

**Plat Name: Hillandale, Section 2**

**Plat #: 220230780**

Location: Located on the southwest side of Naglee Road, 375 feet west of New Hampshire Avenue (MD 650)

Master Plan White Oak Science Gateway Master Plan

Plat Details: R-90 zone; 2 lots

Owner: Sandra Lilano Fandino Hurtado and Kurt and Erica Barkei

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Administrative Plan No. 620190070 (MCPB Resolution No. 22-020), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plan.

**NOTES**

- The property is served by public water and sewer services only.
- The property that is the subject of this record plat is in the R-30 zone as of the date of plat recordation.
- DCPCT = Open Iron Pipe with Cap Found  
CIS = Iron Pin with Cap Set  
NIP = Non Iron Pipe Found  
NFC = Nail in Foundation  
RCF = Rebar and Cap Found
- The property shown hereon is located on Tax Map #P2 123.
- This property is located on W.S.C. 2015-foot sheet 213 MW 02.
- This property is located on F.E.M.A. Flood Insurance Map Community Panel Number 2403103800, flood zone "X".
- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan allowing development of this property and approved by the Montgomery County Planning Board are intended to survive unless modified by further action by the board. The official public files for any such plan are available for public review during normal business hours. County Planning Board and are available for public review during normal business hours.
- 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 this property. This subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- The lots shown hereon are limited to the uses and conditions as required by the Administrative Subdivision Plan 20170010, Hillendale, Section 2.

**OWNERS' CERTIFICATE - LOT 37 (Formerly Lot 35)**

I, Sandra Liliana Fandino Hurtado, owner of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines. There are no sales, actions at law, leases, liens, mortgages, or trusts affecting the property shown hereon, except as indicated below.

2/6/24 *Sandra Liliana Fandino Hurtado*  
Date Sandra Liliana Fandino Hurtado  
Witness

**OWNERS' CERTIFICATE - LOT 38 (Formerly Lot 36)**

We, Kurt J. Barkei and Erica K. Barkei, owners of the property shown and described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines. There are no sales, actions at law, leases, liens, mortgages, or trusts affecting the property shown hereon, except as indicated below.

1/9/2024 *Kurt J. Barkei*  
Date Kurt J. Barkei  
Witness  
1/9/2024 *Erica K. Barkei*  
Date Erica K. Barkei  
Witness

We, BOKF NA, DBA Bank of Kansas City, owners of a deed of trust dated August 10, 2016 and recorded November 17, 2016 in Book 53233 at Page 282 hereby consent to this plat of subdivision.

30 April 2024 *Kaylen Whinn*  
Date Kaylen Whinn  
Witness  
30 April 2024 *Victor Lopez*  
Date Victor Lopez  
Witness

**PLAT TABULATION**

Number of Lots	2
Number of Parcels	0
Area of (Lots) (Ac)	19,911.3 ac. ft.
Area of (Lots) (S.F.)	0 sq. ft.
Area of Street Dedication	0 sq. ft.
Total Area	19,911.3 ac. ft. (0.457 Acres)

**Department of Permitting Services**  
Montgomery County, Maryland

Date: 6-11-2024

Approved: *[Signature]*  
Director

**The Maryland National Capital Park and Planning Commission**  
Montgomery County Planning Board

Approved: \_\_\_\_\_  
Chair

Montgomery Park Signature  
in Secondary Treasurer

**M.N.C.P. & P.C. Record File No.**

**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 resubdivision of all of the lands conveyed by Timothy J. Durham and Lisa R. Durham unto Sandra Liliana Fandino Hurtado, by a deed dated July 24, 2022, and recorded August 16, 2022 in Book 69148 at Page 391; also being all of the lands conveyed by Alexander J. Bellio and Monica Boile into Kurt J. Barkei and Erica K. Barkei, by a deed dated August 10, 2016 and recorded November 17, 2016 in Book 53233 at Page 282; also being a resubdivision of Lot 35 and Lot 36, Block F, Hillendale, Section 2, as recorded in Plat 22984, among the Land Records of Montgomery County, Maryland, and that the total area involved in this plat is 19,911.3 square feet, none of which is dedicated to public use, and that all property corners marked thus  $\ominus$  are in place as shown hereon in accordance with Section 90.4.3.3 of the Subdivision Regulations of Montgomery County, Maryland.

