

Plat Name: Clarksburg Village
Plat #: 220120950 - 220121050

Location: Located on the north and south sides of Snowden Farm Parkway, approximately 650 feet southeast of Winding Woods Way.

Master Plan: Clarksburg

Plat Details: R-200/TDR zone; 111 lots, 17 parcels
Community Water, Community Sewer

Owner: CLKBG, LLC

****These plats were originally scheduled for the Planning Board hearing on February 28, 2013. Subsequent to the scheduling of the plats, a new set of revised mylars was submitted to M-NCPPC staff which addressed minor comments given in the final MCDPS plat review. These revisions include:**

- Changing the words “plan of subdivision” to “plat of subdivision” in the Owner’s Certificate on six plats.
- Revising incorrect numbering of the plat notes on plat #220120960.
- Revision of a proposed PUE on one plat that would overlap an existing Storm Drain Easement and an existing Storm Water Management Easement. PUE was removed in accordance with the approved Storm Water Management Plan and Storm Drain Plans. #220121040
- Additions of a bearing, tie, and distances for a proposed PUE on plat #220121010.
- Spelling error on #220120990.
- Addition of an arc length tie on plat #220121030.

These revised 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. 12001030E (MCPB Resolution No. 10-70) 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.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt the plat of subdivision, dedicate the street shown hereon to public use, establish the minimum building setback lines, and grant to Montgomery County, Maryland, a Temporary Stop Easement, Easement (15' feet wide across the property), adjacent, contiguous, and parallel to at least right-of-way lines unless shown otherwise; said stop easement shall be extinguished at such time as the improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland or other appropriate agency.

Further, we grant to the applicable utility companies, their respective successors, and assigns, in and over the land herein identified as "PUBLIC UTILITY EASEMENT" and identified as "P.U.E." hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms incorporated herein by this reference.

An interest of this subdivision, viz, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24(a)(2) of the Montgomery County Code.

There are no recorded sales, leases, liens, mortgages, or trusts affecting the property included in this plat of subdivision.

CLK86, LLC, a Maryland limited liability company

[Signature]
 Brian Allen
 Authorized Manager/Land/Authorized Person
 CLK86, LLC
 Date: 2-25-13

PLAT NO.

Curve Table

Delta	Radius	Length	Tangent	Chord Dist.
1 29°33'42"	200.00'	103.31'	52.83'	S 19°19'37" E 102.16'
2 84°45'37"	20.00'	29.41'	18.08'	S 07°59'50" W 26.83'
3 101°57'12"	335.00'	596.11'	413.35'	S 78°54'15" E 520.52'
4 78°02'48"	265.00'	360.97'	214.77'	S 11°03'45" W 333.71'
5 101°57'12"	265.00'	471.55'	326.98'	N 78°54'15" W 411.75'
6 180°00'00"	265.00'	832.53'	*****	S 39°25'31" E 530.00'

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that I am a duly licensed Professional Land Surveyor for the State of Maryland, and that I am a member in good standing of the Professional Land Surveyors Association of Maryland, Inc. (PLSAMA), and that I am duly licensed and qualified to practice as a Professional Land Surveyor in the State of Maryland.

The total area included in this subdivision record plat is 478,831 square feet or 10.9465 acres of land, of which 70,257 square feet or 1.6128 acres of land is dedicated to public use.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown hereon shall be set as delineated hereon in accordance with the provisions of Section 50-24(a)(2) of the Montgomery County Code.

[Signature]
 Professional Land Surveyor
 Maryland Land Surveyors Association, Inc. No. 21569
 Expired Date: 07/13/13

[Signature]
 Date: Feb 24, 2013

NOTES:

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, showing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the approval of this record plat. The record plat shall be subject to the terms and conditions of any such plan (b) are maintained by the Planning Board and are available for review during normal business hours.
- The property shown hereon is subject to the requirements of Chapter 22A Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan and appropriate Agreements Prior to Issuance of the Sediment Control Permit. A copy of the approved plan may be viewed at 6707 Georgia Avenue, Silver Spring, Maryland.
- This subdivision record plat is not intended to show every marker affecting the ownership and/or use, nor every marker indicating the ownership and/or use of the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- W.S.S.C. 200 scale reference: 231 NW 12.
- Tax Map EV.
- This plat is limited to the uses and conditions of Preliminary Plan No. 12001030F, entitled "Clarksburg Village" and Site Plan No. 800050410 entitled "Clarksburg Village Phase 2".
- Zoned R-200/TDR.
- Parcel B, Block SS, is subject to a Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 41586 at Folio 141.
- Open space Parcel B, Block SS, will be maintained by the Homeowners' associations, Montgomery County, Maryland will not participate in the maintenance of these facilities.
- Parcel B, Block SS, is subject to the terms of a Common Open Space Covenants recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 378.
- This development is served by public water and sewer systems only.
- Open space areas will be maintained by the homeowners' associations, Montgomery County, Maryland will not participate in the maintenance of these facilities.
- The source of the 100-year floodplain shown hereon was taken from a flood plain study by Loadman Sobasz Associates, Inc., P.E. sealed and dated August 26, 2011, approved by MCDPS in a letter dated September 8, 2011, Floodplain Study No. 24689T.

**SUBDIVISION RECORD PLAT
 PARCEL A, BLOCK ZZ AND
 PARCEL B, BLOCK SS
 CLARKSBURG VILLAGE
 CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 100' SEPTEMBER 2011**



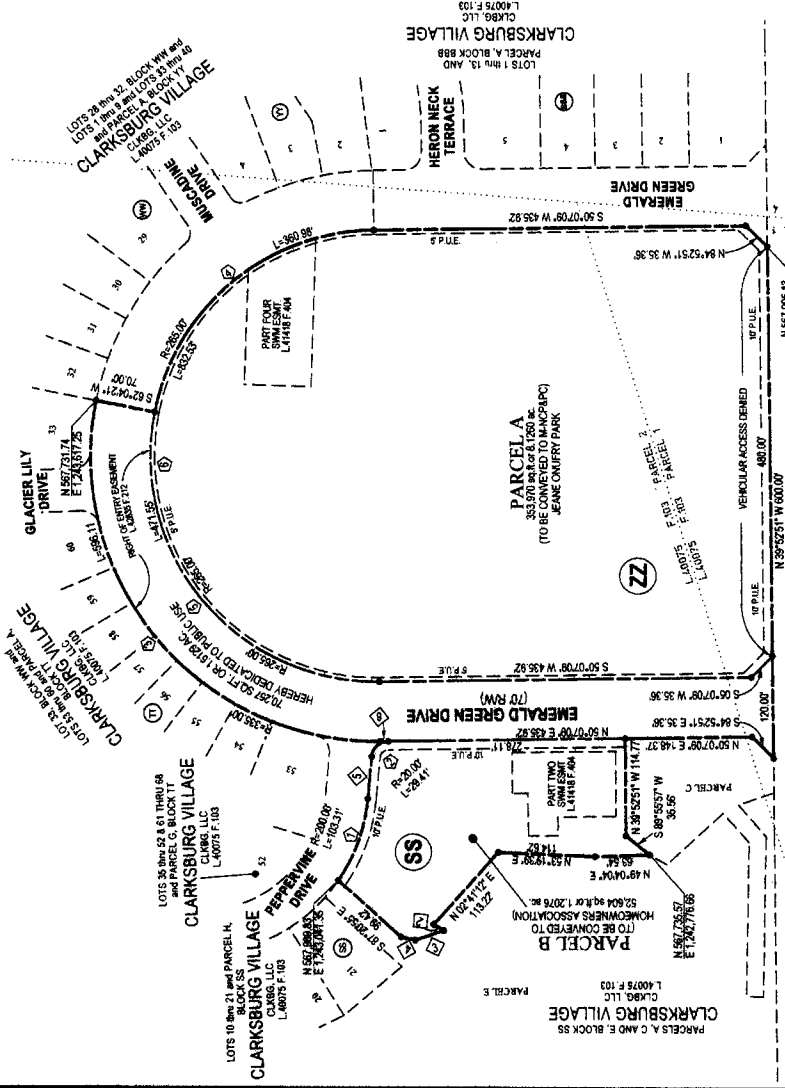
Loadman
 Sobasz Associates, Inc.
 2 Research Place, Suite 100
 Rockville, MD 20850
 1.801.948.2750 / 301.948.9067
 www.LSAssociates.net

AREA TABULATION

PARCELS - 48,574 SQ.FT. OR 1.1056 AC.
STREETS - 70,257 SQ.FT. OR 1.6129 AC.
TOTAL - 478,831 SQ.FT. OR 10.9465 AC.

Line Table

Line	Bearing	Length
1	N 50°07'09" E	9.44'
2	S 87°22'35" W	13.88'
3	N 32°18'41" E	35.06'
4	N 62°28'53" E	17.09'
5	S 34°07'28" E	49.31'



APPROVED - _____ DATE _____

APPROVED - _____ DATE _____

CHAIRMAN SECRETARY TREASURER

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED - _____ DATE _____

RECORDED PLAT

MONITORING COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED - _____ DATE _____

DIRECTOR

PLAT NO.

