

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.

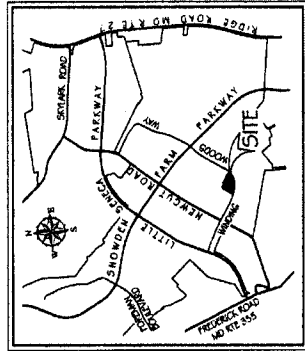
Surveyor's Certificate

I hereby certify that the information shown herein is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village, L.C., a Virginia limited liability company from Kinrossed Manor, Inc. by deed dated March 27, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14771 at Folio 473;

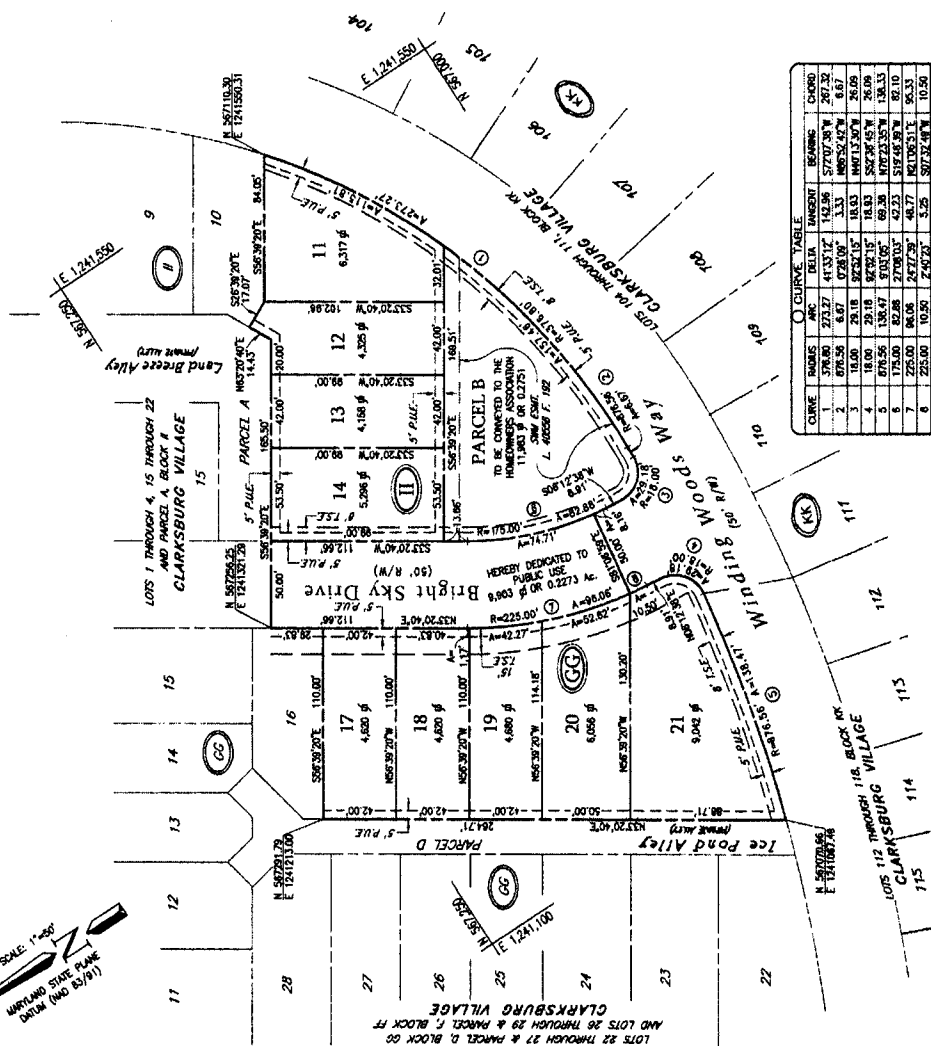
I also certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 71,000 square feet or 1.6299 acres of land, of which 9,903 or 0.2273 of an acre of land is dedicated to public use.

