

SURVEYORS CERTIFICATE

I hereby certify that the plat shown hereon is correct; it is the subdivision of part of the land conveyed by Hadley Farms Dairy Inc. to Chesapeake Conference Assoc. of the Seventh Day Adventists by a deed dated January 11, 1982 and recorded among the Land Records of Montgomery County, Maryland in Liber 5824 at Folio 675.

March 23, 1989
Date

Douglas H. Riggs III
DOUGLASS H. RIGGS III
Professional Land Surveyor - MD 10712

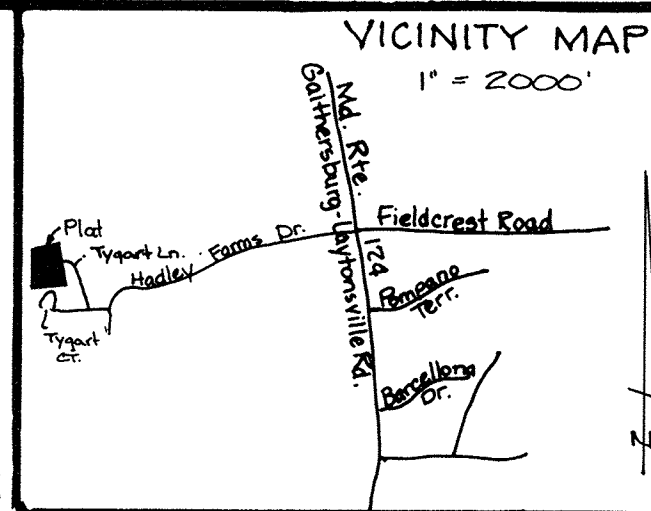


P.E.R.C.O.
L. 2377 F. 372

P.E.R.C.O.
L. 2596 F. 001

PLAT NO. 17427

- Notes:
- Under Provision of the Montgomery County Code, development of this property has been approved in accordance with Chapter 50-C-1.6, "Development Including Moderately Priced Dwelling Units" and moderately priced dwelling units are being provided in conformance with the requirements of Chapter 25-A.
 - 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 Washington Suburban Sanitary Commission authorization #87AWAS 7193C commitments. However, building permits may not be issued until the planned water and sewer facilities are completed and determined to be adequate to serve the proposed development.
 - This plat is limited to uses and conditions as required by Preliminary Plan No. 1-85012 and by agreement with Montgomery County Planning Board.
 - Parcels "I" and "J", Block "J", are to be conveyed to the Homeowners Association.



OWNERS DEDICATION

We, Chesapeake Conference Assoc. of the Seventh Day Adventists, a Delaware Corporation by Gary W. Dodge, Vice President, owners of the property shown and described hereon, hereby adopt this plan of subdivision; establish the minimum building restriction lines; dedicate the streets to public use; establish and grant to Montgomery County, Maryland temporary slope easements twenty-five (25) feet wide over the lots and parcels included hereon, adjacent, contiguous and parallel to the street lines, the slope easements shall be extinguished after all required public improvements in the adjacent roadways have been accepted for maintenance by Montgomery County or other appropriate public agency; 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 Improvements Easement" (10' P.I.E.) 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 5746 at Folio 370 which said terms are incorporated herein by this reference; hereby grant a Public Utilities Easement (P.U.E.), as shown to the parties named in a document entitled Declaration of Terms and Provisions of Public Easements 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; grant to Montgomery County, Maryland, storm drain easements as shown hereon; we further grant to the Washington Suburban Sanitary Commission their successors, agents and assigns the easements shown hereon for the purposes of construction, reconstruction, installation, operation, and maintenance of sanitary sewer, and water lines, appurtenances and fire hydrants and also the construction strips as shown; during the period of original construction.

There are no suits, actions at law, liens, leases, mortgages, trusts, or easements affecting the property included in this plan of subdivision.

CHESAPEAKE CONFERENCE ASSOCIATION
OF THE SEVENTH DAY ADVENTISTS

Gary W. Dodge 2-27-89
GARY W. DODGE, VICE PRESIDENT DATE

FILED

JUN 16 1989

SUBDIVISION RECORD PLAT
LOTS 59-79 AND PARCELS "I" AND "J", BLOCK "J"

