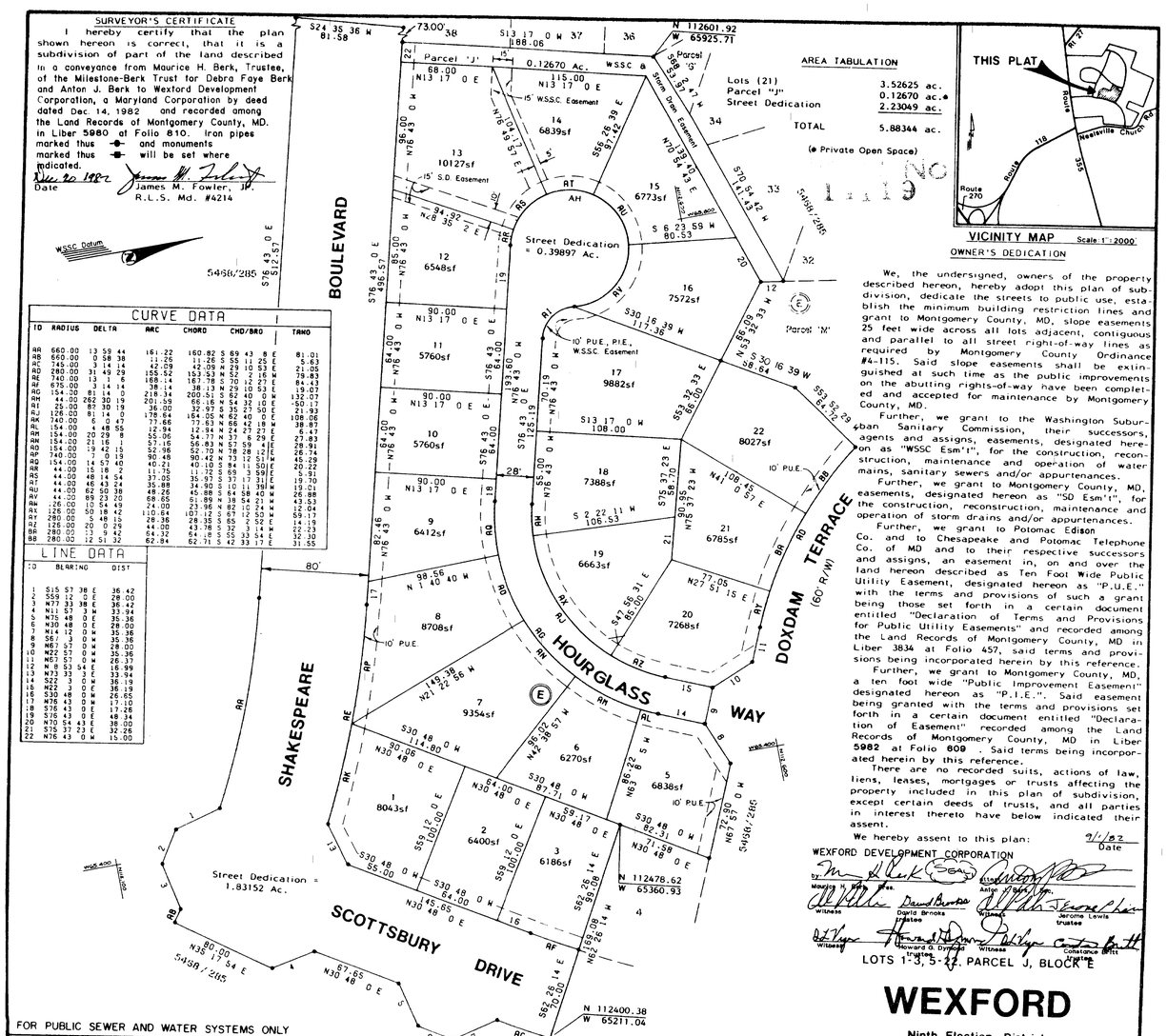
MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 14119, MSA_S1249_20324. Date available 1982/12/30. Printed 04/09/2021.

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 at Folio 810. Iron pipes marked thus —●— and monuments marked thus —■— will be set where indicated.

Dec 16 1982
Date

James M. Fowler, Jr.
R.L.S. Md. #4214



AREA TABULATION

Lots (21)	3.52625 ac.
Parcel "J"	0.12670 ac.*
Street Dedication	2.23049 ac.
TOTAL	5.88344 ac.

