

Plat Name: Westwood Square

Plat #: 220250400

Location: Located in the southeast quadrant of the intersection of River Road (MD 190) and Westbard Avenue

Master Plan: Westbard Sector Plan

Plat Details: CRT zone; 2 parcels, 3 outlots

Owner: Regency Kensington Bethesda Owner, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.F.1.** of the Subdivision Regulations; which state:

F. *Plat of correction.* A plat of correction may be used for any of the following:

1. to correct inaccurate or incomplete information shown on a previously recorded plat, such as drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; or other information normally required to be shown on a recorded plat. All owners and trustees of the land affected by the correction must sign the revised plat. In addition, the plat of correction must identify the original plat and contain a note identifying the nature of the correction;
2. to revise easements to reflect a Planning Board Action, or as necessitated by a State or County agency or public utility;
3. to improve clarity and legibility, the owner of any lands shown on a record plat may record an exact copy of the plat, except for necessary change of scale and the addition of any other necessary elements to make the plat conform to the requirements of this Chapter. The new plat must indicate that it is an exact copy of the original plat except for the changes made under this Subsection.

Staff notes for the Board that this plat has been submitted solely to make minor revisions to the boundaries of two parcels, that are to be acquired by M-NCPPC, due to retaining wall and building encroachments from an adjoining property. This plat of correction modifies those parcels to remove the encroaching areas from the proposed parkland. Staff recommends approval of the proposed plat, conditioned upon the following:

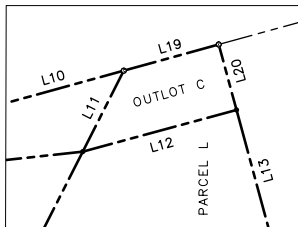
Applicant to submit plat mylar containing all necessary signatures.

Following completion of the above item staff will forward the plat to the Chair for signature.

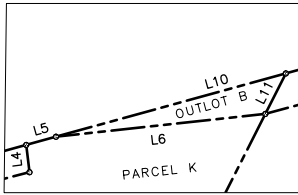
PLAT No.



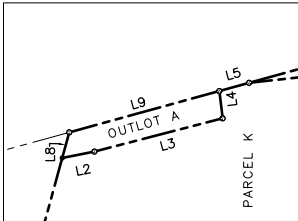
VICINITY MAP
1"=2,000'



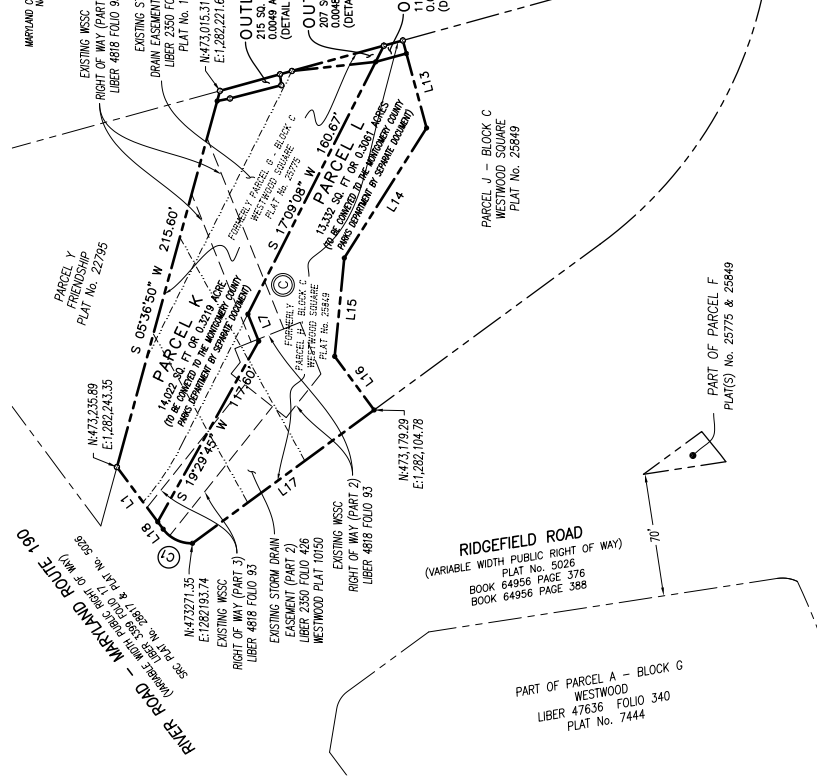
DETAIL 3: SCALE 1" = 10'



DETAIL 2: SCALE 1" = 20'



DETAIL 1: SCALE 1" = 20'



OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE LAND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND ESTABLISH THE MINIMUM BUILDING RESTRICTIONS FOR THIS SUBDIVISION, AND 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 RE-SUBDIVISION, EXCEPT FOR DEED OF TRUST HELD BY M&T BANK AS RECORDED IN BOOK 67389 AT PAGE 497.

