

**Plat Name:** Burning Tree Valley  
**Plat #:** 220151310

**Location:** Located immediately north of the intersection of Beech Tree Road and Beech Tree Court  
**Master Plan:** Bethesda - Chevy Chase Master Plan  
**Plat Details:** R-60 zone; 1 lot  
**Applicants:** SSB 8510 Beech Tree LLC

Staff recommends approval of this minor subdivision plat pursuant to Sections **50-35A(a)(11) and 50-35A(a)(2)** of the Subdivision Regulations, which respectively state:

**Section 50-35A(a)(11) Creation of a Lot from Part of a Lot.** A part of a previous recorded lot that was created as a result of a deed transfer of land from the lot, and which contains a legally constructed one-family dwelling, may be converted into a lot under the minor subdivision procedures if:

- a. the part of lot is located in a one family residential zone; and
- b. all applicable conditions or agreements applicable to the subdivision approval creating the original lot will also apply to the new. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement or building restriction lines.

**50-35A(a)(2). Conversion of an Outlot into a Lot.** An outlot may be converted into a lot under the minor subdivision procedures provided:

- a. The outlot is not required open space or otherwise constrained so as to prevent it from being converted into a buildable lot;
- b. There is adequate sewerage and water service to the property, which may be either public service and/or approved private septic system/private well;
- c. All applicable requirements and/or agreements that may be relevant, in accordance with provisions for adequate public facilities, as contained in Section 50-35(k) and the Annual Growth Policy, are satisfied prior to the recordation of the plat;
- d. All applicable conditions and/or agreements applicable to the original subdivision approval creating the outlot will also apply to the new lot. The conditions and agreements may include, but are not limited to, any adequate public facilities agreement, conservation easement or building restriction lines; and

- e. If the outlot is located within a special protection area, as shown on an approved and adopted master plan, all applicable special protection areas requirements and guidelines, including approval of a water quality plan, are satisfied prior to recordation of the plat.

An outlot may be incorporated into an adjoining lot resulting in a larger lot without having to satisfy Subsections (a) and (b) above.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Sections 50-35A(a)(11) and 50-35A(a)(2) and supports this minor subdivision record plat.

**Surveyor's Certificate**

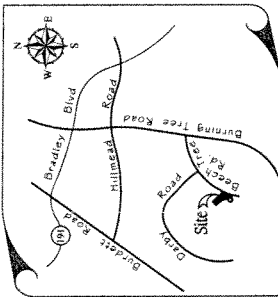
I hereby certify that the information shown herein is correct, that it is a subdivision plat of the property acquired by SSB 8510 Beech Tree LLC, a Maryland limited liability company, from Howard L. Salspeter and Mercedes Sussman, Husband and Wife, by deed dated June 13, 2015 and recorded among the Land Records of Montgomery County, Maryland in Liber 50560 at Folio 227; that it is also part of Lot 4, Block B as shown on a subdivision record plat entitled "Lots 1 to 10, Block A, Lots 1 to 5, Block B, Lots 1 to 6, Block C, Burning Tree Valley" and recorded among the aforesaid Land Records in Plat Book 36 at Plat No. 2466 and also all of Outlot B, Block B as shown on a subdivision record plat entitled "Lots 6, 7, 8 and Outlots A & B, Block B, Burning Tree Valley" and recorded among the aforesaid Land Records in Plat Book 72 at Plat No. 694.

I also certify that if engaged, I will set all property owner markers in accordance with Section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 37,833 square feet or 0.8685 of an acre of land; there is no street dedication by this plat.

Date: 10/16/15  
 Daniel F. DeKort  
 Professional Surveyor  
 Map No. 526  
 Exp. 02/17/2017

**Vicinity Map**  
(Not to Scale)



**Owner's Certificate**

The undersigned, owner of the property shown and described in the Surveyor's Certificate, hereby certifies that this Subdivision Record Plat complies with the minimum building restriction lines, grants a Public Utility Easement, and designates the parties to be bound and with the terms and provisions being set forth in that certain deed recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said deed and its amendments, and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said deed and its amendments are incorporated herein by this reference; subject to all current and applicable regulations of all federal, state and local governing agencies.

We further certify that a Maryland registered land surveyor will be engaged to set all property owners markers in accordance with section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown herein.

Date: 10/16/15  
 Witness: [Signature]  
 SSB 8510 Beech Tree LLC  
 a Maryland limited liability company  
 BY: [Signature]  
 Mindi Brodsky Kress, Member

