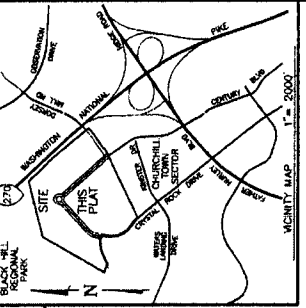


Plat Name: Churchill Town Sector - Germantown
Plat #: 220131360

Location: Located at the intersection of Dorsey Mill Road and Century Boulevard.
Master Plan: Germantown Employment Area Sector Plan
Plat Details: Road Dedication for Century Boulevard/Crystal Rock Drive
Community Water, Community Sewer
Applicant: Lerner Enterprises

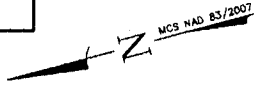
The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120120210 (MCPB Resolution No. 13-38) and with Site Plan No. 820130250 (Certified Site Plan dated September 20, 2013), as 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 plans.

PLAT NO.



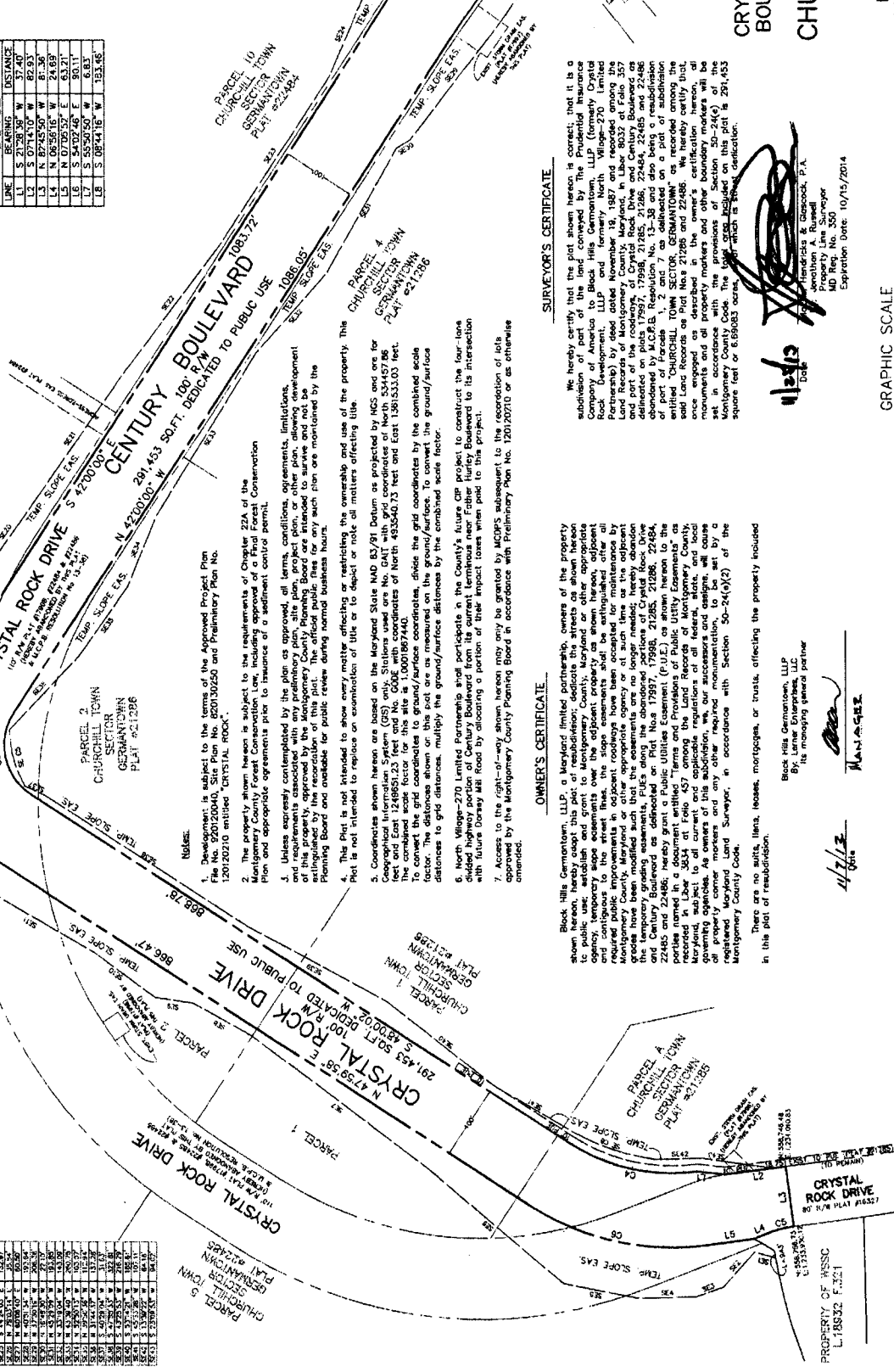
TAX MAP No. EV

ABSCATION LEGEND:
EAS.- EASEMENT
TEMP.- TEMPORARY



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CHORD BEARING
C1	170.78	7854.97	83.53°	177.27	785.49	W 73.40°	W 73.40°
C2	125.66	80.00	89.59	58.60	80.00	N 86.59° E	N 86.59° E
C3	178.47	255.00	93.23°	277.92	57.17	W 174.71°	W 174.71°
C4	32.00	125.23	14.36°	18.09	18.09	N 07.24° E	N 07.24° E
C5	248.85	350.00	35.57°	241.50	150.57	E 241.50°	E 241.50°
C6	333.97	605.50	45.10°	317.05	187.00	E 317.00°	E 317.00°
C7	53.64	80.00	45.34	33.81	33.81	E 33.81°	E 33.81°
C8	57.63	1154.50	23.17°	57.63	28.82	E 40.34° E	E 40.34° E

LINE	BEARING	DISTANCE
L1	S 27.35° W	37.40
L2	S 87.52° W	61.56
L3	S 87.52° W	61.56
L4	N 06.59° E	24.69
L5	N 07.24° E	63.21
L6	S 54.92° E	90.11
L7	S 55.92° E	6.83
L8	S 09.41° W	133.43



Notes:
1. Development is subject to the terms of the Approved Project Plan File No. 270120040, Site Plan No. 820130250 and Preliminary Plan No. 120120210 entitled CRYSTAL ROCK.
2. The property shown herein is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Plan and appropriate agreements prior to issuance of a sediment control permit.
3. Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or other plan, allowing development and construction on this site, shall remain in effect and shall be enforced by the Planning Board and available for public review during normal business hours.
4. This Plan is not intended to show any matter affecting or establishing the ownership and use of the property. This Plan is not intended to replace or administration of title to be depicted or made all matters affecting title.
5. Coordinates shown herein are based on the Maryland State MADS 83/91 Datum as projected by NCS and are for Geographical Information System (GIS) only. All other coordinates used on this plan are based on the NAD 83 datum. To convert the grid coordinates to ground/surface coordinates, divide the grid coordinates by the combined scale factor. The distance shown on this plot 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.
6. North Village-270 Limited Partnership still participates in the County's future CRP project to construct the four-lane divided highway portion of Century Boulevard from its current terminus near Fisher Hurley Boulevard to its intersection with future Dorsey Mill Road by allocating a portion of their impact taxes when paid to this project.
7. Access to the right-of-way shown herein may only be granted by MDOT's subsequent to the recordation of lots approved by the Montgomery County Planning Board in accordance with Preliminary Plan No. 120120210 or as otherwise amended.

