

SURVEYOR'S CERTIFICATE **PLAT No 19319**
 I, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE INFORMATION SHOWN HEREON IS CORRECT, AND THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED TO IMG/WEXFORD ASSOCIATES LIMITED PARTNERSHIP FROM DEBRA FAYE GREENWALD AND ANTON J. BERK AND MAURICE H. BERK BY DEED DATED JANUARY 5, 1988 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 8164 AT FOLIO 395 AND THAT THE TOTAL AREA INCLUDED ON THIS PLAT IS 237021 SQUARE FEET OR 5.4412 ACRES OF LAND, OF WHICH 85308 SQUARE FEET OR 1.49927 ACRES IS HEREBY DEDICATED TO PUBLIC USE, AND THAT PROPERTY MARKERS WILL BE PLACED IN ACCORDANCE WITH SECTION 50-24(e) SUBDIVISION REGULATIONS MONTGOMERY CO CODE.
 DATE: 07/02/92

Donald E. Schultz, P.L.S.
DONALD E. SCHULTZ
 PROFESSIONAL LAND SURVEYOR
 MD REGISTERED 10826

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	38.00'	31.90'	16.96'	30.97'	N 04°21'08" W	48°05'54"
C10	125.00'	24.00'	12.04'	23.96'	N 72°57'00" W	11°00'00"
C2	56.33'	271.54'	UNDEFINED	75.24'	N 70°18'16" W	276°11'44"
C3	56.33'	10.05'	5.04'	10.04'	N 19°25'24" W	10°13'32"
C4	38.00'	31.90'	16.96'	30.97'	S 43°44'39" W	48°05'54"
C5	125.00'	196.34'	125.00'	176.78'	N 67°33'00" E	90°00'00"
C6	125.00'	10.04'	5.02'	10.04'	N 24°51'06" E	04°36'12"
C7	225.00'	105.60'	53.79'	104.63'	N 09°06'17" E	26°53'26"
C8	275.00'	129.07'	65.74'	127.88'	N 09°06'17" E	26°53'26"
C9	175.00'	274.89'	175.00'	247.49'	N 67°33'00" E	90°00'00"
T1	N 04°20'26" W 10.00'					
T2	N 65°27'44" E 95.64'					
T3	N 65°27'44" E 92.85'					

OWNERS DEDICATION
 WE, IMG/WEXFORD ASSOCIATES LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE STREETS TO PUBLIC USE 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 No. 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 SANITATION COMMISSION, THEIR SUCCESSORS, AGENTS AND ASSIGNS, EASEMENTS DESIGNATED HEREON AS W.S.S.C. ESM'T. FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF WATER MAINS, SANITARY SEWERS AND/OR APPURTENANCES.
 FURTHER, WE GRANT TO MONTGOMERY COUNTY, MD., ESM'T'S, DESIGNATED HEREON AS STORM DRAIN ESM'T. FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF STORM DRAINS AND/OR APPURTENANCES.
 FURTHER, WE GRANT TO POTOMAC EDISON POWER CO., CHEESAPEAKE AND POTOMAC TELEPHONE CO. OF MARYLAND, AND WASHINGTON GAS LIGHT COMPANY, AND TO EACH OF THEM AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOREVER, AND EASEMENT IN, ON, AND OVER THE LAND IDENTIFIED HEREON AS IO FILE. WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3894 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MD.
 DATE: 07/02/92

