

PLAT NO. 9759



PINEY LODGE RD.

DUFIEF - SECTION I - PLAT 4 19 18 17

DUFIEF

DRIVE

\* (U.S.C. & G.S.) 46,2654.58  
 (W.S.S.C.) 77,945.32  
 732,790.24 = 64,555.86

\* (W.S.S.C.) 77,611.57  
 (U.S.C. & G.S.) 462,320.89  
 64,996.61 = 732,349.47

**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 AND SMITH INC., A GENERAL PARTNER.

DATE: 10/26/70

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: 10/29/70

Sophia E. Birchhead Ward J. Johnson  
 WITNESS  
R. B. Cannon William R. Coffey  
Emilia M. Ehler Vincent A. Sweeney  
 WITNESS  
Clayton Layley William C. Pauls

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

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

APPROVED: November 12, 1970

Charles Lee Steinfeld Thomas A. Pappas  
 CHAIRMAN SECRETARY-TREASURER

M.-N.C.P. & P.C. RECORD FILE No. 509-22

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PUBLIC WORKS

APPROVED: Dec. 22, 1970

AS TO ROAD AND STREET GRADES

BY: Richard J. Leibel  
 DEPUTY DIRECTOR OF PUBLIC WORKS

CURVE DATA						
No.	RADIUS	DELTA	ARC	TAN.	CHORD	CHD. BEARING
1	390.00'	07° 38' 58"	50.73'	25.40'	50.70'	N 41° 30' 18" E
2	1090.00'	27° 32' 02"	523.80'	267.06'	518.78'	N 59° 06' 17" E
3	550.00'	17° 34' 19"	168.68'	85.01'	168.02'	S 22° 57' 16" E
4	535.00'	0° 49' 15"	7.66'	3.83'	7.66'	S 31° 17' 03" E
5	490.00'	17° 34' 19"	150.28'	75.78'	149.69'	N 22° 57' 03" W

**AREA TABULATION**

LOTS (8) ..... 98,901 #  
 DEDICATED TO PUBLIC USE ..... 18,749 #  
 TOTAL ..... 117,650 #  
 OR 2.70087 Ac.

**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(B) ORDINANCE 4-115, MONTGOMERY COUNTY, MARYLAND.

DATE: 10/26/70

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

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

\* 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.

FILED

JAN 7 1971

PLAT 6  
**DUFIEF**  
 SECTION ONE

ELECTION DISTRICT No. 6  
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 50'

SEPTEMBER, 1970

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