

SECTION NO. 2
BROOKMONT
 MONTGOMERY COUNTY, MARYLAND.

SURVEYED & LAID OUT BY
J. SPENCE HOWARD
 CIVIL ENGR BALTO. MD.
 SCALE 1"=100 MAY 1925
 Book 208 FILE 491
 ENGINEER'S CERTIFICATION



I, the undersigned, J. SPENCE HOWARD, hereby certify to the following:

- THAT the lots, Blocks, Public Parks & Public Highways etc. indicated on this Plat have been carefully and accurately surveyed and plotted at the request of the A. J. WATKINS REALTY CORPORATION, the owner and maker of this plat and that they are a subdivision of all of that tract of land described in the deed from Mildred Rogers Penn and Harmon A. Penn to the said A. J. WATKINS REALTY CORPORATION recorded in Liber 312 Folio 451 among Montgomery County Land Records, being also the same tract of land which was more fully described in the deed from Shilston Hutchins to Lee Hutchins dated February 1903 and recorded in Liber D. 14 Folio 433 in Land Records of Montgomery County and
- THAT the lines of this subdivision do not conflict with any other subdivision heretofore made and recorded among Montgomery County Land Records and
- THAT monument stones designated as Stones Nos. 1, 2, 3, 4 are accurately set so as to appear on the surface and extend well into the ground below the surface and that the said stones are not less than six inches in minimum dimension on top and
- THAT the coordinates and the bearings other than the deed reference bearings are referred to the true meridian as established by the United States Engineers Office and taken from the boundary line of the District of Columbia where it crosses Conduit Road N. 44° 55' E between the two stones at this point.

J. Spence Howard
 J. SPENCE HOWARD, ENGINEER

OWNERS DEDICATION

This DECLARATION OF DEDICATION made this 1st day of July in the year Nineteen Hundred and Twenty-five

WITNESSETH, THAT the A. J. WATKINS REALTY CORPORATION a corporation organized and existing under the laws of the State of Maryland having its principal place of business in Baltimore Maryland being the owner has caused to be surveyed the tract of land shown upon this plat to be set forth in the Engineers Certification hereon and to be fully surveyed and recorded in the public records of the State of Maryland and to be divided into lots, blocks, public parks, public lanes and public highways as shown hereon to be known as SECTION NO. 2, BROOKMONT and dedicates the said highways, lanes and public parks for public use for any lawful purpose whatsoever;

AND do further hereby declare and establish perpetually the building restriction lines on hereon indicated as the lines beyond which the erection of any building or other structure of a permanent nature exceeding four (4) feet vertically is restricted;

AND do further hereby agree to set forth in all conveyances as a covenant running with the land the building restriction lines as shown and defined hereon;

AND do further hereby declare the strips of ground designated hereon as TWO FOOT RESERVATION STRIPS as a reservation and not included in this dedication but to be reserved until such time as a street is dedicated for the adjacent property where upon the proposed two foot reservation strips will become similarly dedicated for incorporation in the public highways;

