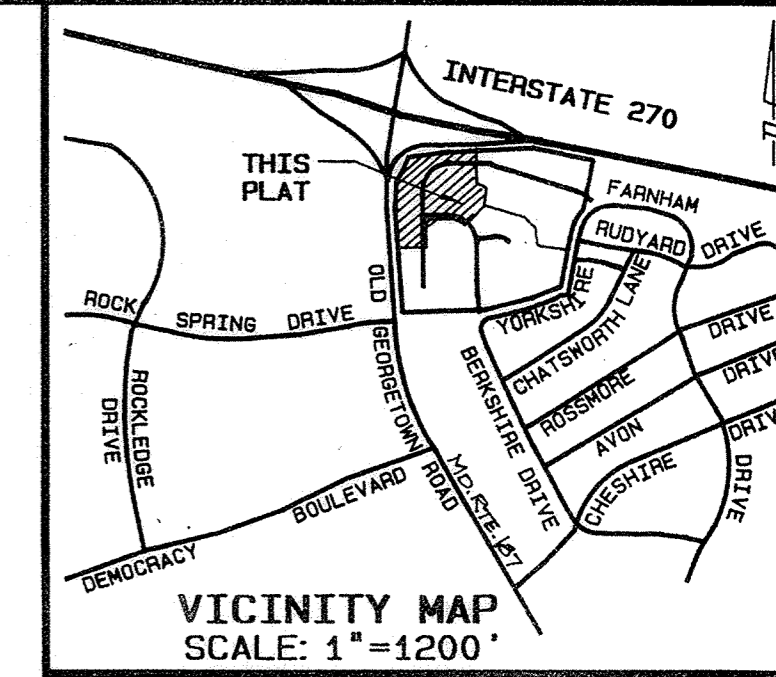


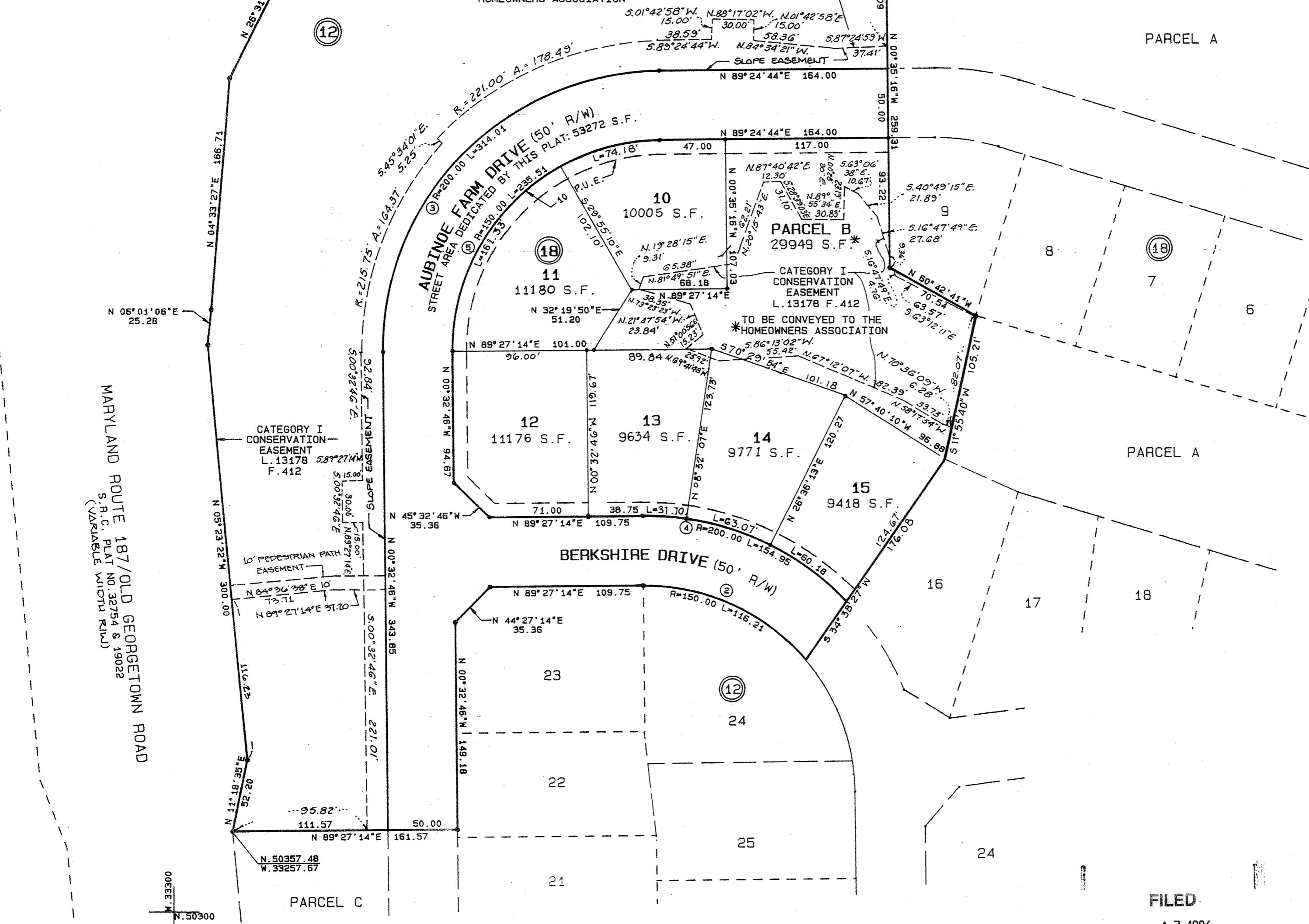
PLAT NO 19971

INTERSTATE ROUTE 270
S.R.C. PLAT NO. 19020 & 19022

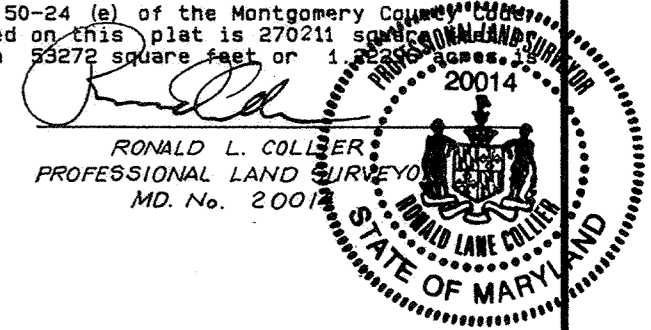
	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	0°06'48"	11609.16	22.96	11.48	N 78°20'11"W	22.96
2	44°23'27"	150.00	116.21	61.20	N 68°21'02"W	113.33
3	89°57'30"	200.00	314.01	199.85	N 44°25'59"E	282.74
4	44°23'27"	200.00	154.95	81.60	N 68°21'02"W	151.11
5	89°57'30"	150.00	235.51	149.89	N 44°25'59"E	212.05



"POSSIBLE LOCATION OF FUTURE INTERCHANGE IMPROVEMENTS BY MARYLAND STATE HIGHWAY ADMIN."



SURVEYOR'S CERTIFICATE
I hereby certify that the data shown hereon is correct: that it is a subdivision of a part of the land conveyed to Aubinoe & Griffith Limited Partnership, a Maryland Limited Partnership, from Old Georgetown Road Limited Partnership, a Maryland Limited Partnership, by a deed dated September 11, 1987 and recorded among the Land Records of Montgomery County, Maryland in Liber 7930 at Folio 262; that once engaged as described in the owner's dedication hereon, all property markers shown thus \bullet will be set as delineated hereon in accordance with the provisions of Section 50-24 (e) of the Montgomery County Code and that the total area included on this plat is 270211 square feet or 6.20319 acres of land, of which 53272 square feet or 1.2153 acres is dedicated to public use.



DATE: 11-7-95

OWNER'S DEDICATION
We, the undersigned, owners of the property described hereon, adopt this plan of subdivision; establish the minimum building restriction lines; dedicate the streets to public use; grant to Montgomery County, Maryland, storm drainage easements as shown hereon, if any; guarantee compliance with the provisions of section 50-24 of the subdivision regulations; and grant to Montgomery County, Maryland, slope easements to the building restriction line, unless otherwise shown hereon, adjacent, contiguous and parallel to all public streets, slope easements shall be extinguished at such time as the public improvements on the abutting right of way have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the Washington Suburban Sanitary Commission, (W.S.S.C.) such exclusive rights as necessary for the construction, reconstruction, operation, maintenance