

# PLAT No 19811

## SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct:  
 That it is a subdivision of the land conveyed by ANTHONY T. VENA and ANN L. VENA to WEN CHEN KO and SU-TSAN KO by a deed dated August 22, 1990 and recorded among the Land Records of Montgomery County, Maryland in Liber 9050 at Folio 540.  
 That the total area included in this plan of subdivision is 2.0481 acres of land, more or less and that 0.6173 acres is dedicated to public use for road purposes.  
 That property line markers will be placed in accordance with Section 50-24(e) of the Subdivision Regulations, Montgomery County Code.

Carlos T. Cordero 6/21/94 Stephen O. Coleman  
 CARLOS T. CORDERO DATE STEPHEN O. COLEMAN  
 Reg. Professional Engineer Reg. Property Line Surveyor  
 Md. # 4778 Md. # 487

## OWNER'S DEDICATION

We, WEN CHEN KO and SU-TSAN KO, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plan of subdivision, establish the minimum building restriction lines; grant to Montgomery\* grant to the parties named in a document entitled "Declaration of Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 of the aforesaid Land Records; Ten (10) Foot Public Utility Easement adjacent, contiguous and parallel to the street rights-of-way shown hereon, subject to all current and applicable local governing agencies; and dedicate the streets to public use.  
 There are no suits, actions, leases, liens or trusts on the property included in this plan of subdivision.

J. M. [Signature] 6/19/94 Wen Chen Ko  
 WITNESS DATE WEN CHEN KO  
James Carlisle 6/19/94 Su-Tsan Ko  
 WITNESS DATE SU-TSAN KO

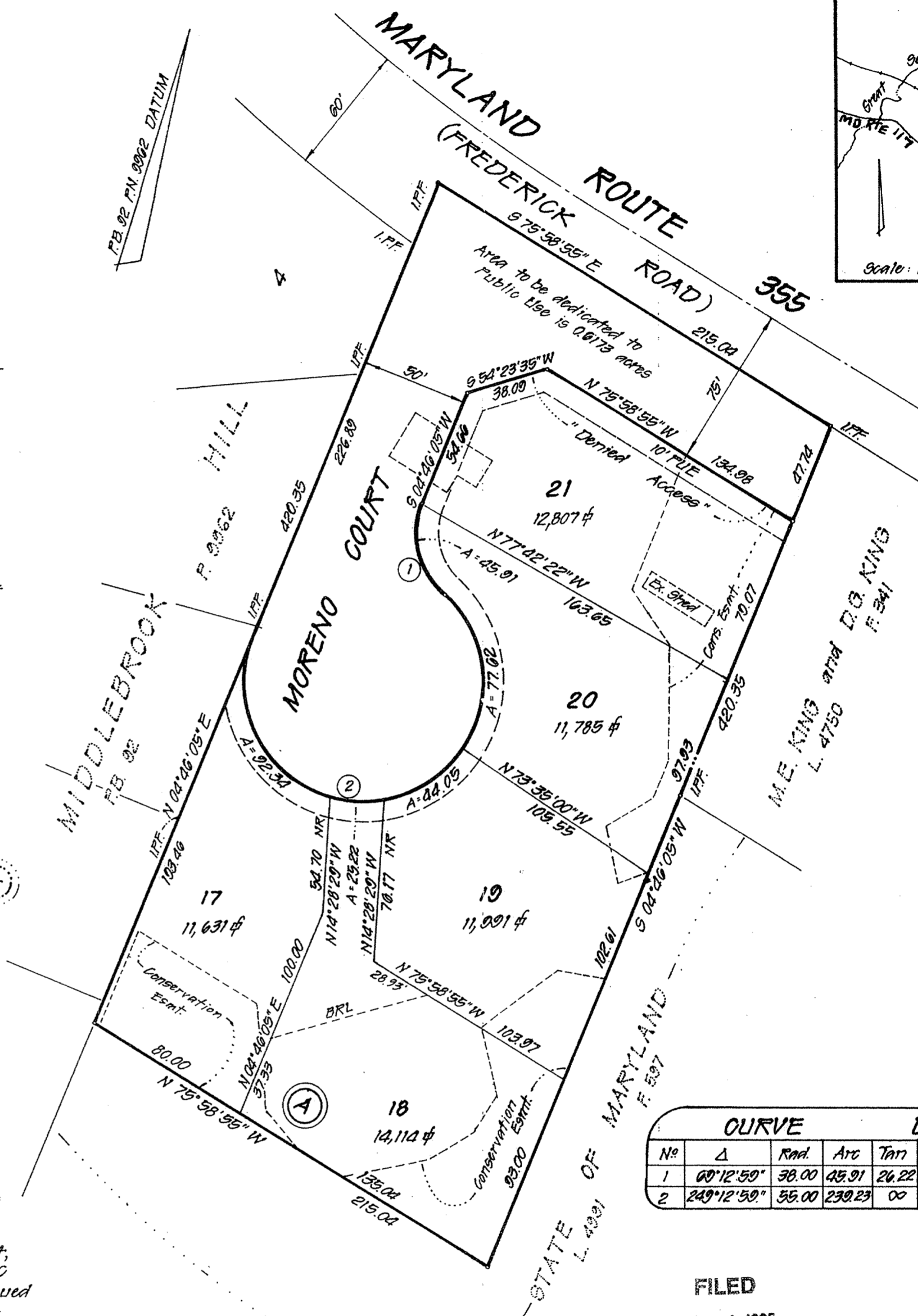
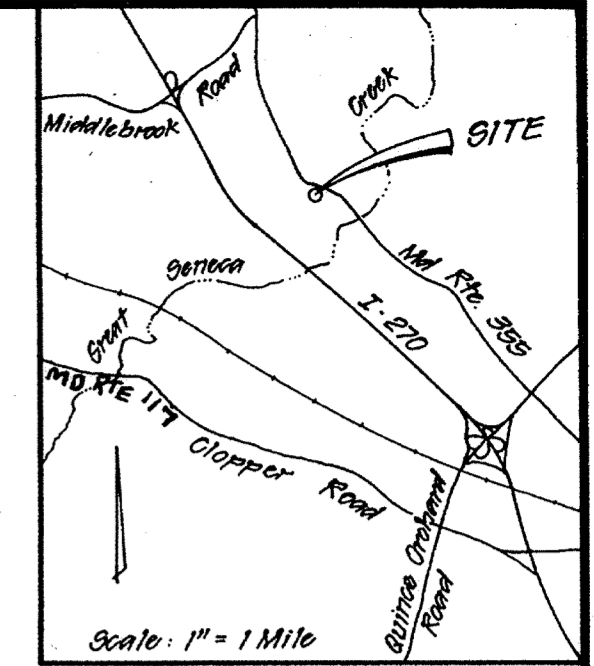
\* County, Maryland, slope easements to the building restriction lines in accordance with Montgomery County Ordinance No. 4-115, said slope easements shall be extinguished at such time as the public improvements abutting said easement have been accepted for maintenance by Montgomery County, Maryland.

