

PRESTON VENTURE

PLAT No. 10078

**TRUSTEE'S ASSENT**

WE ASSENT TO THIS PLAN OF SUBDIVISION.

DATE: 5/19/71

*Emilyn M. Ehlers* *William C. Paulraj*  
WITNESS

*Phyllis Beale* *William R. Cooper*  
WITNESS

*Emilyn M. Ehlers* *Vincent A. Sweeney*  
WITNESS

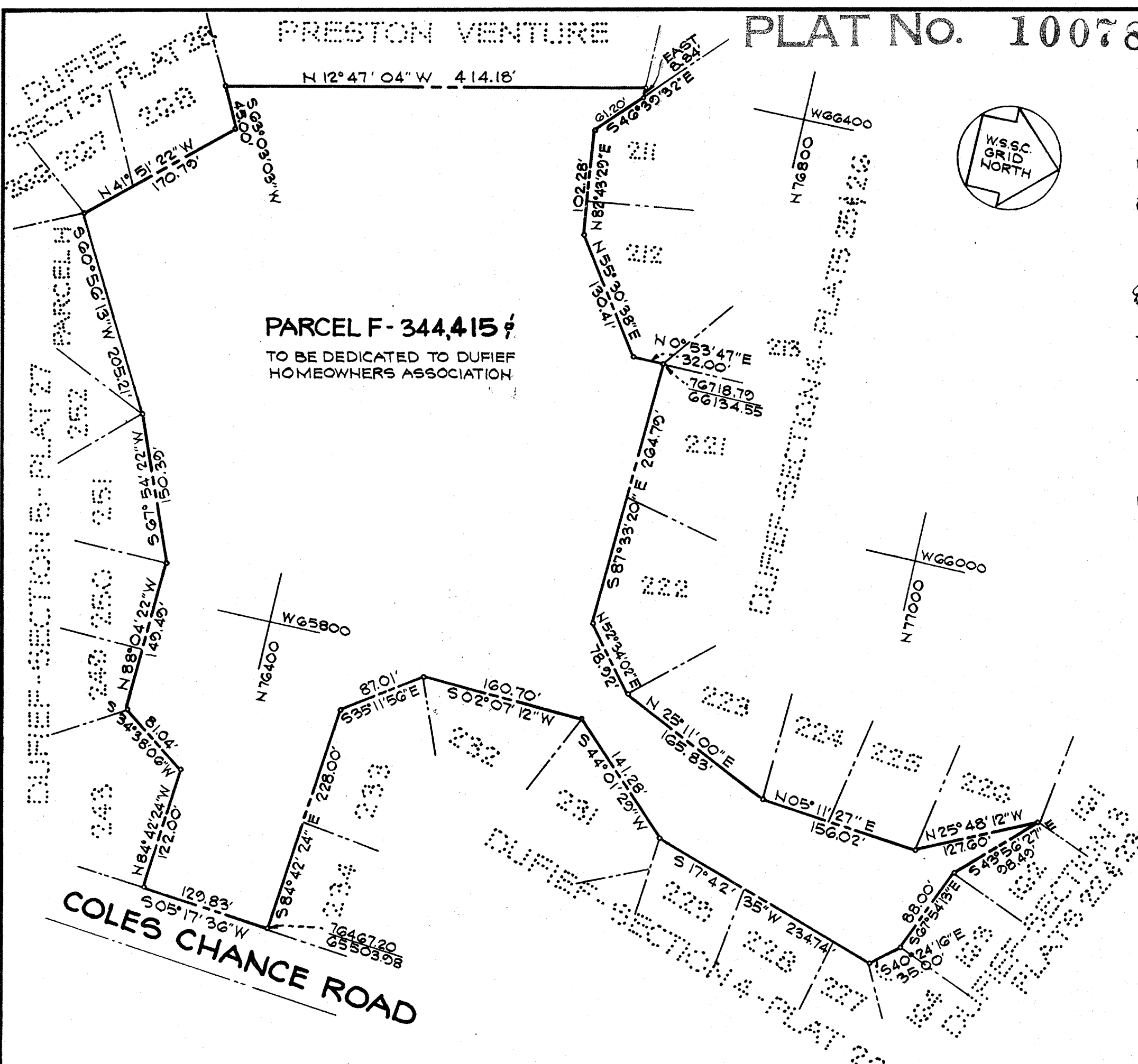
*Virginia McLean* *Horace S. Schiefel*

*Virginia McLean* *Warren Lehman*

**AREA TABULATION**

PARCEL F ..... 344,415<sup>±</sup>  
OR 7.90667 AC.

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



PARCEL F - 344,415<sup>±</sup>  
TO BE DEDICATED TO DUFIEF  
HOMEOWNERS ASSOCIATION

COLES CHANCE ROAD

**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  
AS SHOWN HEREON, EXCEPT A CERTAIN DEED OF TRUST AND THE PARTIES IN  
INTEREST THERETO HAVE HEREON 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: 5/19/71

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

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

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

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

APPROVED: Sept. 30, 1971

*Robert S. Brennan* *James A. Brennan*  
VICE CHAIRMAN SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE No. 511-97

MONTGOMERY COUNTY, MARYLAND  
DEPARTMENT OF PUBLIC WORKS

APPROVED: Aug. 11, 1971

AS TO ROAD AND STREET GRADES

BY: *Richard J. Lynch*  
DEPUTY DIRECTOR OF PUBLIC WORKS

**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 ELIZABETH PRESTON  
BY DEED DATED JUNE 23, 1970 AND RECORDED AMONG THE LAND  
RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3072 AT FOLIO 255.

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: MAY 15, 1971

*William O. McIntosh*  
WILLIAM O. MCINTOSH  
MD. REG. No. 5105

**PLAT OF CORRECTION**

PLAT 29

**DUFIEF**

SECTION FIVE

ELECTION DISTRICT No. 6  
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=100'

MAY, 1971

**WILLIAM O. MCINTOSH & ASSOCIATES**

PROFESSIONAL ENGINEERS & LAND SURVEYORS  
FAIRFAX, VIRGINIA

PLAT OF CORRECTION 0/22/71 W.O.M.