

Plat Name: Burning Tree Valley
Plat #: 220140180

Location: Located on the east side of Burning Tree Road, 500 feet north of Meadowlark Lane.
Master Plan: Bethesda-Chevy Chase Master Plan
Plat Details: R-200 zone; 1 lot
Applicant: Carole Sauer

The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120110200 (MCPB Resolution No. 12-80), 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.

Owner's Certificate

I, Carole K. Sauer, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plat of subdivision, as shown hereon, and described in the Surveyor's Certificate, to be a subdivision of all of the property acquired by Carole K. Sauer from Lerry Sauer and Carole K. Sauer by deed dated December 17, 1993 and recorded among the Land Records of Montgomery County, Maryland, in Liber 39193 at Folio 85, and also, that portion of Lybrook Drive abandoned by Resolution No. 16-126 of the County Council for Montgomery County, Maryland, adopted March 31, 2010 and recorded among the aforesaid Land Records in Liber 39193 at Folio 85; That it is part of Outlot B, Block D as shown on a subdivision record plat entitled "Lot 19, 20 & 21 and Outlots A, B & C, Block D, Bradley Hills Grove" and recorded among the aforesaid Land Records as Plat No. 7489, and also, Part of Lot 1 and all of Lybrook Drive as shown on a subdivision record plat entitled "Lee Lloyd's Addition to Burning Tree Valley" and recorded among the aforesaid Land Records as Plat No. 3899.

I further certify that, if engaged, all property corner markers will be set in accordance with Section 90-24(e) of the Subdivision Regulations of Montgomery County, Maryland.

That the total area included in this Subdivision Record Plat is 63,065 square feet or 1.4478 acres of land, there is no dedication to public use by this plat.

I certify that a licensed land surveyor will be engaged to set all property corner markers in accordance with Section 90-24(e) of the Montgomery County Code.

There are no quit, actions at law, losses, liens or trusts on the property included in this subdivision record plat.

Date: April 3, 2014
Witness: [Signature]
Attorney in Fact for Carole Sauer
David L. Lerner

Notes:

- This Subdivision Record Plat is not intended to show every detail of the property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- All terms, conditions, agreements, limitations, and requirements associated with any preliminary 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 recording of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and are available for public review during normal business hours.
- The property shown hereon is subject to the terms and conditions of County Council Resolution No. 16-126 for the abandonment of a portion of Lybrook Drive, adopted March 23, 2010 and recorded among the Montgomery County Land Records in Liber 39193 at Folio 85.
- The property shown hereon is subject to a Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 47618 at Folio 136 concerning the payment of a private share for the future construction or reconstruction of Burning Tree Road.
- The lot shown hereon is limited to uses and conditions as required by Preliminary Plan 120110200, entitled "Burning Tree Road".
- The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of a Final Forest Conservation Plan prior to any land disturbing activities occurring on the site.
- Nothing herein subordinates Montgomery County's prior rights within the Storm Drainage Easement established by a plat recorded in 1954 as Plat No. 3899.
- This property is served by public water and sewer systems only.
- WSSC 200 Sheet 210 NW 07
- Water/Sewer Categories: W/SS
- This property is zoned R200
- This property is shown on Tax Map GN343
- The 100 Year Flood Plain is taken from the flood plain study / FEMA CL 0404-E case No. 09-03-1463C, dated September 17, 2009. FIRM Map #240310043D3, Community No. 240449

CURVE TABLE				
CURVE	RADIUS	ARC	DELTA	CHORD
1	600.00	105.31	9.4354°	105.18
2	250.00	52.67	4.7177°	52.72
3	300.00	110.00	27.0154°	110.55

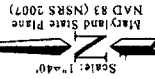
Surveyor's Certification

I hereby certify that the information shown hereon is correct; that it is a subdivision of all of the property acquired by Carole K. Sauer from Lerry Sauer and Carole K. Sauer by deed dated December 17, 1993 and recorded among the Land Records of Montgomery County, Maryland, in Liber 39193 at Folio 85, and also, that portion of Lybrook Drive abandoned by Resolution No. 16-126 of the County Council for Montgomery County, Maryland, adopted March 31, 2010 and recorded among the aforesaid Land Records in Liber 39193 at Folio 85; That it is part of Outlot B, Block D as shown on a subdivision record plat entitled "Lot 19, 20 & 21 and Outlots A, B & C, Block D, Bradley Hills Grove" and recorded among the aforesaid Land Records as Plat No. 7489, and also, Part of Lot 1 and all of Lybrook Drive as shown on a subdivision record plat entitled "Lee Lloyd's Addition to Burning Tree Valley" and recorded among the aforesaid Land Records as Plat No. 3899.

