Plat Name: Clarksburg Village
Plat #: 220120770 - 220120810

Location: Located on the north side of Winding Woods Way, 700 feet southeast of Newcut Road.

Master Plan: Clarksburg Master Plan

Plat Details: R-200/TDR zone; 58 lots, 8 parcels
Community Water, Community Sewer

Owner: Clarksburg Village, L.C.

The subdivision plats have been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 12001030F (MCPB Resolution No. 12-47) and with Site Plan No. 820050410 (Certified Site Plan dated April 23, 2010), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board’s previous approval of the aforesaid plans.
Surveyor's Certificate

I hereby certify that the information shown herein is correct, that it is a subdivision of a part of the property acquired by Clarkburg Village, Inc., a Virginia limited liability company, from Kingstown Manor Joint Venture by deed dated March 27, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 1479 at Folio 479.

Date: 10/17/13

David D. Distler
Property Line Surveyors
Maryland No. 256
Exp. 01/19/2015

Owner's Certificate

The undersigned, owner of the property shown herein and described in the Surveyor's Certificate, hereby accepts this Subdivision Record Plat, Future plat, and the various restrictions, easements and declarations set out in this plat and agrees that the same shall be and remain in full force and effect during the use and occupancy of the said property so long as the same shall remain in its ownership in fee simple.

Date: __________

[Signature]

[Name]

[Title]

Clarksburg Village, Inc.

Vicinity Map

(North is Up)

Notes:

1. All terms, conditions, agreements, restrictions, and requirements associated with any Preliminary Plat, Site Plat, Project Plat, or any other plat, including the development of the property, approved by the Montgomery County Planning Board are intended to survive and be not-regulated by the recording or platting of this plat, unless expressly contemplated by the plat as approved. The official plat(s) for any plat(s) is maintained by the Planning Board and are available for review at the office of the Planning Board.

2. All property shown herein is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Plat Forest Conservation Plan and appropriate agreements prior to issuance of a satisfaction certificate.

3. This Subdivision Record Plat is not intended to show every matter affecting the easement and/or use of the above property. The Subdivision Record Plat is intended to replace an examination of title and/or deed to reflect all matters affecting the property.

4. This plat is intended to serve public water and sewer systems only.

5. This plat is intended to serve and conditions of Amended Preliminary Plat No. 1001013600 certified "Clarksburg Village".

6. The development is subject to the terms and conditions as required by MCRCAP, Site Plan No. 01/FH/186 as amended, entitled "Clarksburg Village Phase 2".


8. This plat is subject to R-2000Z.

9. This plat is intended to be used in accordance with the requirements of Chapter 73(a) of the Montgomery County Code to provide properly graded dwelling units.

10. This plat is intended to be used in accordance with the requirements of Chapter 73(a) of the Montgomery County Code to provide properly graded dwelling units.

11. Parcel D, Block GG and Parcel F, Block FF are subject to a Deed of Easement for Public Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 1005 at Folio 479.

12. Parcel D, Block GG and Parcel F, Block FF are subject to the terms of a Deed of Easement, recorded among the Land Records of Montgomery County, Maryland in Liber 1005 at Folio 479.

13. Parcel D, Block GG and Parcel F, Block FF are subject to the terms of a Deed of Easement, recorded among the Land Records of Montgomery County, Maryland in Liber 1005 at Folio 479.

14. This plat is subject to a Public Improvement Agreement (PIA).

15. The property shown herein is being developed in accordance with TDR 4 standards. The following two (2) development rights necessary for development have been conveyed to the owners:

Subdivision Record Plat

Lots 22 through 27 & Parcel D, Block GG
and Lots 26 through 29 & Parcel F, Block FF

Clarksburg Village

Montgomery County, Maryland
October, 2013
Scale: 1" = 50'

Graphic Scale

50 100

Area Table:

Ll. 220120790

Plat No.: P.J.A. No.:
RECORD PLAT REVIEW SHEET

Plat Name: Clarksville Village
Plan Name: Clarksville Village
Plat Submission Date: 12/16/11
DRD Plat Reviewer: W. Hayden
DRD Prelim Plan Reviewer: C. Condon

Background Review:
Signed Preliminary Plan – Date 11/3/10 Checked: Initial HM Date 8/19/13
Planning Board Resolution No. 10-70 Resolution Mailing Date 7/17/13
Site Plan Required? Yes: No Verified By: HM (initial)
Site Plan Name: Clarksville Village, Phase II Site Plan Number: 2006050410
Site Plan Signature Set – Date 4/13/10 Checked: Initial HM Date 8/19/13
Planning Board Resolution No. 09-24

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

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Final DRD Review:
Consultant Notified (Final Mark-up): HM Date 8/16/13
Final Mylar & DXF/DWG Received: HM Date 11/14/13
Final Mylar Review Complete: HM Date 11/13/13

Board Approval of Plat:
Plat Agenda: HM 8/3/13 Date 8/5/13
Planning Board Approval: ____________
Chairman's Signature: ____________

MCDPS Approval of Plat:
Consultant 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 Plat Books for Resubdivision: ____________
Complete Reproduction: ____________
Notify Consultant to Seal Plats: ____________
Surveyor's Seal Complete: ____________
Sent to Courthouse for Recordation: ____________
Recordation Info Entered into Hansen: ____________

April 2011