

Plat Name: Cabin Branch
Plat #: 220151110 - 220151120

Location: Located between Cabin Branch Avenue and Broadway Avenue, in the vicinity of Petrel Street and Lapwing Way.

Master Plan: Clarksburg Master Plan

Plat Details: CRT zone, 40 lots and 2 parcels

Applicant: Winchester Homes, Inc.

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 12003110B (MCPB Resolution No. 08-117), and Site Plan No. 820110080 (Certified Site Plan dated August 16, 2012) 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.

General Notes:

- This development is served by public water and sewer systems only.
- This Plat: 13 Lots, 1 Parcel; Zoned: MXPD.
- Tax Map: EV, WSSC 200' Sheet No. 231NW14.
- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the reiteration of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- 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 not intended to replace an examination of title or to depict or note all matters affecting title.
- The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a final forest conservation plan and appropriate agreements prior to issuance of a sediment control permit.
- This plat is limited to the uses and conditions of Preliminary Plan No. 120031108 and Site Plan No. 820110060, entitled "Cabin Branch".
- Bearings and distances shown hereon are grid bearings and distances. Horizontal datum is NAD83/91, State Plane Coordinate System Zone 1900 (MD), U.S. survey feet, based on GPS and conventional survey measurements. Controlling stations include Washington Suburban Sanitary Commission NAD 83 traverse stations 19299 and 16597. Average project elevation is 560 feet (NGVD29) and the average combined (scale x elevation) factor is 0.999945906. 19299 North 563658.492 East 1227838.768 16597 North 575747.658 East 1227918.076
- The property is the subject of approved NR/FSD (M-NCPPC Ref. #4-02010R) dated April 2, 2003.
- Parcel C, Block H shall be maintained by the Homeowners Association. Said parcels are subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at folio 578 and are also subject to the terms of a Declaration of Covenants for Private Open Space recorded among the aforementioned Land Records in Liber 4652 at folio 466.

Owner's Certificate

We, the undersigned, owners of the property described hereon, adopt this plat of subdivision; establish the minimum building restriction lines; dedicate the street to public use; and guarantee compliance with the provisions of section 50-24 of the subdivision regulations.

Further, we grant to the applicable utility companies, their respective successors and/or assigns, a Public Utility Easement in, on, and over the land designated hereon as "P.U.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "Declaration of Terms and Provisions of Public Utility Easements" recorded in Liber 3834 at folio 457 among the Land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, Temporary Slope Easements designated hereon as "T.S.E.", adjacent, contiguous and parallel to all public street right of way lines. Said Temporary Slope Easements shall be extinguished at such time as the public improvements on the abutting public streets have been lawfully completed and accepted for maintenance by Montgomery County, Maryland.

Further, we establish an Ingress/Egress Easement over all of Parcel C, Block H for the benefit of Lots 1 through 22, Block H, subject to the terms and provisions set forth in a document to be recorded hereafter.

As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24 (c) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon except for a certain deed of trust recorded in Liber 44178 at folio 388 (as to P889 & P931) and the parties in interest thereto have indicated their assent below.

Winchester Homes Inc.

[Signature]
By: Michael J. Conley, Vice President

We hereby assent to this plat of subdivision
First Indemnity of America Insurance Company

[Signature]
By: Arthur H. Jones, Trustee (as to Indemnity Deed of Trust recorded in Liber 44178 at folio 388)

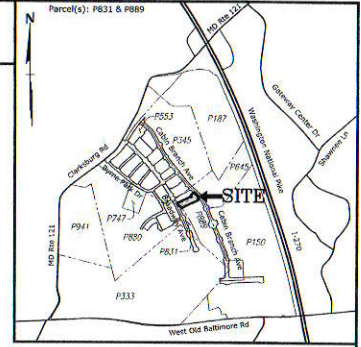
6-28-16
Date

6-29-16
Date

Plat No.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	560.00'	39.91'	19.96'	39.90'	N45°12'30"W	4°05'00"
2	5040.00'	76.01'	38.01'	76.01'	N27°38'12"W	0°51'51"
3	25.00'	30.13'	17.20'	28.34'	N82°06'35"W	89°03'11"
4	45.00'	26.55'	13.67'	26.16'	N64°29'02"W	33°48'04"

Area Tabulation		
13 Lot(s)	50831 sq. ft. or	1.16690 Acres
1 Parcel(s)	1896 sq. ft. or	0.04352 Acres
Dedication	23085 sq. ft. or	0.52995 Acres
Total Area	75812 sq. ft. or	1.74037 Acres
Area by Tax Account		
FV23/P831 (Winchester)	0.06360 Acres	
EV23/P889 (Winchester)	1.67677 Acres	



