

# PLAT No. 9840

## OWNER'S DEDICATION

WE, PRESTON VENTURE LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS TO PUBLIC USE.

THERE ARE NO SUITS OF ACTION, LEASES, LIENS, OR TRUSTS ON THE PROPERTY SHOWN HEREON EXCEPT A CERTAIN DEED OF TRUST, AND THE PARTIES IN INTEREST THERETO HAVE BELOW INDICATED THEIR ASSENT TO THIS PLAN OF SUBDIVISION.

WE HEREBY ESTABLISH GRADING EASEMENTS 25 FEET WIDE ALONG ALL STREETS AS REQUIRED BY MONTGOMERY COUNTY ORDINANCE No. 4-115. GRADING EASEMENTS GRANTED HEREON SHALL BE TERMINATED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ABUTTING SAID EASEMENTS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY.

PRESTON VENTURE LIMITED PARTNERSHIP  
BY: MILLER AND SMITH, INC., A GENERAL PARTNER.

DATE: January 26, 1971

ATTEST: Gordon V. Smith BY: Otis D. Coston, Jr.  
GORDON V. SMITH SECRETARY OTIS D. COSTON, JR. PRESIDENT

## TRUSTEE'S ASSENT

WE ASSENT TO THIS PLAN OF SUBDIVISION.

DATE: JAN. 26, 1971

Erulyn M. Ehlers Vincent A. Sweeney  
WITNESS  
Erulyn M. Ehlers William C. Baucom, Jr. Trustee  
Virginia McLean Warren Lehmann Trustee  
WITNESS  
Virginia McLean William C. Baucom, Jr.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF A PORTION OF THE LAND CONVEYED TO PRESTON VENTURE LIMITED PARTNERSHIP BY HERMAN A. AND PHYLLIS A. SCHMIDT BY DEED DATED JUNE 23, 1970, AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3072 AT FOLIO 252.

I FURTHER CERTIFY THAT IRON PIPE SHOWN THUS —○— AND MONUMENTS SHOWN THUS —□— WILL BE SET TO FINISHED GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 104-13(E) ORDINANCE 4-115, MONTGOMERY COUNTY, MARYLAND.

DATE: FEB. 1, 1971

William O. McIntosh  
WILLIAM O. MCINTOSH  
MD. REG. No. 5195

\* NOTE:  
BEARINGS SHOWN HEREON ARE CALCULATED FROM U.S.C. & G.S. COORDINATES AND MUST BE ROTATED 0° 00' 25.8" LEFT TO CONVERT TO W.S.S.C. BEARINGS.

RECORDED: \_\_\_\_\_  
PLAT BOOK: \_\_\_\_\_  
PLAT NO: \_\_\_\_\_

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: February 11, 1971

Caroline Freedland Thomas G. Panyan  
CHAIRMAN SECRETARY-TREASURER

M. N. C. P. & P. C. RECORD FILE No.: 509-97

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PUBLIC WORKS

APPROVED: MARCH 31, 1971

AS TO ROAD AND STREET GRADES

BY: Richard J. Lynch  
DEPUTY DIRECTOR OF PUBLIC WORKS

## AREA TABULATION

LOTS (5)..... 91,563  $\phi$   
DEDICATED TO  
PUBLIC USE..... 13,421  $\phi$   
TOTAL..... 104,984  $\phi$   
OR 2.41010 AC.

NOTE:  
THIS LAND LIES WITHIN AN APPROVED CLUSTER DEVELOPMENT. SUBDIVISION OR RESUBDIVISION IS NOT PERMITTED AND DEVELOPMENT OF THIS LAND IS PERMITTED ONLY IN ACCORDANCE WITH THE LAND USES INDICATED ON THE APPROVED DEVELOPMENT PLAN.

No.	RADIUS	DELTA	ARC	TAN	CHORD	CH. BEARING
1	25.00'	55°35'23"	24.26'	13.18'	23.32'	N52°46'45"E
2	60.00'	252°13'54"	264.14'	82.23'	96.94'	S28°54'06"E
3	410.00'	4°22'40"	31.35'	15.08'	31.34'	S80°35'48"E

## PLAT 17 DUFIEF SECTION TWO

ELECTION DISTRICT No. 6  
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=50'

DECEMBER, 1970

APR 8 1971

**WILLIAM O. MCINTOSH & ASSOCIATES**  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
FAIRFAX, VIRGINIA

FILED