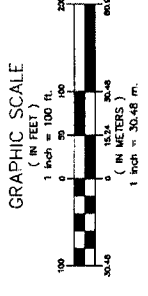
OWNER'S CERTIFICATE

Block Hills Germantown, LLP, a Maryland limited partnership, owners of the property shown herein, hereby certifies that the plat shown hereon is correct, that it is a subdivision of part of the land conveyed by The Prudential Insurance Company of America to Block Hills Germantown, LLP (formerly Crystal Rock Development, LLP) and certain other parties to the Crystal Rock Development, LLP, and that the plat shown hereon is a true and correct copy of the original plat on file in the Land Records of Montgomery County, Maryland, in Liber 8032 of Folio 357 and part of the records of Crystal Rock Drive and Century Boulevard as abandoned by M.D.P.E. Resolution No. 13-38 and also being a resubdivision of part of Parcel 1, 2 and 7 as delineated on a plat of subdivision entitled CHURCH HILL TOWN SECTOR, GERMANTOWN as recorded among the said Land Records as Folio 21286 and 22486, and hereby certifies that the monuments and all property markers and other boundary markers will be set in accordance with the provisions of Section 20-24(e) of the Montgomery County Code. The plat and all other matters which are a part of a separate part or parts of the same are hereby certified to be correct.

SURVEYOR'S CERTIFICATE

We hereby certify that the plat shown hereon is correct, that it is a subdivision of part of the land conveyed by The Prudential Insurance Company of America to Block Hills Germantown, LLP (formerly Crystal Rock Development, LLP) and certain other parties to the Crystal Rock Development, LLP, and that the plat shown hereon is a true and correct copy of the original plat on file in the Land Records of Montgomery County, Maryland, in Liber 8032 of Folio 357 and part of the records of Crystal Rock Drive and Century Boulevard as abandoned by M.D.P.E. Resolution No. 13-38 and also being a resubdivision of part of Parcel 1, 2 and 7 as delineated on a plat of subdivision entitled CHURCH HILL TOWN SECTOR, GERMANTOWN as recorded among the said Land Records as Folio 21286 and 22486, and hereby certifies that the monuments and all property markers and other boundary markers will be set in accordance with the provisions of Section 20-24(e) of the Montgomery County Code. The plat and all other matters which are a part of a separate part or parts of the same are hereby certified to be correct.

Signature
Jonathan A. Ruedel
Property Line Surveyor
MD Reg. No. 300
Expiration date: 10/15/2014



APPROVED: _____
DIRECTOR

APPROVED: _____
CHAIRMAN
M.N.C.P. & P.C. RECORD FILE NO.

SUBDIVISION RECORD PLAT
ROAD DEDICATION FOR
CRYSTAL ROCK DRIVE & CENTURY
BOULEVARD & ABANDONMENT OF
OLD CRYSTAL ROCK DRIVE
CHURCH HILL TOWN SECTOR
GERMANTOWN

ELECTION DISTRICT No. 2
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100'
NOVEMBER, 2013

MHG
Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
Phone: 301.870.0840
Fax: 301.848.0888
www.mhg.com

RECORD PLAT REVIEW SHEET

Plat Name: Churchill Town Seabos Germantown Plat Number: 2201360
 Plan Name: Crystal Rock Plan Number: 12012010
 Plat Submission Date: 5/6/13
 DRD Plat Reviewer: W. Mychal
 DRD Prelim Plan Reviewer: P. Weaver Checked: HM Date 6/5

Background Review:

Signed Preliminary Plan - Date 8/26/13 Checked: Initial HM Date 9/5/13
 Planning Board Resolution No. 13-38 Resolution Mailing Date 7/8/13
 Site Plan Required? Yes No Verified By: HM (initial)
 Site Plan Name: Crystal Rock Public Roads... Site Plan Number: 220130250
 Site Plan Signature Set - Date 9-20-13 Checked: Initial SJS Date 11/25/13
 Planning Board Resolution No. 13-93
 Site Plan Reviewer Check: Initial _____ Date _____

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 _____
 TDR note _____ Child Lot note _____ Surveyor Cert _____ Owner Cert _____ Tax Map _____

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	<u>Evelyn Gibson</u>	<u>5/8/13</u>	<u>5/24/13</u>	<u>5/17/13</u>	<u>See Revisions</u>
Research	<u>Bobby Fleury</u>			<u>5/9/13</u>	<u>OK</u>
SHA	<u>Corren Giles</u>				
PEPCO					
Parks	<u>Doug Powell</u>				
DRD	<u>Keiona Clark</u>				

