MEMORANDUM

DATE: May 8, 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 18, 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:

220170450  Kentsdale Estates
Plat Name:  Kentsdale Estates
Plat #:  220170450

Location:  Located on the east side of Willowbrook Drive, 400 feet north of Paytley Bridge Lane
Master Plan:  Potomac Subregion Master Plan
Plat Details:  RE-2 zone; 1 lot
Owner:  Diana Ely Epstein Revocable Trust

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 11997056B (MCPB Resolution No. 16-095), 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.
Surveyor's Certificate

I hereby certify that the data shown herein is correct, that it is a plot of all of Lot 38, Block D, as shown on a plat of subdivision entitled "Lot 38, Block D, Kentsdale Estates Plat No. 21790," recorded in the Office of the Clerk of the Circuit Court for Montgomery County, Maryland, and that the survey was performed in accordance with the provisions of Section 50-26 of the Subdivision Act. The survey and plat were prepared by the undersigned, and the plat was recorded in the Office of the Clerk of the Circuit Court for Montgomery County, Maryland. The plat is true and correct to the best of my knowledge and belief.

Plat No.

Lot 62
121671 sq ft or 2.79317 Acres
(Formerly Lot 38, Block D
Pat. No. 21618)

Owner's Certificate

We, the undersigned, owners of the property described herein, have surveyed the property and have met all requirements of the Subdivision Act. We hereby certify that the plat of subdivision shows the true location of the property and that the plat is correct and true to the best of our knowledge and belief.

Area Tabulation

<table>
<thead>
<tr>
<th>Lot</th>
<th>121671 sq ft or 2.79317 Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Area</td>
<td>121671 sq ft or 2.79317 Acres</td>
</tr>
</tbody>
</table>

Curve Table

<table>
<thead>
<tr>
<th>Curve</th>
<th>Radius</th>
<th>Length (ft)</th>
<th>Tangent</th>
<th>Curve</th>
<th>Bearing</th>
<th>Degree</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>650.8F</td>
<td>21.5F</td>
<td>10.9F</td>
<td>2.0F</td>
<td>95°57'27&quot;</td>
<td>175°F</td>
</tr>
</tbody>
</table>

General Notes:

1. This property is served by public water and sewer.
2. This Plat: 1 Loc. 2, W82.5.
4. All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plat, Site Plan, or other plan, allowing development of this property, approved by the Montgomery County Planning Board, are intended to survive and not be extinguished by the approval of this plat. The plat must be recorded in the Office of the Clerk of the Circuit Court for Montgomery County, Maryland, and the plat is subject to any such conditions.
5. The public official has for such plat are maintained in the Planning Board and are available for public review during normal business hours.
6. The plat is intended to show the true location of the property as shown on the plat and is subject to all conditions of Preliminary Plat No. 121790 entitled "Kentsdale Estates." The plat is true and correct to the best of the undersigned's knowledge and belief.
7. The plat is recorded in the Office of the Clerk of the Circuit Court for Montgomery County, Maryland, and is subject to any restrictions or easements.

Rodgers Consulting, Inc.
Professional Land Surveyor
Pat. No. 21618
Date: 4-13-2017

Vicinity Map: 1" = 2000'

Subdivision Record Plat
Lot 62, Block D
Kentsdale Estates
Potomac (10th) Election District
Montgomery County, Maryland
Scale: 1" = 60 ft
October, 2016

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

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