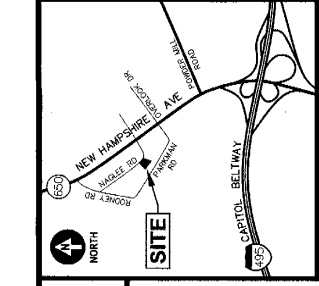
5/10/2024 *Jeffrey M. Whinn*  
Date Jeffrey M. Whinn  
Professional Land Surveyor  
MD Reg. No. 21616  
Expiration Date: 07/31/2025



10 South Bentz Street  
Baltimore, Maryland 21701  
301-681-6031 office  
www.caseengineering.com  
info@caseengineering.com

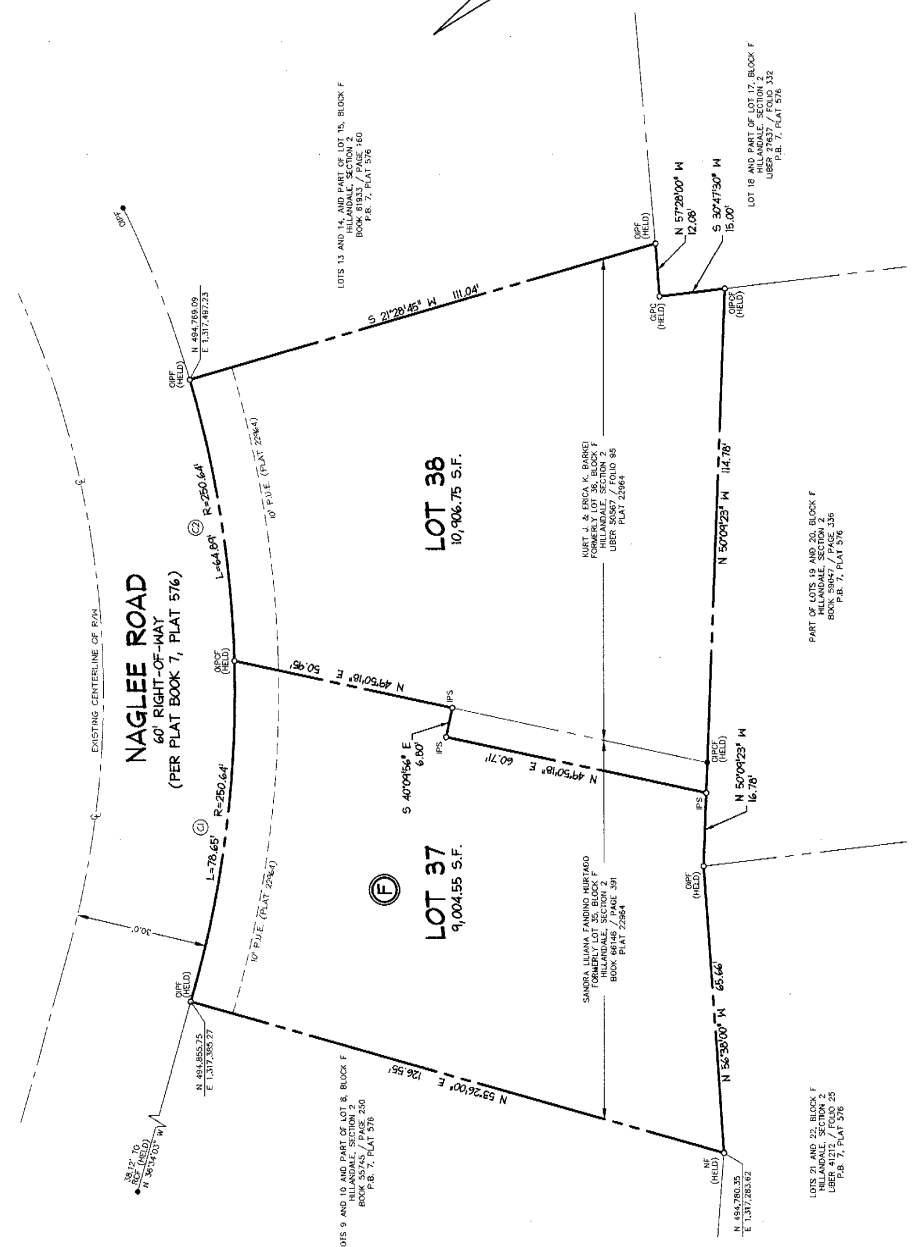


Recorded  
Plat No. \_\_\_\_\_



**VICINITY MAP**  
SCALE 1" = 200'

PLAT No.



**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD DISTANCE	CHORD BEARING	DELTA
(1)	79.65'	250.64'	78.29'	S. 44°46'45" E	175°50'30"
(2)	64.89'	250.64'	64.74'	S. 81°11'02" E	175°50'30"



