

*(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels*

- a) Adequate Public Facilities satisfied: \_\_\_\_\_
- b) Street dedication required: \_\_\_\_\_
- c) Forest conservation: \_\_\_\_\_
- d) Storm water management: \_\_\_\_\_
- e) Special Protection Area/Water Quality Plan: \_\_\_\_\_
- f) Landscaping and lighting plan including parking lot layout: \_\_\_\_\_
- g) Approved Special Exception: \_\_\_\_\_

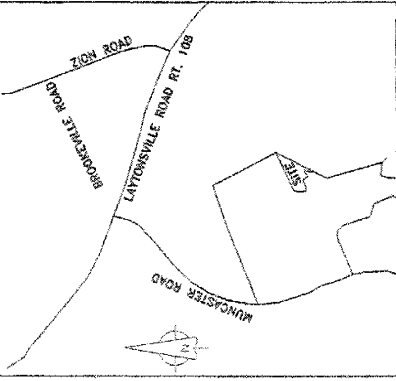
*(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum*

- a) Number of Lots: \_\_\_\_\_
- b) Written MCDPS approval of proposed septic area: \_\_\_\_\_
- c) Required street dedication: \_\_\_\_\_
- d) Easement for balance of property noting density and TDRS: \_\_\_\_\_
- e) Average lot size of 5 acres: \_\_\_\_\_
- f) Forest Conservation requirements met: \_\_\_\_\_

# SURVEYOR'S CERTIFICATE

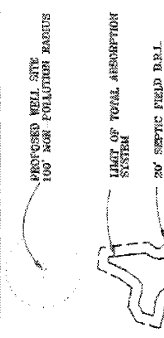
I hereby certify that the plan shown is correct. That it is a subdivision of part of the land conveyed by Grimm Family Limited Partnership, to PAUL DOUGLAS CARLTON and JEANNIE LYNN CARLTON, his wife, by deed dated October 28, 1993 and recorded among the Land Records of Montgomery County, Maryland in Liber 11959, at Folio 819, and also a resubdivision of Outlot "A" Block "T" as shown on a plat of subdivision entitled, "Granby Woods", and recorded among the steps of land records in the same Liber and Folio as the subdivision of Outlot "A" Block "T". That all property will be set aside as dedicated between in accordance with the provisions of 50-24 (c) of the Montgomery County Code. The total area included in this plan of subdivision is 60,887 SQ FT or 1.3977 acres of land. There is no street dedication by this plat.

DATE: 3/12/06  
 MITCHELL E. GOODE  
 PROPERTY LINE SURVEYOR  
 MARYLAND REG. NO. 344



VICINITY MAP  
1=2000

PLAT NO.



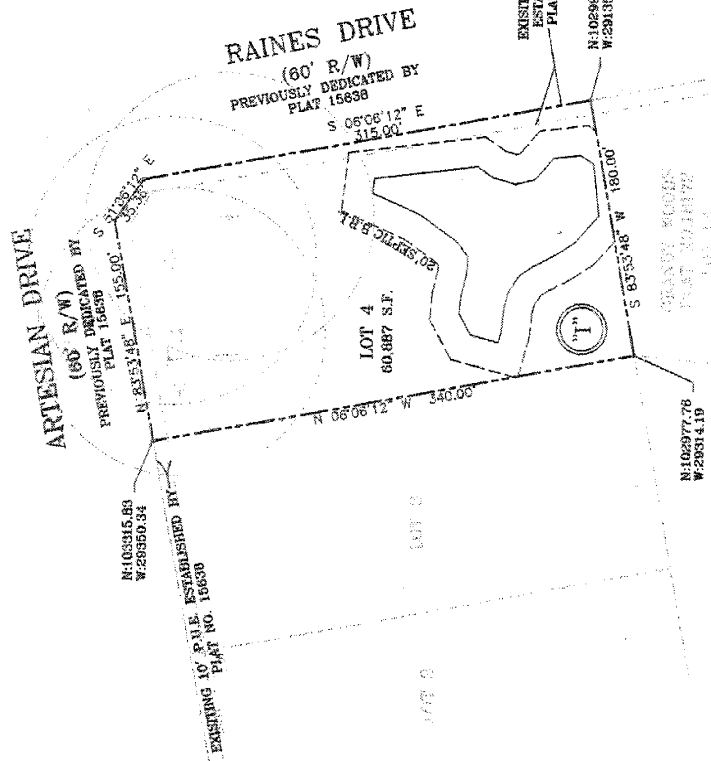
SEPTIC FIELD BUILDING RESTRICTION LINES ARE SUBJECT TO CHANGE UPON REAPPROVAL BY MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES WELL AND SEPTIC SECTION.

