

SCHLESINGER REALTY PRESENTS: Recorded Building Lots "Kensington"

Property Address: 11517 & 11519 Kenton Drive Silver Spring, MD 20902



PLAT NO. 23128

OWNER'S CERTIFICATE

We, Newport Hill LLC, owners of the property shown and included hereon hereby:

establish this plan of subdivision;

establish and grant to Montgomery County, Maryland or other appropriate public agency, temporary easements to the minimum building restriction line adjacent, contiguous and parallel to the street line, said easements shall be extinguished after all required public improvements to adjacent roadways have been accepted for maintenance by Montgomery County, Maryland or other appropriate public agency;

grant a Public Utilities Easement (PUE) as shown hereon to the parties named in a document titled "Terms and Provisions of Public Utilities Easements" recorded among the Land Records of Montgomery County, Maryland in Liber 382A of Folio 45C subject to all current and applicable regulations of all bodies, state and local agencies;

We, our successors and assigns, will cause properly corner markers to be set by a registered Maryland Land Surveyor in accordance with Section 50-21(a) of the Montgomery County Code (Subdivision Regulations).

There are no suits, actions-at-law, leases, liens or deeds of trust affecting the property included in this plan of subdivision.

[Signatures]

SURVEYOR'S CERTIFICATE

I hereby certify that the survey information shown hereon is correct; that this subdivision record plat has been prepared in accordance with the Subdivision Regulations of Montgomery County, Maryland and that it is a subdivision of the following:

all of the land conveyed from Theresa Gerritch (deceased), surviving tenant by the entirety of John K. Fungweper, deceased, to Newport Hill LLC, by deed dated July 31, 2005 as recorded in Liber 382A of Folio 45C, and

being also a re-subdivision of all of Lot 5 and part of Lot 4, Block C, College View which are included on a subdivision plat recorded in Plat Book 74 at Plat 501; all of the above being recorded among the Land Records of Montgomery County, Maryland.

Properly corner markers will be set in accordance with Section 50-21(a) of the Montgomery County Code (Subdivision Regulations) if so engaged.

The total area included in this plat is 24,451 S.F. or 0.5591 Acres of which there is no dedication to public use.

[Signature]

NOTES

All terms, conditions, agreements, restrictions, and requirements associated with any preliminary plan, site plan, project plan or other plan, showing development of this property approved by the Montgomery County Planning Board are intended to survive and not be extinguished by recording this plat, unless expressly contemplated in the plan or agreement; the official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.

Approved for use of public sewer and water systems only.

Development is subject to a tree preservation plan in accordance with a condition of approval of Preliminary Plan 2-02202 by the Montgomery County Planning Board.

Existing zoning is R-60.

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 this property. The subdivision record plat is not intended to replace an examination of title or to depict all matters affecting title.

FILED
APR 14 2006
Clerk of the Circuit Court
Montgomery County, MD

WITMER ASSOCIATES, LLC
Land Surveying, Land Planning & Design
196 Chesapeake Avenue, MD 20902
Tel: (301) 980-2098 Fax: (301) 980-8403

2-05/13/02013R-60

THE MONTGOMERY COUNTY PLANNING BOARD
APPROVED: *[Signature]* 6/20/05
CHAIRMAN
SECRETARY-TREASURER

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
APPROVED: *[Signature]* 7/20/05
DIRECTOR

M.C.P. & P.C. RECORD FILE NUMBER: 625-15

SCALE: 1" = 20'

DATE: DECEMBER 2004

NO. 10545 A

SHEET NO. 1 of 1

625-15

Detailed Information: Two (2) recorded building lots. Lot 13 is 15,001 sq.ft and Lot 14 is 9,453 sq.ft. the total land area is 24,454 sq.ft. These are nice lots with good topography and landscape buffer. \$319,000.00 each lot

For further information or to arrange a tour, please call: David Schlesinger @ (301)949-2131 or (301)980-2098 visit our web site: <http://schlesingerrealty.com/>