**Notes**

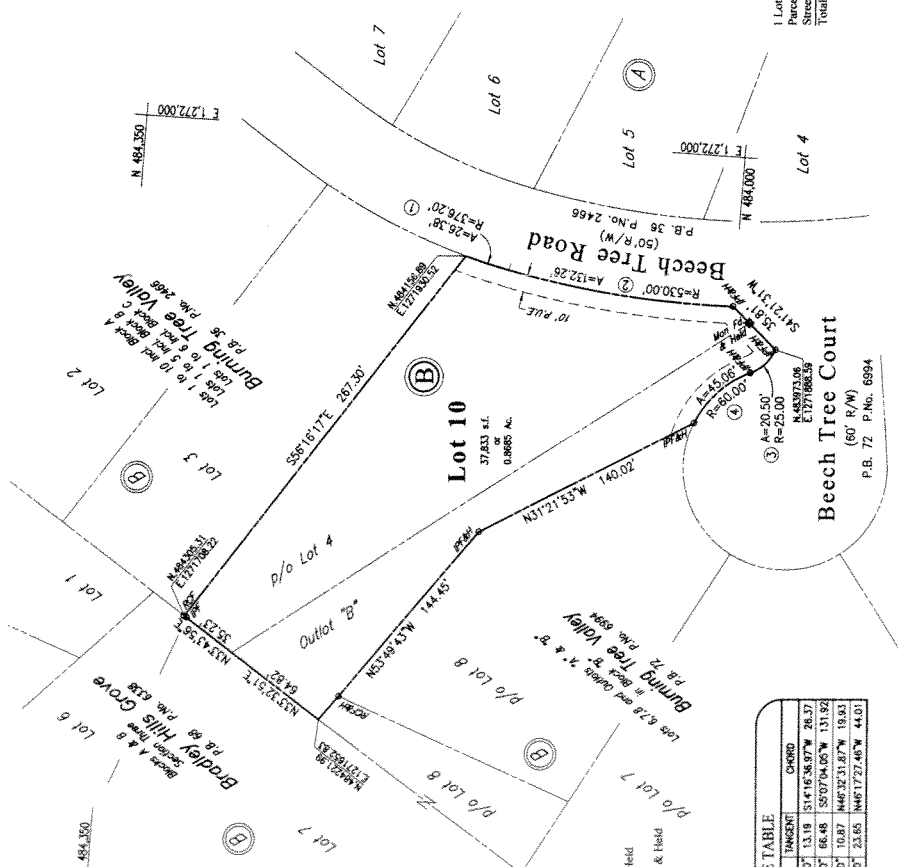
- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This property is served by public water and sewer systems only.
- The property shown herein is zoned R-40.
- W.S.S.C. 200 scale reference: 210 NW 07.
- This plat conforms to the requirements for Minor Subdivision Approvals contained in Section 50-35A of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves creation of a lot from a part of a lot and the conversion and incorporation of an adjacent outlot as provided for in Section 50-35A(A)(1) and Section 50-35A(B)(2).
- Water/Sewer Categories: W/S1
- This property is shown on Tax Map GN343
- Coordinates shown herein were established using Trimble's Real-Time Kinematics and their Virtual Reference Station System (VRS) and are based on Maryland State Plane coordinates NAD 83 (NAD83 2011). The average scale factor for the subject property is 0.999952056. The average property elevation based upon NAVD83 vertical datum is 217 feet, for an elevation factor of 0.999994607. The combined factor for the subject property is 0.999946683. All bearings and distances shown are based on grid coordinates.

**Legend**

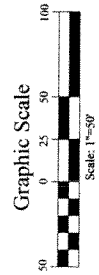
- P/O = Part of
- P/B = Plat Book
- PP&H = Iron Pipe Found
- RCE = Rebar & Cap Found
- RCF&H = Rebar & Cap Found & Held
- Mon Fd. = Monument Found
- R/W = Right of Way

**CURVE TABLE**

CURVE NUMBER	ARC	DATA	INSTRUMENT	CHANGED
1	378.00'	26.38'	ODT100'	11.19 15.41 15.84 97W 26.37
2	530.00'	132.28'	1417.90'	08.48 15.07 04.05 W 131.92
3	25.00'	20.50'	4639.07'	10.87 146.32 31.87 W 19.81
4	80.00'	45.08'	4501.30'	23.85 146.17 27.46 W 44.01



Area Tabulation  
 1 Lot: 37,833 s.f. or 0.8685 Ac.  
 Parcels: N/A  
 Streets: N/A  
 Total: 37,833 s.f. or 0.8685 Ac.



**Subdivision Record Plat**

Lot 10, Block B

a resubdivision of Lot 4 and Outlot B, Block B

**Burning Tree Valley**

Bethesda (7th) District  
 Montgomery County, Maryland  
 October, 2015 Scale: 1" = 50'

**CPJ** Charles P. Johnson & Associates, Inc.  
 Civil and Environmental Engineers • Planners • Landscapers • Surveyors  
 1751 Elm Hill, Ste. 200, Silver Spring, MD 20910 Tel: 301-584-4500 Fax: 301-584-9594  
 www.cpjfirm.com • 1000 • 1000 • 1000 • 1000 • 1000 • 1000 • 1000 • 1000 • 1000 • 1000

Department of Permitting Services,  
 Montgomery County

Recorded: October 19, 2015

Approved: [Signature]  
 Director

Plat No.: 220151310

Chairman: \_\_\_\_\_  
 Secretary: \_\_\_\_\_  
 Assistant Secretary: \_\_\_\_\_