NOTES:

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording of this plat unless expressly contemplated by the plan as approved. The official files for any such Plan (s) are maintained by the Planning Board and are available for review during normal business hours.
- The property shown herein is subject to the requirements of Chapter 22A Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan and appropriate Agreements Prior to issuance of the Submittal Control Permit. A copy of the approved plan may be viewed at 8787 Georgia Avenue, Silver Spring, Maryland.
- This subdivision record plat is not intended to show any matter affecting the ownership and/or use of the Submittal Control Permit. Any such matter affecting the ownership and/or use of the Submittal Control Permit, not every matter restricting the ownership and/or use of the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This development is served by public water and sewer systems only.
- W.S.S.C. 200 scale reference: 231 NW 12.
- This property appears on Montgomery County Tax Map EV.
- This plat is linked to the lines and annotations of recorded Preliminary Plan No. 12001000F entitled "Clarksburg Village" and Site Plan No. 82056010, entitled "Clarksburg Village, Phase 2".
- Zoned R-200/TWR.
- The property shown herein is being developed in accordance with TDR-4 standards. The following two (2) Development Rights Zoning Ordinance have been incorporated by the owners as follows: Liber 36481 Public Act 437, dated December 29, 2008 as TDRS 20-04-63 and 20-04-63.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, dedicate the street shown herein to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland or other appropriate agency, a temporary slope easement, fifteen (15) feet wide across the property, adjacent, contiguous, and parallel to all street right-of-way lines unless shown otherwise; said slope easement shall be extinguished at such time as the improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland or other appropriate agency.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in and over the land herein identified as "PUBLIC UTILITY EASEMENT" and identified as PUE herein with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland in Liber 3634 at Folio 457, which said terms incorporated herein by this reference.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24(e)(2) of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages, or trusts affecting the property included in this plat of subdivision.

CLKBG, LLC, a Maryland limited liability company
 Merlel Manager-Law/Authorized Person
 Brian Mitan
 Date 2-25-13
 Witness/Mark

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown herein is correct, that it is a subdivision of part of the property conveyed by CLARKSBURG VILLAGE, L.L.C., a Virginia limited liability company and PREDMONT INVESTMENTS, L.L.C., a Delaware limited liability company, to CLKBG, L.L.C., a Maryland limited liability company, by a deed dated September 14, 2010 and recorded among the Land Records of Montgomery County, Maryland in Liber 40075 at Folio 103.

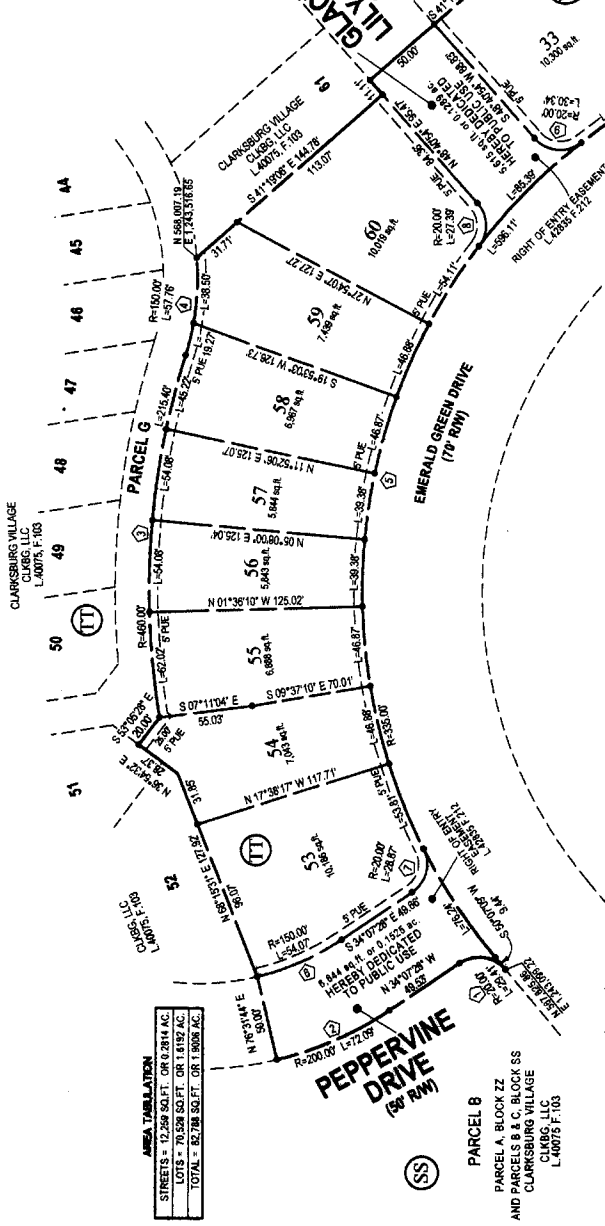
And that once engaged as described in this Owner's Certificate herein, all property corner markers shown thus \rightarrow will be set as delineated herein in accordance with the provisions of Section 50-24(e)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 82,788 square feet or 1.9006 acres of land, of which 12,259 square feet or 0.2814 acres of land is hereby dedicated to public use.

Timothy F. Lee
 Timothy F. Lee
 Professional Land Surveyor
 Maryland Registration No. 21509
 License Expires: 07/13/13
 Date Feb 21, 2013

AREA TABULATION

STREETS = 12,259 SQ.FT. OR 0.2814 AC.
LOTS = 70,529 SQ.FT. OR 1.6192 AC.
TOTAL = 82,788 SQ.FT. OR 1.9006 AC.



Curve Table

Chord	Radius	Length	Tangent	Chord Bearing	Chord Dist
1	8471.437'	20.00'	29.41'	N 07°59'20" E	26.83'
2	20759.12'	200.00'	71.09'	N 07°59'20" W	71.70'
3	26249.07'	646.00'	215.40'	S 85°52'31" E	213.44'
4	22703.31'	150.00'	57.76'	S 85°52'31" W	57.41'
5	10157.12'	35.00'	196.11'	N 78°54'15" W	520.52'
6	20739.12'	200.00'	54.07'	S 23°47'52" E	53.76'
7	87243.03'	20.00'	28.87'	N 87°59'00" E	26.43'
8	78728.28'	20.00'	27.39'	N 87°59'00" W	25.30'
9	86551.15'	20.00'	30.34'	S 05°13'16" W	27.51'

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED _____ DATE _____
 CHAIRMAN _____ SECRETARY/TREASURER _____
 DIRECTOR _____

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

RECORDED
 PLAT

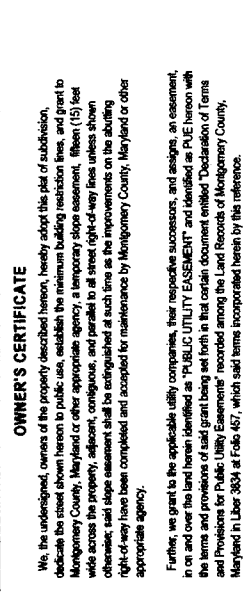
M.N.C.P. & P.C. RECORD FILE NO. _____

SUBDIVISION RECORD PLAT
LOT 33, BLOCK WW and
LOTS 53 thru 60, BLOCK TT
CLARKSBURG VILLAGE
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50' SEPTEMBER 2012

Rockville Associates, Inc.
 2 Research Plaza, Suite 100 Rockville, MD 20850 (301) 946-9667
 www.RAAssociates.net

ROCKVILLE OFFICE
 2 Research Plaza, Suite 100 Rockville, MD 20850 (301) 946-9667
 www.RAAssociates.net

P&P No. 220120960-plat.14 Engineering Planning, Surveying, Environmental Sciences



VICINITY MAP
 SCALE: 1" = 200'

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct. That it is a subdivision of part of the property conveyed by CLARKSBURG VILLAGE, L.C., a Virginia limited liability company and PIEDMONT INVESTMENTS, LLC, Delaware limited liability company to CLIBG, LLC, a Maryland limited liability company, by a deed dated September 14, 2010 and recorded among the Land Records of Montgomery County, Maryland in Liber 4678 at Folio 162.

And that once engaged as described in the Owner's Certificate hereon, all property owner reasons shown thereon shall be set as if they were the reasons of the Montgomery County Code.

The total area included in this subdivision record plat is 114,331 square feet or 2.6260 acres of land, of which 29,811 square feet is dedicated to public use.

[Signature]
 Title: Surveyor
 Maryland Registration No. 21658
 Expiration Date: 07/13/13

PARCEL W
 LOTS 17 THRU 24 PARCELS W BLOCK KK
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL R
 (TO BE COMPALED TO THE HOA.)
 COMMON POINT ALLEY
 (PRIVATE ALLEY)
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL S
 LOTS 25 THRU 32 PARCELS S
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL X
 LOTS 33 THRU 40 PARCELS X
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL Y
 LOTS 41 THRU 48 PARCELS Y
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL Z
 LOTS 49 THRU 56 PARCELS Z
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL AA
 LOTS 57 THRU 64 PARCELS AA
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL AB
 LOTS 65 THRU 72 PARCELS AB
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL AC
 LOTS 73 THRU 80 PARCELS AC
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL AD
 LOTS 81 THRU 88 PARCELS AD
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL AE
 LOTS 89 THRU 96 PARCELS AE
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL AF
 LOTS 97 THRU 104 PARCELS AF
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL AG
 LOTS 105 THRU 112 PARCELS AG
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL AH
 LOTS 113 THRU 120 PARCELS AH
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL AI
 LOTS 121 THRU 128 PARCELS AI
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL AJ
 LOTS 129 THRU 136 PARCELS AJ
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL AK
 LOTS 137 THRU 144 PARCELS AK
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL AL
 LOTS 145 THRU 152 PARCELS AL
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL AM
 LOTS 153 THRU 160 PARCELS AM
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL AN
 LOTS 161 THRU 168 PARCELS AN
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL AO
 LOTS 169 THRU 176 PARCELS AO
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL AP
 LOTS 177 THRU 184 PARCELS AP
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL AQ
 LOTS 185 THRU 192 PARCELS AQ
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL AR
 LOTS 193 THRU 200 PARCELS AR
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL AS
 LOTS 201 THRU 208 PARCELS AS
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL AT
 LOTS 209 THRU 216 PARCELS AT
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL AU
 LOTS 217 THRU 224 PARCELS AU
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL AV
 LOTS 225 THRU 232 PARCELS AV
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL AW
 LOTS 233 THRU 240 PARCELS AW
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL AX
 LOTS 241 THRU 248 PARCELS AX
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL AY
 LOTS 249 THRU 256 PARCELS AY
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL AZ
 LOTS 257 THRU 264 PARCELS AZ
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL BA
 LOTS 265 THRU 272 PARCELS BA
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL BB
 LOTS 273 THRU 280 PARCELS BB
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL BC
 LOTS 281 THRU 288 PARCELS BC
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL BD
 LOTS 289 THRU 296 PARCELS BD
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL BE
 LOTS 297 THRU 304 PARCELS BE
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL BF
 LOTS 305 THRU 312 PARCELS BF
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

PARCEL BG
 LOTS 313 THRU 320 PARCELS BG
 CLARKSBURG VILLAGE 41
 CLIBG, LLC
 L-40075 F.103

AREA TABULATION

PARCELS - 61,130.80 FT. OR 1.3879 AC.
LOTS - 69,248.24 FT. OR 1.5717 AC.
STREETS - 24,311.50 FT. OR 0.5552 AC.
TOTAL - 114,331.54 FT. OR 2.6260 AC.

