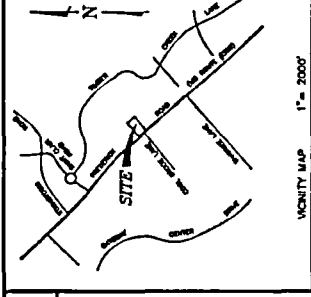


**Plat Name:** Clarksburg Childcare Center  
**Plat #:** 220180350

**Location:** Located on the northeast side of Frederick Road (MD 355), 700 feet south of Suncrest Avenue  
**Master Plan:** Clarksburg Master Plan  
**Plat Details:** R-200 zone; 1 lot  
**Owner:** Michael Vesper

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120140050 (MCPB Resolution No. 17-066), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plan.

**PLAT No.**



VICINITY MAP 1" = 200'  
TAX MAP No. EW 341

**SURVYOR'S CERTIFICATE**

I hereby certify on behalf of Macris, Hendricks & Glascock, P.A. that the plat shown hereon is correct, that it is a true and correct copy of the plat as recorded among the Land Records of Montgomery County, Maryland, in Liber 40233 of Folio 093. I hereby certify on behalf of Macris, Hendricks & Glascock, P.A. that, once engaged as described in the owner's declaration hereon, all monuments and descriptions in the provisions of Section 50-4.3.0 of the Montgomery County Code, I hereby certify that this document was prepared by me or under my responsible charge. The total area bounded by the street is 4,360 square feet or 1.04832 acres, including 4,360 square feet dedicated to the State of Maryland.

*Dee E. Holt*  
Dee E. Holt  
Professional Land Surveyor  
License Expires: June 21, 2018

3/22/18  
2018

**OWNER'S CERTIFICATE**

Mr. Michael W. Vesper and Shirley M. Vesper, owners of the property shown hereon, hereby adopt this plat of subdivisions, hereby dedicate to the State of Maryland for the purposes of a public use the easement shown hereon, and hereby certify that the plat is a true and correct copy of the plat as recorded among the Land Records of Montgomery County, Maryland, in Liber 40233 of Folio 093. I hereby certify on behalf of Macris, Hendricks & Glascock, P.A. that, once engaged as described in the owner's declaration hereon, all monuments and descriptions in the provisions of Section 50-4.3.0 of the Montgomery County Code, I hereby certify that this document was prepared by me or under my responsible charge. The total area bounded by the street is 4,360 square feet or 1.04832 acres, including 4,360 square feet dedicated to the State of Maryland.

3/22/2018  
Date  
Shirley M. Vesper, Owner

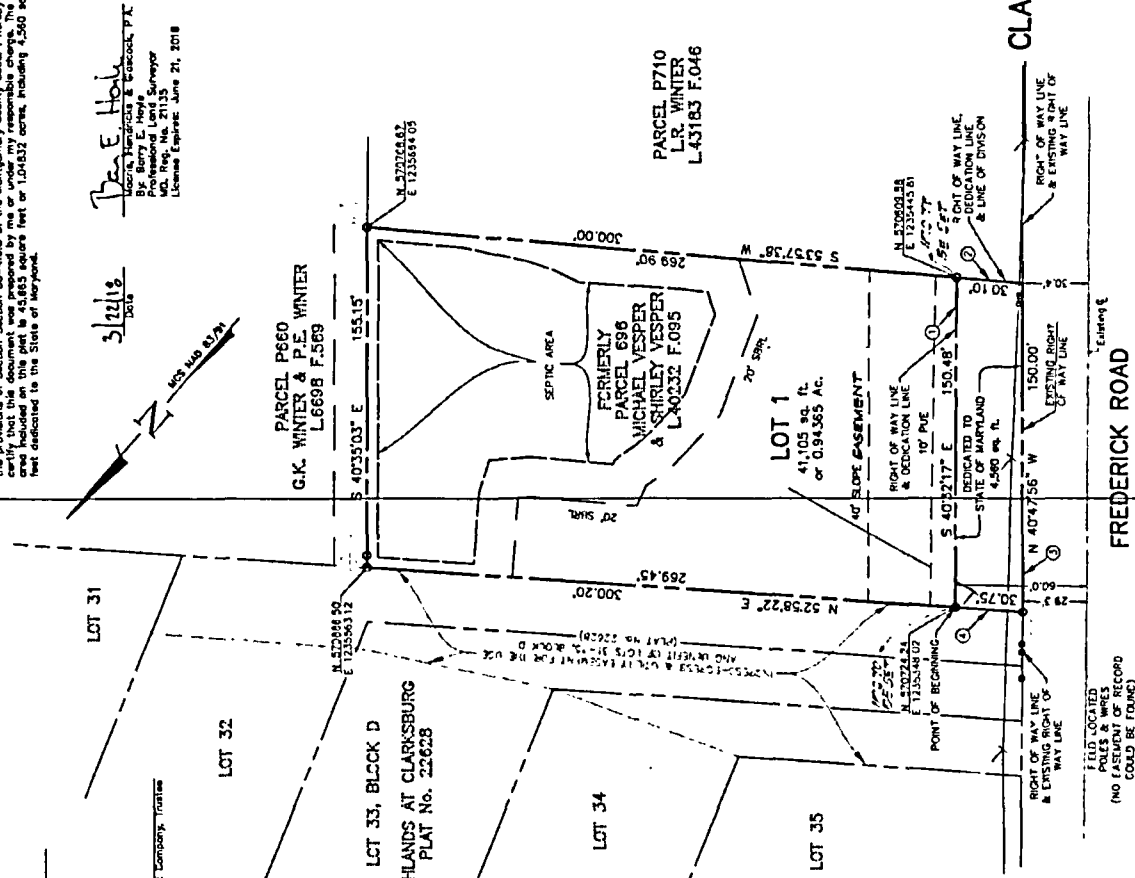
3/22/18  
Date  
Michael W. Vesper, Owner

We hereby consent to this plat of subdivision.

