

PLAT NO. 10002

OWNER'S DEDICATION

WE, PRESTON VENTURE LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION ESTABLISH 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: 5/10/71

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: 5/19/71

Emily M. Ehrler William C. Baucom Quinta
WITNESS
Virginia McKean Ward A. Lehmann
Emily M. Ehrler Vincent A. Amery Tracie
WITNESS
Virginia McKean Tracie S. Schuch
Phyllis Cbeare William R. ...

CURVE TABLE						
No.	RADIUS	DELTA	ARC	TAN	CHORD	CH. BEARING
1	283.50	1-20-00	6.71	2.30	6.71	S.20°30'42"W
2	348.50	2-52-43	17.51	8.70	17.51	N.25°44'22"E
3	310.00	2-26-00	51.04	25.58	50.93	S.31°53'35"W
4	370.00	2-26-00	60.92	30.53	60.85	N.31°53'35"E
5	416.00	2-18-33	140.20	70.77	139.53	N.53°10'05"W
6	356.00	2-22-00	103.84	53.40	102.30	N.42°38'18"W
7	25.00	72-53-43	31.81	18.46	22.10	S.02°01'18"W
8	60.00	252-53-43	264.83	81.24	266.53	N.80°52'44"W
9	380.00	07-00-00	46.43	23.24	46.40	N.32°51'13"W
10	440.00	07-00-00	53.76	26.21	53.72	S.32°51'17"E
11	25.00	42-40-47	21.68	11.57	21.00	S.54°17'30"E
12	25.00	42-40-47	21.68	11.57	21.00	N.04°36'54"W
13	60.00	272-21-34	222.54	50.92	222.54	S.00°32'48"W
14	1235.00	2-15-54	48.82	24.41	48.82	N.52°24'45"E
15	1235.00	2-15-54	51.19	25.60	51.19	S.52°24'45"W
16	25.00	42-40-47	21.68	11.57	21.00	N.26°26'31"E
17	25.00	42-40-47	21.68	11.57	21.00	S.70°07'09"W
18	60.00	272-21-34	222.54	50.92	222.54	S.38°43'00"E

AREA TABULATION

LOTS (43) 587,000 #
DEDICATED TO PUBLIC USE 145,971 #
TOTAL 733,070 #
OR 16.82897 AC.

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.



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 THE FOLLOWING OWNERS BY DEED DATED JUNE 23, 1970, AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3072 AT THE RESPECTIVE FOLIOS INDICATED.

MD. NATIONAL CAPITAL PARK & PLANNING COMMISSION FOLIO 262
ELIZABETH PRESTON FOLIO 255

I FURTHER CERTIFY THAT IRON PIPE SHOWN THUS - o - AND MONUMENTS SHOWN THUS - o - WILL BE SET TO FINISHED GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 104-13(E) ORDINANCE 4-115, MONTGOMERY COUNTY, MARYLAND
DATE MAY 15, 1971

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

RECORDED: _____
PLAT BOOK: _____
PLAT NO: _____

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: June 10, 1971
Carolus ... CHAIRMAN
Thomas A. ... SECRETARY-TREASURER
M.-N.C.P. & P.C. RECORD FILE No. 511-33

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

PLAT 28
DUFIEF
SECTION FIVE
ELECTION DISTRICT No. 6
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=100'
APRIL, 1971
WILLIAM O. MCINTOSH & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
FAIRFAX, VIRGINIA