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

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 recoderation 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 recoderation 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 Section 50-35A(a)(2) and supports this minor subdivision record plat.
OWNER'S CERTIFICATION

I, the undersigned owner of the property shown herein, hereby adopt this plan of subdivision.

The owner will cause all property corner markers and any other required monumentation to be set by a registered Maryland Land Surveyor, in accordance with Section 30-26(a) of the Montgomery County Code.

There are no suits, liens, mortgages, or trusts, affecting the property including in this plat of subdivision.

Witha

Date
Zahara Beig-Asad

SURVEYOR'S CERTIFICATION

I hereby certify that the plat shown herein is correct; that it is a subdivision of all of the land described in a Certiorari and Condemnation Deed executed by Amine J. Beig, Mina H. Beig, Zahara Beig-Asad, Zaher A. Beig and Ahmed A. Beig to Zahara Beig-Asad, Subsorciec dated August 29, 2016 and recorded in Deed 52722 Folsom 36 also being a subdivision of Lot A as shown on a plat entitled Lot 25, Outline A & Outline B, Plat Text: TIMBER HILL, recorded as Plat No. 17039 among all the land records of Montgomery County, Maryland.

The total area included on this plat of subdivision is 210,486 square feet or 5.0146 acres of land of which there is no dedication to the public use. I further certify that all the property markers are in place as delineated herein in accordance with the provisions of Section 50-246(f) of Montgomery County Code.

DATE
2/2020
THOMAS A. MADDOX
Registered Professional
Land Surveyor MD N15805
Expires 4/02/2020

CURVE TABLE

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<th>CURVE</th>
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<td>16’30’’00’’</td>
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W.S.S.C.
1.37366

1/51

PLAT NO.

VICINITY MAP
SCALE: 1’’ = 2,000’’

NOTES
1. PROPERTY ZONED RC AT DATE OF RECORDATION. ALL EXISTING AND PROPOSED DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE STANDARDS UNDER MONTGOMERY COUNTY ZONING CODE.

2. THIS PLAT LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 1-428-2. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL.

3. THIS PLAT IS SUBMITTED UNDER THE Provisions FOR MINOR SUBDIVISIONS, SECTION 30-590(A)(3) CONVERSION OF AN OUTLOT INTO A LOT.

4. LOT 33 IS TO BE SERVED BY PRIVATE SEPTIC SYSTEM AND INDIVIDUAL WELL, EXISTING SEWER AND WATER CATEGORIES 54, 54-A.

5. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE DISTINGUISHED BY THE RECORDATION OF THIS PLAT. THE OFFICIAL PUBLICIZED FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.

6. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT ON NO SCALE MATTERS AFFECTING TITLE.

7. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAPS K5 956 & K5 957, W.S.S.C. GRID

8. SEPTIC FIELD BUILDING RESTRICTION LINE SUBJECT TO CHANGE UPON REAPPROVAL BY THE MONTGOMERY COUNTY DEPARTMENT OF PLANNING SERVICES WALL AND SEPTIC MASON.

8. SEPTIC FIELD ON LOT 33 APPROVED FOR 6 BEDROOM HOUSE.

SUBDIVISION RECORD PLAT
TIMBER HILL
LOT 33
A RESUBDIVISION OF TIMBER HILL
OUTLOT A PLAT 17039
ELECTION DISTRICT 5
MONTGOMERY COUNTY, MARYLAND
SCALE 1’’ = 80’’
AUGUST 2016

THOMAS A. MADDOX
PROFESSIONAL LAND SURVEYOR
8933 SHADY GROVE COURT
GAITHERSBURG, MARYLAND 20877
(301) 984 - 5804

THE MARYLAND NATIONAL-CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: DATE

CHAIRMAN
ASSISTANT SECRETARY- TREASURER
M.N.C.P. & P.C. RECORD FILE NO.

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
APPROVED: DATE

PLAT NO.

PLAT TOTALS
NUMBER OF LOTS: 1
AREA OF LOTS: 5.0146 AC
AREA OF DEDICATION: 0.3 AC
TOTAL AREA SHOWN ON PLAT: 5.0146 AC

SCALE
0’’ 40’’ 80’’