Deed of Trust L40233P099  
*Dee E. Holt*  
Dee E. Holt  
Professional Land Surveyor  
License Expires: June 21, 2018

5-22-18  
Date

- Notes:**
- This property shown hereon is currently zoned R-200.
  - The property is served by public water and private sewage only. Water and Sewer category W-1 & S-1, respectively.
  - This subdivision record plat is not intended to show any matter affecting the ownership and use, nor any matter restricting the enjoyment and use of the property. The subdivision record plat is intended to show a determination of title or to depict a matter affecting title.
  - All terms, conditions, covenants, restrictions, and requirements associated with any preliminary plan, site plan, project plan or other plan, showing development of this property, approved by the Montgomery County Planning Board are included to survive and not be null and void. Any such plan is subject to the approval and not contemplated by this plan as approved. The official public file for any such plan are maintained by the planning board and available for public review during normal business hours.
  - This plat is limited to uses and conditions as required by Preliminary Plan No. 170-0050 entitled "Clarksburg Children's Center - Parcel P696".
  - Frederick Road (MD Rts. 353), formerly known as the "Great Road", The Frederick and Georgetown Road and "The Road from Montgomery Court House by Middlebrook Rd to Frederick County Line" was established by Acts of the Maryland General Assembly in 1790 and 1791. The road is shown on the Maryland State Highway Map of 1990 as a 32-foot wide (60' total) road (as shown in Liber H, Folio 506 and recorded among the Land Records of Montgomery County, Maryland) and in 1885 Chapter 179 as a 40-foot wide (80' total) road. The road was subsequently taken over and maintained by Montgomery County after its incorporation in 1885. The road is shown on the Maryland State Highway Map of 1990 as a 40-foot wide (80' total) road with a 4-foot wide (8' total) shoulder on each side. The road is shown on the Maryland State Highway Map of 1990 as a 40-foot wide (80' total) road with a 4-foot wide (8' total) shoulder on each side. The road is shown on the Maryland State Highway Map of 1990 as a 40-foot wide (80' total) road with a 4-foot wide (8' total) shoulder on each side.
  - The current master plan indicates an ultimate right of way width of 150.00 feet. The right of way width (80' total) from the centerline of Frederick Road (MD Rts. 353) and meets the criteria for dedication for the future widening of Frederick Road (MD Rts. 353) in accordance with the master plan.
  - Coordinates shown hereon are based on the Maryland State NAD 83/11 Datum as projected by NGS one and one for Geographical Information System (GIS) data. Stations used are NGS GAT with grid coordinates of North 4825407.33 feet and East 1391533.03 feet. The combined scale factor for this site is 0.9999921718932.
  - To convert the grid coordinates to ground/surface coordinates, divide the grid coordinates by the combined scale factor. The distances shown on this plat are as measured on the ground/surface. To convert the ground/surface distances to grid distances, multiply the ground/surface distances by the combined scale factor.



- PLAT TABULATION**
- = 0 sq. ft.
  - = 1 sq. ft.
  - = 41,100 sq. ft.
  - = 1,048,320 sq. ft.
- 1.04832 Acres or 1.04832 acres

**LEGEND:**

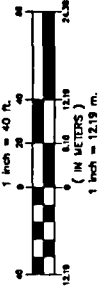
- CL = Centerline of Road
- CR = Iron Rod & Cap
- OPF = Open Pipe Found
- SP = Survey Point
- SBP = Septic Building Restriction Line
- FLU = Field Located Utility Pole
- OHV = Overhead Utility Wires

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD

LINE	COURSE	DISTANCE
①	S 40°32'17" E	150.48'
②	S 53°57'38" W	30.10'
③	N 40°47'58" W	150.00'
④	N 52°58'22" E	30.75'

DEDICATION AREA  
4,360 SQ.FT. OR 0.105 ACRES ±  
SHOWN THUS: □

**GRAPHIC SCALE**



SUBMISSION RECORD PLAT  
LOT 1  
**CLARKSBURG CHILDCARE CENTER**  
BEING A SUBDIVISION OF  
PARCEL 696

ELECTION DISTRICT No. 8  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 40' MARCH, 2018  
**MHG** Macris, Hendricks & Glascock, P.A.  
Landscape Architects • Surveyors  
Phone 301 670 0940  
Fax 301 644 0999  
www.mhg.com

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
MONTGOMERY COUNTY PLANNING BOARD  
APPROVED: *June 12, 2018*  
DIRECTOR

CHAIRMAN  
SECRETARY-TREASURER  
M.N.C.P. & P.C. RECORD FILE No. \_\_\_\_\_