SCALE: 1" = 50'

DATE: 2-25-13

BY: *[Signature]*

FOR: Brian Anon

CLIBG, LLC

Market Manager/Land/Authorized Person

Wetzel/Abel

CLIBG, LLC

SCALE: 1" = 50'

DATE: 2-25-13

BY: *[Signature]*

FOR: Brian Anon

CLIBG, LLC

Market Manager/Land/Authorized Person

Wetzel/Abel

CLIBG, LLC

SCALE: 1" = 50'

DATE: 2-25-13

BY: *[Signature]*

FOR: Brian Anon

CLIBG, LLC

Market Manager/Land/Authorized Person

Wetzel/Abel

CLIBG, LLC

SCALE: 1" = 50'

DATE: 2-25-13

BY: *[Signature]*

FOR: Brian Anon

CLIBG, LLC

Market Manager/Land/Authorized Person

Wetzel/Abel

CLIBG, LLC

SCALE: 1" = 50'

DATE: 2-25-13

BY: *[Signature]*

FOR: Brian Anon

CLIBG, LLC

Market Manager/Land/Authorized Person

Wetzel/Abel

CLIBG, LLC

SCALE: 1" = 50'

DATE: 2-25-13

BY: *[Signature]*

FOR: Brian Anon

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, dedicate the streets shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary easement, fifteen (15) feet wide across the property adjacent, to the street shown hereon, for the purpose of providing for the installation and maintenance of a water main. The easement shall be established at each time as the improvements on the adjoining right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement over the property described hereon, for the purpose of providing for the installation and maintenance of a water main, and we agree to execute all necessary documents to carry out the terms and provisions of said grant being set forth in the certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" incorporated among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms incorporated herein by this reference.

Further, we establish the "Common Access Easement" as shown hereon and subject to all current and applicable regulations of all Federal, State and local governing agencies.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24(b)(2) of the Montgomery County Code.

There are no recorded ads, actions at law, liens, leases, mortgages, or trusts affecting the property included in this plat of subdivision.

CLIBG, LLC, a Maryland limited liability company

Date: 2-25-13

By: *[Signature]*
 Brian Anon
 Market Manager/Land/Authorized Person
 CLIBG, LLC

Wetzel/Abel

CLIBG, LLC

SCALE: 1" = 50'

DATE: 2-25-13

BY: *[Signature]*

FOR: Brian Anon

CLIBG, LLC

Market Manager/Land/Authorized Person

Wetzel/Abel

CLIBG, LLC

SCALE: 1" = 50'

DATE: 2-25-13

BY: *[Signature]*

FOR: Brian Anon

CLIBG, LLC

Market Manager/Land/Authorized Person

Wetzel/Abel

CLIBG, LLC

SCALE: 1" = 50'

DATE: 2-25-13

BY: *[Signature]*

FOR: Brian Anon

CLIBG, LLC

Market Manager/Land/Authorized Person

Wetzel/Abel

CLIBG, LLC

SCALE: 1" = 50'

DATE: 2-25-13

BY: *[Signature]*

FOR: Brian Anon

CLIBG, LLC

Market Manager/Land/Authorized Person

Wetzel/Abel

CLIBG, LLC

SCALE: 1" = 50'

DATE: 2-25-13

BY: *[Signature]*

FOR: Brian Anon

NOTES

- All terms, condition, agreements, limitations, and requirements associated with any preliminary plan, including but not limited to, the requirements of the Final Forest Conservation Plan and other Agreements maintained by the Montgomery County Planning Board, are hereby adopted by the owner of this plat, unless expressly contemplated by the plan as approved. The official files for any such Plan (s) are maintained by the Planning Board and are available for review during normal business hours.
- The property shown hereon is subject to the requirements of Chapter 22A Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan and other Agreements Prior to issuance of the Subdivision Control Permit. A copy of the approved plan may be viewed at 8787 Georgia Avenue, Silver Spring, Maryland.
- This subdivision record plat is not intended to show any matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- W.S.C 200 scale reference: .251 NW 12.
- Tax Map: E.V.
- This plat is limited to the uses and conditions of Preliminary Plan No. 12001030F, entitled "Clarksburg Village" and Site Plan No. 320050410 entitled, "Clarksburg Village Phase 2".
- Zoned R-20W/TDR.
- The property shown hereon is being developed in accordance with TDR-3 standards. The following Two (2) Development Rights necessary for development have been conveyed to the owners as follows: Liber 42501 Folio 402, dated September 26, 2011 as TDRS 17-7807 and 17-7988.
- Parcels A and B, Block DDD are subject to the terms and conditions of a Common Open Space Covenants with the Maryland-National Capital Park and Planning Commission recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.
- Parcels A and B, Block DDD, shown hereon are subject to the terms and provisions of a Declaration of Consent, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 41592 at Folio 141.
- Open space areas will be maintained by the Homeowners Associations (H.O.A.), Montgomery County, Maryland with the participate in the maintenance of these facilities.
- Parcels A and B, Block DDD is subject to a Common Access Easement as delineated hereon, over Echo Point Place and Thompson Oak Alley (private alleys) and is intended to provide unobstructed access to the general public in, over and under the roads and sidewalks, within said easement area. The Public Access of this area shall result in an effect on the maintenance of the easement area. The easement shall be maintained by the Homeowners Association of Montgomery County, Maryland and will not participate in the maintenance of these private facilities.
- This development is served by public water and sewer systems only.

Curve Table

Circle	Radius	Length	Tangent	Chord Bearing	Chord Dist.
1	2371.259'	175.00'	70.91'	55.95°	70.43'
2	3179.00'	150.00'	63.35'	42.78°	62.28'
3	7274.90'	13.00'	16.51'	9.58°	15.43'
4	14339.80'	200.00'	51.09'	25.68°	50.95'
5	19493.12'	125.00'	43.10'	21.76°	42.88'
6	34933.10'	58.33'	24.71'	17.86°	24.61'
7	17467.25'	88.33'	34.67'	13.77°	34.16'
8	14429.80'	140.00'	53.99'	18.08°	53.85'
9	15341.31'	13.00'	12.18'	6.58°	11.74'
10	10539.80'	120.00'	118.27'	5.92°	118.27'

PLAT

1	N. 05° 50' 00" E.	12.50'
2	S. 89° 52' 51" W.	18.27'
3	S. 89° 52' 51" W.	18.27'
4	N. 57° 25' 44" W.	40.25'

RECORDED: _____

DATE: _____

DIRECTOR: _____

APPROVED: _____

SECRETARY/TREASURER: _____

CHAIRMAN: _____

M.N.C.P. & P.C. RECORD FILE NO. - _____

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MONTGOMERY COUNTY PLANNING BOARD

DEPARTMENT OF PERMITTING SERVICES

MONTGOMERY COUNTY, MARYLAND

RECORDED: _____

DATE: _____

DIRECTOR: _____

APPROVED: _____

SECRETARY/TREASURER: _____

CHAIRMAN: _____

M.N.C.P. & P.C. RECORD FILE NO. - _____

SCALE: 1" = 50'

DATE: 2-25-13

BY: *[Signature]*

FOR: Brian Anon

CLIBG, LLC

Market Manager/Land/Authorized Person

Wetzel/Abel

CLIBG, LLC

SCALE: 1" = 50'

DATE: 2-25-13

BY: *[Signature]*

FOR: Brian Anon

CLIBG, LLC

Market Manager/Land/Authorized Person

Wetzel/Abel

CLIBG, LLC

SCALE: 1" = 50'

DATE: 2-25-13

BY: *[Signature]*

FOR: Brian Anon

CLIBG, LLC

Market Manager/Land/Authorized Person

Wetzel/Abel

PLAT NO.

OWNER'S CERTIFICATE
We, the undersigned, owners of the property described herein, hereby certify that we have established the minimum building restriction lines, and grant to Montgomery County, Maryland or other appropriate agency, a temporary stop sign easement, fifteen (15) feet wide, on the property, adjacent, contiguous, and parallel to all street right-of-way lines unless shown otherwise, said stop easement shall be distinguished at such time as the improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland or other appropriate agency.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in and over the land herein described as public utility easement and identified as "PUE", herein with the terms and provisions of said grant being set forth in that certain declaration entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 467, which said terms incorporated herein by the reference.

Further, we grant to Maryland National Capital Park and Planning Commission (MNCPPC) the Category I Conservation Easement, as shown hereon, subject to the terms and conditions as set forth in a certain document recorded among said Land Records in Liber 13178 at Folio 412.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24(a)(2) of the Montgomery County Code.

There are no recorded sales, actions at law, liens, leases, mortgages, or trusts affecting the property included in this plat of subdivision.