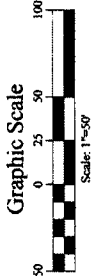
Date: 10/17/03
 Daniel F. DeBolt
 Property Line Surveyor
 Maryland No. 526
 Exp. 02/17/2015



Vicinity Map
(Not to Scale)



| CURVE | POINTS | ARC | DELTA | CHORD | BEARING | CHORD |
|-------|--------|--------|---------|-------|-------------|--------|
| 1 | 376.00 | 72.57 | 41.5312 | 14.58 | S70°38'W | 26.52 |
| 2 | 110.00 | 23.18 | 11.6312 | 3.83 | S86°33'W | 7.61 |
| 3 | 110.00 | 23.18 | 11.6312 | 3.83 | S86°33'W | 7.61 |
| 4 | 110.00 | 23.18 | 11.6312 | 3.83 | S86°33'W | 7.61 |
| 5 | 676.56 | 136.47 | 67.0305 | 21.36 | S72°23.55'W | 136.33 |
| 6 | 175.00 | 35.36 | 17.6651 | 5.67 | S17°45.30'W | 35.10 |
| 7 | 225.00 | 45.00 | 22.5000 | 7.27 | S45°00'W | 45.00 |
| 8 | 225.00 | 45.00 | 22.5000 | 7.27 | S45°00'W | 45.00 |



Plat No.:

Owner's Certificate
 The undersigned, owner of the property shown herein and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat. Establishes the minimum building restriction lines and dedicates the street to public use. Grants to Montgomery County, Maryland Temporary Slope Easements as shown herein, and designated as T.S.E., adjacent, contiguous and parallel to all street right of way lines said Temporary Slope Easements shall be contiguous after all public improvements aforesaid and with the terms and provisions being set forth in that certain instrument entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 14771 at Folio 473; which said terms and provisions are incorporated herein by this reference. Subject to all current and applicable regulations of all federal, state and local governing agencies.

I further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.
 There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown herein, except that certain deed of trust, recorded in Liber 41609 at Folio 402 and the parties in interest thereto have below indicated their assent.

Clarksburg Village, L.C.
 a Virginia limited liability company
 Date: 10/15/03
 By: [Signature]
 Thomas E. Marshall, Manager

We hereby assent to this subdivision Record Plat
 Wells Fargo Bank National Association

Witness: [Signature]
 Date: 10/15/03
 Gita Prato-Gallentini, Trustee
 Sole Acting Trustee

Notes

- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan, or any other plan, following the development of the property, approved by the Montgomery County Planning Board, shall be deemed to have been incorporated by reference into this record plat. The official files for any such plans 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 the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a subdivision record plat.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use of this property. The Subdivision Record Plat is intended to show a summation of title or to depict or note all matters affecting title.
- This development is served by public water and sewer systems only.
- This plat is limited to the uses and conditions of Amended Preliminary Plan No. 12001030F entitled "Clarksburg Village".
- The development is subject to the terms and conditions as required by H-NCP&C Site Plan No. 020009410, as amended, entitled "Clarksburg Village Phase 2".
- W.S.S.C. 200 scale reference: 231 NW 12.
- This property is zoned R-200/TDR.

9. This development conforms with the requirements of Chapter 25(c) of the Montgomery County Code to provide moderately priced dwelling units.
 10. Private streets and private open space areas will be maintained by the Homeowners Association. Montgomery County will not participate in the maintenance of these private facilities.
 11. Parcel B, Block II is subject to a Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 30383 at Folio 367.
 12. Parcel B, Block II is subject to the terms of a Common Open Space Covenant with M-NCP&C recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.
 13. This Plat is subject to a Public Improvement Agreement (P.I.A.).
 14. The property shown herein is being developed to accordance with TDR-4 standards. The following two (2) development rights necessary for development have been conveyed to the owner:
 L. 30414 F.224 Date: July 13, 2005 16-8274 & 16-8235
 L. 30414 F.224 Date: July 13, 2005 16-8274 & 16-8235

Subdivision Record Plat
 Lots 17 through 21, Block GG
 & Lots 11 through 14 & Parcel B, Block II (eye, eye)
Clarksburg Village

Clarksburg (2nd) District
 Montgomery County, Maryland
 October, 2013 Scale: 1" = 50'

CPJ Charles P. Johnson & Associates, Inc.
 10000 Old Branch Road, Suite 200
 Clarksburg, Maryland 20744
 Telephone: 301-271-1100
 Fax: 301-271-1101

9. Last
 1. Filed
 The City of
220120780
 P.I.A. No.:

Recorded: _____
 Director

Department of Permitting Services,
 Montgomery County

The Maryland-National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____ Date: _____
 Chairman

Approved: _____ Date: _____
 Asst. Secretary/Treasurer

Approved: _____ Date: _____
 Director

Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village L.C., a Virginia limited liability company from Kingwood Management, which was by deed dated March 27, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14771 at Folio 473.