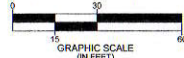
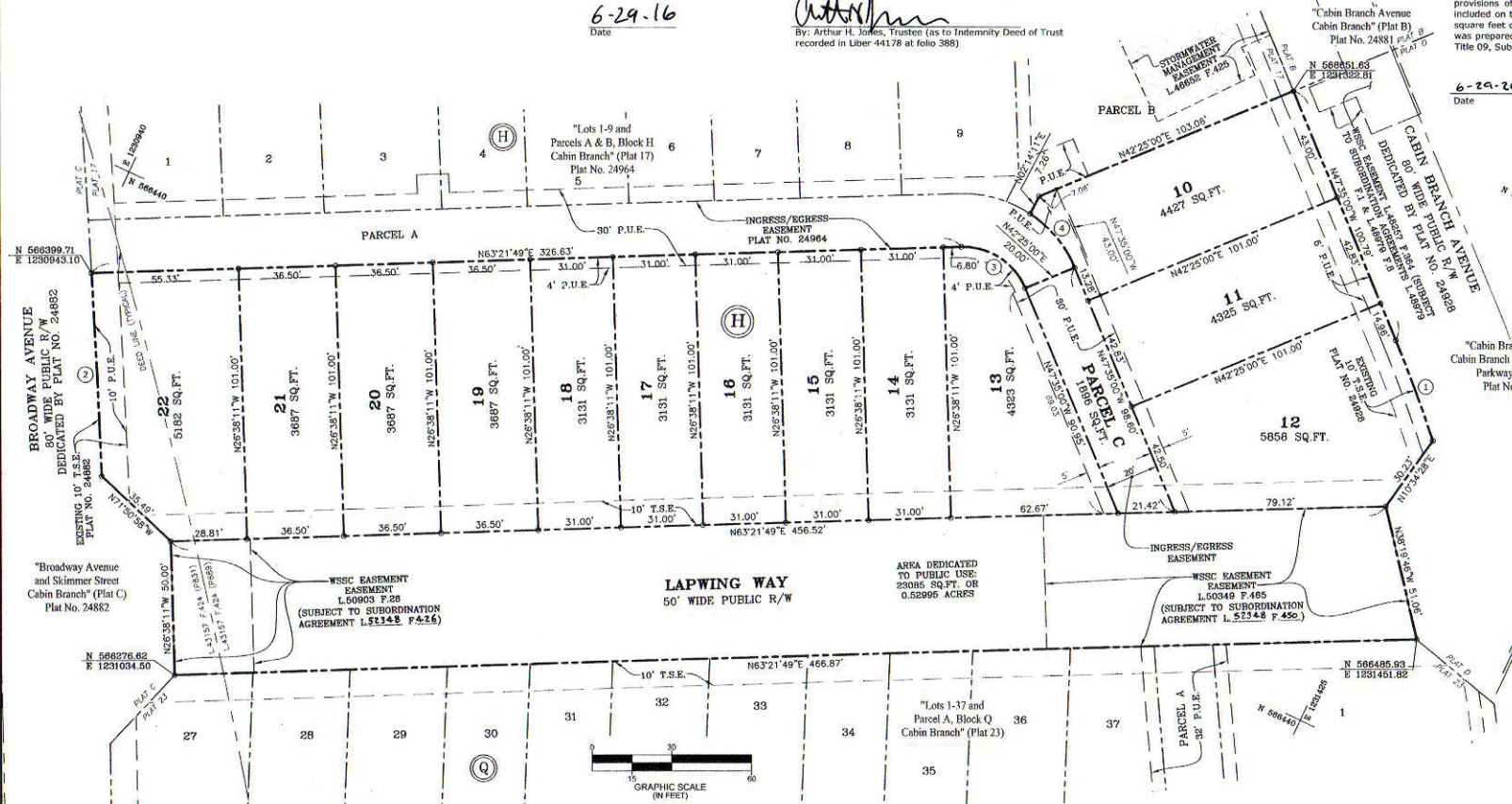
Vicinity Map: 1" = 2000'

Surveyor's Certificate

I hereby certify that the data shown hereon is correct; that is a plat of part of the property acquired by Winchester Homes Inc., a Delaware corporation, from Bulldog One, LLC, a Maryland limited liability company, by a deed dated January 17, 2012 and recorded among the Land Records of Montgomery County, Maryland in Liber 43157 at folio 124; and I further certify that once engaged as described in the owner's certificate hereon, all property markers will be set in accordance with the provisions of Section 50-24(e) of the Montgomery County Code. The total area included on this plat is 75812 square feet or 1.74037 acres of land, of which 23085 square feet or 0.52995 acres is dedicated to public use. The work reflected hereon was prepared under my direct responsible charge and is in accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation .12.