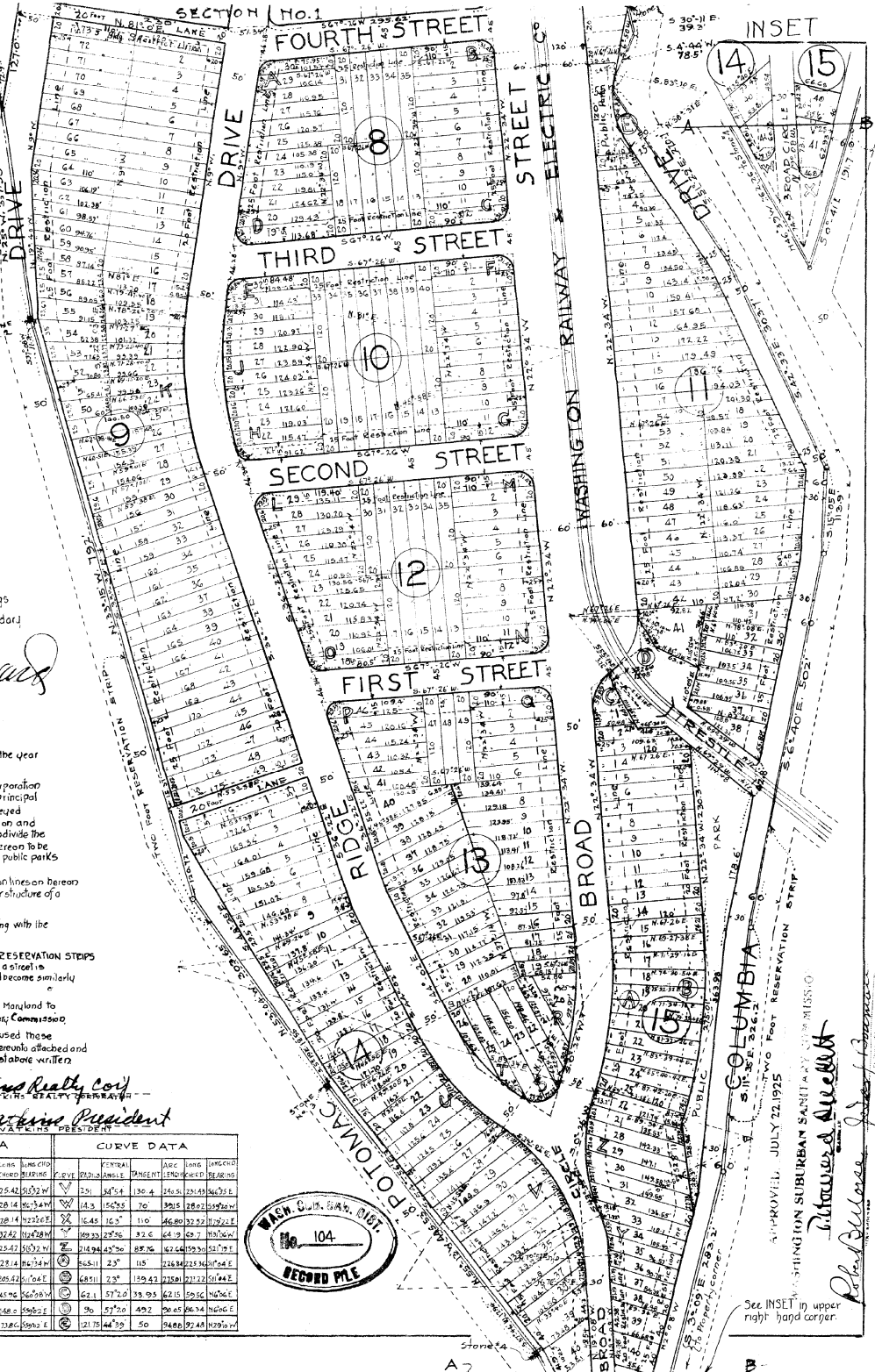
AND do further hereby direct the Clerk of the Circuit Court for Montgomery County Maryland to file and record this plat after its approval in due form by the Washington Suburban Sanitary Commission;

IN WITNESS WHEREOF the said A. J. WATKINS REALTY CORPORATION has caused these presents to be signed in its name by A. J. WATKINS, its President its Corporate Seal to be hereunto attached and these presents to be attested by MARY W. HESL, its Secretary on the day and upon first above written.

ATTEST
Mary W. Hesel
 Secretary

A. J. Watkins Realty Corp
 A. J. WATKINS, REALTY CORPORATION
A. J. Watkins
 A. J. WATKINS, PRESIDENT

CURVE DATA					CURVE DATA					CURVE DATA				
CURVE	ANGLE	TRANSIT	ARC	LONG	CENTRAL ANGLE	TRANSIT	ARC	LONG	CENTRAL ANGLE	TRANSIT	ARC	LONG	CENTRAL ANGLE	TRANSIT
A	142.2	76° 16'	26.57	34.84	32° 27'	105° 14'	20.6	29.25	25° 42'	155° 52'	2.0	22.0	20° 00'	130.4
B	20	90°	20	31.42	28° 14'	122° 51'	20.6	31.42	28° 14'	122° 51'	20.6	31.42	28° 14'	122° 51'
C	16.19	105° 26'	20.57	29.76	28° 46'	122° 52'	20.6	29.76	28° 46'	122° 52'	20.6	29.76	28° 46'	122° 52'
D	24.12	76° 26'	20.57	31.42	28° 14'	122° 51'	20.6	31.42	28° 14'	122° 51'	20.6	31.42	28° 14'	122° 51'
E	20	90°	20	31.42	28° 14'	122° 51'	20.6	31.42	28° 14'	122° 51'	20.6	31.42	28° 14'	122° 51'
F	20	90°	20	31.42	28° 14'	122° 51'	20.6	31.42	28° 14'	122° 51'	20.6	31.42	28° 14'	122° 51'
G	20	90°	20	31.42	28° 14'	122° 51'	20.6	31.42	28° 14'	122° 51'	20.6	31.42	28° 14'	122° 51'
H	29.77	68° 57'	20.56	35.9	19° 62'	108° 07'	20.6	35.9	19° 62'	108° 07'	20.6	35.9	19° 62'	108° 07'
I	18.32	17° 21'	19.65	24.94	21° 34'	112° 54'	20.6	24.94	21° 34'	112° 54'	20.6	24.94	21° 34'	112° 54'
J	20	90°	20	31.42	28° 14'	122° 51'	20.6	31.42	28° 14'	122° 51'	20.6	31.42	28° 14'	122° 51'



MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat: 305, MSA: S1249-8118. Date available: 1925/07/24. Printed: 07/26/2023.

APPROVED JULY 22 1925
 WASHINGTON SUBURBAN SANITARY COMMISSION
Robert B. ...
 Secretary

See INSET in upper right hand corner.