I also certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 79,773 square feet or 1.8302 acres of land; there is no street dedication by this plat.

Dated: 10/17/13
 Daniel F. DeBolt
 Property Line Surveyor
 Maryland No. 526
 Exp. 02/17/2015

Owner's Certificate

The undersigned, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat; Establishes the minimum building restriction lines; Establishes the "Common Access Easement" as shown hereon; Grants to Montgomery County, Maryland, Temporary Slope Easements as shown hereon and designated as T.S.E., adjacent, contiguous, and parallel to all street right of way lines, said Temporary Slope Easements shall be extinguished after all public improvements abutting said easements have been accepted for public maintenance; Grants Public Utility Easements as shown hereon and designated as P.U.E., to the parcels listed and with the terms and provisions being set forth in this current document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference;

Subject to all current and applicable regulations of all Federal, State and local governing agencies.

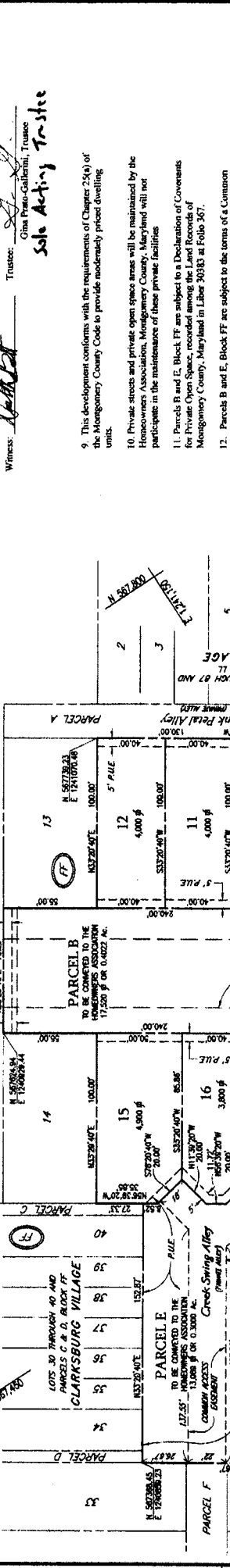
I further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon, except that certain deed of trust recorded in Liber 41609 at Folio 402 and the parties in interest therein have below indicated their assent.

Clarksburg Village, L.C.
 a Virginia limited liability company

Date: 10/17/13 By: *Thomas E. Marshall*
 Thomas E. Marshall, Manager

We hereby assent to this subdivision Record Plat
 Wells Fargo Bank National Association

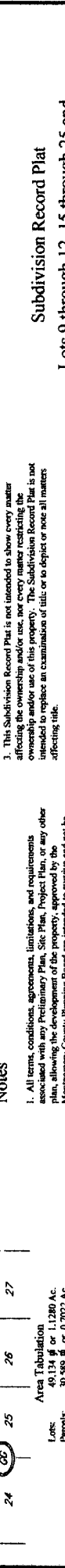


Notes

- 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 negated by the record Plat. Plans, unless specifically contemplated by the record Plat, shall remain in full force and effect and shall be maintained by the Planning Board and are available for review during normal business hours.
- The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.

Area Tabulation

| | |
|---------------|-------------------------------------|
| Lot: | 30,389 sq. ft. or 1,120 ac. |
| Parcel: | 30,389 sq. ft. or 1,120 ac. |
| Street: | 79,773 sq. ft. or 1.8302 ac. |
| Total: | 79,773 sq. ft. or 1.8302 ac. |



Subdivision Record Plat
 Lots 9 through 12, 15 through 25 and
 Parcels B & E, Block FF
Clarksburg Village
 Clarksburg (2nd) District
 Montgomery County, Maryland
 October, 2013 Scale: 1" = 40'

Approved: _____ Date: _____
 Chairman

Approved: _____ Date: _____
 Asst. Secretary / Treasurer

Department of Permitting Services
 Montgomery County

Approved: _____ Date: _____
 Director

15 Lots
 2 Parcels
 The City of
220120800

10-12-2013
 16-8238 through 16-8240
 TDR's
 Date: July 13, 2005
 Liber: L 3014 F 224
 Date: 16-8238 through 16-8240

9. This development conforms with the requirements of Chapter 25(a) of the Montgomery County Code to provide moderately priced dwelling units.

