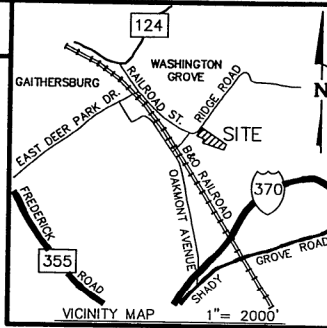
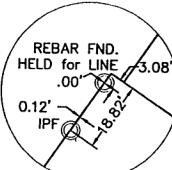
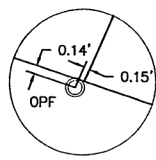


# PLAT No. 19440'

WASHINGTON GROVE SECTION FOUR

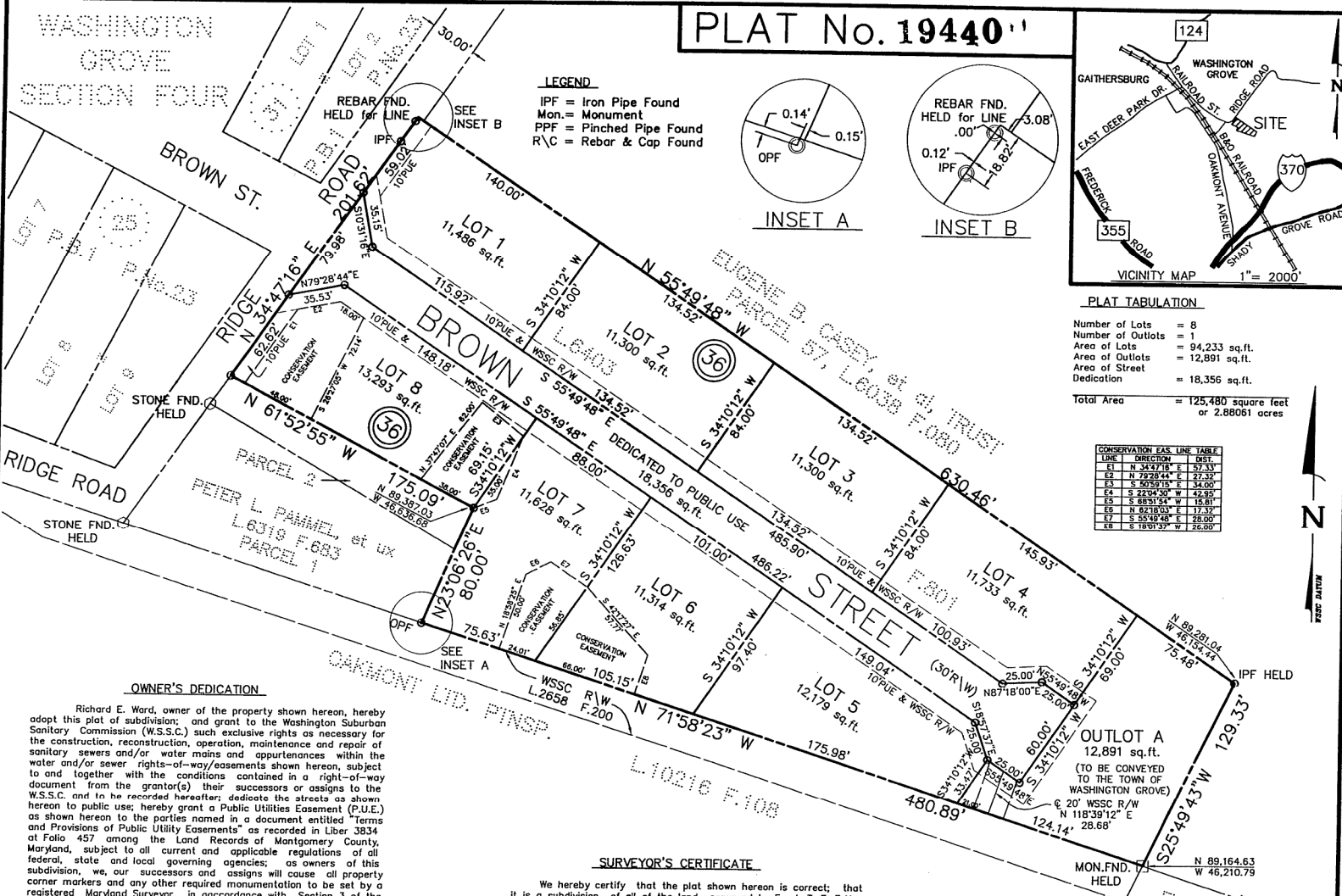
**LEGEND**  
 IPF = Iron Pipe Found  
 Mon. = Monument  
 PPF = Pinched Pipe Found  
 R/C = Rebar & Cap Found