CLBGS, LLC, a Maryland limited liability company

Blair Allen
Blair Allen
Market Manager/land/ Authorized Person
CLBGS, LLC
Date: 2-25-13
Witness/Agent

Line Table for common Access Easement		
Line	Bearing	Length
1	S 39°25'31" E	57.54'
2	S 39°07'09" W	138.32'
3	S 39°25'31" E	88.00'
4	S 39°07'09" W	25.00'
5	S 39°25'31" E	5.00'
6	S 39°07'09" W	22.33'
7	S 39°25'31" E	5.00'
8	S 39°07'09" W	25.50'
9	S 39°25'31" W	140.33'
10	N 39°07'09" E	91.16'
11	N 39°25'31" W	2.83'
12	N 39°07'09" E	20.00'
13	S 39°25'31" E	1.83'
14	N 39°07'09" E	86.59'

LOTS 1 thru 14 AND PARCELS A and B, BLOCK DDD CLARKSBURG VILLAGE CLBGS, LLC L.40075, F.103

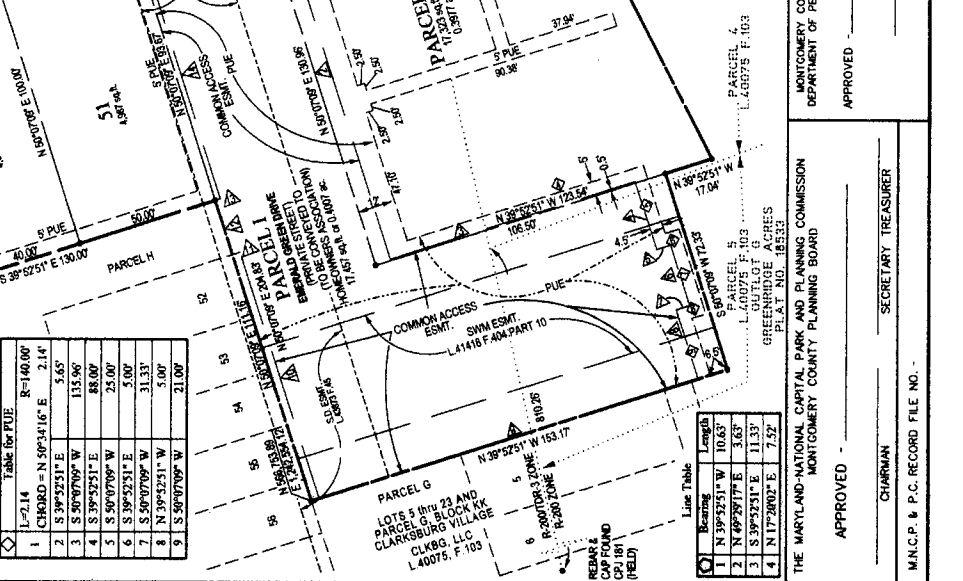
Curve Table

Delta	Radius	Length	Chord Bearing	Chord Dist.
1	31°50'10"	130.00'	N 66°03'03" E	82.28'
2	06°27'35"	175.00'	N 78°44'21" E	19.72'
3	88°43'28"	4.33'	N 04°28'55" E	6.00'
4	43°49'25"	18.83'	N 28°18'17" E	14.01'

AREA TABULATION
PARCEL = 34,798 SQ.FT. OR 0.7985 AC.
LOTS = 40,860 SQ.FT. OR 0.9309 AC.
TOTAL = 75,658 SQ.FT. OR 1.7295 AC.

Table for PUE

Line	Bearing	Length
1	N 42.14	R=140.00'
2	S 39°25'31" E	2.14'
3	S 39°07'09" W	5.65'
4	S 39°25'31" E	131.96'
5	S 39°07'09" W	88.00'
6	S 39°25'31" E	25.00'
7	S 39°07'09" W	5.00'
8	S 39°25'31" E	31.33'
9	S 39°07'09" W	5.00'
10	S 39°25'31" E	21.00'



SURVEYOR'S CERTIFICATE
I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision of part of the property conveyed by CLARKSBURG VILLAGE, L.L.C., a Virginia limited liability company and a Maryland INVESTMENTS, LLC, a Delaware limited liability company, to CLBGS, L.L.C., a Maryland limited liability company, as shown on a plan of subdivision entitled, "LOTS 1 thru 14 AND OUTLOTS E, F AND G, GREENBRIDGE ACRES" and recorded among the Land Records of Montgomery County, Maryland in Liber 40075 at Folio 103 and being a resubdivision of a part of OUTLOT G, as shown on a plan of subdivision entitled, "LOTS 6 THRU 10 AND OUTLOTS E, F AND G, GREENBRIDGE ACRES" and recorded among the Land Records in Plat Book 104 at Plat No. 10533.

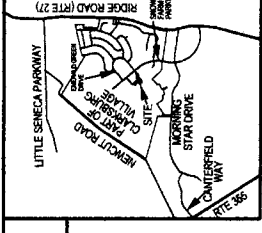
And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thereon will be set as delineated hereon in accordance with the provisions of Section 50-24(a)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 75,380 square feet or 1.7295 acres, of which no land is dedicated to public use.

James F. Mc...
James F. Mc...
Professional Land Surveyor
Maryland Registration No. 21509
License Expires: 07/13/13

APPROVED _____ DATE _____
RECORDED _____
PLAT _____
DIRECTOR _____

APPROVED _____ DATE _____
CHAIRMAN _____ SECRETARY/TREASURER _____
M.N.C.P. & P.C. RECORD FILE NO. _____



NOTES:
1. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, plan, project plan, or any other plan, including the property, approved by the Montgomery County Planning Board and approved by the Montgomery County Council, shall be maintained by the recordation of the property, and shall be subject to the plan as approved. The official files for any such plan (a) are maintained by the Planning Board and are available for review during normal business hours.
2. The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan and appropriate Agreements Prior to issuance of the Subdivision Control Permit. A copy of the approved plan may be viewed at 8701 Georgia Avenue, Silver Spring, Maryland.
3. This subdivision record plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the use of the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
4. The development is served by public water and sewer systems only.
5. W.S.S.C. 200 scale reference: 221 NW 12.
6. This property appears on Montgomery County Tax Map EV.
7. This plat is linked to the uses and conditions of amended Preliminary Plan No. 12001030F entitled "Clarksburg Village" and Site Plan No. 820160410, entitled "Clarksburg Village-phase 2".
8. Zoned R-200/TDR AND R-200.
9. This development conforms with the requirements of Chapter 25(A) of the Montgomery County Code to provide moderately priced dwelling units.
10. The property shown hereon is being developed R-200 MPTD standards and R-200 TDR-3 standards. The following three (3) Development Rights necessary for development have been conveyed to the owners as follows: Liber 42301 Folio 462, dated September 28, 2011 as TDRS 17-7968, 17-7970 and 17-7971.
11. Parcel I, Block KK is subject to the terms and conditions of a Common Open Space Easement with the Maryland-National Capital Park and Planning Commission recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.
12. Parcel I, Block KK, shown hereon is subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 41892 at Folio 141.
13. Open space areas and private streets will be maintained by the Homeowners Associations, Montgomery County, Maryland will not participate in the maintenance of these facilities.

14. Parcel I, Block KK is subject to a Common Access Easement as delineated hereon, over Emerald Green Drive (private street) and is intended to provide unobstructed access to the general public, in, over and throughout the roads and sidewalks, within said easement area. The Public Access of this area shall remain in effect until such time the property is redeveloped and a new subdivision record plat is recorded. The easement shall continue to remain in effect until such time the property is redeveloped and a new subdivision record plat is recorded. Montgomery County, Maryland will not participate in the maintenance of these private facilities.

CLARKSBURG VILLAGE
SUBDIVISION RECORD PLAT
LOTS 1 thru 4, 48 thru 51
and PARCELS I and X, BLOCK KK
CLARKSBURG VILLAGE
OUTLOT G, GREENBRIDGE ACRES
IN PART BEING A RESUBDIVISION OF
OUTLOT G, GREENBRIDGE ACRES
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 30' SEPTEMBER 2011

Rockville Office
2 Research Plaza, Suite 100
Rockville, MD 20850
1.301.948.9067
www.Landstar.com

Landstar
Sotets Associates, Inc.

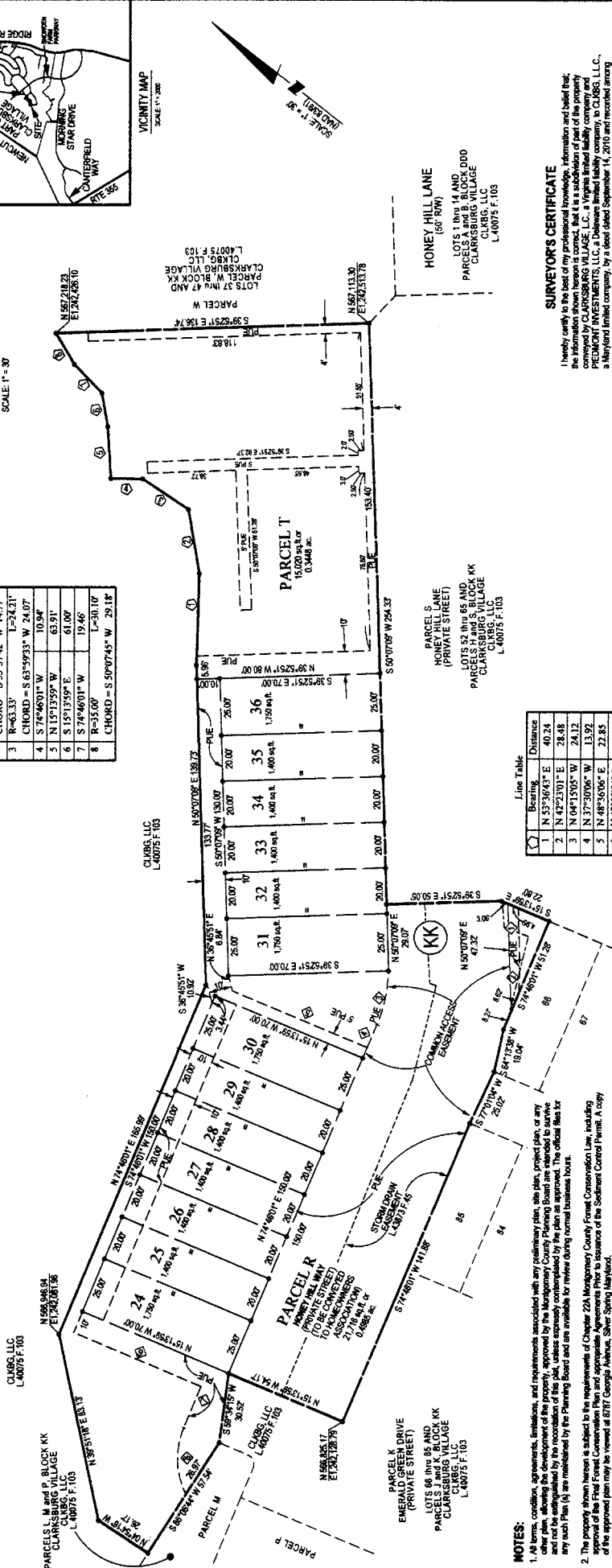
PAP.No. 22012080-plat 17 Engineering Planning Surveying Environmental Sciences

PLAT NO.

