PLAT NO 19721

OWNER'S DEDICATION

We, the undersigned, owner(s) 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 50 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 (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 way/easements shown hereon, subject to and together with the conditions contained in a right of way document from the grantor(s) their successors or assigns to the W.S.S.C. and to be recorded hereafter.

Further, we grant to the Potomac Electric Power Company, Chesapeake and Potomac Telephone Co. of MD., Washington Gas Light Co., and to their respective successors and assigns, an easement, in, on and over the land hereon described as a 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.

** SEE OWNER'S ADDENDUM

NOTES - All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Project Plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not to be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The offical public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.

This property lies within the R-200 zoning classification with a TDR-3 Designation (Potomac Master Plan). Development is in accordance with R-150 Standards (59-C-1-6 Montgomery County Zoning Ordinance).

The Conservation Easement as shown hereon has been recorded in Liber 10621 at Folio 49 in the Land Records of Montgomery County, MD.

This plat conforms with the requirements of Chapter 25 of the Montgomery County Code regarding Moderately Priced Dwelling Units.

Open space covenant for this plat has been recorded in Liber 10527 at Folio 784.

Development subject to agreement with M.C.P.B. regarding adequate public facilities.

There are no suits, actions at 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.

PERCONTEE, INC. (formerly PERCON, INC.), a Maryland corporation — Date 1/12/93

John Gudelsky, President — Witness: Joseph Gudelsky

R.C.S. LAND COMPANY I, Inc., a Maryland corporation

James Russ, President — Witness: Barbara J. Gross

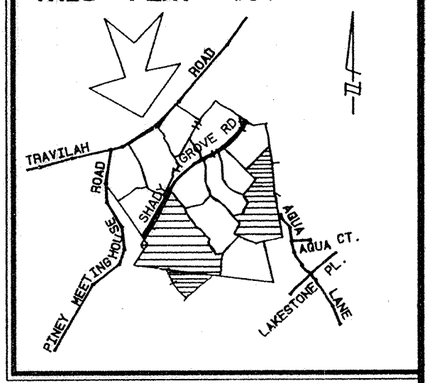
PINEY MEETINGHOUSE LIMITED PARTNERSHIP
BY: R.C.S. LAND COMPANY II, Inc.,
Its General Partner

Bryan K. Girts, Vice President — Witness: Douglas Stumb

We hereby assent to this plan of subdivision
MIDLAND BANK PLC

Peter G. R. Dodds, Exec. Director — Witness: Debra Joffe

THIS PLAT #64



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 is a subdivision of part of the land conveyed by:

1. Contee Sand & Gravel Company, Inc. to Percon, Inc., (now known as Percontee, Inc. in accordance which Articles of Merger, dated February 27, 1974 and recorded among the Corporate Records in Liber 224 at Folio 106.) by deed dated June 28, 1966 and recorded among the Land Records of Montgomery County, Maryland in Liber 3519 at Folio 152 & 160;

2. Rockville Crushed Stone, Inc., a Maryland Corporation to R.C.S. Land Company I, Inc., a Maryland Corporation by deed dated December 18, 1978 and recorded among the Land Records of Montgomery County, Maryland in Liber 8080 at Folio 503;

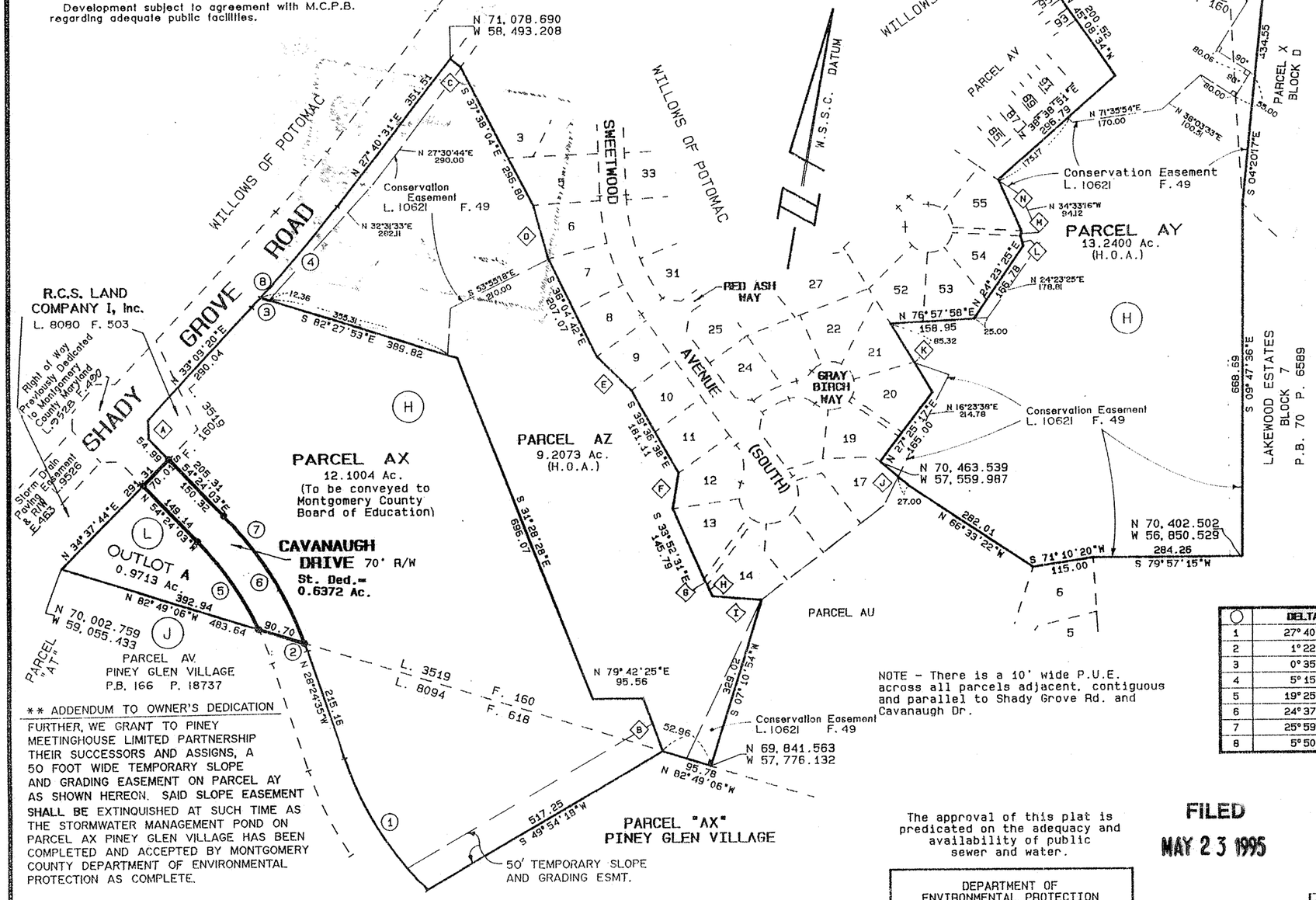
3. Rockville Crushed Stone, Inc., a Maryland Corporation to Piney Meetinghouse Limited Partnership, a Maryland Limited Partnership by deed dated December 29, 1987 and recorded among the Land Records of Montgomery County, Maryland in Liber 8094 at Folio 618;

