

Plat Name: Kensington Park
Plat #: 220151610

Location: Located on the northeast quadrant of Kent Street and Kensington Parkway

Master Plan: Kensington Sector Plan

Plat Details: R-60 zone; 1 lot

Applicants: Gregory and Stephanie Burlin

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(3)** of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

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 50-35A(a)(3) and supports this minor subdivision record plat.

SURVEYOR'S CERTIFICATE

I hereby certify:
 that the survey information shown hereon is correct,
 that this plat of subdivision has been prepared in accordance with the
 Subdivision Regulations of Montgomery County, Maryland,
 that this plat is a subdivision of all of the real property conveyed by
 The Angela Moore Trust Agreement to Gregory T. Burstin and
 Stephanie Burstin, in a deed recorded among the Land Records
 of Montgomery County, Maryland in Liber 41848 at Folio 344, said
 property being Lots 2 and 3, Block 4-A, as shown included on a
 Subdivision Record Plat, recorded April 10, 1993 among said Land
 Records in Plat Book 42 as plat 3095.

that property corner markers will be set in accordance with Section 50-24(c)
 of the Montgomery County Code (Subdivision Regulations), if so engaged,
 the total area included in this plat of subdivision is 13,137 square feet or
 0.302 of an acre. There is no area being dedicated to public use by this plat.

Date: 9/18/2015
 [Signature]
 Greg K. Wilmer
 Professional Land Surveyor
 MD Reg. No. 10667
 Two Year M&LP Professional Land Surveyor's
 License Renewed Date: 11/28/2015

OWNER'S DEDICATION

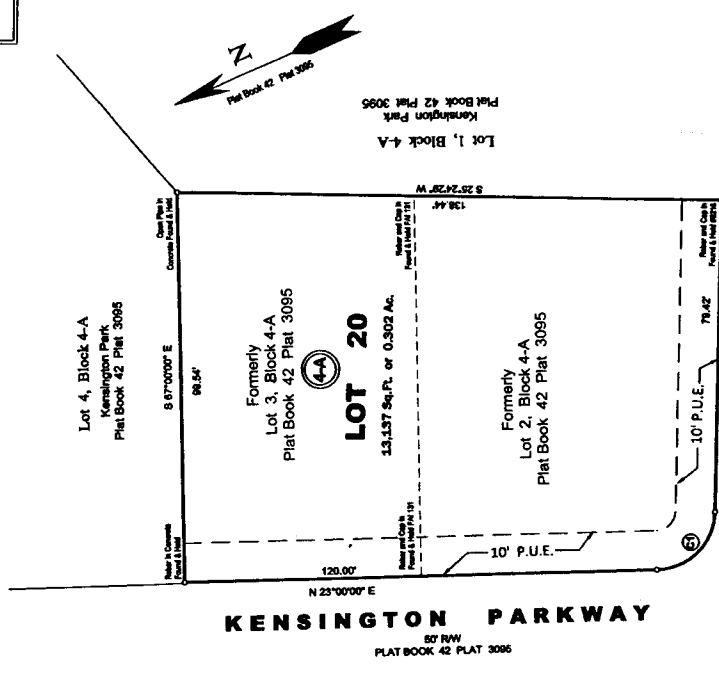
We, Gregory T. Burstin and Stephanie Burstin, owners of the property
 shown and included hereon, hereby:
 adopt this plat of subdivision, and
 hereby grant a 10' Public Utility Easement (P.U.E.) to the
 parties named in a document titled "Terms and Provisions
 of a Public Utility Easement" as recorded among the Land
 Records of Montgomery County, Maryland in Liber 41848 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 50-24(c) of the Montgomery County Code (Subdivision
 Regulations).

There are no splits, liens, leases, mortgages or trusts affecting the
 property included in this plat of subdivision, except for a certain
 Deed of Trust Recorded among the Land Records of Montgomery
 County, Maryland in Liber 41848 at Folio 350 and the Lender has
 indicated their assent to this plat of subdivision below.

Date: 9/18/15 Owner: [Signatures]
 Gregory T. Burstin
 Stephanie Burstin
 By: [Signature]
 George Bond / Manager
 Tower Federal Credit Union

PLAT NO.



NOTES

The property included on this subdivision plat is currently zoned R-60.
 The property included in this subdivision is served by public water and
 sewer service only.
 This subdivision 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 to note all
 matters affecting title.
 All terms, conditions, agreements, limitations, and requirements
 associated with any preliminary plan, site plan, project plan or other plan
 allowing development of the property included on this plat as approved
 by the Montgomery County Planning Board are intended to survive and
 not be extinguished by the recording of this plat, unless expressly
 contemplated by the plan as approved. The official files for any such
 plan are maintained by the Planning Board and are available for public
 review during normal business hours.
 This plat is in conformance with the requirements of Section 50-35.A of
 the Montgomery County Code (Subdivision Regulations) which provide
 for the consolidation of two or more lots or parts of lots or an
 abandonment being re-platted as a single lot per Section 50-35.A.(6)(3).

PROJ: HP 563 NEAR 213 NW 03 67 D-5
 COUNTY: MONTGOMERY
 DATE: 9/18/15

SUBDIVISION RECORD PLAT
 LOTS 20, BLOCK 4-A
 Resubdivision of Lot 2 & Lot 3, Block 4-A
KENSINGTON PARK
 12th (WREATON) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

WITMER ASSOCIATES, LLC
 Land Surveyors, Land Planning & Design
 12000 Rockledge Drive, Suite 200
 Rockville, MD 20850
 Tel: (301) 740-1400 Fax: (301) 740-3300 Email: info@witmer.com

DATE: July, 2015 96233 J 1 1

KENT STREET

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
CL	18.00'	22.87'	20.78'	N 87° 47' 30" W	87° 47' 30"	14.38'

APPROVED: September 19, 2015
 BY: [Signature]
 DIRECTOR

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

APPROVED: _____
 CHAIRMAN
 SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NUMBER: _____