

Plat Name: Clarksburg Town Center
Plat #: 220090950

Location: Located on the north side of Sugarloaf Chapel Drive, approximately 250 feet east of Burdette Forest Road

Master Plan: Clarksburg

Plat Details: RMX-2 zone; 22 lots, 1 parcel
Community Water, Community Sewer

Applicant: NNP-II Clarksburg, LLC

The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Record Plat Review Sheet. Staff has determined that the record plat complies with Preliminary Plan No. 119950420, and with Site Plan No. 819980011/82002014D, as approved by the Board, and that any minor modifications on the plat do not alter the intent of the Board's previous approval the aforesaid plans.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREBY ADOPT THIS SUBDIVISION RECORD PLAT AND RECORD THE SAME IN ACCORDANCE WITH THE MONTGOMERY COUNTY WATER AND SEWER HOUSE CONNECTION EASEMENT ACT, AND THE TERMS AND PROVISIONS OF SAID EASEMENT AS SO RECORDED HERETOFORE, SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

WE FURTHER CERTIFY THAT A MONTGOMERY COUNTY PLANNING BOARD HAS REVIEWED THIS SUBDIVISION RECORD PLAT AND HAS APPROVED THE SAME FOR THE USE AND BENEFIT OF THE PROPERTY SHOWN HEREON. THERE ARE NO SALES, ACTIONS AT LAW, LIENS, EASEMENTS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

MWP-1 CLARKSBURG, LLC
A DELAWARE LIMITED LIABILITY COMPANY
(F.K.A. TERABOOK CLARKSBURG, LLC.)
BY: RESIDENTIAL DEVELOPMENT, LLC
A DELAWARE LIMITED LIABILITY COMPANY

DATE: 6/16/02

[Signature]
DONALD C. DEANO, ASST. VP.
MWP-1 CLARKSBURG, LLC

NOTES:

- ALL TERMS, CONDITIONS, MISCELLANEOUS LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAT, SITE PLAN, PROJECT PLAN, OR ANY OTHER PLAN, ALLOWING THE DEVELOPMENT OF THIS PROPERTY, SHALL BE DEEMED TO BE A PART OF THIS SUBDIVISION RECORD PLAT AND SHALL BE INTENDED TO SUPPLEMENT AND NOT BE CONTRADICTORY TO THE TERMS AND PROVISIONS OF SAID EASEMENT, EXPRESSLY CONTAINED BY THE RECORDATION OF THIS PLAT, UNLESS OTHERWISE INDICATED BY THE PLANNING BOARD AND MADE AVAILABLE FOR REVIEW DURING NORMAL BUSINESS HOURS.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, INCLUDING APPROVAL OF THE FINAL FOREST CONSERVATION PLAN AND THE NECESSARY PERMITS FROM THE MONTGOMERY COUNTY FOREST CONSERVATION BOARD PRIOR TO THE ISSUANCE OF A SUBMITTAL CONTROL PERMIT.
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EASEMENTS OR RIGHTS OF WAY, UNLESS SPECIFICALLY NOTED OTHERWISE. WRITER RESTRICTING THE CONVEYANCE AND/OR USE OF THIS PROPERTY. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO MATTER AS A MATTER OF TITLE OR TO AFFECT OR TO BE AFFECTED BY ANY MATTER AFFECTING TITLE.
- THIS DEVELOPMENT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
- THIS LAND IS ZONED "R1" AND IS BEING DEVELOPED UNDER THE PROVISIONS OF CHAPTER 58-2-C OF THE MONTGOMERY COUNTY CODE.
- THE DEVELOPMENT IS SUBJECT TO THE CONDITIONS OF THE SITE PLAN APPROVED WHICH IS PART OF COORDINATED SITE PLAN 0180001/0180002 DATED 06/16/02 AND IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID EASEMENT.
- M.S.S.C. 200 SCALE REFERENCE: 233 MW 13
- PRELIMINARY PLAN NO. 11990040A.
- WATER AND SEWER HOUSE CONNECTION EASEMENT #1 IS FOR THE USE AND BENEFIT OF LOT 60, BLOCK N.
- WATER AND SEWER HOUSE CONNECTION EASEMENT #2 IS FOR THE USE AND BENEFIT OF LOT 75, BLOCK N.
- WATER AND SEWER HOUSE CONNECTION EASEMENT #3 IS FOR THE USE AND BENEFIT OF LOT 66, BLOCK N.
- WATER AND SEWER HOUSE CONNECTION EASEMENT #4 IS FOR THE USE AND BENEFIT OF LOT 67, BLOCK N.
- WATER AND SEWER HOUSE CONNECTION EASEMENT #5 IS FOR THE USE AND BENEFIT OF LOT 74, BLOCK N.
- WATER AND SEWER HOUSE CONNECTION EASEMENT #6 IS FOR THE USE AND BENEFIT OF LOT 62, BLOCK N.
- WATER AND SEWER HOUSE CONNECTION EASEMENT #7 IS FOR THE USE AND BENEFIT OF LOT 60, BLOCK N.
- WATER AND SEWER HOUSE CONNECTION EASEMENT #8 IS FOR THE USE AND BENEFIT OF LOT 66, BLOCK N.
- WATER AND SEWER HOUSE CONNECTION EASEMENT #9 IS FOR THE USE AND BENEFIT OF LOT 67, BLOCK N.
- WATER AND SEWER HOUSE CONNECTION EASEMENT #10 IS FOR THE USE AND BENEFIT OF LOT 74, BLOCK N.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 25-1 OF THE MONTGOMERY COUNTY CODE REGARDING MODERATELY PRICED DWELLING UNITS.
- PARCEL A, BLOCK N IS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

