

Plat Name: Burning Tree Valley
Plat #: 220170850

Location: Located on the south side of Beech Tree Road, 700 feet west of Burning Tree Road
Master Plan: Bethesda-Chevy Chase Master Plan
Plat Details: R-200 zone; 1 lot
Owner: Hans and Olcan Hollister

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.C.2** of the Subdivision Regulations which became effective on February 13, 2017; which state:

- C. *Consolidation.* Adjoining properties in the Rural Residential or Residential Detached zones, not developed under cluster provisions, may be combined in the following ways:
1. by consolidating 2 or more lots into a single lot, consolidating lots and an outlot into a single lot, or consolidating a lot and an abandoned road right-of-way, if:
 - a. any conditions applicable to the original subdivision remain in effect;
 - b. the number of trips generated on the new lot do not exceed those permitted for the original lots; and
 - c. all required right-of-way dedication is provided.
 2. by consolidating an existing platted lot or part of a lot that contains a legally constructed detached house, with a piece of land created as a result of a deed, if:
 - a. the portion of land created by deed cannot itself be platted under the area and dimensional standards of the zone;
 - b. any conditions applicable to the existing lot remain in effect on the new lot;
 - c. any required road dedication is provided; and
 - d. the existing platted lot was not identified as an outlot on a plat.

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 50.7.1.C.2. and supports this minor subdivision record plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT THIS PLAT OF SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND, THAT IT IS A SUBDIVISION OF ALL THE LAND COMPREHENDED BY REMAINDER JAN LAIN, ACTING AS SOLE TRUSTEE FOR THE LEONORE W. LAIN TRUST TO HANS R. HOLLISTER AND OLCAN C. HOLLISTER BY DEED DATED 08/24/2017, RECORDED IN THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND, AS SHOWN IN BOOK 10-30-2017, PAGE 28, AND RECORDED AMONG THE AFORESAID PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND, AS SHOWN IN PLAT OF SUBDIVISION ENTITLED, "LOTS 1 TO 10 INCL. BLOCK A, LOTS 1 TO 6 INCL. BLOCK B, LOTS 1 TO 6 INCL. BLOCK C, BURNING TREE VALLEY" AND RECORDED AMONG THE AFORESAID LAND RECORDS AS PLAT NO. 2488.

I FURTHER CERTIFY THAT, AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THEREON WILL BE SET IN ACCORDANCE WITH SECTION 60.43.5 OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 49,663 SQUARE FEET OR 1.0028 ACRES OF LAND NONE OF WHICH IS DEDICATED TO PUBLIC USE.

DATE: 10/24/17
 MITCHELL E. GOODE
 PROPERTY LINE SURVEYOR
 MARYLAND REG. NO. 444
 LICENSE EXPIRATION DATE: 12/10/2018

NOTES

1. THIS PROPERTY IS CURRENTLY ZONED R-200.
2. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICE.
3. 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 AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT OF SUBDIVISION. ALL SUCH PLANS AND AGREEMENTS SHALL BE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC VIEWING DURING NORMAL BUSINESS HOURS.
4. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR INTERFERING WITH THE TITLE TO THE PROPERTY SHOWN HEREON. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF THIS OR TO DEPEND ON OR NOTE ALL MATTERS AFFECTING TITLE.
5. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 05A.43.
6. THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISIONS AS SET FORTH IN SECTION 60.43.5 OF THE MONTGOMERY COUNTY CODE. THIS PLAT INVOLVES CONSOLIDATION OF A LOT AND ADJOINING PROPERTY INTO ONE LOT, AS PROVIDED FOR IN SECTION 60.71.C.2.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ACCEPT THIS PLAT OF SUBDIVISION, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AS PRESCRIBED BY THE MONTGOMERY COUNTY ZONING CODE.

FURTHER, WE GRANT TO THESE PARTIES LISTED IN THAT CERTAIN DECLARATION RECORDED IN LIBER 384 AT FOLIO 467 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, PUBLIC UTILITY EASEMENTS DESIGNATED HEREON AS "P.U.E.", SUBJECT TO THE TERMS AND PROVISIONS FOR THE PUBLIC UTILITIES INDICATED WITHIN SAID DECLARATION.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CLAVE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY THE SURVEYOR AND SURVEYOR IN ACCORDANCE WITH SECTION 60.43.6 OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO OTHER MATTERS OF LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE TITLE TO THE PROPERTY SHOWN AND DESCRIBED HEREON. THIS PLAT OF SUBDIVISION WAS DEED BY TRUST DATED AUGUST 24, 2017 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 6085 AT FOLIO 315 ON OCTOBER 10, 2017, AND THE PARTIES IN INTEREST HERETO HAVE HERETO INDICATED THEIR ASSENT TO THIS PLAT OF SUBDIVISION.

WITNESSES: *Hans R. Hollister* DATE: 10/24/17
Olcans C. Hollister DATE: 10/24/17

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION
 WITNESS: *Jayqueline E. Gehret* DATE: 10/24/17
 PRINTED NAME: JAYQUILINE E. GEHRET

272017-2-250
 THE MARYLAND SHOWN CAPITAL BANK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: _____
 CHAIRMAN SECRETARY-TREASURER
 M.A.N.C.P. & P.C. RECORD FILE NO. _____

MONTGOMERY COUNTY MARYLAND
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED: *Shane K. Marshall* DATE: 10-30-2017
 DIRECTOR

PLAT NO.

