




**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB**  
**Item # 1B**  
**5-4-2017**

**MEMORANDUM**

**DATE:** April 25, 2017

**TO:** Montgomery County Planning Board

**FROM:** Stephen Smith, Senior Planner   
Jay Beatty, Planner  
D.A.R.C. Division  
(301) 495-4522 & (301) 495-2178

**SUBJECT:** Informational Maps and Summary of Record Plats for the Planning Board  
Agenda for May 4, 2017

---

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

**220160350 Kingswell**

**220170100 Martinis Property**

**220170790 Tulip Hill**

**Plat Name:** Kingswell  
**Plat #:** 220160350

**Location:** Located on the west side of Georgia Avenue (MD 97), 400 feet south of Weisman Road

**Master Plan:** Kensington - Wheaton Master Plan

**Plat Details:** R-60 zone, 1 lot

**Owner:** Mohamed and Bebe Zorina Khan

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120110270 (MCPB Resolution No. 15-50), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

**NOTES:**

1. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW MATTER AFFECTING OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
2. 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 MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE UNLESS EXPRESSLY CONTEMPLATED 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.
3. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.
4. THIS PROPERTY IS ZONED R-60.
5. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING ORDINANCE R-60 ZONE.
6. THIS PROPERTY IS LOCATED ON TAX MAP GRID H062 PARCEL P241.
7. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE USES AND CONDITIONS OF PRELIMINARY PLAN NO. 120110270, ENTITLED KINGSWELL.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAT SHOWN HEREON IS CORRECT. IT IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND CONVEYED BY ANITA L. SOACCA UNTO MOHAMED KHAN AND BEBE ZORINA KHAN BY DEED DATED SEPTEMBER 12th, 2003 AS RECORDED IN LIBER 25719, AT FOLIO 95, AND RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

I HEREBY CERTIFY THAT ONCE ENGAGED, AS DESCRIBED IN THE OWNERS' CERTIFICATION HEREON, ALL MONUMENTS, PROPERTY MARKERS AND OTHER BOUNDARY MARKERS WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF LAND SHOWN ON THIS PLAT IS 17,867 SQUARE FEET OR 0.41 ACRES OR LARGER, WHICH 876 SQUARE FEET OR 0.02 ACRES IS HEREBY DEDICATED TO PUBLIC USE.

APR 17  
DATE

ANTHONY G. CURRIE  
REG. PROPERTY LINE SURVEYOR  
MARYLAND REG. NUMBER 550  
EXPIRATION DATE: 03/09/2019

22016-0350

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

APPROVED:

CHAIRMAN

ASST. SECRETARY-TREASURER

M.A.N.C.P. & P.C. RECORD FILE NUMBER

DEPARTMENT OF PERMITTING SERVICES  
MONTGOMERY COUNTY, MARYLAND

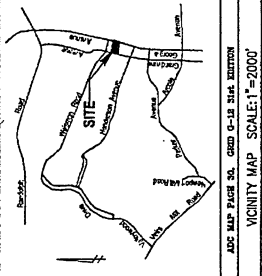
APPROVED: APR 17, 2017

Diane Schmitt, JENNIFER  
DIRECTOR

DATE:

PLAT NO:

PLAT NO:



ADIC MAP PAGE 30, GRID C-12 31A, SECTION  
VICINITY MAP, SCALE: 1"=2000'