NOTES:

- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, AND ANY OTHER INSTRUMENTS APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT TO BE EXTINGUISHED BY THE RECORDATION OF THIS PLAN, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL FILES FOR SUCH PLANS ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR REVIEW DURING NORMAL BUSINESS HOURS.
- THIS LAND IS ZONED RET AND SHOWN ON TAX MAP H111.
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW ALL MATTERS AFFECTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SURVEYOR RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPART OR NOTE ALL MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY.
- PROPERTY TO BE SERVED BY PRIVATE WATER AND SEPTIC SYSTEM.
- THE PROPERTY SHOWN HEREON IS EXEMPT TO THE REQUIREMENTS OF THE FOREST CONSERVATION LAW #46628E.
- LOT IS APPROVED FOR A 5 BEDROOM HOUSE.
- THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR ANNOVER SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 80 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES THE CONVERSION OF AN OUTLOT INTO A LOT AS PROVIDED FOR IN SECTION 50-35A (d) (2).
- PRELIMINARY PLAN #1-70285

SUBDIVISION RECORD PLAT  
 LOT 4, BLOCK "T"  
 A RESUBDIVISION OF OUTLOT A BLOCK "T"  
 PLAT NO. 15638  
 GRANBY WOODS  
 OILNEY (NO. 8) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 MARCH 2006, SCALE 1"=60'

GOODE SURVEYS LLC  
 DAMASCUS, MARYLAND 20872  
 PHONE: 301-368-3700  
 FAX: 301-368-3703  
 P.O. BOX 596



# OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND BY THE MONTGOMERY COUNTY ZONING CODE ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE. FURTHER WE GRANT TO MONTGOMERY COUNTY, MARYLAND A SLOPE EASEMENT 25' WIDE ADJACENT, PARALLEL AND CONTIGUOUS TO THE STREET RIGHT OF WAY LINE. SLOPE EASEMENTS SHALL BE ACQUIRED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ABUTTING SAME HAVE BEEN LAWFULLY COMPLETED AND HAVE BEEN ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCIES. SUCCESSIONS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (c) OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES OR OTHER MATTERS AFFECTING THE PROPERTY SHOWN HEREON.

DATE: 3/12/06 BY: Paul Douglas Carlton  
 WITNESS: Mitchell E. Goode  
 DATE: 3/12/06 BY: Jeannie Lynn Carlton  
 WITNESS: Mitchell E. Goode

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DATE: _____	DATE: _____
APPROVED: _____	APPROVED: _____	APPROVED: _____
CHAIRMAN: _____	SECRETARY: _____	TREASURER: _____

206197

**PLAT NO. 220062020**

Kensington Heights

Located on the south side of University Blvd; approximately 200 feet east of Drum Avenue

R-60 Zone, 1 Outlot

Community Water, Community Sewer

Master Plan Area: Kensington Wheaton

Wheaton Plaza Regional Shopping Center, L.L.P., Applicant

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 this lot (previously known as part of lots 28, 29, 30, and 31) and determined that a waiver of the Subdivision Regulations was required to permit the minor subdivision. That waiver (SRW-2006-02) was granted by the Board on April 25, 2006. Therefore, staff concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(3) of the subdivision regulations and supports this minor subdivision record plat with the following condition:

- 1) Record plat shall not be recorded until the resolution for SRW-2006-02 has been executed and noted on the plat.

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Kensington Heights Plat Number: 220062020  
 Plat Submission Date: 3/30/06  
 DRD Plat Reviewer: P. Weiss  
 DRD Prelim Plan Reviewer: N/A

\*For category of minor see pages 2 and 3

**Initial DRD Review:**

Pre-Preliminary Plan No. N/A Checked: Initial — Date —  
 Preliminary Plan No. N/A Checked: Initial — Date —  
 Planning Board Opinion – Date N/A Checked: Initial — Date —  
 Site Plan Name if applicable: N/A Site Plan Number: —  
 Planning Board Opinion – Date N/A Checked: Initial — Date —

Lot # & Layout  Lot Area  Zoning  Bearings & Distances  Coordinates   
 Plan # N/A Road/Alley Widths  Easements  Open Space N/A Non-standard  
 BRLs N/A Adjoining Land  Vicinity Map  Septic/Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map   
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	A. Linsy	4/3/06	4/21/06	4/22/06	OK
Research	Bobby Fleury			4/4/06	OK
SHA	Doug Mills			N/C	N/C
PEPCO	Jose Washington			N/C	N/C
Parks	Doug Powell			N/C	N/C
DRD	Steve Smith			4/10/06	OK

**Final DRD Review:**

DRD Review Complete:  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up):  
 Final Mylar w/Mark-up & PDF Rec'd:

Initial CAC Date 5/25/06  
TA 5/1/06  
TA 5/24/06

**Board Approval of Plat:**

Plat Agenda:  
 Planning Board Approval:  
 Chairman's Signature:

TA 6/10/06  
TA 6/15/06

**DPS Approval of Plat:**

Engineer Pick-up for DPS Signature:  
 Final Mylar for Reproduction Rec'd:

**Plat Reproduction:**

Addressing:  
 File Card Update:  
 Final Zoning Book Check:  
 Update Address Books with Plat #:  
 Update Green Books for Resubdivision:  
 Notify Engineer to Seal Plats:  
 Engineer Seal Complete:  
 Complete Reproduction:  
 Sent to Courthouse for Recordation:

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No. \_\_\_\_\_

**RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A**

Plat Name: Kensington Heights  
 Plat Number: 220062020  
 Plat Submission Date: 3/30/06  
 DRD Plat Reviewer: Pwein

**Select which Category of Minor Subdivision and fill information as required**

**Requirements under Sec 50-35A (A)**

*(1) Minor Lot Adjustment*

- a) Total area does not exceed 5% of combined area affected: \_\_\_\_\_
- b) No additional lots created: \_\_\_\_\_
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: \_\_\_\_\_
- d) Date sketch plan submitted: \_\_\_\_\_
- e) Sketch plan revised or denied within 10 business days: \_\_\_\_\_
- f) Final record plat submitted within ninety days: \_\_\_\_\_
- g) Sketch shows following information:
  - i. proposed lot adjustment: \_\_\_\_\_
  - ii. physical improvements within 15 feet of adjusted line: \_\_\_\_\_
  - iii. alteration to building setback: \_\_\_\_\_
  - iv. amount of lot area affected: \_\_\_\_\_

*(2) Conversion of Outlot into a Lot*

- a) Outlot not required for open space or otherwise constrained: \_\_\_\_\_
- b) Adequate sewerage and water service/public or private: \_\_\_\_\_
- c) Adequate public facilities and AGP satisfied: \_\_\_\_\_
- d) Any conditions/agreements of original subdivision: \_\_\_\_\_
- e) Special Protection Area, Water Quality Plan required: \_\_\_\_\_

*(3) Consolidation Of Two of More Lots*

- a) Any prior subdivision conditions: \_\_\_\_\_
- b) Part of lot created by deed prior to June 1 1958: \_\_\_\_\_ ✓

*(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot*

Any subdivision/conditions; APF agreement satisfied: \_\_\_\_\_

*(5) Plat of Correction*

- a) All owners and trustees signed: \_\_\_\_\_
- b) Original Plat identified: \_\_\_\_\_

*(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958*

- a) Deed(s) submitted: \_\_\_\_\_
- b) Developable with only one single family detached unit: \_\_\_\_\_

*(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels*

- a) Adequate Public Facilities satisfied: \_\_\_\_\_
- b) Street dedication required: \_\_\_\_\_
- c) Forest conservation: \_\_\_\_\_
- d) Storm water management: \_\_\_\_\_
- e) Special Protection Area/Water Quality Plan: \_\_\_\_\_
- f) Landscaping and lighting plan including parking lot layout: \_\_\_\_\_
- g) Approved Special Exception: \_\_\_\_\_

*(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum*

- a) Number of Lots: \_\_\_\_\_
- b) Written MCDPS approval of proposed septic area: \_\_\_\_\_
- c) Required street dedication: \_\_\_\_\_
- d) Easement for balance of property noting density and TDRS: \_\_\_\_\_
- e) Average lot size of 5 acres: \_\_\_\_\_
- f) Forest Conservation requirements met: \_\_\_\_\_

**PLAT NO. 220062030**

Wheaton Plaza & Kensington Heights

Located on the south side of University Blvd; approximately 200 feet east of Drum Avenue

R-60 Zone, 1 Outlot

Community Water, Community Sewer

Master Plan Area: Kensington Wheaton

Wheaton Plaza Regional Shopping Center, L.L.P., Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(1)** of the Subdivision Regulations, which states:

- (1) **Minor Lot line Adjustment.** The sale or exchange of part of a lot between owners of adjacent lots of the purpose of small adjustments in boundaries; provided:
  - a. The total are of the adjustments does not exceed five percent of the combined area of the lots affected by the adjustment;
  - b. No additional lots are created;
  - c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
  - d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan must contain the following information:
    - i. proposed lot line adjustment as a dashed line;
    - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
    - iii. any minimum building setback that would be altered by the minor lot line adjustment; and
    - iv. the amount of lot area affected by the minor lot line adjustment.

The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i through iii, above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains as an exception to platting as provided in Section 50-9(d).

Staff applied the above-noted minor subdivision criteria for this lot (shown as outlot A) and concludes that the proposed minor subdivision complies with the criteria of Section 50-35A (a)(1) of the subdivision regulations and supports this minor subdivision record plat with the following condition:

- 1) This record plat shall not be recorded until the referenced Outlot A is created by recordation of Plat No. 220062020.