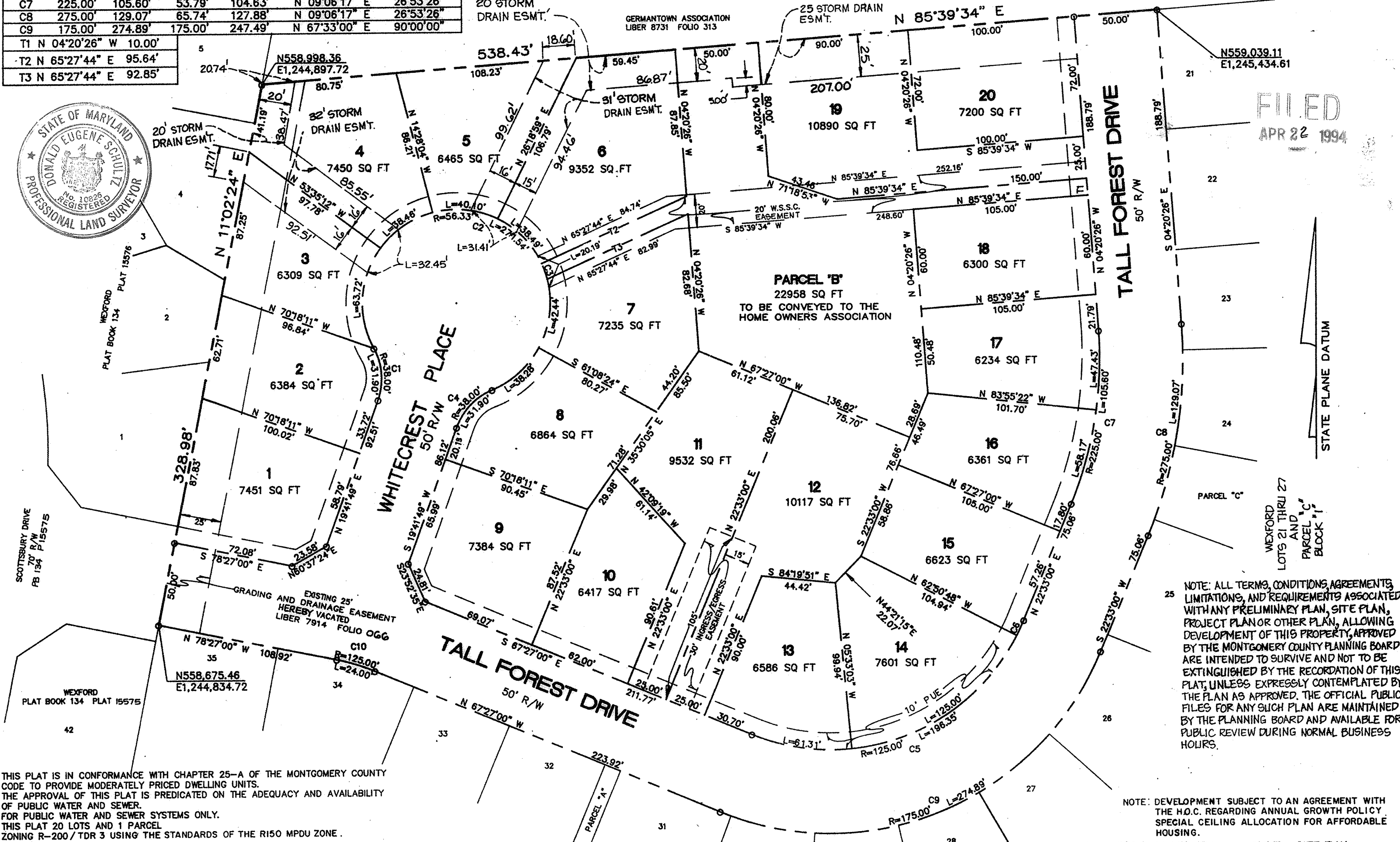
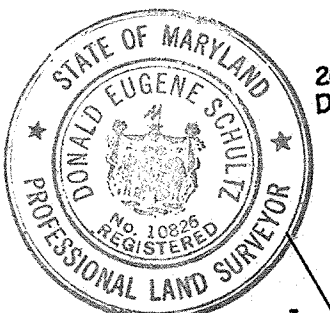
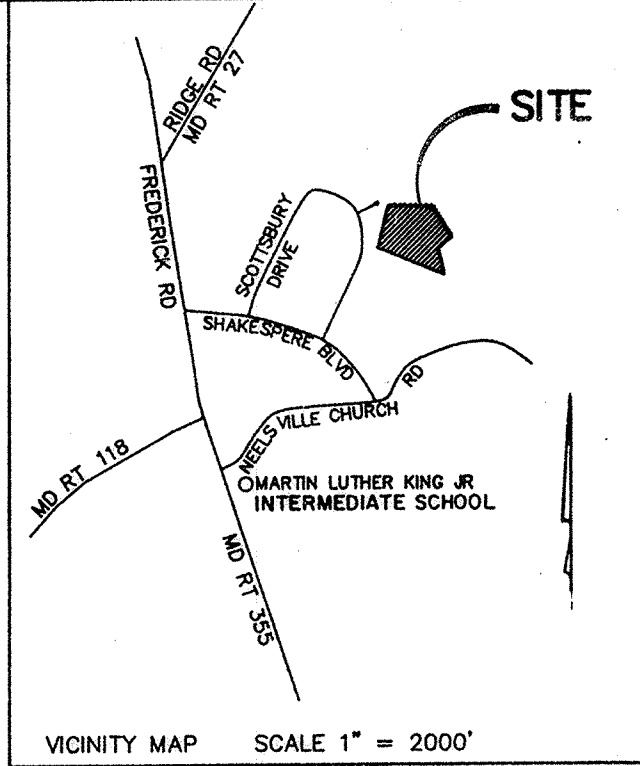
IMG/WEXFORD ASSOC. LTD. PARTNERSHIP
 BY: MANAGEMENT GROUP ASSOCIATES, INC.
 MANAGING GENERAL PARTNER

