

MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 14123, MSA_51249_20328. Date available 1982/12/30. Printed 04/09/2021.

PARCEL "R"
AREA = 3.01157 AC.
(S.D. Esm't & W.S.S.C. Esm't)

CURVE DATA					
NO.	RADIUS	DELTA	ARC	CHORD	TANG.
1	1060.00'	08°32'15"	157.95'	157.86'	N85°56'37"E 79.12'

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 Dabra 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 5080 at Folio 810. Iron pipes marked thus \ominus and monuments marked thus \bullet will be set where indicated.

Date: Dec 30 1982
James M. Fowler, Jr. R.L.S. No. 6274

OWNERS' 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 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 Sanitary 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., easements, designated hereon as "S.D. 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 Company of Maryland, 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.

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: 9/1/82

WEXFORD DEVELOPMENT CORPORATION
by: Maurice H. Berk (Maurice H. Berk, Pres.) and Anton J. Berk (Anton J. Berk, Secy.)

David Brooks (David Brooks, Trustee) and John M. Lewis (John M. Lewis, Trustee)
Howard G. Dymally (Howard G. Dymally, Trustee) and Constance Britt (Constance Britt, Trustee)

AREA TABULATION

PARCEL "R" - 3.01157ac. #
Street Ded. - 0.36435ac.
TOTAL - 3.37592ac.
(* Private Open Space)

BLOCK A
PARCEL "R"
WEXFORD
Ninth Election District
Montgomery County, Maryland

SCALE: 1"=50' SEPTEMBER, 1982

LOIEDERMAN ASSOCIATES, Inc.
CIVIL ENGINEERS - LAND SURVEYORS
200 - A Monroe Street
Rockville, Maryland
20850 (301) 762-0882 36-80-05

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: SEPTEMBER 30, 1982
Norman L. Christelle (Chairman) [Signature] (Secretary/Treasurer)

M.N.C.P. & P.C. RECORD FILE NO. 547-10

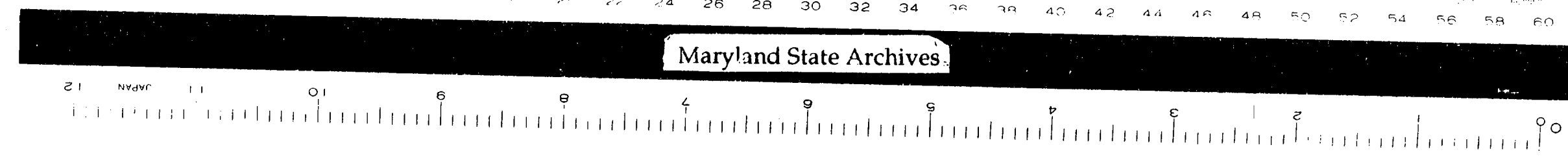
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MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION

APPROVED: 12/22/82
Sheel M. Cobby (Director)

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

01-PP814



547-10