

PLAT NO 19673 OWNER'S DEDICATION

We, the undersigned, owner of the property described hereon, hereby adopt this plan of subdivision, dedicate the streets to public use, establish the minimum building restriction lines, except as otherwise shown, and grant to the Town of Poolesville, MD., revertible slope easements 25 feet wide across all lots adjacent, contiguous and parallel to all street right of way lines. Said slope easements shall be extinguished at such time as the public improvements on the abutting right-of-way have been completed and accepted for maintenance by the appropriate agencies.

Further, we grant to the Town of Poolesville, their successors, agents and assigns a 10 foot wide easement on all lots centered on the sewer house connection lateral as constructed for its entire length, for purpose of accessing for inspection of the sewer house connection lateral only.

Further, we grant to the Town of Poolesville, their successors, agents and assigns water, sewer and storm drain easements, designated hereon "WS & SD ESMT" with such exclusive rights as necessary for the construction, reconstruction, operations, maintenance and repair of water mains, sewer, storm drainage and appurtenances within said easements.

The SWM ESMT (Stormwater Management Easement) shown hereon is as proposed and for reference only.

Further, we incorporate the notes shown hereon and entitled "SUBDIVISION NOTES", as a part of this Owner's Dedication.

There are no recorded 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.

KETTLER FORLINES GENERAL PARTNERSHIP
By - KETTLER FORLINES, INC., General Partner

Date 2-21-95

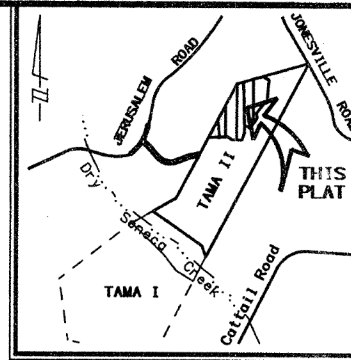
Witness

Richard L. Kettler, Exec. Vice President

We hereby assent to this plan of subdivision
COLUMBIA FIRST BANK

Witness

David G. Fleming, Exec. Vice President



CURVE DATA

Δ	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	27°20'28"	530.00	252.91	128.91	N 42°23'54"W	250.52
2	249°08'47"	60.00	260.91		S 84°09'17"E	98.81
3	70°24'37"	33.00	40.55	23.28	S 05°12'49"W	38.05
4	19°11'06"	470.00	157.38	79.43	S 39°35'03"E	156.64
5	47°21'27"	33.00	27.26	14.47	N 25°37'08"W	26.51
6	274°42'55"	60.00	287.68		N 88°03'36"E	81.29
7	47°21'28"	33.00	27.28	14.47	S 21°44'20"W	26.51
8	14°19'26"	60.00	15.00	7.54	S 42°08'08"E	14.96
9	58°26'24"	60.00	61.20	33.56	S 05°45'13"E	98.58
10	42°28'18"	60.00	44.48	23.32	S 44°42'08"W	43.46
11	39°06'34"	60.00	40.96	21.31	S 85°29'34"W	40.16
12	60°27'52"	60.00	63.32	34.97	N 44°43'13"W	60.42
13	59°54'21"	60.00	62.73	34.58	N 15°27'54"E	59.91
14	10°17'31"	530.00	95.20	47.73	S 50°55'23"E	95.08
15	9°02'30"	530.00	83.64	41.91	S 41°15'22"E	83.55
16	8°00'27"	530.00	74.07	37.10	S 32°43'54"E	74.01
17	17°43'28"	60.00	18.56	9.36	S 19°51'56"E	18.49
18	47°11'16"	60.00	49.41	26.21	S 12°35'26"W	48.03
19	38°17'33"	60.00	40.10	20.83	S 55°19'50"W	39.36
20	27°32'33"	60.00	28.84	14.71	S 88°14'53"W	28.57
21	24°03'01"	60.00	25.19	12.78	N 65°57'20"W	25.00
22	23°52'42"	60.00	25.01	12.69	N 41°59'28"W	24.82
23	21°59'27"	60.00	23.03	11.66	N 29°25'23"E	22.69
24	24°36'23"	60.00	25.77	13.09	N 06°07'28"E	25.57
25	23°52'24"	60.00	25.00	12.68	N 18°06'55"W	24.82

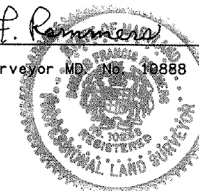
SUBDIVISION NOTES

- We grant a Public Utility Easement (P.U.E.) to the Potomac Edison, Bell Atlantic - MD., Washington Gas Light Company of Maryland, and to their respective successors, agents and assigns, in, on and over the land hereon described and being ten (10) foot wide adjacent, parallel and contiguous to all public streets shown hereon, 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.
- The Conservation areas shown hereon contain wells and are regulated by the U.S. Army Corps of Engineers and the Maryland Dept. of Natural Resources and any disturbance within these areas requires authorization from these agencies.

SURVEYOR'S CERTIFICATE

I hereby certify that the information shown hereon is true to the best of my knowledge and belief, that it is part of the land conveyed by Tama (Poolesville) Limited Partnership to Kettler Forlines General Partnership, a Maryland General Partnership by deed dated August 10, 1987 and recorded among the Land Records of Montgomery County, Maryland in Liber 7855 at Folio 867. Property corners will be set in accordance with Article III Section 23-(f) of the Poolesville Code. The total STREET DEDICATION by this plat is 0.9985 Acres and the TOTAL AREA of this plat which includes 20 LOTS is 13.7994 Acres.