Susan A. Patten
 WITNESS

THE 3 TDR'S FOR THIS SUBDIVISION PLAN HAVE BEEN TRANSFERRED IN ACCORDANCE WITH THE DEED OF TRANSFER OF DEVELOPMENT RIGHTS WITH

No. OF TDR'S	3	AND IDENTIFIED BY	I4-3966
RECORDED BY	10910/455	THRU	14-3968
AND TRANSFER OF DEVELOPMENT RIGHT EASEMENT RECORDED BY	10910/444		

AND THE DEVELOPMENT IS USING THE STD'S OF THE R-150 MPDU DEVELOPMENT.



FILED
 APR 22 1994

NOTE: ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT TO BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

THIS PLAT IS IN CONFORMANCE WITH CHAPTER 25-A OF THE MONTGOMERY COUNTY CODE TO PROVIDE MODERATELY PRICED DWELLING UNITS. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER. FOR PUBLIC WATER AND SEWER SYSTEMS ONLY. THIS PLAT 20 LOTS AND 1 PARCEL ZONING R-200/TDR 3 USING THE STANDARDS OF THE R150 MPDU ZONE.

MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF TRANSPORTATION
 (PIA No. 93.087)
 APPROVED November 24, 1993
Robert R. Kempman
 FOR DIRECTOR

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED December 17, 1992
Gus Bauman CHAIRMAN
Rosemary O. Layman ASST. SECRETARY/TREASURER
 M.M.C.P. & P.C. RECORD FILE NO. 592-39

WEXFORD LOTS 28 THRU 35 AND PARCEL "A" BLOCK "I"
 SUBJECT TO AN OPEN SPACE COVENANT RECORDED IN LIBER 12166 AT FOLIO 174. DATED: 12/29/93
 29229719014289200603012800200TDR3032154
 DRAWN REA
 COMPUTED REA
 CHECKED DES
 DEPARTMENT OF ENVIRONMENTAL PROTECTION
 MONTGOMERY COUNTY, MARYLAND
 APPROVED December 22, 1993
Stan Wong
 FOR THE DIRECTOR

