

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 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: 3-3-71

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.

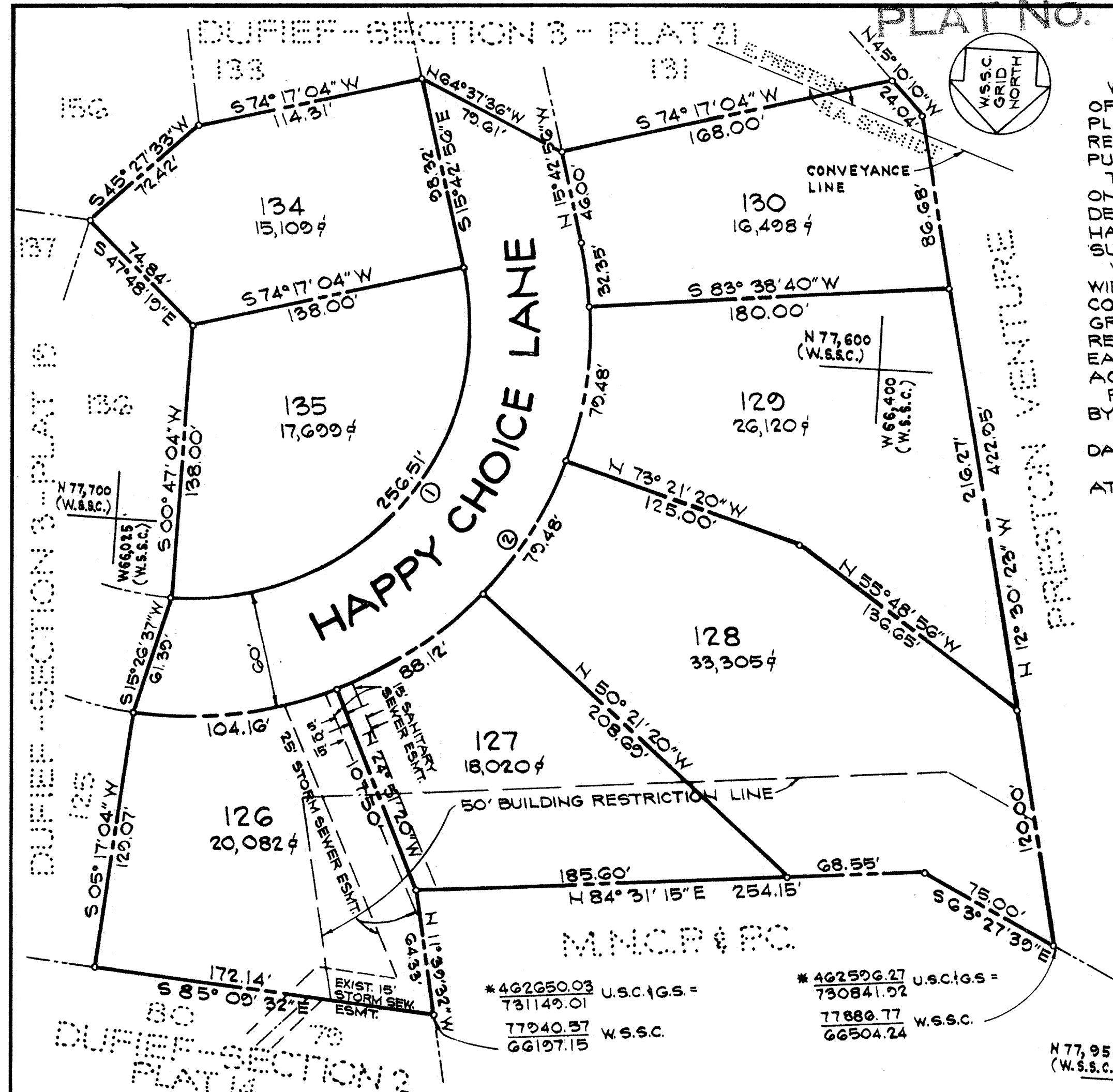
DATE: 3-3-71

Philip M. Ehlert *William A. Pauling, Jr.*
WITNESS *Vincent A. Sweeney, Jr.*
Virginia McLean *Ward S. DeLeonardis*
Virginia McLean *Alfred B. Caputo, Jr.*
WITNESS *Virginia McLean* *Grace S. Schuff*

AREA TABULATION

LOTS (7)	146,833 ¢
DEDICATED TO PUBLIC USE	23,534 ¢
TOTAL	170,367 ¢ OR 3,911,00 AC.

CURVE TABLE					
No.	RADIUS	DELTA	ARC	TAN CHORD	CH. BEARING
1	138.00'	106°30'00"	256.51'	184.80'	221.15' S37°32'04"W
2	198.00'	111°00'00"	283.59'	288.08'	326.35' N39°47'04"E



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 DEEDS DATED JUNE 23, 1970, AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3972 AT THE RESPECTIVE FOLIOS INDICATED:

HERMAN A. AND PHYLLIS A. SCHMIDT FOLIO 252
ELIZABETH PRESTON 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(E) ORDINANCE 4-115, MONTGOMERY COUNTY, MARYLAND.

DATE: FEB. 24, 1971

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

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.

* 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: _____

PLAT 20 DUFIEF SECTION THREE

ELECTION DISTRICT No. 6
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 50' JANUARY, 1971

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

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY
MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: April 8, 1971

Caroline Ireland *Thomas A. Poyard*
CHAIRMAN SECRETARY-TREASURER

M:N.C.R. & P.C. RECORD FILE No. 510-50

MONTGOMERY COUNTY MARYLAND
DEPARTMENT OF PUBLIC WORKS
APPROVED: JUNE 9, 1971
AS TO ROAD AND STREET GRADES
BY: *Richard J. Lynch*
DEPUTY DIRECTOR OF PUBLIC WORKS