## NOTES

The approval of this plat is based upon a reasonable expectation that public water and sewer service, which is planned for the development, will be available when needed, and is conditioned on fulfilling WSSC authorization #95-1227 commitments. Building permits may not be issued until plumbing permits are issued by WSSC and water and sewer services are adequate and available.

The lots are being served by individual grinder pumps and/or pressure sewer systems. The maintenance and operation of these systems will be entirely the responsibility of the homeowner, not the Washington Suburban Sanitary Commission.

The conservation easement shown hereon subject to the terms of a document recorded in Land Records of Montgomery County in Liber 1078 at Folio 501, Category I.



CURVE		DATA				
No	Δ	Rad.	Arc	Tan	Chd.	Chd. Bearing
1	60°12'50"	38.00	45.91	26.22	43.17	S 29°50'25" E
2	249°12'50"	55.00	239.23	00	90.64	S 60°00'35" W

FILED  
 AUG - 1 1995

LOTS 17 THRU 21, BLOCK "A"  
**MIDDLEBROOK HILL**  
 GAITHERSBURG DISTRICT 9  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 50' JUNE, 1994

"FOR PUBLIC WATER AND SEWER SYSTEMS ONLY" 2950311940190004289TWODNSPLN&P P.I.A.No.95-086

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF TRANSPORTATION APPROVED: <u>[Signature]</u> Director: <u>[Signature]</u>	RECORDED FLAT BOOK FLAT No
APPROVED: JULY 21, 1994 <u>[Signature]</u> Chairman	MONTGOMERY COUNTY, MARYLAND DEPT. OF ENVIRONMENTAL PROTECTION APPROVED: JUNE 29, 1995 for Director: <u>[Signature]</u>	Preliminary Plan #1-94019
M.N.C.P. & P.C. RECORD FILE No 596-58	295031	

CORDERO, WARD & ASSOCIATES  
 ENGINEERS & PLANNERS  
 5010 SUNNYSIDE AVENUE, SUITE 100  
 BELTSVILLE, MARYLAND 20705  
 345-0440

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