNDERSIGNED, OWNERS OF THE LAND DESCRIBED HEREIN, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION AND PROVISIONS SET FORTH IN A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS TO BE RECORDED HEREAFTER, AS OWNERS OF THIS SUBDIVISION. WE, OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND 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 RECORDED SUITS, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

WESTWOOD TR REGENCY, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
 ITS GENERAL PARTNER,
 ITS MANAGING MEMBER

REGENCY CENTERS, L.P.,
 A DELAWARE LIMITED PARTNERSHIP,
 ITS MANAGING MEMBER

REGENCY CENTERS CORPORATION,
 ITS GENERAL PARTNER,
 ITS GENERAL PARTNER

VP Investments

VP Investments

VP Investments

VP Investments

VP Investments

LOTS 1-2 & PARCELS A, B, & C, BLOCK E PARCEL A, BLOCK F FORMERLY PART OF PARCEL A-3 PLAT 5098

N=472,247.952
 E=1,281,677.651

WESTWOOD SQUARE LOTS 25-33 & PARCEL B, BLOCK B LOTS 1-19 & PARCEL A, BLOCK D FORMERLY OUTLOT A, BLOCK B PLAT 25776

ZENITH OVERLOOK (PRIVATE STREET)

PARCEL A, BLOCK A WESTWOOD SQUARE PLAT 25776

PARCEL B, BLOCK B WESTWOOD SQUARE PLAT 25776

PARCEL C, BLOCK C WESTWOOD SQUARE PLAT 25776

PARCEL D, BLOCK D WESTWOOD SQUARE PLAT 25776

PARCEL E, BLOCK E WESTWOOD SQUARE PLAT 25776

PARCEL F, BLOCK F WESTWOOD SQUARE PLAT 25776

PARCEL G, BLOCK G WESTWOOD SQUARE PLAT 25776

PARCEL H, BLOCK H WESTWOOD SQUARE PLAT 25776

PARCEL I, BLOCK I WESTWOOD SQUARE PLAT 25776

PARCEL J, BLOCK J WESTWOOD SQUARE PLAT 25776

PARCEL K, BLOCK K WESTWOOD SQUARE PLAT 25776

PARCEL L, BLOCK L WESTWOOD SQUARE PLAT 25776

PARCEL M, BLOCK M WESTWOOD SQUARE PLAT 25776

PARCEL N, BLOCK N WESTWOOD SQUARE PLAT 25776

PARCEL O, BLOCK O WESTWOOD SQUARE PLAT 25776

MARYLAND COORDINATE SYSTEM NAD 83/91

EXISTING PARKING GARAGE ON PROPERTY LINE

N=471,988.824
 E=1,281,716.808

PARCEL A, BLOCK A WESTWOOD SQUARE PLAT 25776

PARCEL B, BLOCK B WESTWOOD SQUARE PLAT 25776

PARCEL C, BLOCK C WESTWOOD SQUARE PLAT 25776

PARCEL D, BLOCK D WESTWOOD SQUARE PLAT 25776

PARCEL E, BLOCK E WESTWOOD SQUARE PLAT 25776

PARCEL F, BLOCK F WESTWOOD SQUARE PLAT 25776

PARCEL G, BLOCK G WESTWOOD SQUARE PLAT 25776

PARCEL H, BLOCK H WESTWOOD SQUARE PLAT 25776

PARCEL I, BLOCK I WESTWOOD SQUARE PLAT 25776

PARCEL J, BLOCK J WESTWOOD SQUARE PLAT 25776

PARCEL K, BLOCK K WESTWOOD SQUARE PLAT 25776

PARCEL L, BLOCK L WESTWOOD SQUARE PLAT 25776

PARCEL M, BLOCK M WESTWOOD SQUARE PLAT 25776

PARCEL N, BLOCK N WESTWOOD SQUARE PLAT 25776

PARCEL O, BLOCK O WESTWOOD SQUARE PLAT 25776

PARCEL P, BLOCK P WESTWOOD SQUARE PLAT 25776

SCALE: 1" = 20' AUGUST, 2023

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