



* 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.

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.

AREA TABULATION

LOTS (8)	92,134 #
DEDICATED TO PUBLIC USE	50,635 #
TOTAL	142,769 #
	OR 3.27753 Ac.

TRUSTEE'S ASSENT

WE ASSENT TO THIS PLAN OF SUBDIVISION.

DATE: 3-3-71
 [Signatures of Trustees and Witnesses]

CURVE TABLE

No.	RADIUS	DELTA	ARC	TAN	CHORD	CH. BEARING
1	422.00'	18°57'33"	139.64'	70.46'	139.00'	S 88°11'01"E
2	362.00'	29°45'59"	188.07'	96.21'	185.96'	N 82°46'47"W

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 THERTO HAVE ABOVE 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

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

RECORDED: _____
 PLAT BOOK: _____
 PLAT NO: _____

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED: April 8, 1971
Carol Sue Keeland CHAIRMAN Thomas A. Pringus SECRETARY-TREASURER
 M:N.C.R. & P.C. RECORD FILE No. 510-53

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

PLAT 23
DUFFIE
 SECTION THREE
 ELECTION DISTRICT No. 6
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50'
 JANUARY, 1971
WILLIAM O. MCINTOSH & ASSOCIATES
 PROFESSIONAL ENGINEERS & LAND SURVEYORS
 FAIRFAX, VIRGINIA

FILED
 1971