NOTE: THIS DEVELOPMENT IS SUBJECT TO A SITE PLAN ENFORCEMENT AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD (SITE PLAN # 8-12006).
 LOTS 1 THRU 20 AND PARCEL "B" - BLOCK "I"
WEXFORD
 9TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 50'
BENGTSON, DeBELL, & ELKIN, LTD.
 ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS
 12120-F PLUM ORCHARD DRIVE
 SILVER SPRING, MARYLAND 20904
 (301) 572-1635 FAX (301) 572-2431

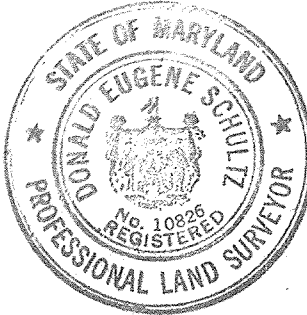
MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 19319-19321, SSA 51249-477, Date available 1994/04/22, Printed 01/22/2020, Maryland State Archives

SURVEYOR'S CERTIFICATE **PLAT NO. 19320**

I, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE INFORMATION SHOWN HEREON IS CORRECT, AND THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED TO IMG/WEXFORD ASSOCIATES LIMITED PARTNERSHIP FROM DEBRA FAYE GREENWALD AND ANTON J. BERK AND MAURICE H. BERK BY DEED DATED JANUARY 5, 1988 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 8164 AT FOLIO 395 AND THAT THE TOTAL AREA INCLUDED ON THIS PLAT IS 58485 SQUARE FEET OR 1.3426 ACRES OF LAND; AND THAT PROPERTY MARKERS WILL BE PLACED IN ACCORDANCE WITH SECTION 50-24(e) SUBDIVISION REGULATIONS MONTGOMERY COUNTY CODE.

DATE: 07/02/92

Donald E. Schultz
DONALD E. SCHULTZ
 PROFESSIONAL LAND SURVEYOR
 MD REGISTERED 10826



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C9A	175.00'	161.44'	86.98'	155.78'	N 86°07'18" E	52°51'24"
C10	125.00'	24.00'	12.04'	23.96'	N 72°57'00" W	11°00'00"

OWNERS DEDICATION

WE, IMG/WEXFORD ASSOCIATES LIMITED PARTNERSHIP OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE STREETS TO PUBLIC USE 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 No. 4-115. SAID SLOPE EASEMENTS SHALL BE EXTINGUISHED AT SUCH TIME AS THE PUBLIC IMPROVEMENTS ON THE ADJUTING RIGHTS-OF-WAY HAVE BEEN COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY MD.

FURTHER, WE GRANT TO POTOMAC Edison POWER COMPANY, CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND, AND WASHINGTON GAS LIGHT COMPANY, AND TO EACH OF THEM AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOREVER AN EASEMENT IN, ON, AND OVER THE LAND IDENTIFIED HEREON AS JO' P.U.E. WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS RECORDED IN LIBER 3834 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MD.

