

PLAT No. 9839

SURVEYOR'S CERTIFICATE

I HERBY 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 3972 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

AREA TABULATION

LOTS (7) 102,498 #
DEDICATED TO PUBLIC USE 19,387 #
TOTAL 121,885 #
OR 2.79809 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.

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, NOR 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 & SMITH INC., A GENERAL PARTNER.

DATE:

ATTEST: *Gordon V. Smith*
GORDON V. SMITH
SECRETARY

BY: *Otis D. Coston, Jr.*
OTIS D. COSTON, JR.
PRESIDENT

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.G.S.C. BEARINGS.

No.	RADIUS	DELTA	ARC	TAN.	CHORD	CHD. BEARING
1	410.00'	46°15'	330.96'	175.09'	322.05'	S65°16'50"E
2	350.00'	46°16'20"	282.66'	149.59'	275.04'	S55°17'30"W
3	25.00'	21°00'	9.16'	4.63'	9.11'	N88°55'51"W

TRUSTEE'S ASSENT

WE ASSENT TO THIS PLAN OF SUBDIVISION

DATE Jan. 26, 1971

Endym M. Ehlers *Vincent A. Sweeney*
WITNESS
Endym M. Ehlers *William C. Buehler*
Virginia McLean *Ward DeLuca*
WITNESS
Virginia McLean *William R. Coffey*

PLAT 16 DUFIEF SECTION TWO

ELECTION DISTRICT No. 6
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 50'

DECEMBER, 1970

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

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 A. Bergman*
CHAIRMAN SECRETARY-TREASURER

M.-H.C.P. & P.C. RECORD FILE No. 509-96

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

