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, Carol K. Sauer, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plat of subdivision; establish the minimum building restriction lines; submit to Montgomery County, Maryland, a true copy of this instrument; and agree that, if the adoption is disapproved by the County Council of Montgomery County, Maryland, I will amend this instrument to correct any errors and resubmit it to the County Council.

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

Date: April 3, 2014

David D. DeBolt
Property Line Surveyor
Maryland No. 526
Cap. 401/000

Notes:

1. This Subdivision Record Plat is not intended to show every feature affecting the use of and sale of this property. The Subdivision Record Plat is not intended to replace an examination of title or deed or note all matters affecting title.

2. All terms, conditions, agreements, limitations, and requirements associated with any easements or other plans affecting development of this property, approved by the Montgomery County Planning Board, are intended to serve notice and be binding. The execution and delivery of the certificate of record constitutes notice of the terms 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.

3. The property shown hereon is subject to the terms and conditions of County Council Resolution No. 16-1998 for the abandonment of a portion of Lybrook Drive, adopted March 21, 2010 and recorded among the Montgomery County Land records in Liber 37959 at Folio 85.

4. The property shown hereon is subject to a Covenant recorded among the Land Records of Montgomery County, Maryland, in Liber 1718 at Folio 17, which, among other things, requires the payment of a sum for the future construction or rehabilitation of Burning Tree Road.

5. The property shown hereon is subject to conditions as required by the Preliminary Plat 100-1998, recorded in Liber 37959 at Folio 85.

6. The property shown hereon is subject to the requirements of the Montgomery County Fire Protection Act of 1992, including approval of a Final Fire Protection Plan prior to any land disturbing activities on the site.

7. Nothing herein transfers Montgomery County's prior rights within the Storm Drainage Easements established by the plat recorded in 1956 in Plats No. 1999.

8. This property is served by public water and sewer systems only.

9. WSDC: 50 Shaw 210-85-07

10. Water/Sewer Category: 519/51

11. This property is zoned R200

12. This property is shown on Tax Map WMA49

13. The 100-Year Floodplain is taken from the Flood Preliminary Survey (TERMA 1505875 and No. 0416-1550, dated September 17, 2009. (TERMA Map 1505875, 0416-1550, Community No. 1505875)

Subdivision Record Plat
LOT 2
a Resubdivision of
Part of Outlot B, Bradley Hills Grove
and
Part of Lot 1 and Lybrook Drive,
Lee Lloyd's Addition to Burning Tree Valley

Lee Lloyd's Addition to Burning Tree Valley
Bethesda (7th) District
Montgomery County, Maryland
April 2014
Scale: 1"=40'

Charles F. Johnson & Associates, Inc.
Geotechnical/Environmental Engineers/Geologists

The Maryland National Capital Park and Planning Commission
Montgomery County Planning Board
Department of Planning Services
Montgomery County

Recorded: 2201401080 1 Lot

5A-NCPRNC-Record File No.
RECORD PLAT REVIEW SHEET

Plat Name: Turning Tree Valley          Plat Number: 723140130
Plan Name: 8701 Turning Tree Road       Plan Number: 120110200
Plat Submission Date: 8/27/13
DRD Plat Reviewer: M. Mayle
DRD Prelim Plan Reviewer: M. Williams
Checked: H.M. Date 9/14/13

Background Review:
Signed Preliminary Plan – Date: 7/30/13 Checked: Initial H.M. Date 9/19/13
Planning Board Resolution No. 12-80 Resolution Mailing Date 7/25/13
Site Plan Required? Yes No Verified By: H.M. (initial)
Site Plan Name:
Site Plan Signature Set – Date:
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 Labor note Surveyor Cert Owner Cert Tax Map

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Final DRD Review:
Consultant Notified (Final Mark-up): Initial Date 11/29/13
Final Mylar & DXF/DWG Received: 11/14/13
Final Mylar Review Complete: 11/14/13

Board Approval of Plat:
Plat Agenda: 4-29-14
Planning Board Approval: 4-29-14
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 Restrictive Covenants:
Complete Reproduction:
Notify Consultant to Seal Plans:
Surveyor's Seal Complete:
Sent to Courthouse for Recordation:
Recodartion Info Entered in o Hansen

April 2011