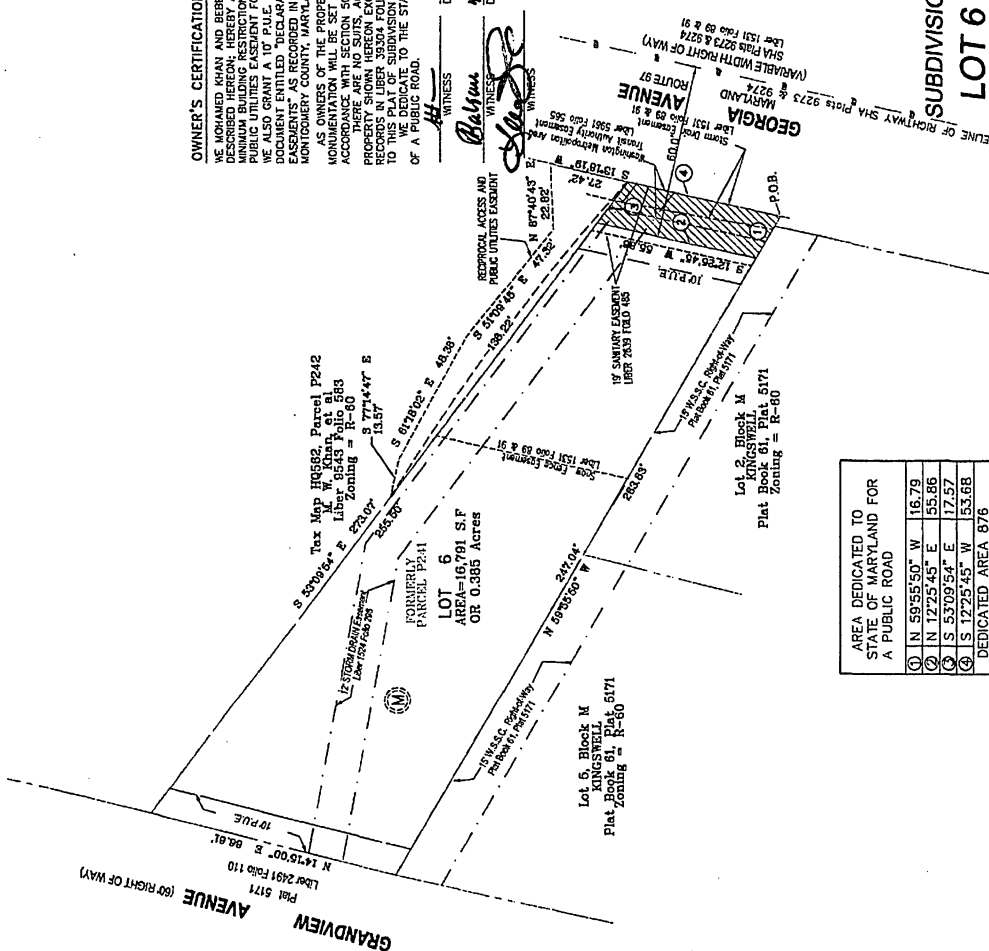
**OWNER'S CERTIFICATION:**

WE MOHAMED KHAN AND BEBE ZORINA KHAN, OWNERS OF THE PROPERTY SHOWN AND MINIMUM BUILDING RESTRICTION LINES, WE FURTHER GRANT A RECORDAL ACCESS AND PUBLIC UTILITIES EASEMENT FOR THE USE AND BENEFIT OF LOT 6 AND PARCEL P242. WE ALSO GRANT A 10' P.U.E. AS SHOWN HEREON, TO THOSE PARTIES NAMED IN A EASEMENT DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITIES EASEMENTS RECORDED UNDER 384 AT FOLIO 97 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

AS OWNERS OF THE PROPERTY WE CERTIFY THAT PROPERTY CORNERS OR OTHER MONUMENTATION WILL BE SET BY A REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(a) MONTGOMERY COUNTY CODE. AFFECTING THE PROPERTY SHOWN HEREON EXCEPT FOR A DEED TRUST RECORDED AMONG THE LAND RECORDS IN LIBER 39304 FOLIO 053, AND THE PARTY IN INTEREST THEREIN ASSENT TO THE TERMS AND CONDITIONS SET FORTH HEREON, WE HEREBY DEDICATE TO THE STATE OF MARYLAND THE AREA SHOWN FOR THE PURPOSE OF A PUBLIC ROAD.

WITNESSES  
DATE 4-17-17  
DATE 4/17/17  
DATE 4-17-17

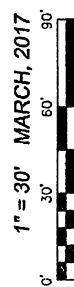
MOHAMED KHAN  
OWNERS OF LOT 6 AND PARCEL P242  
BEBE ZORINA KHAN  
OWNERS OF LOT 6 AND PARCEL P242  
PACIFIC CITY BANK



AREA DEDICATED TO STATE OF MARYLAND FOR A PUBLIC ROAD	
1. N 59°55'50" W 16.79	
2. N 12°25'45" E 55.86	
3. S 53°09'54" E 17.57	
4. S 12°25'45" W 53.88	
TOTAL AREA 876 ACRES ±	
SHOWN THUS [diagonal hatching]	

**SUBDIVISION RECORD PLAT  
LOT 6 BLOCK M  
KINGSWELL**

WHEATON (13th) ELECTION DISTRICT  
Montgomery County, Maryland



1" = 30' MARCH, 2017

**KRIS CONSULTANTS, LLC**

301 PIPING ROCK DRIVE, SILVER SPRING, MD. 20905  
TEL: (301) 648-2649 FAX: (301) 439-5636  
EMAIL: KRISCONSULTANT1@VERIZON.NET