PLAT NO.:

AREA DEDICATED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION	
1	Rect: 0758.25' x 303.88' A/c: 230.88'
2	Ch: N 69°44'32"E 303.87'
3	S 33°39'17"E 59.98'
4	N 89°22'58"W 34.97'
5	S 85°32'04"W 139.41'
6	S 89°33'38"W 56.47'
7	Ch: S 95°27'38"W 85.76'
8	N 33°58'10"W 10.02'

FEE SIMPLE AREA = 5,529 SQ. FT. OR OR 0.127 ACRES +/-

SHOWN THUS:

VICINITY MAP  
1" = 300'

**OWNER'S CERTIFICATE**

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND RECORDED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISHING LOTS TO MONTGOMERY COUNTY, MARYLAND, SLOPE EASEMENTS, TWENTY-FOUR (24) FEET WIDE ADJACENT PARALLEL TO THE DEDICATED ROW LINE. SLOPE EASEMENTS SHALL BE AUTOMATICALLY EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ABUTTING THE ROAD HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY.

AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS AND ASSIGNS, SHALL CHAIN PROPERTY CORNER MARKERS TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 5-203 OF THE MONTGOMERY COUNTY CODE. THERE ARE NO JOINT ACTIONS IN LEASES, EASES OR TRUSTS ON THIS PROPERTY.

WHEATON PLAZA REGIONAL SHOPPING CENTER, L.P., a Maryland limited liability partnership  
By: Wheaton Plaza No. 1, L.L.C., a Delaware limited liability company, a managing partner  
By: Westfield America Limited Partnership, a Delaware limited partnership, its sole member  
By: Westfield America, Inc., a Missouri corporation, its general partner

By: *Ray Laska* **May 15, 2006**  
Date

**SURVEYOR'S CERTIFICATE**

HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION AND THAT THE PROPERTY SHOWN HEREON IS THE LAND CONVEYED TO WHEATON PLAZA REGIONAL SHOPPING CENTER, BY THE FOLLOWING THREE DEEDS: (1) ALL OF THE LAND CONVEYED BY GEORGE W. FURDY, DATED AUGUST 6, 1990, RECORDED IN LIBER 9431 AT FOLIO 454; (2) ALL OF THE LAND CONVEYED BY FRANCIS O. THREASILL, P.A. DATED SEPTEMBER 4, 1990 RECORDED IN LIBER 9488 AT FOLIO 541; AND (3) PART OF THE LAND CONVEYED BY HOMER GUDOLSKY ET AL. DATED JULY 31, 1994, RECORDED IN LIBER 1783 AT FOLIO 352. ALSO BEING A RE-SUBDIVISION OF PART OF LOTS 28, 29, 30, AND 31, AS PER PLAT BOOK "P" PLAT #1, AND THE SUBDIVISION OF LOTS 28 C AND D AS PER PLAT BOOK "P" PLAT #1, AS DESCRIBED IN THE OWNERS DEEDS HEREON, ALL PROPERTY CORNER MARKERS WILL BE SET IN ACCORDANCE WITH SECTION 5-203 (2)(2) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS PLAT IS 186,817 SQUARE FEET OR 3.187 ACRES OF LAND, OF WHICH 5,529 SQUARE FEET OR 0.127 ACRES ARE DEDICATED TO PUBLIC USE BY THIS PLAT.

By: *[Signature]* **5/18/2006**  
Date

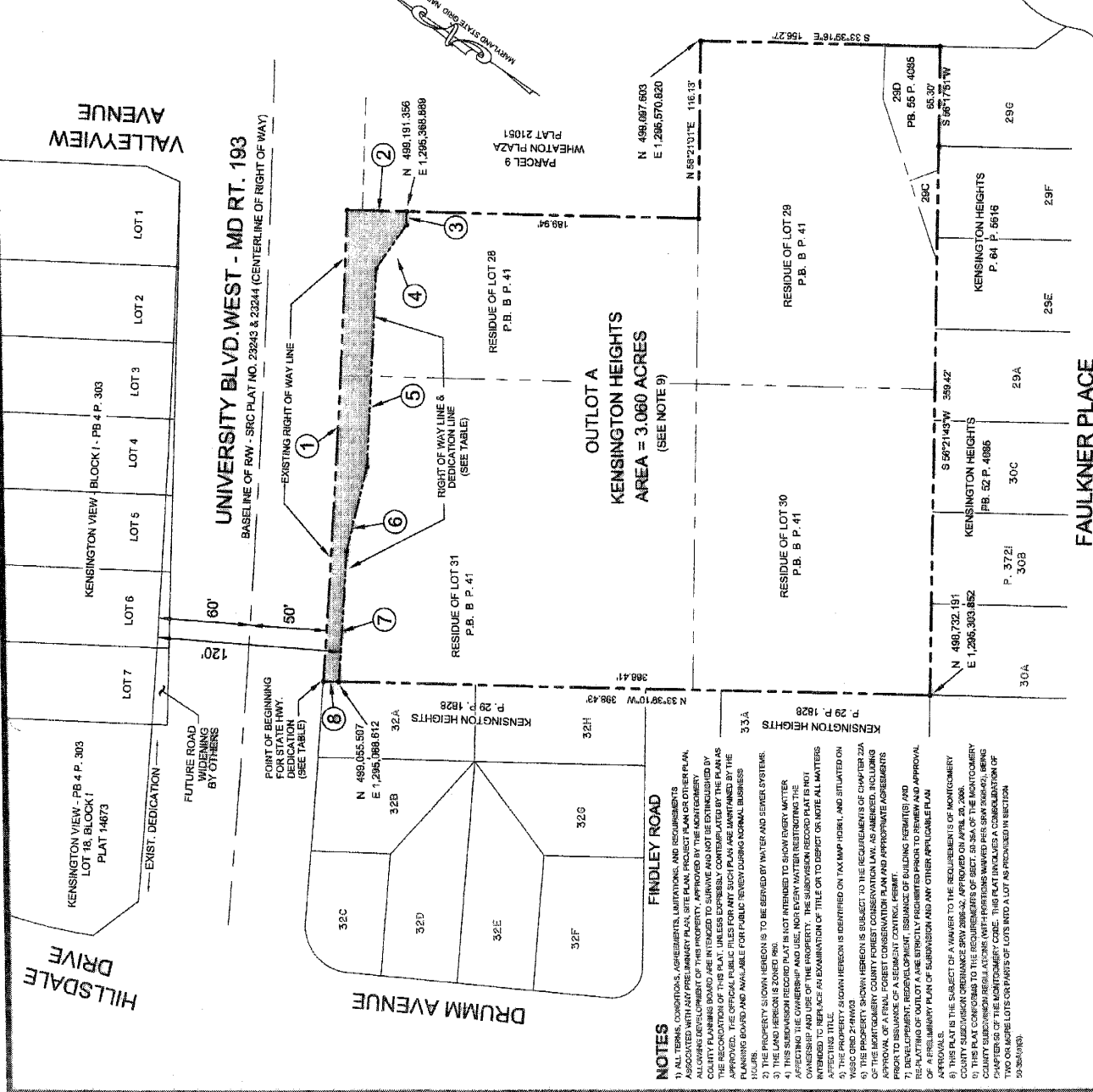
ERIC V. CALDWELL  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NO. 10771

