

PLAT No. 9838

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: January 26, 1971

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

AREA TABULATION

LOTS (8)	104,093 #
DEDICATED TO PUBLIC USE	20,860 #
TOTAL	124,953 #
	OR 2.86853 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 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

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.

PLAT 15
 DUFIEF
 SECTION TWO

RECORDED: _____
 PLAT BOOK: _____
 PLAT NO: _____

ELECTION DISTRICT No. 6
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 50'

DECEMBER, 1970

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

FILED

APR 1971

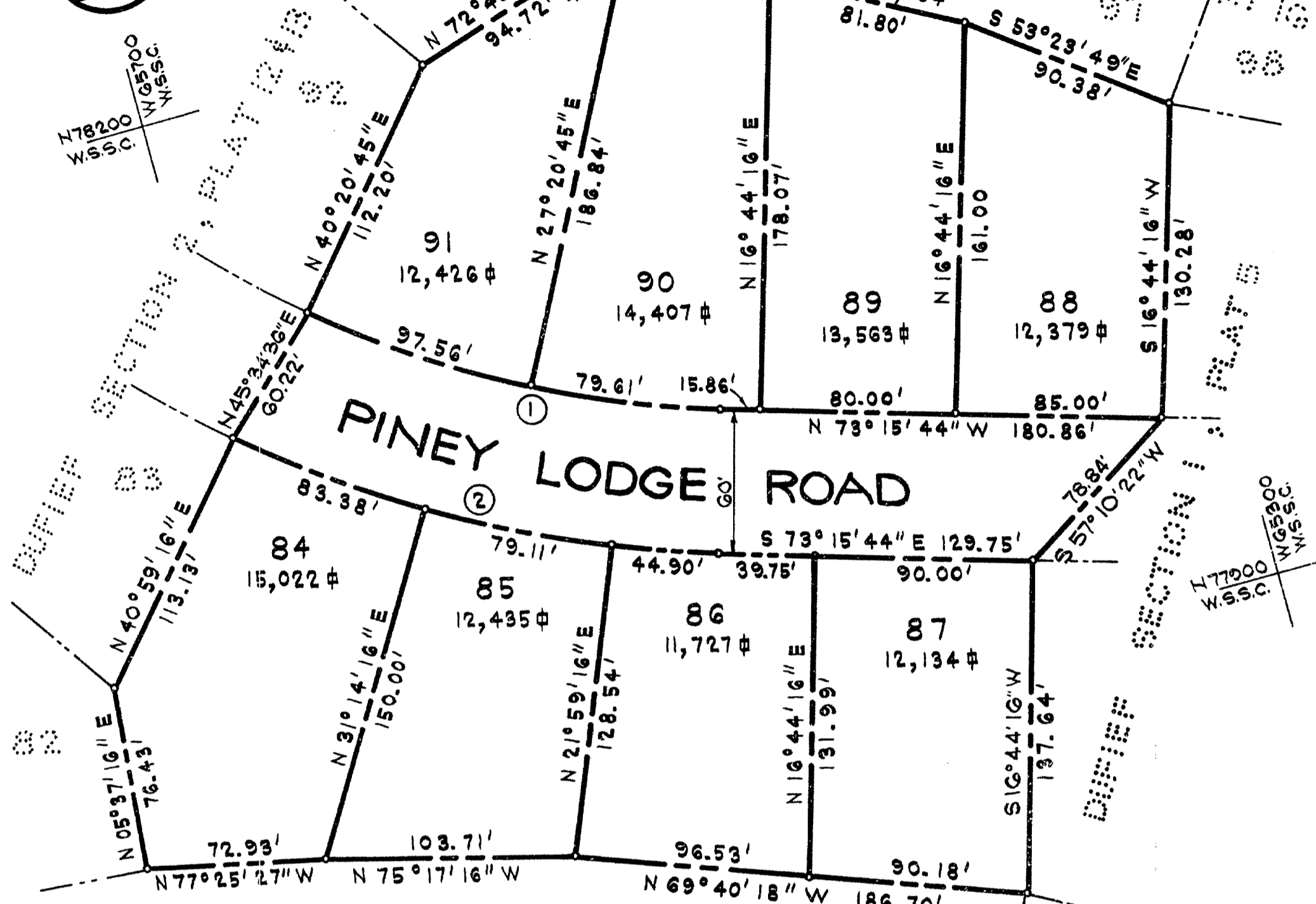
F70-11

509-95



* U.S.C. & G.S. 462932.09
 731853.27
 W.S.S.C. 78222.72
 65492.90

N78200 W.S.S.C.
 W6500 W.S.S.C.



N77850 W.S.S.C.
 W6800 W.S.S.C.

* U.S.C. & G.S. 462507.66
 731912.08
 W.S.S.C. 77798.29
 65434.03

CURVE TABLE

No.	RADIUS	DELTA	ARC	TAN.	CHORD	CHD. BEARING
1	430.00'	23° 36' 29"	177.18'	89.80'	175.93'	S 61° 27' 29" E
2	400.00'	24° 15' 00"	207.39'	105.27'	205.84'	N 61° 08' 12" W

TRUSTEE'S ASSENT

WE ASSENT TO THIS PLAN OF SUBDIVISION

DATE: JAN. 26, 1971

Enid M. Ehlers Vincent A. Sweeney
 WITNESSES

Enid M. Ehlers William C. Paul
 WITNESSES

Virginia McLean Ward Schumann
 WITNESSES

Virginia McLean William L. Cohen
 WITNESSES

* 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.

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

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

APPROVED: February 11, 1971

Caroline Freeland Thomas A. Benson
 CHAIRMAN SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE No. 509-95

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