187105

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 10 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 Potomac Electric Power Company 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 said 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., easements designated hereon as "S.D. Esm't" for the construction, reconstruction, maintenance and operation of storm drains and/or appurtenances.

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.

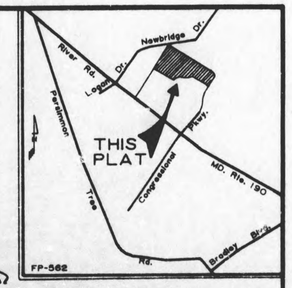
MORAN JOINT VENTURE

Date 10/16/87

Witness — William M. Crowell, General Partner

We hereby assent to this plan
AMERICAN SECURITY BANK

Witness — Julius S. Morgan, trustee — Witness — Fred J. Rice III, trustee



VICINITY MAP Scale - 1"=2000'

SURVEYOR'S CERTIFICATE

I hereby certify that the information shown hereon is true to the best of my knowledge and belief, that it is a subdivision of part of the land conveyed by Marguerite Dale Moran, et al to Moran Joint Venture, a Maryland general partnership by deed dated December 19, 1986 and recorded among the Land Records of Montgomery County, MD. in Liber 7460 at Folio 791.

Iron pipes marked thus —o— and monuments marked thus —■— will be set where indicated.

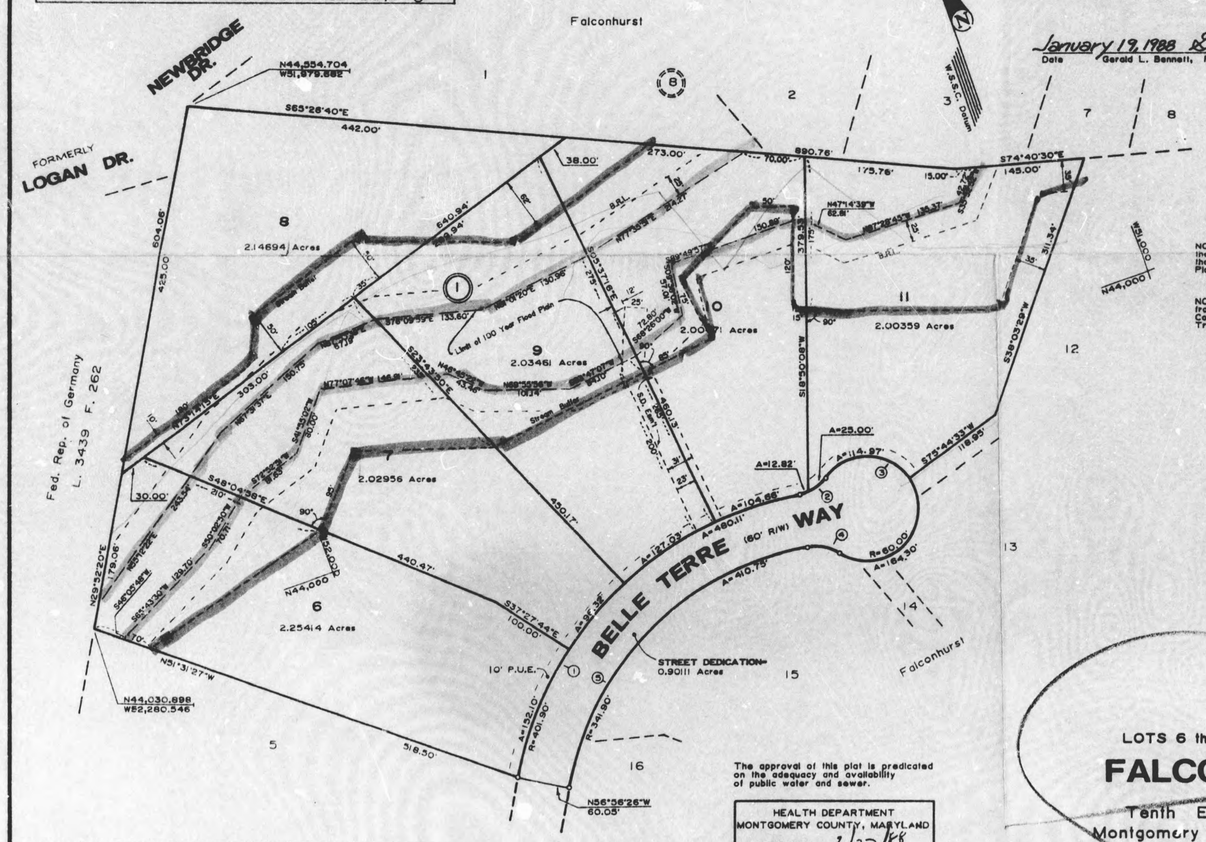
The total STREET DEDICATION by this plat is 0.90111 Acres and the TOTAL AREA of this plat which includes 6 LOTS is 13.37466 ACRES.

January 19, 1988 — Gerald L. Bennett
Date — Gerald L. Bennett, Professional Land Surveyor MD. No. 10743

CURVE DATA

NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BRNG.
1	401.90	480.11	68°28'46"	273.37	452.07	N65°04'37"E
2	50.00	37.82	43°20'29"	19.87	36.93	N77°37'44"E
3	60.00	279.27	266°40'59"	63.58	87.27	S09°18'00"W
4	50.00	37.82	43°20'29"	19.87	36.93	N59°01'44"W
5	341.90	410.75	68°50'00"	234.25	386.49	S64°53'00"W

CURVES ARE DESIGNATED BY A NUMBER WITHIN A CIRCLE. Example - (1)



NOTE - No clearing or grading permitted within the Stream Buffer area, as shown hereon, without the approval of the Montgomery County Planning Board.

NOTE - Flood plain information was obtained from Maryland National Capital Park and Planning Commission Map # 23, Cabin John Branch, Tributary # 112.

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The approval of this plat is predicated on the adequacy and availability of public water and sewer.

HEALTH DEPARTMENT
MONTGOMERY COUNTY, MARYLAND
APPROVED - 2/22/88
COUNTY HEALTH OFFICER

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY 2873851871056001902021015 90

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED - DECEMBER 17, 1987
CHAIRMAN — SECRETARY TREASURER
M.N.C.P. & P.C. RECORD FILE NO. - 571-81

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
APPROVED - JANUARY 28, 1988
BY — FOR DIRECTOR

RECORDED 3/14/88
PLAT BOOK 147
PLAT 16868
PIA# 88-010

LOTS 6 thru 11 - BLOCK "I"

FALCONHURST

Tenth Election District
Montgomery County, Maryland

Scale - 1"=100' — October, 1987

LOIEDERMAN ASSOCIATES, INC.
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS
15200 Shady Grove Road, Rockville, Maryland 20850, (301) 948-2750
4479 Forbes Boulevard, Lanham, Maryland 20706, (301) 794-7555

571-81