1	S 50°07'09" W	22.68'
2	R=120.67'	L=14.78'
3	CHORD=S 53°37'42" W	14.77'
4	R=63.33'	L=24.21'
5	S 74°46'01" W	10.54'
6	S 1°13'59" W	63.91'
7	S 74°46'01" E	61.00'
8	R=135.00'	L=19.46'
9	CHORD=S 50°07'45" W	25.18'

NOTES: CONTINUED
 14. Parcel R, Block KK is subject to a Common Access Easement as delineated hereon, over Honey Hill Way (private street) and is intended to provide unobstructed access to the general public in, over and throughout the roads and sidewalks, when said easement areas. The Public Access of this area shall remain in effect until such time the property is redeveloped and a new subdivision plat is recorded which reverts/continues to Homestead, Montgomery County, Maryland will not participate in the maintenance of these private facilities.

PARCELS = 19,663 SQ. FT. OR 0.4523 AC.
LOTS = 18,600 SQ. FT. OR 0.4260 AC.
TOTAL = 38,263 SQ. FT. OR 0.8783 AC.



Line	Bearing	Distance
1	N 53°36'45" E	40.24'
2	N 22°23'01" E	28.48'
3	N 04°15'05" W	24.12'
4	N 07°20'06" W	13.92'
5	N 48°45'06" E	22.85'
6	N 42°08'54" E	14.89'
7	N 08°20'12" E	17.41'
8	N 21°26'33" E	15.79'

NOTES:
 1. All site conditions, easements, encumbrances, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, including the development of the plat, shall be subject to the review and approval of the Planning Board and shall not be engaged by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan (s) are maintained by the Planning Board and are available for review during normal business hours.
 2. The property shown hereon is subject to the requirements of Chapter 22A, Montgomery County Forest Conservation Law, including approval of the Final Forest Management Plan for the property by the Forest Service of the State Department of the Environment. A copy of the approved plan may be viewed at 6197 Georgia Avenue, Silver Spring, Maryland.
 3. This subdivision record plat is not intended to show any matter affecting the ownership and/or use, not every matter restricting the use of the property. This subdivision record plat is not intended to replace an easement of title or to depict or note all matters affecting title.
 4. This development is served by public water and sewer systems only.
 5. W.S.C. 200 state reference: Z1 18F.12.
 6. The property appears on Montgomery County Tax Map EV.
 7. The plat is limited to the uses and conditions of amended Preliminary Plan No. 12001000F, entitled "Clarkburg Village" and Site Plan No. 62000410, entitled "Clarkburg Village - Phase 2".
 8. Zoned R-200/TDR.
 9. This development conforms with the requirements of Chapter 25(A) of the Montgomery County Code to provide moderately priced dwelling units.
 10. The property shown hereon is being developed in accordance with TDR-3 standards. The following items (3) Development Rights necessary for development have been conveyed to the owners as follows: Liber 42301 (Feb. 4, 2008), dated September 26, 2011, as TDRS 14-8012, 14-8013, and 14-8014.
 11. Parcel R, Block KK, was subject to the terms and conditions of a Common Open Space Covenant with the Maryland National Capital Park and Planning Commission recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at folio 276.
 12. Parcel R, Block KK, shown hereon are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 41832 at folio 141.
 13. Open space areas will be maintained by the Homeowners Associations, Montgomery County, Maryland will not participate in the maintenance of these facilities.

SURVEYOR'S CERTIFICATE
 I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision of part of the property of CLARKSBURG VILLAGE, LLC, a Maryland limited liability company, and that the same is a Maryland limited liability company, by a deed dated September 14, 2010 and recorded among the Land Records of Montgomery County, Maryland in Liber 40075 at folio 103.
 And that area depicted as described in the County Certificate hereon, all property corner markers shown hereon shall be set as delineated hereon in accordance with the provisions of Section 50-246(a)(2) of the Montgomery County Code.
 The total area included in the subdivision record plat is 35,337 square feet or 1.2653 acres of land, of which no land is dedicated to public use.
 Timothy J. Schaefer
 Licensed Professional Surveyor
 Maryland Registration No. 21559
 License Expires: 07/13/13

OWNER'S CERTIFICATE
 We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines.
 Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in and over the land herein described as public utility easement, and identified as "P.U.E." hereon with this terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland in Liber 2804 at folio 467, which said terms incorporated herein by this reference.
 Further, we establish the "Common Access Easements" as shown hereon and subject to all current and applicable regulations of all Federal, State and local governing agencies.
 As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-246(a)(2) of the Montgomery County Code.
 There are no recorded suits, actions at law, liens, leases, mortgages, or trusts affecting the property included in the plan of subdivision.
 CLARKSBURG, LLC, a Maryland limited liability company
 Brian Alton
 Licensed Manager and/or Authorized Person
 CLARKSBURG, LLC
 2-25-13
 Date
 Wireschaefer

SUBDIVISION RECORD PLAT
LOTS 24 thru 36
and PARCELS R and T
BLOCK KK
CLARKSBURG VILLAGE
 CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30' SEPTEMBER 2011

LOADMAN SCHAEFER ASSOCIATES, INC.
 2 Research Plaza, Suite 100
 Rockville, MD 20850 1.301.948.2750 1.301.948.9067
 www.LSassociates.net
 PAP NO. 20107010-plat 19 Engineering, Planning, Surveying, Environmental Sciences

APPROVED _____	DATE _____	DIRECTOR
APPROVED _____	SECRETARY	TREASURER
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD		
M.N.C.P. & P.C. RECORD FILE NO. _____		

PLAT NO.

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision of part of the property conveyed by CLARKSBURG VILLAGE, L.L.C., a Virginia limited liability company and PEACHTREE INVESTMENTS, INC., a Delaware limited liability company to CLKBS, LLC, a Maryland limited liability company, and that the same is in accordance with the Land Records of Montgomery County, Maryland in Law 40075 of 2013 and being a resubdivision of Outlot K, Block F as shown on a plat of subdivision entitled, "LOTS 38 THRU 38 AND OUTLOT K, BLOCK F GREENBRIDGE ACRES" and recorded among the said Land Records as Plat No. 21572.

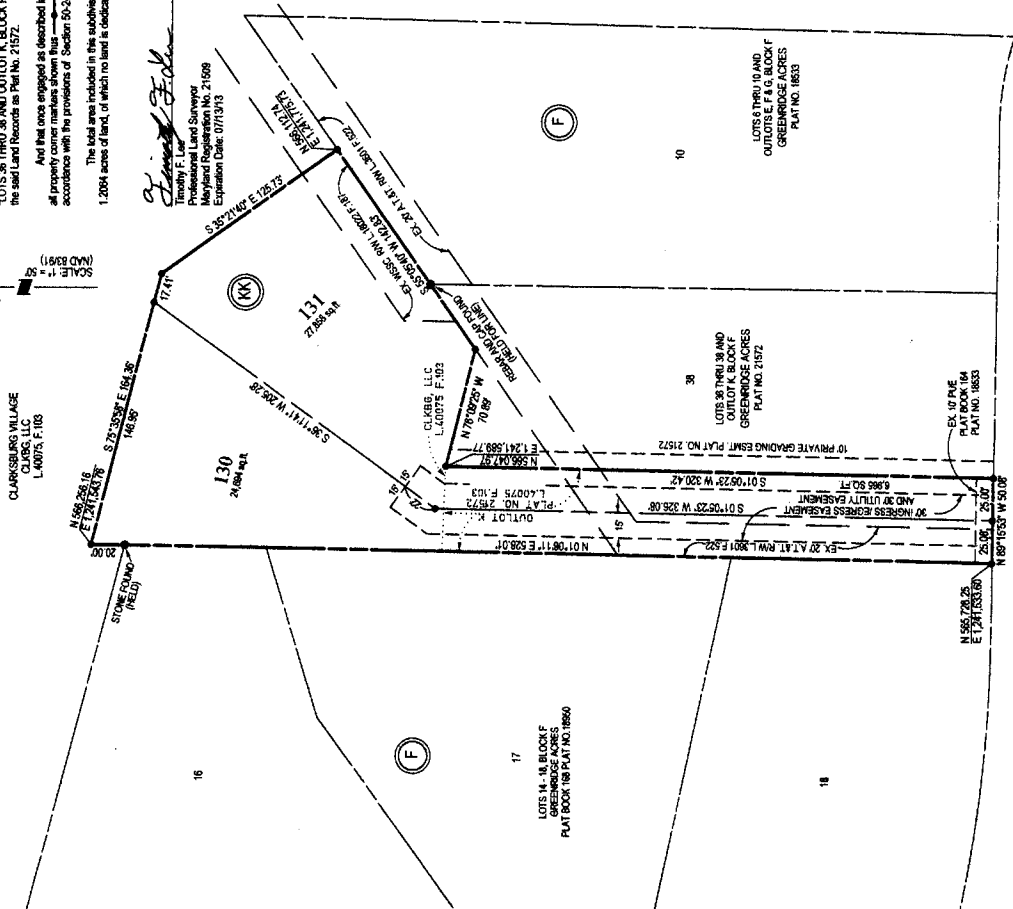
And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus \rightarrow will be set as delineated hereon in accordance with the provisions of Section 59-24(a)(2) of the Montgomery County Code.