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):		
Final Mylar & DXF/DWG Received:	<u>SJS</u>	<u>11/2/13</u>
Final Mylar Review Complete:	<u>SJS</u>	<u>11/25/13</u>

Board Approval of Plat:

Plat Agenda:	<u>SJS</u>	<u>12/5/13</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____

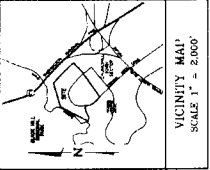
MCDPS Approval of Plat:

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 in Hansen	_____	_____

No. _____

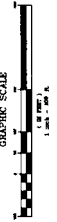


VICINITY MAP
SCALE 1" = 2,000'

EXISTING	PROPOSED
Right of Way	Right of Way
Lot & Block	Lot & Block
Utility Line	Utility Line
Tree	Tree
Overhead Wire	Overhead Wire
Street Light	Street Light
Manhole	Manhole
Fire Hydrant	Fire Hydrant
Corner	Corner
Property Line	Property Line
Other	Other

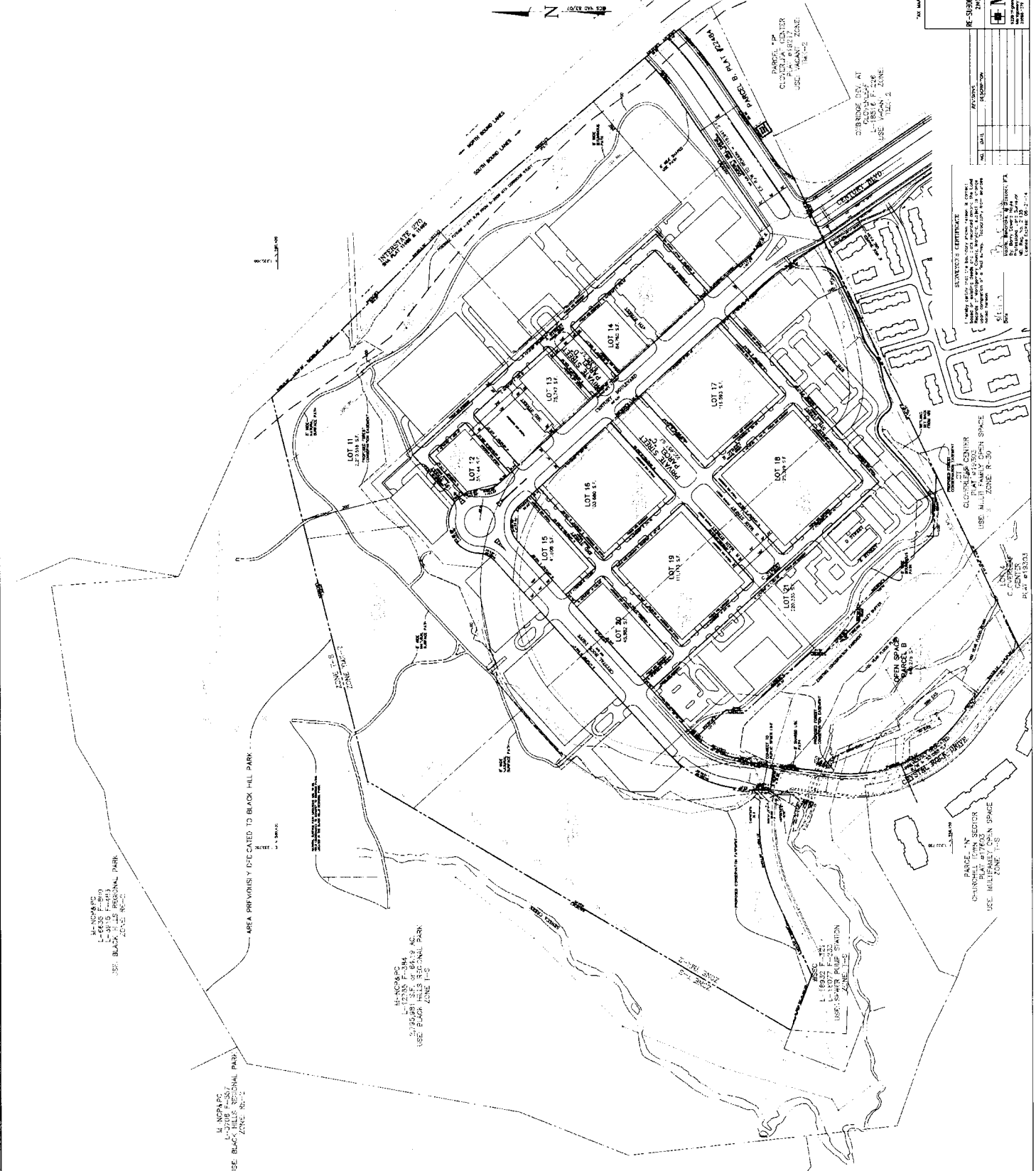


STANDARD MAPS
 FOR LOT PROPOSED 1
 AREA 3' 10" 11.100' 5.1'
 AREA 3' 10" 11.100' 5.1'
 DISTANCE BETWEEN AREA = 12.000' 5.1'
 PROPOSED DISTANCE AREA = 29' 10.0' 5.1'
 CROSS TRACT AREA = 1.000' 10.0' 5.1'



NO. 100 0.13
 10-20-20-20 477410010
 WEST 125' 0" 13

RE-SECTION OF PARCELS 3, 10, 11, 16, 17, 18, 19, 20, 21, & PARCELS B, C & D
BLACK HILLS
 (FORMERLY CRYSTAL ROCK)
 2ND ELECTION DISTRICT - MONTGOMERY COUNTY, MARYLAND
 Mount, Hedges & Glendon, P.A.
MHG
 10000 Greenleaf Road
 Suite 100
 Ellicott City, MD 21117