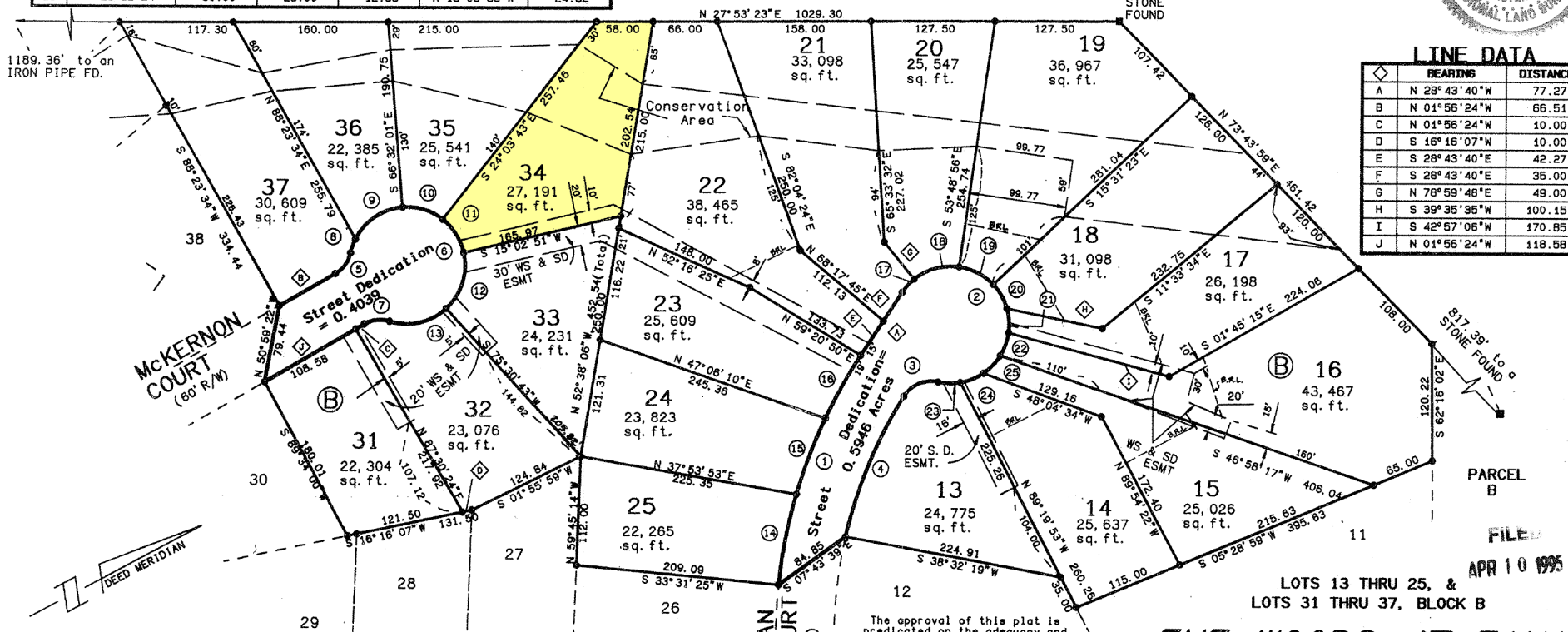
February 9, 1995 Donald F. Remmers
Date Donald F. Remmers
Professional Land Surveyor MD. No. 19888



CHARLES W. ELGIN, ET. AL.
L. 6837 F. 148, L. 6582 F. 818
L. 6734 F. 528

LINE DATA

LINE	BEARING	DISTANCE
A	N 28°43'40"W	77.27
B	N 01°56'24"W	66.51
C	N 01°56'24"W	10.00
D	S 16°16'07"W	10.00
E	S 28°43'40"E	42.27
F	S 28°43'40"E	35.00
G	N 78°59'48"E	49.00
H	S 39°35'35"W	100.15
I	S 42°57'05"W	170.85
J	N 01°56'24"W	118.58



LOTS 13 THRU 25, &
LOTS 31 THRU 37, BLOCK B

THE WOODS AT TAMA

Town of Poolesville
Poolesville (3rd) Election District
Montgomery County, Maryland
Scale: 1" = 100' February, 1995

HEALTH DEPARTMENT
MONTGOMERY COUNTY, MARYLAND
APPROVED - March 8, 1995
BY - Samuel H. Munn
Asst. DIRECTOR

RECORDED
PLAT BOOK _____
PLAT _____

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

PLAT 4, TAMA II

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

COMMISSIONERS OF POOLESVILLE
CORPORATION OF POOLESVILLE, MARYLAND

APPROVED - 14 Feb. 1995

BY - Thomas B. Dillingham Jr.
PRESIDENT

THE POOLESVILLE PLANNING COMMISSION

APPROVED - 9 Feb 1995

BY - William B. Moore
CHAIRMAN

THE WOODS AT TAMA
(TO BE RECORDED)
KETTLER FORLINES GENERAL PARTNERSHIP
L. 7855 F. 867

MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 19673, MSA SSU 1249-6416. Filed 04/10/2023.

msa ssu 1249-6416