**SUBDIVISION RECORD PLAT**

**KENSINGTON HEIGHTS**  
RE-SUBDIVISION OF PARTS OF LOTS 28, 29, 30 & 31  
OUTLOT A

WHEATON (13th) ELECTION DISTRICT - MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 50' DATE: FEBRUARY 2006

MNCSPRC: 2-0232



**Dewberry**  
203 Perry Parkway, Suite 1  
Gaithersburg, MD 20877-2169  
301-948-8300 Fax: 301-258-7607

APPROVED:	DATE	PLAT NO.

APPROVED:	DATE	DIRECTOR

**NOTES**

- 1) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, INCLUDING ANY PERMITS, SHALL BE ENFORCED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAT, UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 2) THE PROPERTY SHOWN HEREON IS TO BE SERVED BY WATER AND SEWER SYSTEMS.
- 3) THE LAND HEREON IS ZONED R90.
- 4) 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 TO BE CONSTRUED AS A GUARANTEE OF TITLE OR TO AFFECT OR CHANGE ALL MATTERS AFFECTING TITLE.
- 5) THE PROPERTY SHOWN HEREON IS IDENTIFIED ON TAX MAP 10261, AND SITUATED ON VESCO ORD. 249603A.
- 6) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 20A OF THE MONTGOMERY COUNTY SUBDIVISION ORDINANCE 2003-22, APPROVED ON APRIL 29, 2003.
- 7) DEVELOPMENT, REDEVELOPMENT, ISSUANCE OF BUILDING PERMITS, AND APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEWAGE TREATMENT PERMIT.
- 8) THE PLAT IS THE SUBJECT OF A WAIVER TO THE REQUIREMENTS OF MONTGOMERY COUNTY SUBDIVISION ORDINANCE 2003-22, APPROVED ON APRIL 29, 2003.
- 9) THIS PLAT CONFORMS TO THE REQUIREMENTS OF SECT. 5-203(A) OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS (MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND ZONING) AND THE REQUIREMENTS OF SECTION 5-203(B) OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS (MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND ZONING) AND THE REQUIREMENTS OF SECTION 5-203(C) OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS (MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND ZONING).

APPROVED:	DATE	DIRECTOR

MNCSPRC RECORD PLAT FILE NO.