**PLAT TABULATION**

Number of Lots	= 8
Number of Outlots	= 1
Area of Lots	= 94,233 sq.ft.
Area of Outlots	= 12,891 sq.ft.
Area of Street	= 18,356 sq.ft.
Dedication	= 18,356 sq.ft.
Total Area	= 125,480 square feet or 2.88061 acres

LINE	DIRECTION	DEFT.
E1	N 34°27'18" E	57.33'
E2	N 72°20'44" E	27.32'
E3	S 20°53'15" E	34.00'
E4	S 22°34'30" W	42.95'
E5	S 85°51'54" W	15.81'
E6	N 82°10'03" E	17.72'
E7	S 55°49'48" E	28.00'
E8	S 18°51'37" W	26.00'



**OWNER'S DEDICATION**

Richard E. Ward, owner of the property shown hereon, hereby adopt this plat of subdivision; and 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; dedicate the streets as shown hereon to public use; hereby grant a Public Utilities Easement (P.U.E.) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland, subject to all current and applicable regulations of all federal, state and local governing agencies; 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 3 of the Subdivision Ordinance; and hereby establish the Conservation Easement as shown hereon.

There are no suits, liens, leases, mortgages, or trusts affecting the property included in this plat of subdivision except a certain deed of mortgage and the parties in interest thereto have affixed their signatures hereon indicating their assent to this plat of subdivision.

8/2/94  
 Date  
 Richard E. Ward

We hereby assent to this plat of subdivision.  
 Equitable Federal Savings Bank

8/10/94  
 Date  
 Gordon N. Luckett, President/Trustee

**SURVEYOR'S CERTIFICATE**

We hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land conveyed by Frank T. F. Erter to Richard E. Ward by deed dated May 16, 1984 and recorded among the Land Records of Montgomery County, Maryland, in Liber 6403 at Folio 801. The total area included on this plat is 125,480 square feet or 2.88061 acres, including 18,356 square feet of street dedication.

August 2, 1994  
 Date  
 Douglas H. Riggs, III  
 Professional Land Surveyor  
 Md. Reg. No. 10712

FILED  
 AUG 2 2 1994

**Notes**

- As a condition of approval of this plat of subdivision by the Planning Commission of the Town of Washington Grove, the owner agrees to construct the dedicated public road according to applicable Montgomery County, Maryland Standards at the owners expense. The owner acknowledges that no building permit may be issued for construction on the property until the road has been constructed and accepted by the Town for maintenance. The owner further agrees to notify potential purchasers of this agreement.

PLAT OF SUBDIVISION  
 LOTS 1-8 & OUTLOT A, BLOCK 36  
 WARD'S ADDITION TO  
 WASHINGTON GROVE  
 ELECTION DISTRICT No.9  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 50' JULY, 1994

MACRIS, HENDRICKS & GLASCOCK, P.A.  
 ENGINEERS•PLANNERS•SURVEYORS  
 9220 WIGHTMAN ROAD, SUITE 120  
 GAITHERSBURG, MARYLAND 20879  
 (301) 670-0840

TOWN of WASHINGTON GROVE PLANNING COMMISSION  
 8-2-94  
 DATE  
 CHAIRMAN, PLANNING COMMISSION

DATE: \_\_\_\_\_  
 Plat Book: \_\_\_\_\_  
 Plat No.: \_\_\_\_\_

MSA SSU 1249-6196

LOT 3  
300 sq. ft.

STREET  
LOT 4  
11,733 sq. ft.

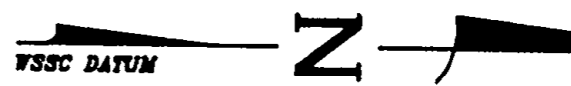
LOT 5  
2,179 sq. ft.

OUTLOT A  
12,891 sq. ft.  
(TO BE CONVEYED  
TO THE TOWN OF  
WASHINGTON GROVE)  
20' WSSC R/W  
N 118°39'12" E  
28.68'

MON. FND. HELD

IPF HELD

CONSERVATION EAS. LINE TABLE			
LINE	DIRECTION	DIST.	
E1	N 34°47'16" E	57.33'	
E2	N 79°28'44" E	27.32'	
E3	S 50°59'15" E	34.00'	
E4	S 22°04'30" W	42.95'	
E5	S 68°51'54" W	15.81'	
E6	N 62°18'03" E	17.32'	
E7	S 55°49'48" E	28.00'	
E8	S 18°01'37" W	26.00'	



N 89.164.63  
W 46.210.79

FILED

AUG 22 1994

Incorrect; that  
T. F. Erter  
rded among  
per 6403 of  
square feet  
dedication.

ROBERT B. CROSBY,  
Trustee  
of  
WASHINGTON GROVE  
PROPERTY TRUST