I further certify that, if engaged, all property corner markers will be set in accordance with Section 90-24(e) of the Subdivision Regulations of Montgomery County, Maryland.

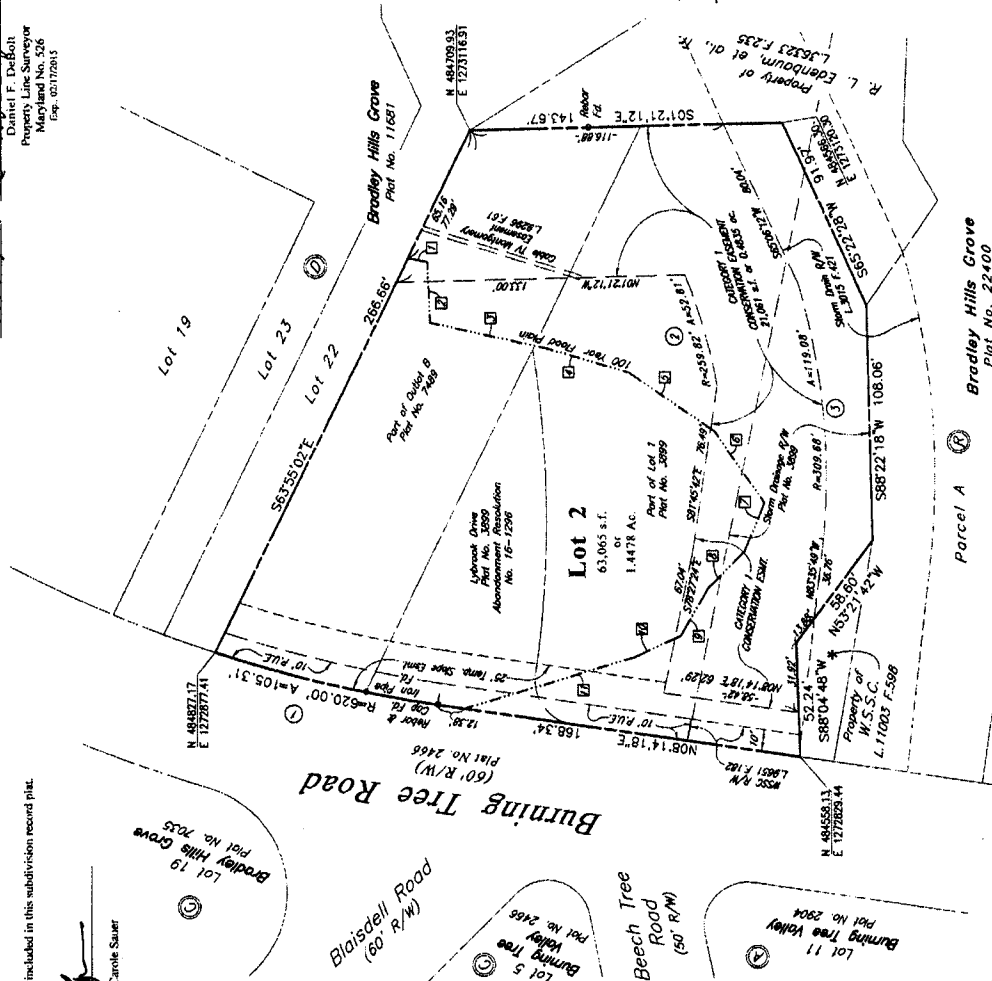
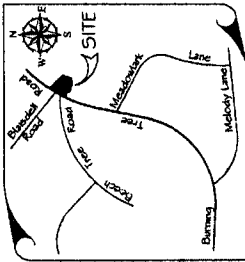
That the total area included in this Subdivision Record Plat is 63,065 square feet or 1.4478 acres of land, there is no dedication to public use by this plat.

Date: April 3, 2014
[Signature]
Daniel F. DeBoit
Professional Land Surveyor
Maryland No. 526
Exp. 03/2015



LINE TABLE		
100 Year Flood Plain		
LINE	BEARING	LENGTH
1	S 10° 14' 55" W	9.08
2	S 10° 14' 55" W	25.37
3	S 12° 25' 23" W	25.37
4	S 16° 19' 44" W	38.13
5	S 34° 36' 15" W	47.95
6	S 55° 24' 00" W	40.10
7	N 65° 19' 45" W	23.89
8	N 65° 25' 42" W	23.84
9	N 65° 25' 42" W	25.11
10	N 62° 44' 00" W	25.11
11	N 11° 25' 16" W	81.20