**RECORD PLAT FOR MINOR SUBDIVISION REVIEW SHEET**

(This form contains 3 pages)

Plat Name: Wheaton Plaza & Kensington Heights Plat Number: 220062030  
 Plat Submission Date: 3/30/06  
 DRD Plat Reviewer: P. Weiss  
 DRD Prelim Plan Reviewer: N/A

\*For category of minor see pages 2 and 3

**Initial DRD Review:**

Pre-Preliminary Plan No. N/A Checked: Initial — Date —  
 Preliminary Plan No. N/A Checked: Initial — Date —  
 Planning Board Opinion - Date N/A Checked: Initial — Date —  
 Site Plan Name if applicable: N/A Site Plan Number: —  
 Planning Board Opinion - Date N/A Checked: Initial — Date —

Lot # & Layout  Lot Area  Zoning  Bearings & Distances  Coordinates   
 Plan # N/A Road/Alley Widths  Easements  Open Space N/A Non-standard  
 BRLs N/A Adjoining Land  Vicinity Map  Septic/Wells N/A  
 TDR note N/A Child Lot note N/A Surveyor Cert  Owner Cert  Tax Map   
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>A. Lins</u>	<u>4/3/06</u>	<u>4/21/06</u>	<u>4/22/06</u>	<u>OK</u>
Research	Bobby Fleury			<u>4/14/06</u>	<u>OK</u>
SHA	Doug Mills			<u>N/C</u>	<u>N/C</u>
PEPCO	Jose Washington			<u>N/C</u>	<u>N/C</u>
Parks	Doug Powell			<u>N/C</u>	<u>N/C</u>
DRD	Steve Smith			<u>4/14/06</u>	<u>OK</u>

**Final DRD Review:**

DRD Review Complete:  
 (All comments rec'd and incorporated into mark-up)  
 Engineer Notified (Pick up Mark-up):  
 Final Mylar w/Mark-up & PDF Rec'd:

<b>Initial</b>	<b>Date</b>
<u>OK</u>	<u>5/25/06</u>
<u>TA</u>	<u>5/1/06</u>
<u>TA</u>	<u>5/24/06</u>

**Board Approval of Plat:**

Plat Agenda:  
 Planning Board Approval:  
 Chairman's Signature:

<u>TA</u>	<u>6/15/06</u>
<u>TA</u>	<u>6/15/06</u>

**DPS Approval of Plat:**

Engineer Pick-up for DPS Signature:  
 Final Mylar for Reproduction Rec'd:

**Plat Reproduction:**

Addressing:  
 File Card Update:  
 Final Zoning Book Check:  
 Update Address Books with Plat #:  
 Update Green Books for Resubdivision:  
 Notify Engineer to Seal Plats:  
 Engineer Seal Complete:  
 Complete Reproduction:  
 Sent to Courthouse for Recordation:

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No. \_\_\_\_\_

**RECORD PLAT REVIEW SHEET – MINOR SUBDIVISION SEC-50-35A**

Plat Name: Whispering Pines + Kensington Heights  
Plat Number: 270002030  
Plat Submission Date: 3/30/06  
DRD Plat Reviewer: R Weiss

**Select which Category of Minor Subdivision and fill information as required**

**Requirements under Sec 50-35A (A)**

**(1) Minor Lot Adjustment**

- a) Total area does not exceed 5% of combined area affected: ✓
- b) No additional lots created: ✓
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: ✓
- d) Date sketch plan submitted: 3/23/06
- e) Sketch plan revised or denied within 10 business days: 4/3/06
- f) Final record plat submitted within ninety days: \_\_\_\_\_
- g) Sketch shows following information:
  - i. proposed lot adjustment: ✓
  - ii. physical improvements within 15 feet of adjusted line: \_\_\_\_\_
  - iii. alteration to building setback: \_\_\_\_\_
  - iv. amount of lot area affected: \_\_\_\_\_

**(2) Conversion of Outlot into a Lot**

- a) Outlot not required for open space or otherwise constrained: \_\_\_\_\_
- b) Adequate sewerage and water service/public or private: \_\_\_\_\_
- c) Adequate public facilities and AGP satisfied: \_\_\_\_\_
- d) Any conditions/agreements of original subdivision: \_\_\_\_\_
- e) Special Protection Area, Water Quality Plan required: \_\_\_\_\_

**(3) Consolidation Of Two of More Lots**

- a) Any prior subdivision conditions: \_\_\_\_\_
- b) Part of lot created by deed prior to June 1 1958: \_\_\_\_\_

**(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot**  
Any subdivision/conditions; APF agreement satisfied: \_\_\_\_\_

**(5) Plat of Correction**

- a) All owners and trustees signed: \_\_\_\_\_
- b) Original Plat identified: \_\_\_\_\_

**(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958**

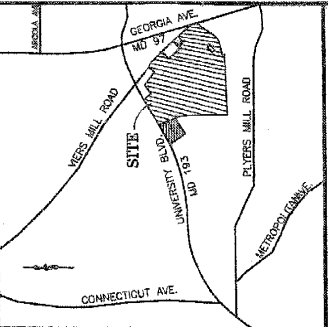
- a) Deed(s) submitted: \_\_\_\_\_
- b) Developable with only one single family detached unit: \_\_\_\_\_

*(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels*

- a) Adequate Public Facilities satisfied: \_\_\_\_\_
- b) Street dedication required: \_\_\_\_\_
- c) Forest conservation: \_\_\_\_\_
- d) Storm water management: \_\_\_\_\_
- e) Special Protection Area/Water Quality Plan: \_\_\_\_\_
- f) Landscaping and lighting plan including parking lot layout: \_\_\_\_\_
- g) Approved Special Exception: \_\_\_\_\_