The total area included in the subdivision record plat is 52,552 square feet or 1.2094 acres of land, of which no land is dedicated to public use.

Timothy F. Lee
 Timothy F. Lee
 Professional Land Surveyor
 Maryland Registration No. 21569
 Expiration Date: 07/31/19

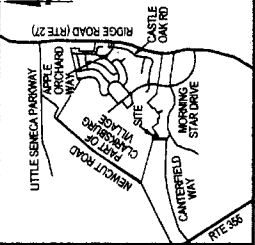
John F. Ed
 John F. Ed
 Date: 2/21/2013

AREA TABULATION
LOTS 14, 18, BLOCK F GREENBRIDGE ACRES
PLAT BOOK 188 PLAT NO. 18960
LOTS 38 THRU 38 AND OUTLOT K, BLOCK F GREENBRIDGE ACRES
PLAT NO. 21572
PLAT BOOK 188 PLAT NO. 18960
LOTS 130 AND 131, BLOCK KK, CLARKSBURG VILLAGE
PLAT NO. 21573
PLAT BOOK 188 PLAT NO. 18960
TOTAL = 52,552 SQ. FT. OR 1.2094 AC.



CANTERFIELD WAY

(PREVIOUSLY DEDICATED BY PLAT BOOK 164 PLAT NO. 18533)



VICINITY MAP
 SCALE: 1" = 200'

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, and establish the minimum building restriction lines:

Further, we hereby establish a Easement, Egress, and Utility Easement as delineated hereon for the benefit of Lots 130 and 131, Block KK, subject to the terms and conditions set forth in the Instrument of Substitution document to be recorded hereafter.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and all other monuments to be set by a registered Maryland Surveyor in accordance with Section 59-24(a)(2) of the Montgomery County Code.

There are no recorded suits, actions at law, liens, mortgages, or trusts affecting the property included in this plat of subdivision.

CLKBS, LLC, a Maryland limited liability company

Blair Altan
 Blair Altan
 Registered Agent/Authorized Person
 CLKBS, LLC
 Date: 2-25-13
 Witness/Notary

NOTES:

- All new signs, appurtenances, inclusions, and requirements associated with any existing plan, site plan, project plan or any other plan, affecting the development of the entire approach to the Montgomery County Planning Board are intended to serve and not be distinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official files for any such Plan (a) are maintained by the Planning Board and are available for review during normal business hours.
- The property shown hereon is subject to the requirements of Chapter 72A (Montgomery County) Forest Conservation Law, including approval of the Final Forest Conservation Plan and appropriate Agreements. Prior to issuance of the Subdivision Control Permit, a copy of the approved plan may be viewed at 8787 Georgia Avenue, Silver Spring, Maryland.
- This subdivision record plat is not intended to show every matter affecting the ownership, title, use, or encumbrance of the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- W.S.C.200, subtitle reference: 231 MW 72
- TAX MAP: EV
- The plat is limited to the use and conditions of Preliminary Plan No. 1200103DF, entitled "Clarksburg Village and Site Plan #620250410 entitled "Clarksburg Village Phase Z".
- Zoned R-2001(DK).
- The property shown hereon is being developed in accordance with TDR-3 standards. The following information is provided for the convenience of the owners as follows:
 Lines 36481 F206-427, dated December 28, 2006 as TDPS: 10-6468.

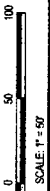
SUBDIVISION RECORD PLAT
LOTS 130 AND 131, BLOCK KK
CLARKSBURG VILLAGE
 BEING A RESUBDIVISION OF
 OUTLOT K, BLOCK F GREENBRIDGE ACRES
 PLAT NO. 21572
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50' SEPTEMBER 2011



Landman
 Schaefer Associates, Inc.

ROCKVILLE OFFICE
 2 Research Place, Suite 100 Rockville, MD 20850 1.301.948.9067
 www.LSassociates.net

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	APPROVED: _____ CHAIRMAN	APPROVED: _____ SECRETARY/TREASURER
	M.N.C.P. & P.C. RECORD FILE NO. - _____	
MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES	APPROVED: _____ DATE: _____ DIRECTOR	RECORDED: _____ PLAT: _____



SCALE: 1" = 50'

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision and establish the minimum building restriction lines. Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in and over the land herein described as public utility easement and identified as "PUE" herein with the terms and provisions of said grant being set forth in the certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland at Folio 457, which said terms incorporated herein by the reference.

Further, we establish the "Common Access Easement" as shown herein and subject to all current and applicable regulations of all Federal, State and local governing agencies. As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24(a)(2) of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages, or trusts affecting the property included in this plat of subdivision.

CLUGS, LLC, a Maryland limited liability company
 Brian Altman
 Marlene Mandel-Anderson
 CLUGS, LLC
 Date: 2-25-13
 Witness/Agent

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown herein is correct, that it is a subdivision of part of the property conveyed by CLARKSBURG VILLAGE, LLC, a Virginia limited liability company and identified as "PUE" herein with the terms and provisions of said grant being set forth in the certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland at Folio 457, which said terms incorporated herein by the reference.

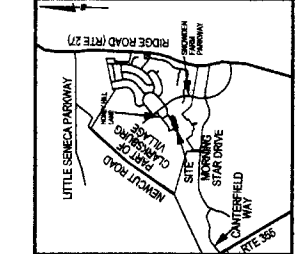
I am a duly Licensed Professional Land Surveyor in the State of Maryland, License No. 21599, and I am duly Licensed Professional Land Surveyor in the State of Virginia, License No. 0713173.

The total area included in this subdivision record plat is 59,846 square feet or 1.3739 acres of land, of which no land is dedicated to public use.

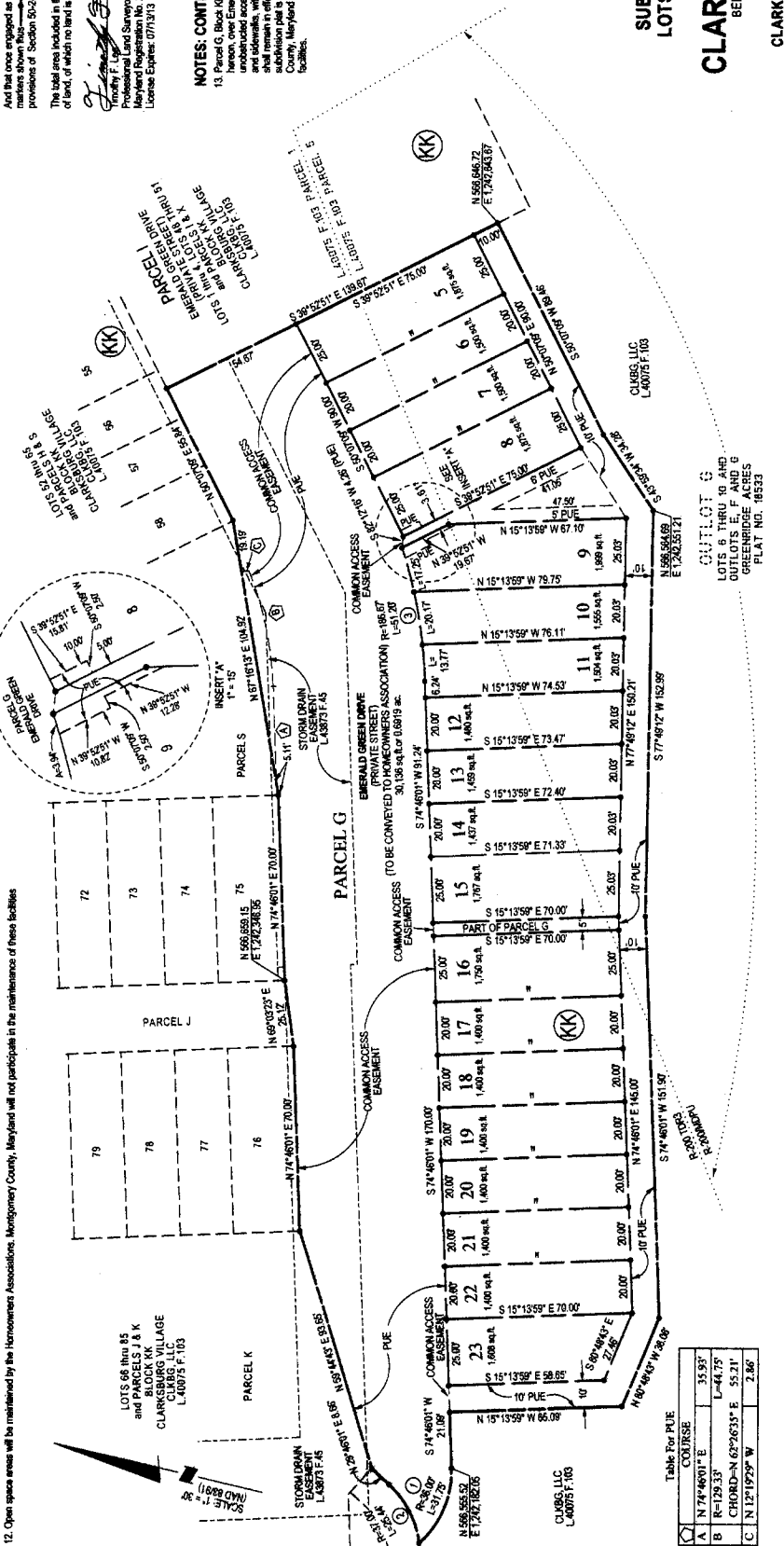
And that once engaged as described in the Owner's Certificate herein, all property corner markers shown thereon will be set as delineated herein in accordance with the provisions of Section 50-24(a)(2) of the Montgomery County Code.

Professional Land Surveyor
 Maryland Registration No. 21599
 License Expires: 07/31/13

NOTES: CONTINUED
 13. Parcel G, Block KK is subject to a Common Access Easement as delineated herein, over Emerald Green Drive (private street) and is intended to provide unobstructed access to the general public in, over and throughout the roads and sidewalks, within said easement area. The Public Access of this area is intended to be used for the purpose of providing a pedestrian and bicycle path. The property owner is intended to participate in the maintenance of these private facilities.



- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be distinguished by the recitation of the plan or other documents incorporated by reference into this plat.
- The property shown herein is subject to the requirements of Chapter 22A Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan and appropriate Agreements Prior to Issuance of the Subdivision Control Permit. A copy of the approved plan may be viewed at 8107 Georgia Avenue, Silver Spring, Maryland.
- This subdivision record plat is not intended to show any matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This development is served by public water and sewer systems only.
- W.S.S.C 200 scale reference: 2:1 NW 12.
- This property appears on Montgomery County Tax Map EV.
- This plat is linked to the uses and conditions of awarded Preliminary Plan No. 12001030F, entitled "Clarksburg Village" and Site Plan No. 82005410, entitled "Clarksburg Village Phase 2".
- Zoned R-200/TDR and R-200/MPOU.
- The property shown herein is being developed in accordance with R-200 MPOU and R-200 TDR-S standards. The following three (3) Developed Rights necessary for development have been conveyed to the owners as follows: Liber 42201 Folio 463, dated September 26, 2011 as TDRS 14-3015, 14-3016 and 14-3017.
- Parcel G, Block KK, shown herein is subject to the terms and conditions of a Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission recorded among the Land Records of Montgomery County, Maryland in Liber 28046 at Folio 578.
- Parcel G, Block KK, shown herein is subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain open space areas, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 41592 at Folio 141.
- Open space areas will be maintained by the Homeowners Association, Montgomery County, Maryland will not participate in the maintenance of these facilities.



Curve Table

Delta	Radius	Length	Tangent	Chord Bearing	Chord Dist.
1	30°31'27"	36.00'	31.75'	N 79°58'15" W	30.73'
2	39°23'51"	37.00'	25.44'	N 49°27'56" E	24.94'
3	15°42'54"	186.67'	51.20'	S 66°34'34" W	51.04'

AREA TABULATION

PARCEL L = 30,136 SQ.FT. OR 0.6919 AC.
LOTS 5 THRU 10 AND OUTLOTS E, F AND G = 29,709 SQ.FT. OR 0.6800 AC.
TOTAL = 59,845 SQ.FT. OR 1.3719 AC.

APPROVED _____ DATE _____

SECRETARY TREASURER _____

CHAIRMAN _____

APPROVED _____ DATE _____

SECRETARY TREASURER _____

CHAIRMAN _____

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

CLARKSBURG VILLAGE
 BEING A RESUBDIVISION OF A PART OF
 PARCEL G, GREENBRIDGE ACRES
 PLAT NO. 18533

CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30'
 SEPTEMBER 2011
 PMP NO. 22071030-042 21

Rockville Office
 2 Research Place, Suite 100 Rockville, MD 20850 1.301.948.9667
 Engineering Planning, Surveying, Environmental Sciences
 www.LSAssociates.net

PLAT NO.

AREA TABULATION

PARCEL = 35,381 SQ. FT. OR 0.8118 AC.
LOTS = 36,787 SQ. FT. OR 0.7883 AC.
TOTAL = 68,128 SQ. FT. OR 1.581 AC.

SURVEYOR'S CERTIFICATE

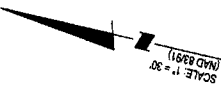
I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision of part of the property conveyed by CLARKSBURG VILLAGE, L.L.C., a Virginia limited liability company, to CLARKSBURG VILLAGE, L.L.C., a Maryland limited liability company, by a deed dated September 14, 2010 and recorded among the Land Records of Montgomery County, Maryland in Liber 40075 at Folio 103.

And that once engaged as described in the Owner's Certificate hereon, all property corner measurements were taken in accordance with the provisions of Section 50-24(a)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 68,128 square feet or 1.581 acres of land, of which no land is dedicated to public use.

Timothy F. Lee
 Timothy F. Lee
 Professional Land Surveyor
 License No. 11000
 License Expires: 07/31/13

John A. 10/13
 Date



OWNERS CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in and over the land herein described as public utility easement and identified as "PUE" hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland in Liber 40075 at Folio 457, which said instrument incorporated herein by this reference.

Further, we establish the "Common Access Easements" as shown hereon and subject to all current and applicable regulations of all Federal, State and local governing agencies.

As owners of the subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24(a)(2) of the Montgomery County Code.

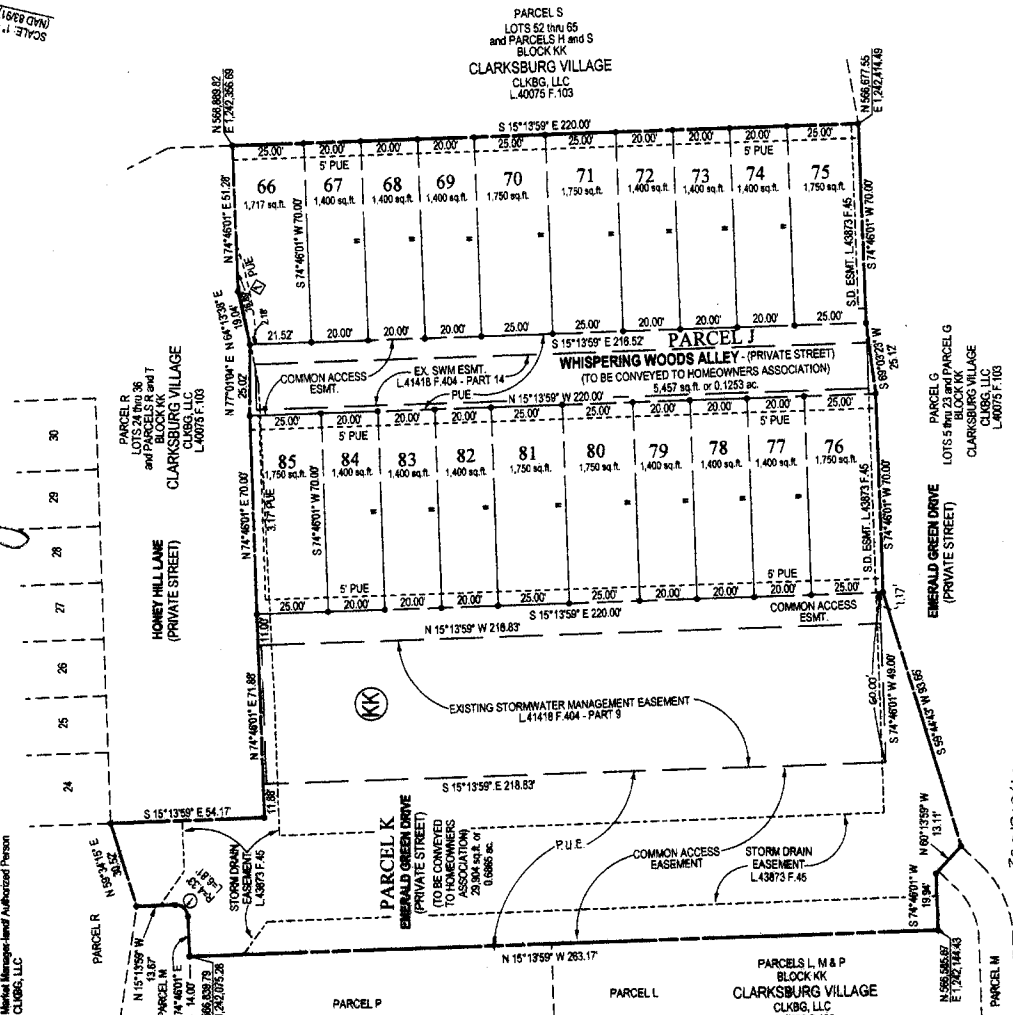
There are no recorded sales, actions at law, liens, leases, mortgages, or trusts affecting the property included in this plat of subdivision.

CLUGS, L.L.C., a Maryland limited liability company

John A. 2-25-13
 Date

John A.
 Witness/Agent

Site Agent
 Michael Manganaro/Authorized Person
 CLUGS, L.L.C.



Curve Table For PUE - Lot 66

Dist.	Radius	Length	Tangent	Chord Bearing	Chord Dist.
1	17°11'11"	120.67	18.23	S 65°43'53" W	36.06'

Dist.	Radius	Length	Tangent	Chord Bearing	Chord Dist.
1	90°00'00"	4.33'	6.81'	N 29°46'00" E	6.13'

RECORDED PLAT

APPROVED _____ DATE _____

APPROVED _____ DATE _____

CHAIRMAN SECRETARY TREASURER

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

M.N.C.P. & P.C. RECORD FILE NO. _____

NOTES:

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan (i) are maintained by the Planning Board and are available for review during normal business hours.
- The property shown hereon is subject to the requirements of Chapter 22A Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan and appropriate Agreements Prior to Issuance of the Subdivision Control Permit. A copy of the approved plan may be viewed at 8757 Georgia Avenue, Silver Spring, Maryland.
- This subdivision record plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- The development is served by public water and sewer systems only.
- M.S.S.C. 200 scale reference: 231 NW 1/2.
- This property appears on Montgomery County Tax Map EV.
- This plat is limited to the uses and conditions of amended Preliminary Plan No. 12001003F entitled "Clarksburg Village" and Site Plan No. 6200650410, entitled "Clarksburg Village - Phase Z".
- Zoned R-300/TDR.
- The property shown hereon is being developed in accordance with TDRS standards. The following three (3) Development Rights available for development have been conveyed to the owners as follows: Liber 42301 Folio 465, dated December 28, 2008 as TDRS 14-6018, 14-6019 and 14-6020.
- Parcels J and K, Block KK are subject to the terms and conditions of a Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission recorded among the Land Records of Montgomery County, Maryland in Liber 29043 at Folio 376.
- Parcels J and K, Block KK, shown hereon are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 41592 at Folio 141.
- Open space areas will be maintained by the Homeowners Associations. Montgomery County, Maryland will not participate in the maintenance of these facilities.
- Parcels J and K, Block KK is subject to a Common Access Easement as delineated hereon, over Emerald Green Drive and Whispering Woods Alley (private streets and alley) and is intended to provide unobstructed access to the general public, in, over and throughout the roads and sidewalks, within said easement area. The Public Access of this area shall remain in effect until such time the property is redeveloped and a new subdivision plat is recorded which expressly confirms its removal. Montgomery County, Maryland will not participate in the maintenance of these private facilities.