and repair of sanitary sewers and/or water mains and appurtenances within the water and/or sewer rights of ways/easements shown hereon, if any, subject to and together with the conditions contained in a right of way document from the grantors their successors or assigns to the W.S.S.C. and to be recorded hereafter.

Further, we grant to the applicable utility companies, their successors or assigns, a Public Utility Easement in, on, and over the land designated hereon as "P.U.E.", if any, 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", recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

Conservation Easements shown hereon are granted in accordance with the terms of a document recorded in Liber 13178 at Folio 412. As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24 (e) of the Montgomery County Code prior to acceptance of public streets for maintenance.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

DATE: 02/04/95
AUBINOE & GRIFFITH LIMITED PARTNERSHIP
Robert H. Metz (Witness)
Victoria L. Aubinoe
Robert H. Metz (Witness)
Dorothy A. Shelton

FILED
JAN 17 1996

- 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 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.
- 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: 6 Lots, 2 Parcels, R-90 Zone.
- Development subject to the requirements of the Forest Conservation Law of 1992.
- Pedestrian Path Easement shown hereon is dedicated to public use and to be maintained by the Homeowners Association.

29601190009 R90 32298

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	APPROVED AUGUST 3, 1995	DEPARTMENT OF TRANSPORTATION MONTGOMERY COUNTY, MARYLAND	APPROVED DECEMBER 27, 1995	DEPARTMENT OF ENVIRONMENTAL PROTECTION MONTGOMERY COUNTY, MARYLAND	APPROVED JANUARY 3, 1996	DRAWN _____
CHAIRMAN	ASST. SECRETARY-TREASURER	FOR DIRECTOR	FOR THE DIRECTOR			COMPUTED _____
MNCPSPC Record File No. 598-10						CHECKED _____
						RECORDED _____
						PLAT BOOK _____
						PLAT NO. _____

CHARLES P. JOHNSON & ASSOC., INC.
1751 ELTON ROAD SILVER SPRING, MD.
(301) 434-7000 FAX (301) 434-9394

PARCEL B, BLOCK 12 AND LOTS 10-15
AND PARCEL B, BLOCK 18
WILDWOOD MANOR
ROCKVILLE (4TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"= 60' JULY, 1995