*(8) Plats for Certain Residential Lots in the RDT Zone; 5 Lot Maximum*

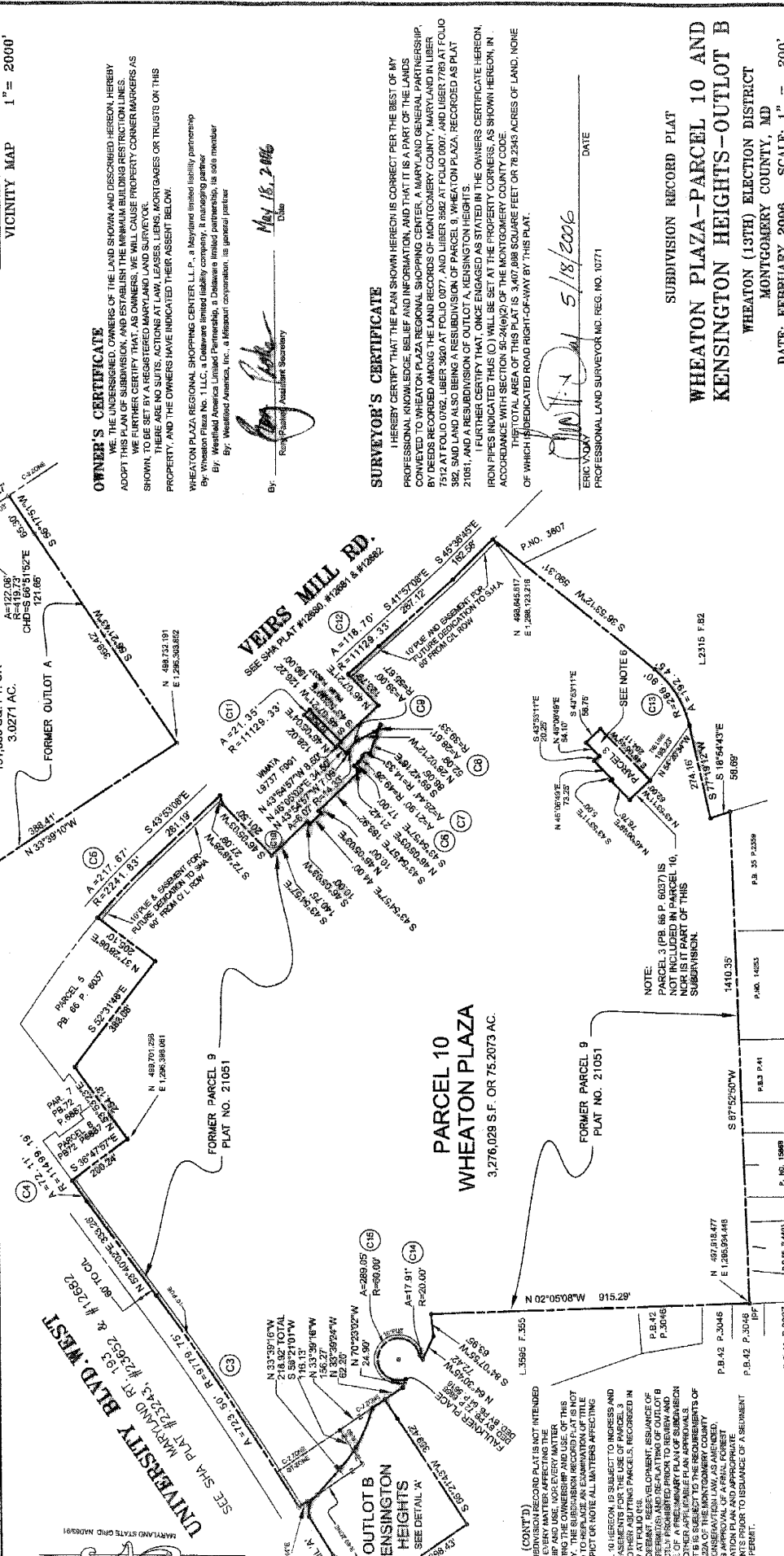
- a) Number of Lots: \_\_\_\_\_
- b) Written MCDPS approval of proposed septic area: \_\_\_\_\_
- c) Required street dedication: \_\_\_\_\_
- d) Easement for balance of property noting density and TDRS: \_\_\_\_\_
- e) Average lot size of 5 acres: \_\_\_\_\_
- f) Forest Conservation requirements met: \_\_\_\_\_