REGENCY KENSINGTON BETHESDA OWNER, LLC
A MARYLAND LIMITED LIABILITY COMPANY
BY: REGENCY CENTERS, L.P.
A DELAWARE LIMITED LIABILITY COMPANY
ITS: MANAGING MEMBER
BY: REGENCY CENTERS CORPORATION,
A FLORIDA CORPORATION
ITS: GENERAL PARTNER

BY: _____
NAME: SAM BITTEL
TITLE: VICE PRESIDENT, INVESTMENTS
DATE: _____

WE HEREBY ASSENT TO THIS RE-SUBDIVISION PLAT DEED OF TRUST BOOK 67389 PAGE 497
M&T BANK, IN ITS CAPACITY AS ADMINISTRATIVE AGENT

BY: _____
NAME: _____
TITLE: _____
DATE: _____

PLAT OF CORRECTION NOTE
THE PURPOSE OF THIS PLAT IS TO MODIFY PARCELS G AND H BOUNDARIES AS SHOWN ON SUBDIVISION PLAT OF "PARCEL F AND G, BLOCK C, WESTWOOD SQUARE" RECORDED AS PLAT NO. 25775, AND PLAT OF "PARCEL H AND J, BLOCK C, WESTWOOD SQUARE" RECORDED AS PLAT NO. 25949.

**PLAT OF CORRECTION
SUBDIVISION RECORD PLAT
PARCELS K & L, AND
OUTLOTS A-C, BLOCK C
WESTWOOD SQUARE
BEING A RESUBDIVISION OF
PART OF PARCEL G & H, BLOCK C
BETHESDA ELECTION DISTRICT NO. 7
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50' FEBRUARY 2025**



1"=50'

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS SHOWN THEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THE PROPERTY ACQUIRED BY REGENCY KENSINGTON 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 THEREON 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 27.888 SQUARE FEET OR 0.6402 ACRES OF WHICH NONE IS DEDICATED TO PUBLIC USE.

ADAM S. BEMAT
PROFESSIONAL LAND SURVEYOR
MONTGOMERY COUNTY NO. 21133
EXPIRES 06/20/2026

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 46°24'11" E	38.81'
L2	S 69°01'17" W	7.46'
L3	S 65°44'30" W	30.10'
L4	S 16°36'04" E	6.24'
L5	S 64°54'00" W	7.02'
L6	S 74°04'42" W	47.86'
L7	N 31°32'00" W	16.51'
L8	S 05°36'50" W	6.04'
L9	S 64°54'00" W	35.37'
L10	S 64°54'00" W	54.19'
L11	N 17°09'08" E	10.31'
L12	S 65°07'30" W	18.10'
L13	N 24°52'30" W	43.82'
L14	N 22°37'28" E	87.41'
L15	N 04°06'55" W	56.18'
L16	N 48°03'32" W	37.80'
L17	N 44°01'12" E	128.02'
L18	S 46°24'11" E	5.19'
L19	S 64°54'00" W	11.19'
L20	N 24°52'30" W	7.71'

NOTES

- THE PROPERTY SHOWN HEREON IS ZONED CRT-1.5, C-0.5, R-1.5, H-7.5.
- HORIZONTAL DATUM IS BASED ON NAD 83/91.
- 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 AND THE MONTGOMERY COUNTY BOARD OF PUBLIC WORKS SHALL APPLY TO THIS PLAT UNLESS EXPRESSLY CONTRADICTED BY THE PLAN AS APPROVED BY THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE MONTGOMERY COUNTY PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR THE RIGHTS AND INTERESTS OF THE PARTIES TO THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR DEEDS OR TO NOTE ALL MATTERS AFFECTING TITLE.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
- THE PARCEL SHOWN HEREON IS LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 12070170, ENTITLED "WESTWOOD SHOPPING CENTER" AND SITE PLAN NO. 62020020 "KENNINGTON OF BETHESDA".
- ACCESS TO OUTLOTS A, B, AND C IS TO BE PROVIDED THROUGH PARCEL L13 (LIBER 2709 AT FOLIO 445), AS THERE ARE ENCROACHMENTS FROM PARCEL L13 INTO THOSE TWO (2) OUTLOTS.
- ACCESS TO OUTLOT C IS TO BE PROVIDED THROUGH PARCEL L VIA A PRIVATE EASEMENT BETWEEN THE TWO PARTIES TO BE RECORDED HEREAFTER.
- THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS BEING CHAPTER 50 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES A PLAT OF CORRECTION AS PROVIDED FOR IN SECTION 50.7.1.F.1.1.

AREA TABULATION

PARCEL K.....	14,022 SQ. FT. OR 0.3219 ACRES
PARCEL L.....	13,332 SQ. FT. OR 0.3069 ACRES
OUTLOT A.....	215 SQ. FT. OR 0.0049 ACRES
OUTLOT B.....	207 SQ. FT. OR 0.0047 ACRES
OUTLOT C.....	112 SQ. FT. OR 0.0025 ACRES
TOTAL BY THIS PLAT.....	27,888 SQ. FT. OR 0.6402 ACRES

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD	BEARING	CHORD LENGTH
C1	20.00'	19.20'	55°00'06"	S 72°54'14" E		18.47'

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

APPROVED: _____
CHAIR

APPROVED: _____
MONTGOMERY PLAT SIGNATORY
FOR SECRETARY-TREASURER

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____
DIRECTOR

DRAWN: HEZ
COMPUTED: HEZ

CHECKED: ASB
DATE: _____



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1"=50'

#220250400