SUBDIVISION RECORD PLAT LOTS 66 thru 85 and PARCELS J & K BLOCK KK

CLARKSBURG VILLAGE

CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30' SEPTEMBER 2011
 P.P. NO. 22012100-042-22



Lewisman
 Sobczak Associates, Inc.
 ROCKVILLE OFFICE
 2 Research Plaza, Suite 100 Rockville, MD 20850 1-301-948-9077
 Engineering, Planning, Surveying, Environmental Science
 www.LSAassociates.net

PLAT NO.

Course	Length	Bearing
1	35.00'	L=24.88'
2	65.0745'	W=24.36'
3	15.1359'	E=266.33'
4	45.100'	L=24.22'
5	30.73855'	E=23.92'

SCALE: 1" = 40'

OWNER'S CERTIFICATE
We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines.
Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in and over the land herein described as public utility easement and identified as "PUE" hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland in Liber 3854 at Folio 457, which said terms incorporated herein by this reference.
As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24(b)(2) of the Montgomery County Code.
There are no recorded suits, orders of law, liens, leases, mortgages, or trusts affecting the property included in the plat of subdivision.
CLUGS, LLC, a Maryland limited liability company

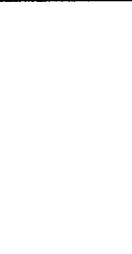
Brian Allen
Brian Allen
Montreal Manager/Authorized Person
CLUGS, LLC
Date: 2-25-13
Witness/Agent

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision of part of the property conveyed by CLARKSBURG VILLAGE, L.C., a Virginia limited liability company and PIEMONT INVESTMENTS, LLC, a Delaware limited liability company, to CLUGS, LLC, a Maryland limited liability company, by a deed recorded among the Land Records of Montgomery County, Maryland in Liber 4075 at Folio 103.
And that once engaged in the Owner's Certificate hereon, all property corner markers shown thereon will be set as delineated hereon in accordance with the provisions of Section 50-24(b)(2) of the Montgomery County Code.
The total area included in this subdivision record plat is 86,756 square feet or 1.9916 acres of land, of which no land is dedicated to public use.

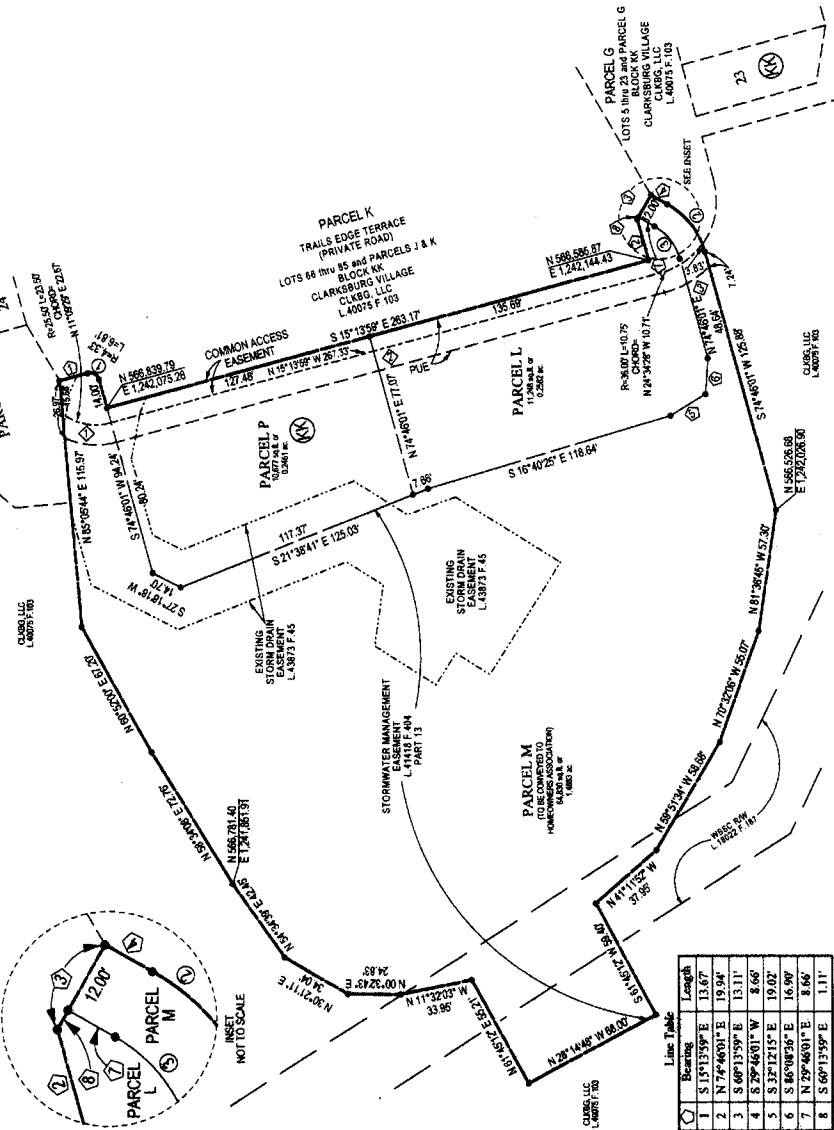
James P. Lee
James P. Lee
Professional Land Surveyor
Maryland Registration No. 21599
License Expires: 07/31/13
Date: Feb 21, 2013

VICINITY MAP
SCALE: 1" = 300'



NOTES:

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, showing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan (a) are maintained by the Planning Board and are available for review during normal business hours.
- The property shown hereon is subject to the requirements of Chapter 22A Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan and appropriate Agreements Prior to Issuance of the Sediment Control Permit. A copy of the approved plan may be viewed at 8787 Georgia Avenue, Silver Spring, Maryland.
- This subdivision record plat is not intended to show any matter affecting the ownership and/or use, nor any matter affecting the ownership and/or use of the property. This subdivision record plat is not intended to replace an encumbrance of title or to depict or indicate matters affecting title.
- This development is served by public water and sewer systems only.
- W.S.S.C 200 scale reference: 231 NW 12.
- This property appears on Montgomery County Tax Map EV.
- This plat is limited to the uses and conditions of amended Preliminary Plan No. 12001000F, entitled "Clarksburg Village", and Site Plan No. 800800410, entitled "Clarksburg Village Phase Z".
- Zoned R-300TRD.
- The development conforms with the requirements of Chapter 25(A) of the Montgomery County Code to provide moderately priced dwelling units.
- The property shown hereon is being developed in accordance with TOG-3 standards. The following Developmental Rights necessary for development have been conveyed to the owners as follows: Liber 4201 Folio 468, dated December 29, 2008 as TDPS 14-8021.
- Commission recorded among the Land Records of Montgomery County, Maryland in Liber 2846 at Folio 576.
- Parcel M, Block KK, shown hereon is subject to the terms and conditions of a Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission recorded among the Land Records of Montgomery County, Maryland in Liber 4075 at Folio 103.
- Parcel M, Block KK, shown hereon is subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 4159 at Folio 141.
- Open space areas will be maintained by the Homeowners' Associations. Montgomery County, Maryland will not participate in the maintenance of these facilities.



AREA EVALUATION

Parcel	Area (sq. ft.)	Area (ac.)
Parcel L	86,756	1.9916
Parcel M	11,200	0.256
Parcel K	11,200	0.256
Parcel P	11,200	0.256
TOTAL	110,356	2.5592

Curve Table

Chain	Radius	Length	Tangent	Chord Bearing	Chord Dist.
1	90°00'00"	4.33'	6.81'	S 29°46'00" W	6.13'
2	45°00'00"	37.00'	29.06'	S 27°16'01" W	28.52'
3	45°00'00"	23.00'	19.63'	N 52°16'01" E	19.13'



APPROVED _____ DATE _____

APPROVED _____ DATE _____

CHAIRMAN _____ SECRETARY/TREASURER _____

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

M.N.C.P. & P.C. RECORD FILE NO. _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

RECORDED _____ PLAT _____

DIRECTOR _____

RECORD PLAT REVIEW SHEET

Plat Name: Clarkesburg Village Plat Number: 220120950-1050
 Plan Name: Clarkesburg Village Plan Number: 12001030E
 Plat Submission Date: 1-11-2012
 DRD Plat Reviewer: S. Smith Checked: _____ Date _____
 DRD Prelim Plan Reviewer: C. Conley

Background Review:

Signed Preliminary Plan - Date 10/30/07 Checked: Initial SOS Date 2/23/2012
 Planning Board Resolution No. 10-70 Resolution Mailing Date 7-27-2010
 Site Plan Required? Yes No _____ Verified By: SOS (initial)
 Site Plan Name: Clarkesburg Village II Site Plan Number: 87005041P
 Site Plan Signature Set - Date 4-23-10 Checked: Initial SOS Date 2/23/2012
 Planning Board Resolution No. 09-24
 Site Plan Reviewer Check: Initial SOS Date 2/23/2012

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	1-18-2012	2/3/12	1-18-12	Check Coordinates
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				Check Streets/Alleys

Final DRD Review:

Consultant Notified (Final Mark-up): WM 2/4/13
 Final Mylar & DXF/DWG Received: WM 2/11/13 REVISION: 2/25/13
 Final Mylar Review Complete: WM 2/19/13 → 2/27/13

Board Approval of Plat:

Plat Agenda: WM 2/28/13 → 3/4/13
 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 Rest. Division: _____
 Complete Reproduction: _____
 Notify Consultant to Seal Plats: _____
 Surveyor's Seal Complete: _____
 Sent to Courthouse for Recordation: _____
 Recordation Info Entered into Hansen: _____

No. _____