 Phone: 410-767-1100
 Fax: 410-767-1101
 E-mail: mhg@mhgpa.com



RE-SECTIONED
 L 18923 F 102
 L 18923 F 103
 L 18923 F 104
 L 18923 F 105
 L 18923 F 106
 L 18923 F 107
 L 18923 F 108
 L 18923 F 109
 L 18923 F 110
 L 18923 F 111
 L 18923 F 112
 L 18923 F 113
 L 18923 F 114
 L 18923 F 115
 L 18923 F 116
 L 18923 F 117
 L 18923 F 118
 L 18923 F 119
 L 18923 F 120
 L 18923 F 121
 L 18923 F 122
 L 18923 F 123
 L 18923 F 124
 L 18923 F 125
 L 18923 F 126
 L 18923 F 127
 L 18923 F 128
 L 18923 F 129
 L 18923 F 130
 L 18923 F 131
 L 18923 F 132
 L 18923 F 133
 L 18923 F 134
 L 18923 F 135
 L 18923 F 136
 L 18923 F 137
 L 18923 F 138
 L 18923 F 139
 L 18923 F 140
 L 18923 F 141
 L 18923 F 142
 L 18923 F 143
 L 18923 F 144
 L 18923 F 145
 L 18923 F 146
 L 18923 F 147
 L 18923 F 148
 L 18923 F 149
 L 18923 F 150

AREA PREVIOUSLY DEDICATED TO BLACK HILL PARK
 USE BLACK HILL REGIONAL PARK
 ZONE R-2

AREA PREVIOUSLY DEDICATED TO BLACK HILL PARK
 USE BLACK HILL REGIONAL PARK
 ZONE R-2

AREA PREVIOUSLY DEDICATED TO BLACK HILL PARK
 USE BLACK HILL REGIONAL PARK
 ZONE R-2

AREA PREVIOUSLY DEDICATED TO BLACK HILL PARK
 USE BLACK HILL REGIONAL PARK
 ZONE R-2

AREA PREVIOUSLY DEDICATED TO BLACK HILL PARK
 USE BLACK HILL REGIONAL PARK
 ZONE R-2

AREA PREVIOUSLY DEDICATED TO BLACK HILL PARK
 USE BLACK HILL REGIONAL PARK
 ZONE R-2

PLAT # 13703