DATE: 07/02/92

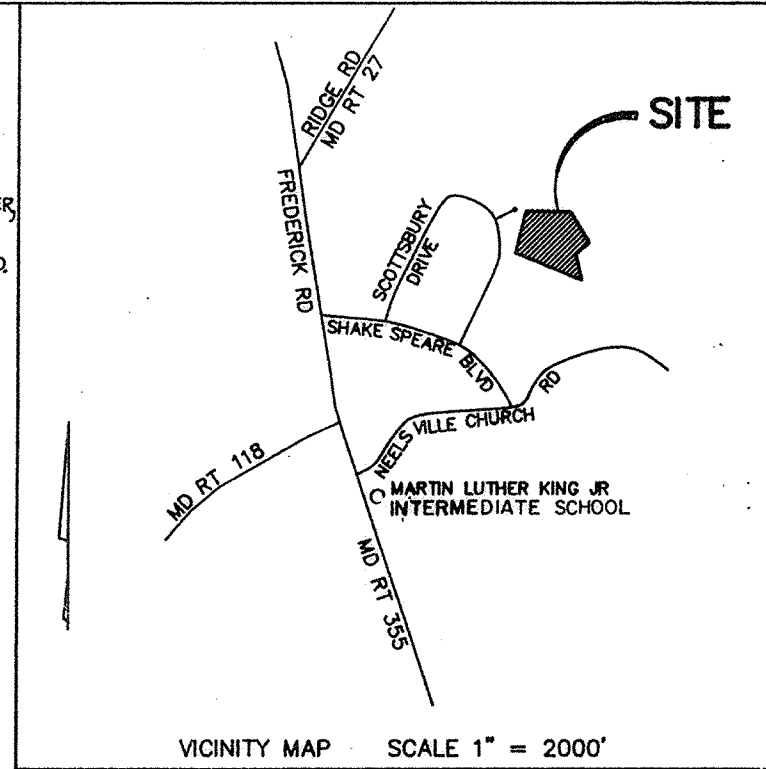
IMG/WEXFORD ASSOC. LTD. PARTNERSHIP
 BY: MANAGEMENT GROUP ASSOCIATES, INC.
 MANAGING GENERAL PARTNER

Sandra A. Patten *[Signature]*
 WITNESS

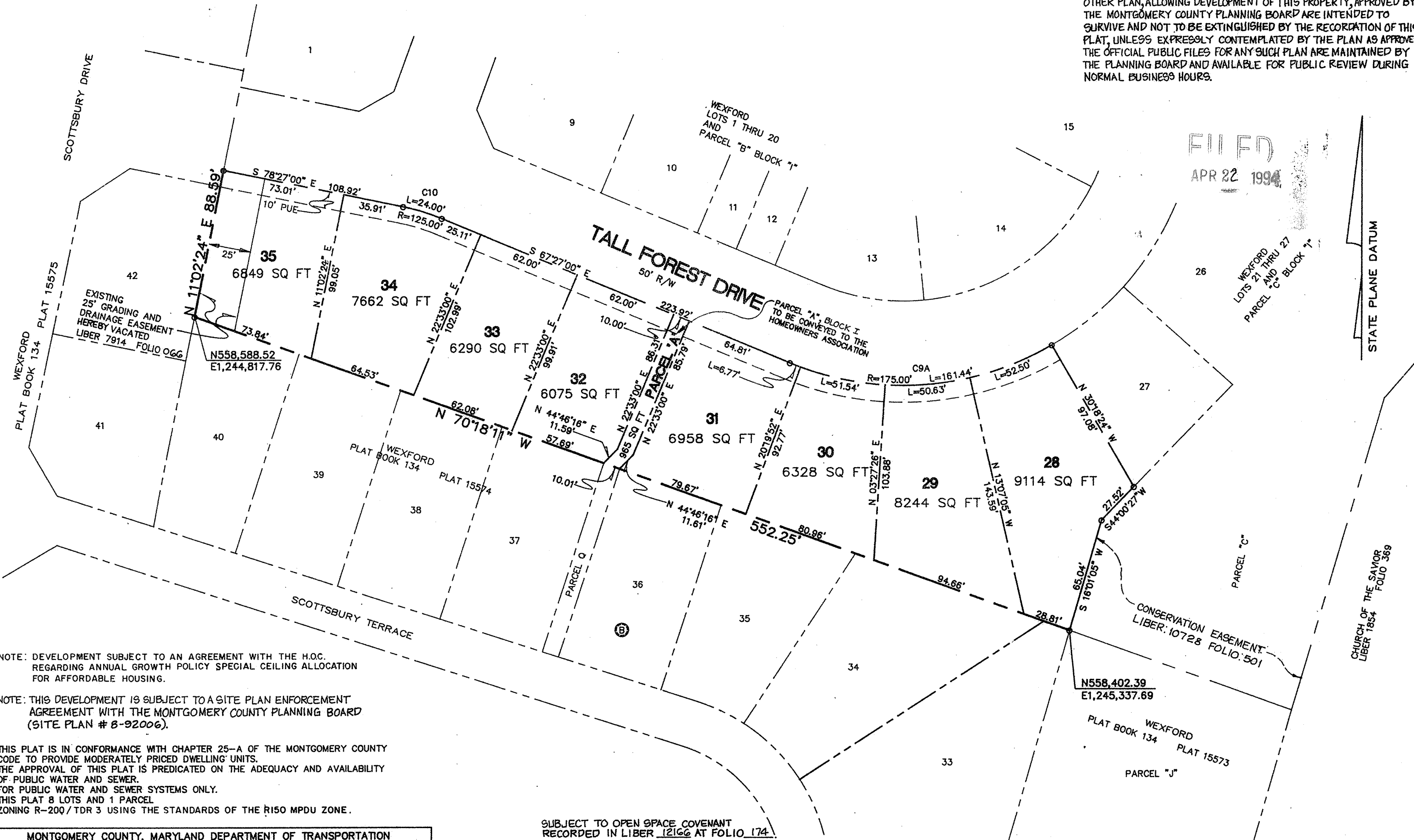
THE 3 TDR'S FOR THIS SUBDIVISION PLAT HAVE BEEN TRANSFERRED IN ACCORDANCE WITH THE DEED OF TRANSFER OF DEVELOPMENT RIGHTS WITH