HADLEY FARMS

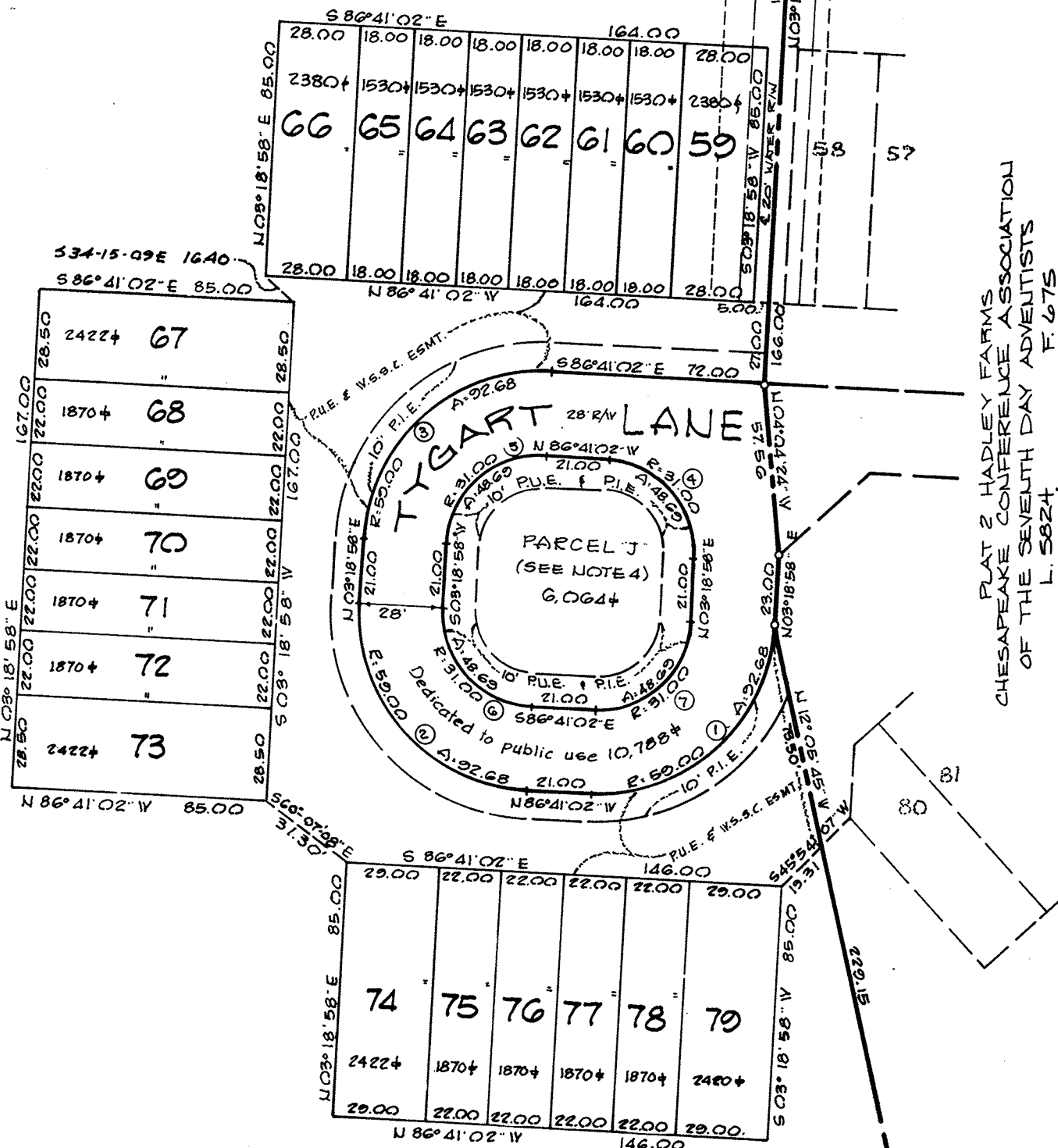
1ST ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

MAY, 1989

SCALE: 1" = 50'

Macris, Hendricks, and Witmer, P.A.
9220 Wightman Road, Suite 120
Gaithersburg, Maryland 20879
(301) 670-0840

Plat 3
81-137.G



NO	RADIUS	DELTA	ARC	TAN	CHORD	CHD. BEARING
1	59.00	90°00'00"	92.68	59.00	83.44	S48°18'58" W
2	59.00	90°00'00"	92.68	59.00	83.44	S41°41'02" W
3	59.00	90°00'00"	92.68	59.00	83.44	N48°18'58" E
4	31.00	90°00'00"	48.69	31.00	43.84	N41°41'02" W
5	31.00	90°00'00"	48.69	31.00	43.84	S48°18'58" W
6	31.00	90°00'00"	48.69	31.00	43.84	S41°41'02" E
7	31.00	90°00'00"	48.69	31.00	43.84	N48°18'58" E

P.I.A.#89-082

MONTGOMERY COUNTY, MD
DEPT. OF HEALTH
APPROVED *5/1/89*
Date
M. [Signature] MD JD [Signature]
DIRECTOR

RECORDED:
PLAT BOOK:
PLAT NO:

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED

NOVEMBER 2, 1988
Date

Vice Chairman

Secretary
Secretary - Treasurer

M.N.C.P. & P.C. RECORD FILE NO 576-37

MONTGOMERY COUNTY, MARYLAND
DEPT. OF TRANSPORTATION

APPROVED *5/3*
Date

DIRECTOR

PLAT TABULATION

Number of Lots = 21
Number of Parcels = 2
Area of Lots = 40,545+
Area of Parcels = 138,264+
Area of Street Dedication = 10,788+
Total Area = 189,577 or 4.35255 Acres

(J)



MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 17427, MSA_S1249_21627, Date available 1989/06/16, Imaged 02/17/2017, Maryland State Archives