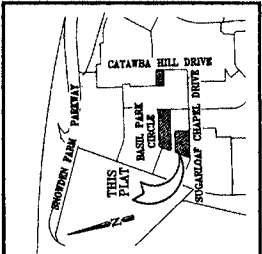
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE PROPERTY ACQUIRED BY MWP-1 CLARKSBURG, LLC, A DELAWARE LIMITED LIABILITY COMPANY (F.K.A. TERABOOK CLARKSBURG, LLC), A MONTGOMERY COUNTY PLANNING BOARD HAS REVIEWED THIS SUBDIVISION RECORD PLAT AND HAS APPROVED THE SAME FOR THE USE AND BENEFIT OF THE PROPERTY SHOWN HEREON. THERE ARE NO SALES, ACTIONS AT LAW, LIENS, EASEMENTS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON.

[Signature]
RONALD L. COLLIER
PROFESSIONAL LAND SURVEYOR
MONTGOMERY CO. NO. 28014

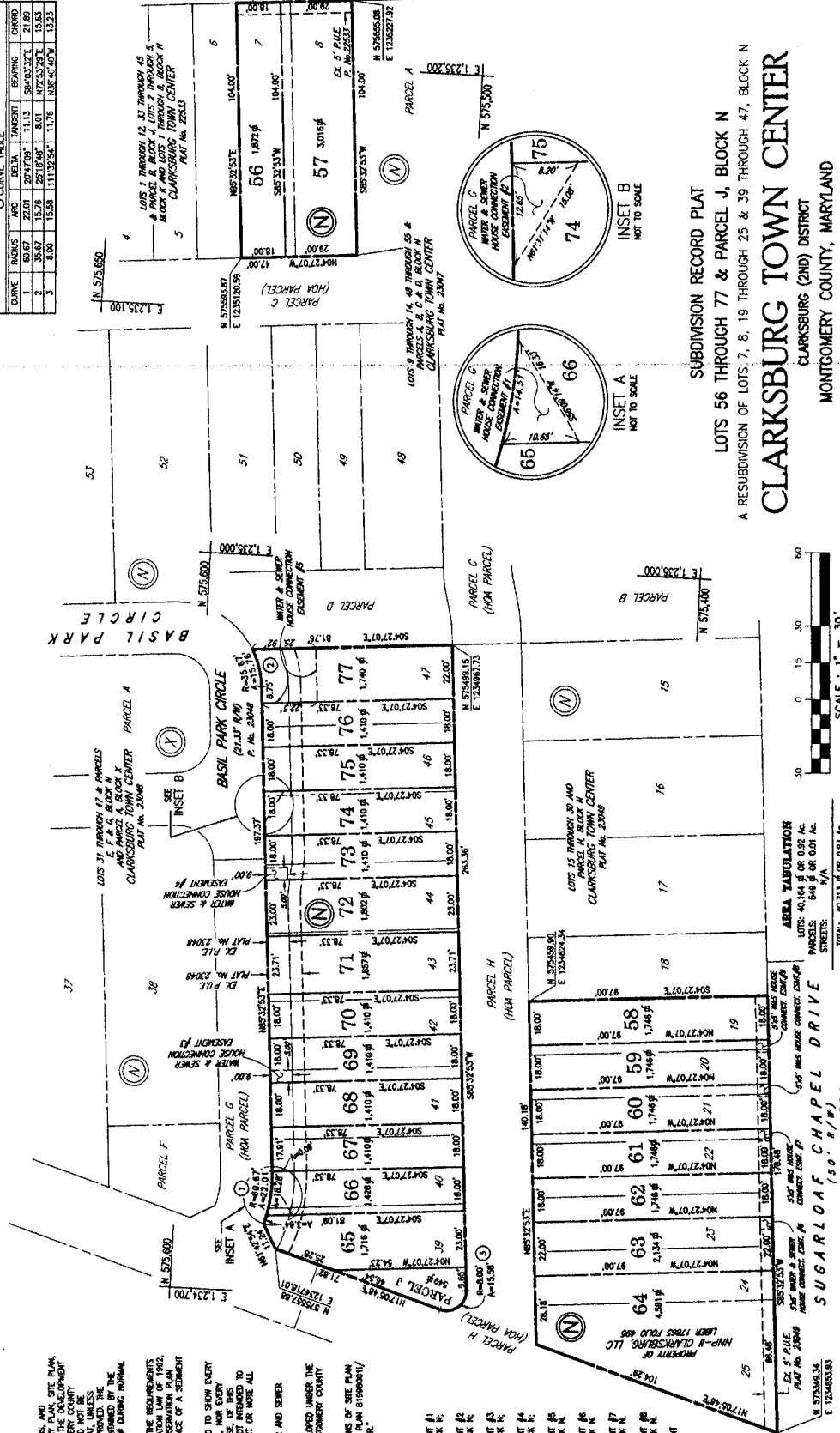
DATE: 6/16/02

VICINITY MAP
NOT TO SCALE



COURSE TABLE

COURSE	BELONGS TO	LENGTH	BEARING	CHORD
1	22.01	20.00	111.33	50.000000
2	35.67	15.76	291.648	8.01
3	6.00	15.58	111.33	11.76



AREA TABULATION
LOTS: 40.164 ± OR 0.92 AC.
PARCELS: 546 ± OR 0.01 AC.
SHEETS: N/A
TOTAL: 40.713 ± OR 0.93 AC.



SCALE: 1" = 30'

DEPARTMENT OF PLANNING SERVICES
MONTGOMERY COUNTY

APPROVED: _____ DATE _____
DIRECTOR

APPROVED: _____ DATE _____
ASST. SECRETARY-TREASURER

APPROVED: _____ DATE _____
MWP-1 CLARKSBURG, LLC

SUBDIVISION RECORD PLAT
LOTS 56 THROUGH 77 & PARCEL J, BLOCK N
A RESUBDIVISION OF LOTS 7, 8, 19 THROUGH 25 & 39 THROUGH 47, BLOCK N
CLARKSBURG TOWN CENTER
CLARKSBURG (2ND) DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30'
JUNE, 2009

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
175 Evers Blvd., Ste. 300 Silver Spring, MD 20910 301.434.7000 Fax: 301.434.6994
www.cpj.com • Gaithersburg, MD • Frederick, MD • Stevensonville, MD • Fairfax, VA

22 LOTS
TAX MAP EW 942
2-09085

RECORD PLAT REVIEW SHEET

Plat Name: Clarksburg Town Center Plat Number: 220090950
 Plan Name: Clarksburg Town Center Plan Number: 119950420
 Plat Submission Date: 3-18-09