10. Private streets and private open space areas will be maintained by the Homeowner's Association, Montgomery County, Maryland will not participate in the maintenance of these private facilities.

11. Parcels B and E, Block FF are subject to a Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 3030 at Folio 367.

12. Parcels B and E, Block FF are subject to the terms of a Common Open Space Covenant with M-NC&PC recorded among the Land Records of Montgomery County, Maryland in Liber 20045 at Folio 578.

13. Parcel E, Block FF is subject to a Common Access Easement as delineated hereon and is intended to provide unobstructed access to 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 assents/confirm its removal, Montgomery County, Maryland will not participate in the maintenance of these private facilities.

14. Power Creek Swing Alley, 14' Right of Way.

15. The property shown hereon is being developed in accordance with TDR-4 standards. The following items (3) development rights necessary for development have been conveyed to the owners:

1. 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 this property. The Subdivision Record Plat is not intended to replace an examination of title, or to depict or note all matters affecting title.

2. This development is served by public water and sewer systems only.

3. The development is subject to the terms and conditions of a recorded Preliminary Plan No. 12001030F entitled "Clarksburg Village".

4. The development is subject to the terms and conditions as required by M-NC&PC Site Plan No. 820050410, as amended, entitled "Clarksburg Village Phase 2".

5. W.S.S.C. 200 scale reference: 231 NW 12.

6. This property is zoned R-200TDR.

CPJ Charles F. Johnson & Associates, Inc.
 1500 N. ...
 410 ...

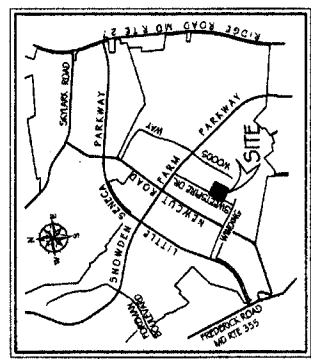
Surveyor's Certificate

I hereby certify that the information shown herein is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village, L.C., a Virginia limited liability company from Kingwood Manor, Jose Venture by deed dated March 27, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14771 at Folio 473.