(* Private Open Space)

VICINITY MAP

Scale 1"=2000'

CURVE DATA

ID	RADIUS	DELTA	ARC	CHORD	CHD/BRG	TANG
BA	660.00	13 59 44	161.22	160.82	S 69 43 8 E	81.01
BB	660.00	0 58 38	11.26	11.26	S 55 11 25 E	5.63
BC	745.00	3 14 14	42.09	42.09	N 29 10 53 E	21.05
BD	280.00	31 49 29	155.52	153.53	N 52 2 16 W	79.83
BE	740.00	13 1 16	168.14	167.78	S 70 12 27 E	84.43
BF	675.00	3 14 14	38.14	38.13	N 29 10 53 E	19.07
BG	154.00	81 11 0	218.34	200.51	S 62 40 0 W	132.07
BH	44.00	262 30 19	201.59	68.16	N 54 32 10 E	-50.17
BI	25.00	87 30 19	36.00	32.97	S 35 27 50 E	21.93
BJ	126.00	81 14 0	178.64	164.05	N 62 40 0 E	108.06
BK	740.00	6 0 47	77.66	77.63	N 66 42 18 W	38.87
BL	154.00	4 48 55	12.94	12.94	N 24 27 27 E	6.47
BM	154.00	20 29 8	55.06	54.77	N 37 6 29 E	27.83
BN	154.00	21 16 1	57.16	56.83	N 57 59 41 E	28.91
BO	154.00	19 42 15	52.96	52.70	N 78 28 12 E	26.74
BP	740.00	7 0 19	90.48	90.42	N 73 11 51 W	45.28
BQ	154.00	14 57 40	40.21	40.10	S 84 50 E	20.22
BR	44.00	15 18 2	11.75	11.72	S 66 3 59 E	5.91
BS	44.00	48 14 54	37.05	35.97	S 37 17 31 E	19.70
BT	44.00	46 43 24	35.88	34.90	S 10 11 39 W	19.01
BU	44.00	62 50 38	48.26	45.88	S 54 38 40 W	26.98
BV	44.00	89 23 20	68.65	61.89	N 38 54 21 W	43.53
BW	126.00	10 54 49	24.00	23.96	N 82 10 24 W	12.04
BX	126.00	50 18 42	110.84	107.12	S 67 12 50 W	59.17
BY	280.00	5 48 15	28.36	28.35	S 65 2 52 E	14.19
BZ	126.00	20 0 29	44.00	43.78	S 32 3 14 W	22.23
BA	280.00	13 9 42	64.32	64.18	S 55 33 54 E	32.30
BB	280.00	12 51 32	62.84	62.71	S 42 33 17 E	31.55

LINE DATA

ID	BEARING	DIST
1	S15 57 38 E	36.42
2	S59 12 0 E	28.00
3	N77 33 38 E	36.42
4	N11 57 3 W	33.94
5	N75 48 0 E	35.36
6	N30 48 0 E	28.00
7	N14 12 0 W	35.36
8	S67 13 0 W	35.36
9	N67 57 0 W	28.00
10	N22 57 0 W	35.36
11	N67 57 0 W	26.37
12	N 8 53 54 E	16.99
13	N73 33 3 E	33.94
14	S22 3 0 E	36.19
15	N22 3 0 E	36.19
16	S30 48 0 W	26.65
17	N76 43 0 W	17.10
18	S76 43 0 E	17.26
19	S76 43 0 E	48.34
20	N70 54 43 E	38.00
21	S75 37 23 E	32.26
22	N76 43 0 W	15.00

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 Co. 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 5982 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: 9/1/82
Date

WEXFORD DEVELOPMENT CORPORATION

By: Maurice H. Berk, Pres. — Anton J. Berk, Sec.
Witness — David Brooks, trustee — Witness — Jerome Lewis, trustee
Witness — Howard G. Dymond, trustee — Witness — Constance Britt, trustee

LOTS 1-3, 5-22, PARCEL J, BLOCK E

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

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: SEPTEMBER 9, 1982
CHAIRMAN — SECRETARY TREASURER
M.N.C.P.&P.C. RECORD FILE NO. 547-06

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
APPROVED: 12/22/82
BY: P.I.A. #82-138 DIRECTOR

2-82224(78230030120 RMH
RECORDED
PLAT BOOK
PLAT NO

PLAT # 6

36-80-04

547-06

Maryland State Archives