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: C. Conlon Checked: CAK Date 7/9/09

Initial DRD Review:

Signed Preliminary Plan - Date 9/28/05 Checked: Initial SJS Date 7-2-09
 Planning Board Opinion - Date 8-14-08 Checked: Initial SJS Date 7-2-09
 Site Plan Req'd for Development? Yes X No Verified By: SJS (initial)
 Site Plan Name Clarksburg Town Center Site Plan Number: 820020141
 Planning Board Opinion - Date 8-1-08 Checked: Initial SJS Date 4-8-09
 Site Plan Signature Set - Date 5-4-09 Checked: Initial SJS Date 7-2-09
 Site Plan Reviewer Plat Approval: Checked: Initial PAK Date 7-6-09

Review Items: Lot # & Layout ✓ Lot Area ✓ Zoning ✓ Bearings & Distances ✓
 Coordinates ✓ Plan # ✓ Road/Alley Widths OK Easements OK Open Space N/A
 Non-standard BRLs ✓ Adjoining Land ✓ Vicinity Map ✓ Septic/Wells N/A
 TDR note ✓ Child Lot note ✓ Surveyor Cert OK Owner Cert OK Tax Map OK

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>E. Gibson</u>	<u>3-18-09</u>	<u>4-3-09</u>	<u>4-2-09</u>	<u>OK</u>
Research	Bobby Fleury	↓	↓	<u>3-20-09</u>	<u>OK</u>
SHA	Doug Mills	↓	↓		
PEPCO	Steve Baxter	↓	↓		
Parks	Doug Powell	↓	↓		
DRD	Nellie Carey	↓	↓		

Final DRD Review:

DRD Review Complete: Initial SJS Date 7/9/09
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): Initial SJS Date 4-3-09
 Final Mylar w/Mark-up & PDF Rec'd: Initial SJS Date 6-22-09
Board Approval of Plat:
 Plat Agenda: Initial SJS Date 7/23/09
 Planning Board Approval: _____
 Chairman's Signature: _____
DPS Approval of Plat:
 Engineer Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____
Plat Reproduction:
 Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Green Books for Resubdivision: _____
 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Sent to Courthouse for Recordation: _____

No. _____