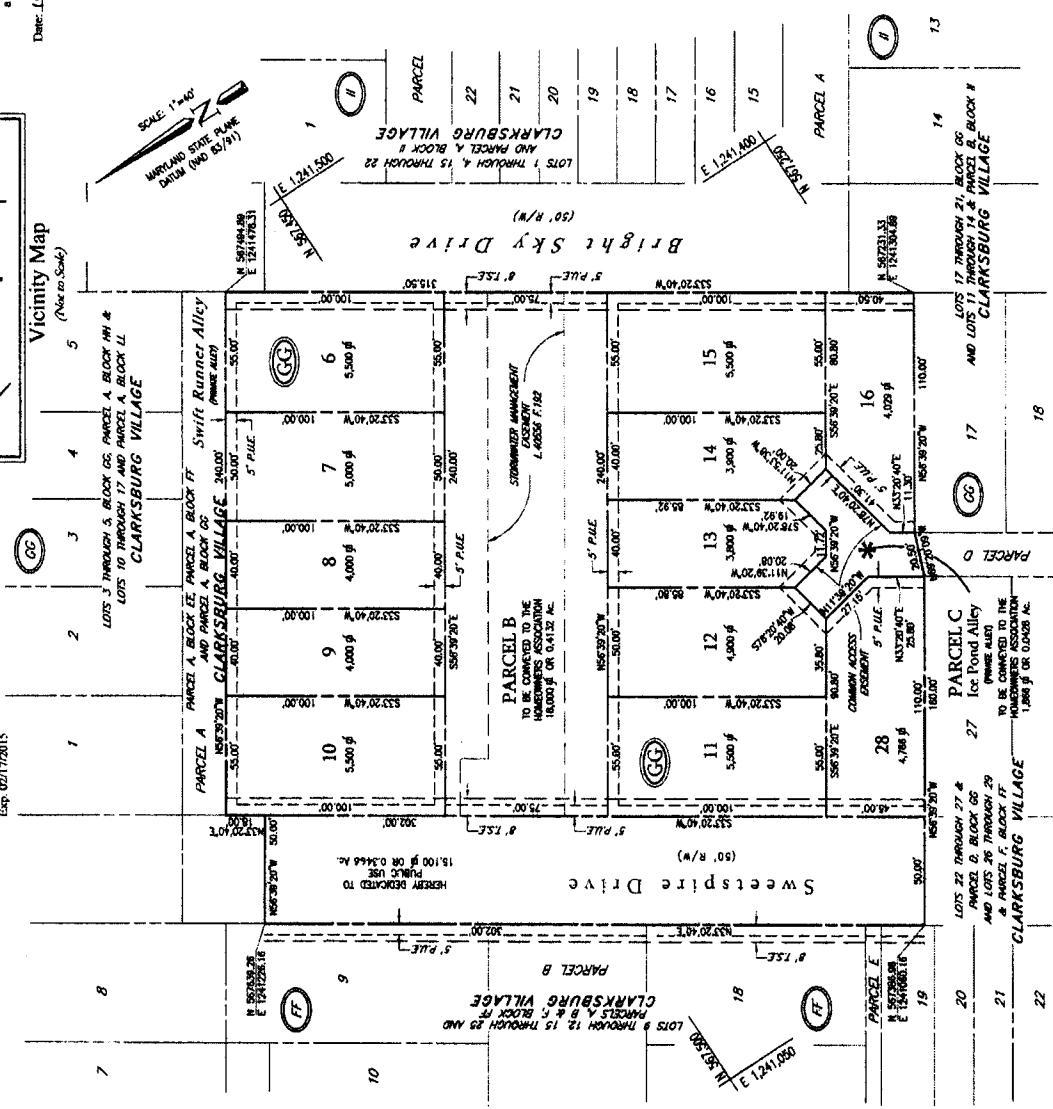
I also certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(g) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 91,901 square feet or 2.0974 acres of land, of which 15,100 square feet or 0.3446 of an acre of land is dedicated to public use.

Date: 10/17/13
 Daniel F. DiBolt
 Property Line Surveyor
 Maryland No. 326
 Exp. 02/17/2015

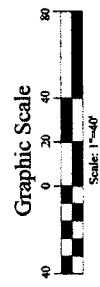


Vicinity Map
(Not to Scale)



Area Tabulation

| | |
|----------|----------------------------|
| Lots: | 56,395 sq ft or 1.2946 Ac. |
| Parcels: | 19,866 sq ft or 0.4551 Ac. |
| Streets: | 15,100 sq ft or 0.3446 Ac. |
| Total: | 91,361 sq ft or 2.0974 Ac. |



Plat No.:

Owner's Certificate

The undersigned, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat. Establishes the minimum building restriction lines and dedicates the street to public use. Establishes the "Common Access Easements" as shown hereon. Grants to Montgomery County, Maryland, Temporary Slope Easements 8 feet wide and designated as T.S.E., adjacent, contiguous, and parallel to all street right of way lines, said Temporary Slope Easements shall be contiguous after all public improvement projects are completed and accepted for public maintenance. Grants in Public Utility Easements as shown hereon to the Public Utility Commission of Montgomery County, Maryland, for the installation, maintenance, and operation of Public Utility Facilities, and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference. Subject to all current and applicable regulations of all federal, state and local governing agencies.

I further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 50-24(g) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon, except that certain deed of trust, recorded in Liber 41609 at Folio 402 and the parties in interest therein have below indicated their assent.