IRON PIPE FOUND HELD

LOT 24 BLOCK A
 BURNING TREE VALLEY
 PLAT NO. 4590

IRON PIPE FOUND HELD

LOT 25
 49683 S.F.
 OR 1.0028 AC.

IRON PIPE FOUND HELD

LOT 24 BLOCK A
 BURNING TREE VALLEY
 PLAT NO. 22282

LOT 23 BLOCK A
 BURNING TREE VALLEY
 PLAT NO. 22139

LOT 19 BLOCK A
 BURNING TREE VALLEY
 PLAT NO. 2504

LOT 18 BLOCK A
 BURNING TREE VALLEY
 PLAT NO. 2504

LOT 17 BLOCK A
 BURNING TREE VALLEY
 PLAT NO. 2504

LOT 16 BLOCK A
 BURNING TREE VALLEY
 PLAT NO. 2504

LOT 15 BLOCK A
 BURNING TREE VALLEY
 PLAT NO. 2504

LOT 14 BLOCK A
 BURNING TREE VALLEY
 PLAT NO. 2504

LOT 13 BLOCK A
 BURNING TREE VALLEY
 PLAT NO. 2504

LOT 12 BLOCK A
 BURNING TREE VALLEY
 PLAT NO. 2504

LOT 11 BLOCK A
 BURNING TREE VALLEY
 PLAT NO. 2504

LOT 10 BLOCK A
 BURNING TREE VALLEY
 PLAT NO. 2504

LOT 9 BLOCK A
 BURNING TREE VALLEY
 PLAT NO. 2504

LOT 8 BLOCK A
 BURNING TREE VALLEY
 PLAT NO. 2504

LOT 7 BLOCK A
 BURNING TREE VALLEY
 PLAT NO. 2504

LOT 6 BLOCK A
 BURNING TREE VALLEY
 PLAT NO. 2504

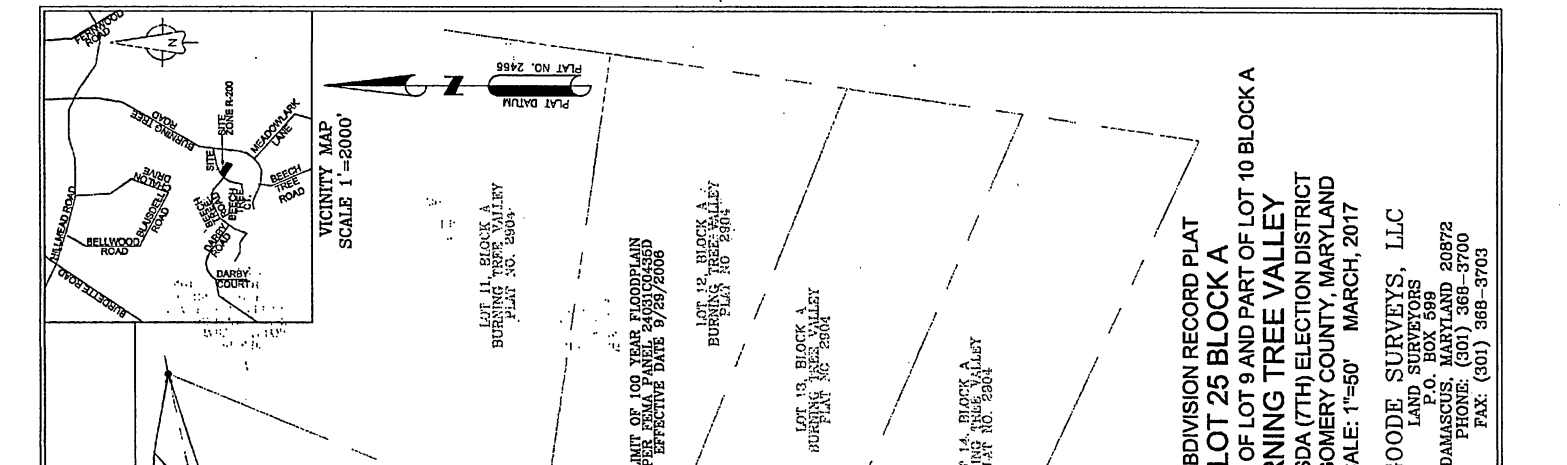
LOT 5 BLOCK A
 BURNING TREE VALLEY
 PLAT NO. 2504

LOT 4 BLOCK A
 BURNING TREE VALLEY
 PLAT NO. 2504

LOT 3 BLOCK A
 BURNING TREE VALLEY
 PLAT NO. 2504

LOT 2 BLOCK A
 BURNING TREE VALLEY
 PLAT NO. 2504

LOT 1 BLOCK A
 BURNING TREE VALLEY
 PLAT NO. 2504



CURVE TABLE

NUMBER	RADIUS	ARC	DELTA	TANGENT CHORD	BEARING	CHORD
C1	361.79'	136.94'	20°33'04"	89.21'	N 50°13'42"E	136.21'
C2	893.00'	28.01'	01°47'49"	14.01'	N 61°23'23"E	28.01'