and that all property corner markers will be set in accordance with Chapter 50, Section 50-24, (e-2) of the Montgomery County Code.

The total STREET DEDICATION by this plat is 0.6372 Acres and the TOTAL AREA of this plat which includes 4 PARCELS is 36.1562 Acres.

November 6, 1992 — Donald F. Remmers
Date — Donald F. Remmers, Professional Land Surveyor, MD. No. 10868

AREA TABULATION		
L. 3519	F. 152	= 1.4031 Ac.
L. 8080	F. 503	= 0.1590 Ac.
L. 8094	F. 618	= 3.3644 Ac.
L. 3519	F. 160	= 31.2197 Ac.
TOTAL		= 36.1562 AC.



NOTE - There is a 10' wide P.U.E. across all parcels adjacent, contiguous and parallel to Shady Grove Rd. and Cavanaugh Dr.

LINE DATA

◇	BEARING	DISTANCE
A	N 10°31'26"W	36.07
B	S 30°13'25"E	107.00
C	S 62°29'16"E	25.00
D	S 25°42'12"E	105.41
E	S 55°36'59"E	91.30
F	S 00°29'48"E	68.58
G	S 37°53'12"E	13.40

LINE DATA

◇	BEARING	DISTANCE
H	S 34°12'46"E	23.55
I	N 84°28'21"E	93.43
J	N 60°10'22"W	71.45
K	N 41°27'38"W	152.32
L	N 25°44'42"W	19.39
M	N 00°43'58"W	10.05
N	N 34°33'16"W	106.35

CURVE DATA

○	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	27°40'36"	617.40	298.24	152.09	N 42°14'53"W	295.35
2	1°22'06"	671.98	16.05	8.02	N 29°05'38"W	16.05
3	0°35'10"	2443.09	24.99	12.50	N 33°03'36"E	24.99
4	5°15'17"	2443.09	224.06	112.11	N 30°08'22"E	223.98
5	19°25'31"	601.98	204.09	103.03	N 44°41'17"W	203.12
6	24°37'22"	671.98	288.78	146.65	S 42°05'22"E	286.56
7	25°59'28"	671.98	304.83	155.08	S 41°24'19"E	302.22
8	5°50'27"	2443.09	249.05	124.63	N 30°25'58"E	248.95

** ADDENDUM TO OWNER'S DEDICATION

FURTHER, WE GRANT TO PINEY MEETINGHOUSE LIMITED PARTNERSHIP THEIR SUCCESSORS AND ASSIGNS, A 50 FOOT WIDE TEMPORARY SLOPE AND GRADING EASEMENT ON PARCEL AY AS SHOWN HEREON. SAID SLOPE EASEMENT SHALL BE EXTINQUISHED AT SUCH TIME AS THE STORMWATER MANAGEMENT POND ON PARCEL AX PINEY GLEN VILLAGE HAS BEEN COMPLETED AND ACCEPTED BY MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AS COMPLETE.

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

FILED
MAY 23 1995

PARCELS AX, AY & AZ - BLOCK "H"
OUTLOT A - BLOCK "L"

WILLOWS OF POTOMAC

Rockville (4th) Election District
Montgomery County, Maryland
Scale - 1" = 200' September, 1992

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY 20231218187B89085

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED - JULY 23, 1993
CHAIRMAN — ASST. SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD FILE NO. - 595-70 292312

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF TRANSPORTATION
APPROVED - April 20, 1995
BY - DIRECTOR
P.I.A No. 95-049

DEPARTMENT OF ENVIRONMENTAL PROTECTION
MONTGOMERY COUNTY, MARYLAND
APPROVED - April 25, 1995
BY - For DIRECTOR

RECORDED
PLAT BOOK
PLAT

LOIEDERMAN ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
15200 Shady Grove Road
Rockville, Maryland 20850
(301) 948-2750

595-70
MSA SSU 1249-6476

MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 19721, MSA_S249_6476. Date available 10/08/2026. Printed 10/05/23.
Maryland State Archives