Clarksburg Village, L.C.
 a Virginia limited liability company

Date: 10-13-13 By: Thomas E. Marshall
 Thomas E. Marshall, Manager

We hereby assent to this subdivision Record Plat

Witness: [Signature]
 Oana Prato-Galarrin, Trustee
 Subdividing Trustee

Wells Fargo Bank National Association

Notes

1. All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan, or any other plan, showing development of the property, approved by the Planning Board, shall be binding on the property owner and shall not be extinguished 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 the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
3. This Subdivision Record Plat is not intended to show every matter affecting the ownership or use, nor the title to the property. The Subdivision Record Plat is not intended to replace a examination of title or to depict or state all matters affecting title.
4. This development is served by public water and sewer systems only.
5. This plat is limited to the uses and conditions of Amended Preliminary Plan No. 120010307 entitled "Clarksburg Village".
6. The development is subject to the terms and conditions as required by M-NCPPC Site Plan No. 820026410, as amended, entitled "Clarksburg Village Phase 2".
7. W.S.S.C. 700 scale reference: 231 NW 12.
8. This property is zoned R-200/TDR.
9. This development conforms with the requirements of Chapter 25(f) of the Montgomery County Code to provide moderately priced dwelling units.
10. Private streets and private open space areas will be maintained by the Homeowners Association, Montgomery County, Maryland will not participate in the maintenance of these private facilities.
11. Parcels B and C, Block GG are subject to a Declaration of Covenants for Private Open Spaces recorded among the Land Records of Montgomery County, Maryland in Liber 30183 at Folio 367.
12. Parcels B and C, Block GG are subject to the terms of a Common Open Space Covenant with M-NCPPC recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.
13. Parcel C, Block GG is subject to a Common Access Easement as defined hereon, over Ice Pond Alley, private street, and is intended to provide unobstructed access to the general public in, over and throughout the roads and subways, 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 and the easement is removed. Montgomery County, Maryland will not participate in the maintenance of these private facilities.
14. This Plat is subject to a Public Improvement Agreement (P.I.A.).
15. The property shown hereon is being developed in accordance with TDR-4 standards. The following two (2) development rights necessary for development have been conveyed to the owners:
 Liber/Folio: DME TDR3
 L.30414 F.224 July 13, 2005 16-8241 & 16-8242

Subdivision Record Plat
 Lots 6 through 16, 28 and
 Parcels B and C, Block GG
Clarksburg Village

Clarksburg (2nd) District
 Montgomery County, Maryland
 October, 2013 Scale: 1" = 40'

CPJ Charles P. Johnson & Associates, Inc.
 10000 Old Columbia Road, Suite 200, Columbia, MD 21046
 Phone: 410-326-1100 Fax: 410-326-1101
 www.charlesjohnson.com

Recorded: 220120810
 P.I.A. No.:

Approved: _____ Date: _____
 Chairman

Approved: _____ Date: _____
 Director

Department of Permitting Services,
 Montgomery County

The Maryland-National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____ Date: _____
 Vice Secretary/Treasurer

Approved: _____ Date: _____
 Director

RECORD PLAT REVIEW SHEET

(53) 220120810

Plat Name: Clarkson Village
 Plan Name: Clarkson Village
 Plat Submission Date: 12/6/11
 DRD Plat Reviewer: W. Meyer
 DRD Prelim Plan Reviewer: C. Conlon

Plat Number: 220120770-220120800
 Plan Number: 12001030E
 Checked: WM Date 8/19/13

Background Review:

Signed Preliminary Plan - Date 11/3/10 Checked: Initial WM Date 8/19/13
 Planning Board Resolution No. 10-70 Resolution Mailing Date 7/27/10
 Site Plan Required? Yes: No: Verified By: WM (initial)
 Site Plan Name: Clarkson Village, Phase II Site Plan Number: 820050410
 Site Plan Signature Set - Date 4/23/10 Checked: Initial WM 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 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 | 12/7/11 | 12/21/11 | | NO COMMENTS |
| Research | Bobby Fleury | | | | |
| SHA | Corren Giles | | | | |
| PEPCO | | | | | |
| Parks | Doug Powell | | | | |
| DRD | Keiona Clark | | | | check street name > |

Final DRD Review:

| | | |
|--------------------------------------|-----------|-----------------|
| Consultant Notified (Final Mark-up): | <u>WM</u> | <u>10/20/13</u> |
| Final Mylar & DXF/DWG Received: | <u>WM</u> | <u>11/4/13</u> |
| Final Mylar Review Complete: | <u>WM</u> | <u>11/13/13</u> |

Board Approval of Plat:

| | | |
|--------------------------|--------------|----------------|
| Plat Agenda: | <u>WM/OS</u> | <u>14/5/13</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 Resubdivision: | _____ | _____ |
| Complete Reproduction: | _____ | _____ |
| Notify Consultant to Seal Plats: | _____ | _____ |
| Surveyor's Seal Complete: | _____ | _____ |
| Sent to Courthouse for Recordation: | _____ | _____ |
| Recordation Info Entered into Hansen | _____ | _____ |

No. _____