No. OF TDR'S	3	AND IDENTIFIED BY	14-3969
RECORDED BY	10910/455	THRU	14-3971
AND TRANSFER OF DEVELOPMENT RIGHT EASEMENT RECORDED BY	10910/444		

AND THE DEVELOPMENT IS USING THE STD'S. OF THE R-150 MPDU DEVELOPMENT



NOTE: ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT TO BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.



FILED
 APR 22 1994

NOTE: DEVELOPMENT SUBJECT TO AN AGREEMENT WITH THE H.O.C. REGARDING ANNUAL GROWTH POLICY SPECIAL CEILING ALLOCATION FOR AFFORDABLE HOUSING.

NOTE: THIS DEVELOPMENT IS SUBJECT TO A SITE PLAN ENFORCEMENT AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD (SITE PLAN # B-92006).

THIS PLAT IS IN CONFORMANCE WITH CHAPTER 25-A OF THE MONTGOMERY COUNTY CODE TO PROVIDE MODERATELY PRICED DWELLING UNITS. THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER. FOR PUBLIC WATER AND SEWER SYSTEMS ONLY. THIS PLAT 8 LOTS AND 1 PARCEL ZONING R-200/TDR 3 USING THE STANDARDS OF THE R150 MPDU ZONE.

SUBJECT TO OPEN SPACE COVENANT RECORDED IN LIBER 12166 AT FOLIO 174 DATED: 12/29/93

MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF TRANSPORTATION

APPROVED November 24, 1993
[Signature]
 FOR DIRECTOR

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

APPROVED DECEMBER 17, 1992
[Signature]
 CHAIRMAN

[Signature]
 ASST. SECRETARY/TREASURER

M.N.C.P. & P.C. RECORD FILE NO. 592-40

29229819014289200603012800 ZOOTDR 3032194

DRAWN REA
 COMPUTED REA
 CHECKED DES

RECORDED
 PLAT BOOK
 PLAT NO.

DEPARTMENT OF ENVIRONMENTAL PROTECTION
 MONTGOMERY COUNTY, MARYLAND

APPROVED December 22, 1993
[Signature]
 FOR THE DIRECTOR

LOTS 28 THRU 35 AND PARCEL "A" - BLOCK "I"
WEXFORD
 9TH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 50'

BDE BENGTON, DeBELL, & ELKIN LTD.
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9319-19321, SA 51249-877, Date available 1994/04/22, Printed 01/22/2020, MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 19320