**DETAIL 'A'**  
SCALE 1" = 100'

**CURVE DATA TABLE**

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bearing
C1	419.73	61.47	122.08	15.9533°	121.62	N 85°15'37" W
C2	513.39	35.35	152.09	34.1410°	146.36	N 52°03'56" W
C3	1172.33	36.25	347.17	7.2334°	347.17	N 85°37'12" E
C4	1172.33	36.25	347.17	7.2334°	347.17	N 85°37'12" E
C5	2241.25	108.87	217.67	5.53227°	217.59	S 45°40'32" E
C6	49.20	11.13	21.90	25.2821°	21.72	S 55°39'12" E
C7	14.33	17.61	26.44	101.4836°	22.23	S 15°30'40" E
C8	39.33	14.97	26.61	41.4025°	27.58	N 46°52'15" W
C9	55.07	20.24	39.07	40.9531°	38.21	N 48°14'43" W
C10	14.33	3.09	6.07	24.1501°	6.02	N 35°02'43" W
C11	1172.33	10.97	21.36	0.5933°	21.36	S 42°15'59" E
C12	1172.33	36.25	347.17	7.2334°	347.17	S 42°15'59" E
C13	20.00	9.81	19.46	39.2901°	18.88	S 58°06'12" W
C14	60.00	54.01	288.05	51.1838°	17.32	N 51°10'59" W
C15	9779.75	42.88	85.75	0.073009°	85.75	N 69°27'56" E



**OWNER'S CERTIFICATE**  
WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT AND ESTABLISH THE MINIMAL BUILDING RESTRICTION LINES. WE FURTHER CERTIFY THAT, AS OWNERS, WE WILL CAUSE PROPERTY CORNER MARKERS AS SHOWN TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR. THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, MORTGAGES OR TRUSTS ON THIS PROPERTY, AND THE OWNERS HAVE INDICATED THEIR ASSENT BELOW.

WHEATON PLAZA REGIONAL SHOPPING CENTER L.L.P., a Maryland limited liability partnership  
By: Wheaton Plaza No. 1, LLC, a Delaware limited liability company, its managing member  
By: [Signature] Secretary  
By: [Signature] President  
By: [Signature] Treasurer  
By: [Signature] Secretary  
By: [Signature] Treasurer  
By: [Signature] Secretary

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT PER THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION, AND THAT IT IS A PART OF THE LANDS CONVEYED TO WHEATON PLAZA REGIONAL SHOPPING CENTER, A MARYLAND GENERAL PARTNERSHIP, BY DEEDS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 7512 AT FOLIO 0762, LIBER 3800 AT FOLIO 0077, AND LIBER 3802 AT FOLIO 0007, AND LIBER 7789 AT FOLIO 382, SAND LAND ALSO BEING A RESUBDIVISION OF PARCEL 9, WHEATON PLAZA, RECORDED AS PLAT 21051, AND A RESUBDIVISION OF OUTLOT A, KENSINGTON HEIGHTS.  
I FURTHER CERTIFY THAT, ONCE ENGAGED AS STATED IN THE OWNERS CERTIFICATE HEREON, IRON PIPES INDICATED THUS (C) WILL BE SET AT THE PROPERTY CORNERS, AS SHOWN HEREON, IN ACCORDANCE WITH SECTION 85-246(2) OF THE MONTGOMERY COUNTY CODE.  
I FURTHER CERTIFY THAT THE TOTAL AREA OF THE FEET OR 75.2073 ACRES OF LAND, NONE OF WHICH IS DEDICATED ROAD RIGHT-OF-WAY BY THIS PLAT.

Eric V. Vandyke  
Professional Land Surveyor MD, REG. NO. 10711  
DATE: 5/18/2006

**SUBMISSION RECORD PLAT**  
**WHEATON PLAZA-PARCEL 10 AND KENSINGTON HEIGHTS-OUTLOT B**  
WHEATON (13TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MD  
DATE: FEBRUARY 2006 SCALE: 1" = 200'

**Dewberry**  
203 Perry Parkway, Suite 1  
Gaithersburg, MD 20877-2169  
(301) 948-8300 Fax: (301) 258-7607

RECORDED  
PLAT NO.

**NOTES:**  
1) ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, OR SUBDIVISION RECORD PLAT SHALL BE INCORPORATED INTO THIS PLAT BY REFERENCE TO THE PLAT NUMBER AND DATE OF RECORDATION. IF ANY SUCH AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ARE NOT INCORPORATED INTO THIS PLAT, THE SUBDIVISION RECORD PLAT SHALL BE VOID AND INVALID FOR ALL PURPOSES.  
2) THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF SECTION 85-246 OF THE MONTGOMERY COUNTY CODE, AS AMENDED, AND TO THE REQUIREMENTS OF SECTION 85-246(2) OF THE MONTGOMERY COUNTY CODE, AS AMENDED, AND TO THE REQUIREMENTS OF SECTION 85-246(4) OF THE MONTGOMERY COUNTY CODE, AS AMENDED.  
3) THE PROPERTY SHOWN HEREON IS IDENTIFIED ON TAX MAP 10051, AND SITUATED ON WSSC GRID 2 HWAY.

APPROVED:  
CHAIRMAN  
M-1027-APC RECORD PLAT FILE NO.

ASST. SECRETARY TREASURER  
DIRECTOR

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PERMITTING  
SERVICES

MONTGOMERY COUNTY PLANNING BOARD