

MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plans, MO) Plat 14114, MSA S1249, 20219, Date available 1982/12/30, Printed 08/24/2016.

ID	RADIUS	DELTA	ARC	CHORD	CHD/BRO	TANG	
AA	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
AB	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
AC	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
AD	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
AE	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
AF	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
AG	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
AH	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
AI	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
AJ	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
AK	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
AL	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
AM	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
AN	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
AO	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
AP	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
AQ	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
AR	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
AS	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
AT	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
AU	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
AV	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
AW	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
AX	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
AY	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
AZ	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
BA	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02
BB	1140.00	3.13	4	84.03	84.02	N 84.57 S 56.00	32.02

ID	BEARING	DIST
1	N 53.19 30 W	35.36
2	N 85.31 25 W	19.34
3	N 85.31 25 W	19.34
4	N 85.31 25 W	19.34
5	N 85.31 25 W	19.34
6	N 85.31 25 W	19.34
7	N 85.31 25 W	19.34
8	N 85.31 25 W	19.34
9	N 85.31 25 W	19.34
10	N 85.31 25 W	19.34
11	N 85.31 25 W	19.34
12	N 85.31 25 W	19.34
13	N 85.31 25 W	19.34
14	N 85.31 25 W	19.34
15	N 85.31 25 W	19.34
16	N 85.31 25 W	19.34
17	N 85.31 25 W	19.34
18	N 85.31 25 W	19.34
19	N 85.31 25 W	19.34
20	N 85.31 25 W	19.34
21	N 85.31 25 W	19.34
22	N 85.31 25 W	19.34

SURVEYOR'S CERTIFICATE
I hereby certify that the plan shown hereon is correct, that it is a subdivision of part of the land described in a conveyance from Maurice H. Berk, Trustee, of the Milestone-Berk Trust for Debra Faye Berk and Anton J. Berk to Wexford Development Corporation, a Maryland Corporation by deed dated Dec. 14, 1982 and recorded among the Land records of Montgomery County, MD, in Liber 5980 of Folio 810 Iron pipes marked thus and monuments marked thus will be set where indicated.

Date: Dec 20 1982
James M. Fowler, Jr.
R.L.S. Md. #4214

OWNER'S DEDICATION
We, the undersigned, owners of the property described hereon, hereby adopt this plan of subdivision, dedicate the streets to public use, establish the minimum building restriction lines and grant to Montgomery County, MD, slope easements 25 feet wide across all lots adjacent, contiguous and parallel to all street right-of-way lines as required by Montgomery County Ordinance #4-115. Said slope easements shall be extinguished at such time as the public improvements on the abutting rights-of-way have been completed and accepted for maintenance by Montgomery County, MD.

Further, we grant to the Washington Suburban Sanitary Commission, their successors, agents and assigns, easements, designated hereon as "WSSC Esm't", for the construction, reconstruction, maintenance and operation of water mains, sanitary sewers and/or appurtenances.

Further, we grant to Montgomery County, MD, easements, designated hereon as "SD Esm't", for the construction, reconstruction, maintenance and operation of storm drains and/or appurtenances.

Further, we grant to Potomac Edison Company and to Chesapeake and Potomac Telephone Co. of MD and to their respective successors and assigns, an easement in, on and over the land hereon described as Ten Foot Wide Public Utility Easement, designated hereon as "P.U.E." with the terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, MD in Liber 3834 at Folio 457, said terms and provisions being incorporated herein by this reference.

Further, we grant to Montgomery County, MD, a ten foot wide "Public Improvement Easement" designated hereon as "P.I.E.". Said easement being granted with the terms and provisions set forth in a certain document entitled "Declaration of Easement" recorded among the Land Records of Montgomery County, MD in Liber 5882 at Folio 609. Said terms being incorporated herein by this reference.

There are no recorded suits, actions of law, liens, leases mortgages or trusts affecting the property included in this plan of subdivision, except certain deeds of trusts, and all parties in interest thereto have below indicated their assent.

We hereby assent to this plan: Date: 7/1/82

WEXFORD DEVELOPMENT CORPORATION
by: Maurice H. Berk, Pres.
Anton J. Berk, Trustee
David Brooks, Trustee
James Lewis, Trustee
Howard G. Davidson, Trustee
Constance Britt, Trustee

AREA TABULATION
Lots (20) 2.95983 ac.
Parcel A & Q 0.17315 ac.
Street Dedication 1.79064 ac.
TOTAL 4.92362 ac.

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY
MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED:
CHAIRMAN SECRETARY/TREASURER
M.N.C.P.&P.C. RECORD FILE NO. 547-01

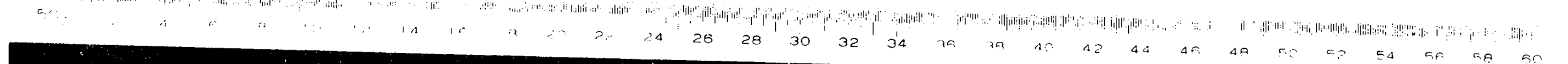
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
APPROVED: 12/22/82
BY: R.I.A. #82-133 DIRECTOR

RECORDED: _____
PLAT BOOK: _____
PLAT NO.: _____

WEXFORD
Ninth Election District
Montgomery County, Maryland
SCALE: 1"=50'
DECEMBER, 1982

LOIEDERMAN ASSOCIATES, Inc.
CIVIL ENGINEERS - LAND SURVEYORS
200-A Monroe Street
Rockville, Maryland
20850 (301) 762-0882

699524



Maryland State Archives