



7	N 60°08'46" W	17.48'	C2	SEE CURVE TABLE	
8	N 29°51'14" E	112.25'	29	N 69°54'56" E	196.97'
9	S 61°04'46" E	17.13'	C3	SEE CURVE TABLE	
10	S 13°53'20" E	38.22'	30	S 67°06'04" E	242.44'
11	S 60°08'41" E	128.19'	31	S 12°35'19" W	33.16'
C1	SEE CURVE TABLE		32	S 19°52'03" W	241.80'
12	S 81°59'34" E	152.85'	33	S 63°34°00" W	187.98'
13	N 29°55'24" E	262.86'	34	S 13°00'03" W	844.51'
14	S 61°00'46" E	30.70'	35	N 73°28'14" W	668.06'
15	N 29°55'24" E	220.05'	36	S 41°01'33" W	316.38'
16	S 51°54'36" E	15.15'	37	S 06°11'45" W	232.97'
17	N 29°55'24" E	170.79'	38	S 49°49'46" E	158.46'
18	N 67°30'36" E	332.52'	39	S 05°53'44" E	110.00'
19	N 30°30'36" E	322.10'	40	S 46°32'00" E	465.92'
20	S 59°39'52" E	124.19'	41	S 16°27'04" E	26.38'
43	N 30°18'18" E	207.33'	C4	SEE CURVE TABLE	
44	N 57°47'29" E	3.48'	C2	N 26°47'41" E	20.00'
45	N 83°17'48" E	5.12'	C5	SEE CURVE TABLE	
46	S 83°09'13" E	5.20'			

ABBREVIATIONS AND SYMBOLS LEGEND

L.	LIBER
F.	FOLIO
P.B.	PLAT BOOK
P.	PLAT NUMBER
N/V	NOW OF FORMERLY
EX.	EXISTING
PT.	PART
ADJ.	ADJOINING
Sq. Ft.	SQUARE FEET
Ac.	ACRES
FB48	TAX MAP PARCEL NUMBER
NB48	TAX MAP PARCEL NUMBER
-- Z --	COMMON OWNERSHIP OF ADJACENT PARCELS
IPF	IRON PIPE FOUND
RCF	REBAR/CAP FOUND
MNF	MAG NAIL FOUND
IFW	FLAT IRON FOUND
CMF	CONCRETE MONUMENT FOUND
(10) →	PROPERTY BEARING/DISTANCE AND CURVE DATA IDENTIFICATION.
(C3) →	SEE COURSE TABULATIONS AND CURVE TABLE
⊙ →	PROPERTY CORNER COORDINATE

B

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTIES DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.

FURTHER, WE AS THE OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY ENGAGING A LICENSED MARYLAND LAND SURVEYOR IN ACCORDANCE WITH SECTION 50-24(a) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LICNS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTIES

THE HOLTON-ARMS SCHOOL, INC.
AS TO PARCEL FOUR
BURNING TREE VALLEY
HOLTON-ARMS SCHOOL

Leslie J. Lawley Kathleen P. LoTrasso 12/17/13
LESLIE J. LAWLEY, PRESIDENT WITNESS DATE

STEPHEN & HEIDI BAUER,
AS TO LOT 28, BLOCK B
BRADLEY HILLS GROVE

Stephen Bauer
STEPHEN BAUER, OWNER

[Signature]
WITNESS

12/17/13
DATE

[Signature] HEIDI BAYER, OWNER [Signature] WITNESS 12/17/13 DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE PLAT SHOWN HEREON IS CORRECT AND THAT IT IS A SUBDIVISION OF ALL OF THE LAND DESCRIBED IN THE FOLLOWING CONVEYANCES:

- 1) ALL OF THE LAND CONVEYED FROM WAYNE L. HOCKMEYER AND MARETTA HOCKMEYER TO STEPHEN BAUER AND HEIDI BAUER BY DEED 40004 RECORDED JULY 18, 2008 IN PLAT BOOK 150 FOLIO 426, BEING ALL OF LOT 24, BLOCK 8 ON A SUBDIVISION RECORD PLAT ENTITLED "RESUBDIVISION PLAT, LOTS 21-25, BLOCK "B" SECTION 3, BRADLEY HILLS GROVE" RECORDED IN PLAT BOOK 137 AT PLAT 15778;
- 2) ALL OF THE LAND CONVEYED FROM THE HOLTON-ARNS SCHOOL, INC TO STEPHEN BAUER AND HEIDI BAUER BY DEED DATED OCTOBER 30, 2013 AND RECORDED NOVEMBER 4, 2013 IN LIBER 47919 AT FOLIO 320, BEING PART OF PARCEL TWO AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "A PLAT OF SUBDIVISION TO SHOW, PART OF PARCEL TWO, BURGLER ROAD - HOLTON-ARNS SCHOOL, INC. PLAT BOOK 150 AT FOLIO 320 PLAT 17150;
- 3A) ALL OF THE LAND CONVEYED TO HOLTON-ARNS SCHOOL, INC. BY THE FOLLOWING CONVEYANCES:
 - 1) LIBER 3410 AT FOLIO 362 RECORDED SEPTEMBER 17, 1965 FROM THOMAS D. AND JOAN R. RIXEY AND THOMAS AND KATHERINE YANO
 - 2) LIBER 4739, FOLIO 114 RECORDED JANUARY 14, 1976 FROM THOMAS D. AND JOAN R. RIXEY
- 3B) PART OF THE LAND CONVEYED TO HOLTON-ARNS SCHOOL, INC BY THE FOLLOWING CONVEYANCES:
 - 1) LIBER 2841 AT FOLIO 581 RECORDED APRIL 28, 1981 FROM CHRISTOPHER M. AND LOUISE I. GRANGER
 - 2) LIBER 2841 AT FOLIO 584 RECORDED APRIL 28, 1981 FROM CHRISTOPHER M. AND LOUISE I. GRANGER
 - 3) LIBER 2841 AT FOLIO 568 RECORDED APRIL 28, 1981 FROM CHRISTOPHER M. AND LOUISE I. GRANGER
 - 4) LIBER 2935 AT FOLIO 348 RECORDED FEBRUARY 6, 1982 FROM CHRISTOPHER M. AND LOUISE I. GRANGER

ALL OF THE LANDS LISTED IN 3A) AND 3B), BEING THE RESIDUAL PORTION OF PARCEL TWO AS SHOWN ON THE
AFOREMENTIONED SUBDIVISION RECORD PLAT RECORDED IN PLAT BOOK 150 AT PLAT 17150, ALL RECORDED AMONG

SUBDIVISION RECORD PLAT
PARCEL FOUR
BURNING TREE VALLEY
HOLTON-ARMS SCHOOL
A RESUBDIVISION OF PARCEL TWO
AND
LOT 26, BLOCK B - SECTION 3
BRADLEY HILLS GROVE
A RESUBDIVISION OF LOT 24, BLOCK B

BETHESDA ELECTION DISTRICT No. 7
MONTGOMERY COUNTY MARYLAND

SSi SITE SOLUTIONS, INC.
20410 Observation Drive Suite 205
Germantown, Maryland 20876-4009
(301) 540-2001 Fax (301) 540-7991

Planning Engineering Landscape Architecture Surveying DECEMBER

[illegible]

NOTES:

P748
MARYLAND-NATURAL CAP.
PARK & PLANNING COMM.
LIBER 2306 FOLD 5

1. PARCEL FOUR IS ZONED R-50 AND R-200. LOT 26, BLOCK B IS ZONED R-200 AS OF THE RECORDATION DATE OF THIS PLAN.
2. THE PROPERTIES SHOWN ON THIS PLAN ARE LOCATED ON TAX MAP GN343 AND W.S.S.C. BASE SHEET 210-NW-07.
3. FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.
4. PARCEL FOUR IS SUBJECT TO THE CONDITIONS OF APPROVED PRELIMINARY PLAN #119871710 ENTITLED "BURNING TREE VALLEY HOLTON-ARMIS SCHOOL". SEE NOTE #12.
5. LOT 26, BLOCK B IS SUBJECT TO THE CONDITIONS OF APPROVED PRELIMINARY PLAN #119841650 ENTITLED "TRIXEY PROPERTY". SEE NOTE #12.
6. PARCEL FOUR IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.
7. THIS PLAN CONFORMS WITH THE REQUIREMENTS OF SECTION 50-35A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATION BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAN INVOLVES A MINOR LOT LINE ADJUSTMENT AS PROVIDED FOR IN SECTION 50-35A(1).
8. COURSES 44 THROUGH 51 SHOWN IN THE COURSE TABULATION TABLES ARE THE NEW LINE OF DIVISION (MINOR LOT LINE ADJUSTMENT) BETWEEN LOT 24 AND PARCEL FOUR (PREVIOUSLY LOT 24 AND PARCEL TWO). THE PROPERTY MARKERS FOR THESE LINES SHALL BE THE EXISTING FENCE POSTS.
9. THE COORDINATES SHOWN ON THIS PLAN ARE IN THE MARYLAND STATE PLAIN DATUM (NAD '83/91) AND ARE INTENDED FOR USE WITH GEOGRAPHICAL INFORMATION SERVICES (GIS) ONLY.
10. NO TITLE REPORT FURNISHED.
11. THIS SUBDIVISION RECORD PLAN IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY INTEREST, INTERESTSHIP AND USE, OF THE PROPERTY. THE SUBDIVISION RECORD PLAN IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
12. 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 EXTINGUISHED BY RECORDING THIS PLAN, UNLESS EXPRESSLY SUPERSEDED BY THE EASEMENT THAT THE ORIGINAL STORM DRAIN EASEMENT AND SUBSEQUENT CONSERVATION EASEMENTS ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
13. THIS PLAN INCLUDES A STORM DRAIN EASEMENT THAT WAS RECORDED BY DEED ON SEPTEMBER 21, 1990 IN UBER 9484 FO 176 AND PRIOR TO ANY SUBSEQUENT CONSERVATION EASEMENT AND AS SUCH THE COUNTY'S INTEREST IN THE STORM DRAIN CONSTITUTE PRIOR RIGHTS, THAT A SUBSEQUENT EXPANSION OF THE CONSERVATION EASEMENT FURTHER OVERLAYS THE STORM DRAIN EASEMENT. THE DEPARTMENT OF PERMITTING SERVICES SIGNED THIS PLAN AND THAT SUCH PLAN

220140290 / MINOR (1) / R-200 / R-90
The Maryland-National Capital Park & Planning Commission
Montgomery County Planning Board

Approved February 20, 2014 DATE _____
Ramón L. García Jack García
CHAIRMAN ASST. SECRETARY-TREASURER

M-N.C.P. & P.C. Record File No.: **635-98**

APPROVAL DOES NOT IN ANY WAY MODIFY OR LIMIT THE COUNTY'S PRIOR RIGHTS TO UTILIZE ITS EASEMENT AREA TO ITS FULLEST EXTENT AND THAT THE OVERLAP CONSERVATION EASEMENT IS SUBORDINATE TO THE PRIORITY STORM DRAIN EASEMENT.	
RECEIVED	
MAR 20 2014	
Montgomery County, Maryland Department of Permitting Services	RECORDED _____ Clerk of the Circuit Court Montgomery County,
Approved <u>March 11, 2014</u> DATE	PLAT NO. _____
<u>Diane R. Schubert Jones</u> DIRECTOR	

D-1 0.203309 UGA S1249-30342 635-98