Vicinity Map
(Not a Scale)



CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
175 Elm St., Ste. 300 Silver Spring, MD 20910 301-431-9600 Fax: 301-431-9804
www.cpjinc.com • Silver Spring, MD • Chantilly, VA • College Park, MD • Bethesda, MD • Fairfax, VA

Scale: 1"=40'

Recorded: _____
Plat No.: 220140180

Department of Permitting Services,
Montgomery County

Approved: _____ Date: _____
[Signature] Asst. Secretary-Treasurer
Director

MDNCP&C Record File No.:

RECORD PLAT REVIEW SHEET

Plat Name: Burning Tree Valley Plat Number: 220140180
 Plan Name: 8701 Burning Tree Road Plan Number: 120110200
 Plat Submission Date: 8/27/13
 DRD Plat Reviewer: H. Mayak
 DRD Prelim Plan Reviewer: M. Williams Checked: HM Date 9/19/13

Background Review:

Signed Preliminary Plan - Date 7/30/13 Checked: Initial HM Date 9/19/13
 Planning Board Resolution No. 12-80 Resolution Mailing Date 7/23/13
 Site Plan Required? Yes No ✓ Verified By: HM (initial)
 Site Plan Name: Site Plan Number:
 Site Plan Signature Set - Date Checked: Initial Date
 Planning Board Resolution No.
 Site Plan Reviewer Check: Initial Date

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	8-28-13	9-13-13	10/7/13	Check Overlap <u>OK</u>
Research	Bobby Fleury	↓	↓	==	OK
SHA	Corren Giles	↓	↓	==	N/A
PEPCO		↓	↓	==	N/A
Parks	Doug Powell	↓	↓	==	N/A
DRD	Keiona Clark	↓	↓	==	N/A

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SJS Date 11/25/13
 Final Mylar & DXF/DWG Received: Initial SJS Date 4-8-14
 Final Mylar Review Complete: Initial SJS Date 4-14-14

Board Approval of Plat:

Plat Agenda: Initial SJS Date 4-24-14

Planning Board Approval:

Chairman's Signature:

MCDPS Approval of Plat:

Consultant 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 Plat Books for Rest Division:

Complete Reproduction:

Notify Consultant to Seal Plats:

Surveyor's Seal Complete:

Sent to Courthouse for Recordation:

Recordation Info Entered in o Hansen

No.

[illegible]

DEVELOPER'S CERTIFICATE

I hereby certify that the above described work was done by me or under my direct supervision and that I am duly qualified to perform such work.

Signed _____
Date _____

PRELIMINARY PLAN
88701 BURNING TREE ROAD
PART OF LOT 1, OUTLOT B & LYBROOK ROAD
BURNING TREE VALLEY
RETHESDA (7TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

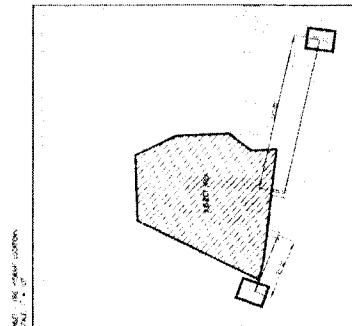
CPI Charles P. Johnson & Associates, Inc.
CPI is a Corporation • Registered • Public • Listed for Liquidity • Since 1964
10000 W. 10th Avenue • Suite 100 • Denver, CO 80202 • Tel: 303-733-1100 • Fax: 303-733-1101

[illegible]

Category	Count	Ratio
1	1	0.000
2	1	0.000
3	1	0.000
4	1	0.000
5	1	0.000
6	1	0.000
7	1	0.000
8	1	0.000
9	1	0.000
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11	1	0.000
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99	1	0.000
100	1	0.000

[illegible]

67-028 19-4785 *Isosorbide*.
de H. Buisson, J.B. de Croux, et al. *Tetrahedron Lett.* 1967, No. 12, 1-2.
Chemical Abstracts, 1967, 62: 12562d. See also 67-029, 67-030, 67-031, 67-032,
67-033, 67-034, 67-035, 67-036, 67-037, 67-038, 67-039, 67-040, 67-041, 67-042,
67-043, 67-044, 67-045, 67-046, 67-047, 67-048, 67-049, 67-050, 67-051, 67-052,
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67-513, 67-514, 67-515, 67-516, 67-517, 67-518, 67-519, 67-520, 67-



CELESTINE PRELIMINARY PLAN

The designer's conditions, and this plan drawing, accurately reflect the Planning Board's approval of this preliminary plan.

John A. Kirby
DATE 7-20-88 DAY 1

