



VICINITY MAP
SCALE: 1" = 2000'

AREA TABULATION

LOTS (17)	100021 sq. ft. OR 2.75530 AC.
AREA DEDICATED (TO PUBLIC USE)	39604 sq. ft. OR 0.71329 AC.
PARCELS "A" & "B"	21454 sq. ft. OR 0.72200 AC.
TOTAL	105199 sq. ft. OR 4.20067 AC.

- NOTES:**
- ZONING: R-60, CLUSTER, DEVELOPMENT MUST BE IN ACCORDANCE WITH APPROVED DEVELOPMENT AND SITE PLANS, M.A.N.C.P. & P.C. PRELIMINARY PLAN NO. 1-D-100 APPROVED 2-10-89
 - THIS PLAT CONFORMS WITH THE REQUIREMENTS OF CHAPTER 25-A OF THE MONTGOMERY COUNTY CODE TO PROVIDE MODERATELY PRICED DWELLING UNITS.
 - PARCELS A & B SHOWN HEREON ARE TO BE OPEN SPACE

CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN.	CHORD BEARING	CHORD
1	25.00	36°41'10"	16.01	0.20	S04°40'40"W	15.74
2	132.34	00°24'20"	10.42	0.79	N27°22'37"E	10.40
3	105.00	56°56'04"	104.34	56.25	S09°06'45"W	100.10
4	170.67	25°50'22"	20.50	40.39	N00°20'36"E	79.20
5	25.00	87°50'52"	36.64	22.50	N50°26'21"E	38.54
6	45.00	22°30'52"	20.73	49.90	S20°30'30"E	66.29
7	151.39	90°35'42"	239.22	152.91	S56°07'56"W	215.12
8	170.67	41°15'15"	120.65	67.25	N39°04'24"E	125.89
9	132.34	36°56'04"	121.51	76.76	N07°06'45"E	126.16

OWNER'S DEDICATION

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES UNLESS OTHERWISE SHOWN, DEDICATE THE STREETS TO PUBLIC USE AND GRANT TO MONTGOMERY COUNTY, SLOPE EASEMENTS 10 FEET WIDE ADJACENT, CONTIGUOUS AND PARALLEL TO THE STREET LINE EXCEPT AS OTHERWISE SHOWN HEREON. SLOPE EASEMENTS SHALL BE AUTOMATICALLY EXTINGUISHED AFTER ALL REQUIRED PUBLIC IMPROVEMENTS ACQUITTING SAME HAVE BEEN LAWFULLY COMPLETED AND HAVE BEEN ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY OR OTHER APPROPRIATE PUBLIC AGENCY. FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF STORM DRAINS AND APPURTENANCES (SHOWN HEREON AS 5.0' EASEMENT). FURTHER, WE GRANT TO THE WASHINGTON SUBURBAN SANITARY COMMISSION, THEIR SUCCESSORS, AGENTS AND ASSIGNS SPECIFIC EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND/OR FUTURE INSTALLATION OF SEWER, WATER MAINS AND APPURTENANCES (SHOWN HEREON AS 5.0' EASEMENT). FURTHER, WE GRANT TO MONTGOMERY COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS FOREVER AN EASEMENT IN, ON AND OVER THE LAND HEREIN IDENTIFIED AS "TEN FOOT WIDE PUBLIC IMPROVEMENT EASEMENT" AND IDENTIFIED AS P.I.E. HEREON WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF EASEMENT" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 9101 AT FOLIO 361 WHICH SAID TERMS INCORPORATED HEREIN BY THIS REFERENCE. FURTHER, WE GRANT TO POTOMAC ELECTRIC POWER CO., CHEESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND AND WASHINGTON GAS LIGHT CO., 10 FEET WIDE PUBLIC UTILITIES EASEMENTS (P.U.E.) AS SHOWN HEREON IN ACCORDANCE WITH THE DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS, RECORDED IN LIBER 3024 AT FOLIO 457 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. THERE ARE NO SUIUS ACTIOIS AT LAW, LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT A CERTAIN DEED OF TRUST AND THE PARTIES IN INTEREST THEREON HAVE HEREBY INDICATED THEIR AGENT'S AUTHORITY TO EXECUTE THIS DECLARATION OF TERMS AND PROVISIONS OF SAID GRANT.

Bernard L. Tolson 6-2-83
Joseph S. McCarthey 6-2-83
James T. Wharton 6-2-83

JOSEPH S. MCCARTHEY, JR. DATE
 JAMES T. WHARTON, JR. DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE PROPERTY CONVEYED BY PERRY S. PATTERSON AND CAROLYN G. PATTERSON TO HOUSING OPPORTUNITIES COMMISSION OF MONTGOMERY COUNTY BY DEED DATED SEPTEMBER 19, 1980 AND RECORDED IN LIBER 5504 AT FOLIO 395 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I FURTHER CERTIFY THAT IRON PILES MARKED THIS AND CONCRETE MONUMENTS MARKED THIS WILL BE SET TO THE FINISHED GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24 (e) OF THE MONTGOMERY COUNTY CODE. THE TOTAL AREA DEDICATED TO PUBLIC USE BY THIS PLAT IS 39604 SQUARE FEET AND THE TOTAL AREA INCLUDED IN THIS PLAT IS 105199 SQUARE FEET.

6-2-83 DATE
 Thomas L. Wiley
 THOMAS L. WILEY
 REG. PROF. LAND SURVEYOR MD. REG. NO. 2005

PUBLIC WATER AND SEWER SYSTEMS ONLY 2831061821808820921302971060

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED June 2, 1983
 Chairman: *James L. Christelle*
 Secretary/Treasurer: *Thomas L. Wiley*

MNCP & PC RECORD FILE NO. 549-64

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF TRANSPORTATION

APPROVED July 27, 1983
 BY *Robert M. Newman*
 FOR DIRECTOR

FILED
 AUG 1 8 1983

LOTS 1 THRU 13, 27 THRU 30, PARCELS "A" & "B" BLOCK A
SANDY SPRING MEADOW
 EIGHTH ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: MAY, 1983
DEWBERRY AND DAVIS
 ENGINEERS · ARCHITECTS · PLANNERS · SURVEYORS
 8901 SHADY GROVE COURT
 GAITHERSBURG, MARYLAND 20877