6-29-2014
Date

[Signature]
For: Rodgers Consulting, Inc.
By: Timothy Paul Quinn
Professional Land Surveyor
Maryland Registration No. 20002
(License Expiration Date: 09-20-2016)



The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board		Montgomery County Department of Permitting Services		Drawn: SLL Computed: SLL Checked: TQ Date Recorded: Plat No.:	
Approved: _____		Approved: <i>[Signature]</i> 7-12-2016		19847 Century Boulevard Suite 200 Crownpoint, Maryland 20874 Ph: 301 948 4700 (Main) Ph: 301 253 6600 (Frederick) Ex: 301 948 6756 www.rodgers.com	
Chairman: _____		Asst. Secretary-Treasurer: _____		Director: <i>[Signature]</i>	
MNCPPC Record File No. _____					

Subdivision Record Plat
Lots 10-22 and Parcel C, Block H
Cabin Branch
Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1" = 30' November, 2014

Plat No. 22
RCL Job No. 50674
MNCPPC Plat No. 220151110

General Notes:

- This development is served by public water and sewer systems only.
- This Plat: 37 Lots, 1 Parcel, Zoned: MXP.D.
- Tax Map: EV, WSSC 200' Sheet No. 231NW14.
- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- 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 not intended to replace an examination of title or to depict or note all matters affecting title.
- 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 conservation plan and appropriate agreements prior to issuance of a sediment control permit.
- This plat is limited to the uses and conditions of Preliminary Plan No. 12003110B and Site Plan No. 820110080, entitled "Cabin Branch".
- Bearings and distances shown herein are grid bearings and distances. Horizontal datum is NAD83/91, State Plane Coordinate System Zone 1900 (MD), U.S. survey feet, based on GPS and conventional survey measurements. Controlling stations include Washington Suburban Sanitary Commission NAD 83 traverse stations 19299 and 16597. Average project elevation is 560 feet (NGVD29) and the average combined (Scale x elevation) factor is 0.99945096. 19299 North 563608.492 East 1227838.792 16597 North 575747.658 East 1227918.076
- The property is the subject of approved NRI/FSD (M-NCPPC Ref. #4-02010R) dated April 2, 2003.
- Parcel A, Block Q shall be maintained by the Homeowners Association. Said parcels are subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at folio 578 and are also subject to the terms of a Declaration of Covenants for Private Open Space recorded among the aforementioned Land Records in Liber 46652 at folio 466.

Owner's Certificate

We, the undersigned, owners of the property described hereon, adopt this plat of subdivision; establish the minimum building restriction lines; and guarantee compliance with the provisions of section 50-24 of the subdivision regulations.

Further, we grant to the applicable utility companies, their respective successors and/or assigns, a Public Utility Easement in, on, and over the land designated hereon as "P.U.E.", with the terms and provisions of said grant being those set forth in that certain document entitled "Declaration of Terms and Provisions of Public Utility Easements" recorded in Liber 3834 at folio 457 among the Land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, Temporary Slope Easements designated hereon as "T.S.E.", adjacent, contiguous and parallel to all public street right of way lines. Said Temporary Slope Easements shall be extinguished at such time as the public improvements on the abutting public streets have been lawfully completed and accepted for maintenance by Montgomery County, Maryland.

Further, we establish an Ingress/Egress Easement over all of Parcel A, Block Q for the benefit of Lots 1 through 37, Block Q, subject to the terms and provisions set forth in a document to be recorded hereafter.

As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24 (e) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown herein except for a certain deed of trust recorded in Liber 44178 at folio 388 (as to P889 & P831) and the parties in interest thereto have indicated their assent below.

Winchester Homes Inc.

By: *[Signature]*
Michael J. Conley, Vice President

We hereby assent to this plat of subdivision
First Indemnity of America Insurance Company

By: *[Signature]*
Arthur H. James, Trustee
(as to Indemnity Deed of Trust recorded in Liber 44178 at folio 388)

6-28-16
Date

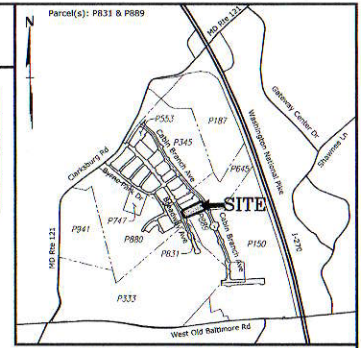
6-29-16
Date

Plat No.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	560.00'	101.73'	51.01'	101.59'	N27°57'15"W	10°24'31"
2	5040.00'	139.76'	69.89'	139.76'	N25°16'25"W	1°35'20"
3	13.00'	22.05'	14.74'	19.50'	N18°39'53"E	97°10'15"
4	13.00'	18.79'	11.47'	17.20'	N71°20'07"W	82°49'45"

Area Tabulation	
37 Lot(s)	93451 sq.ft. or 2.14533 Acres
1 Parcel(s)	13429 sq.ft. or 0.30830 Acres
Dedication	N/A sq.ft. or N/A Acres
Total Area	106880 sq.ft. or 2.45363 Acres

Area by Tax Account
EV23/P831 (Winchester): 0.24822 Acres
EV23/P889 (Winchester): 2.20541 Acres



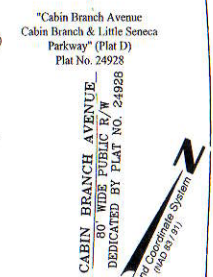
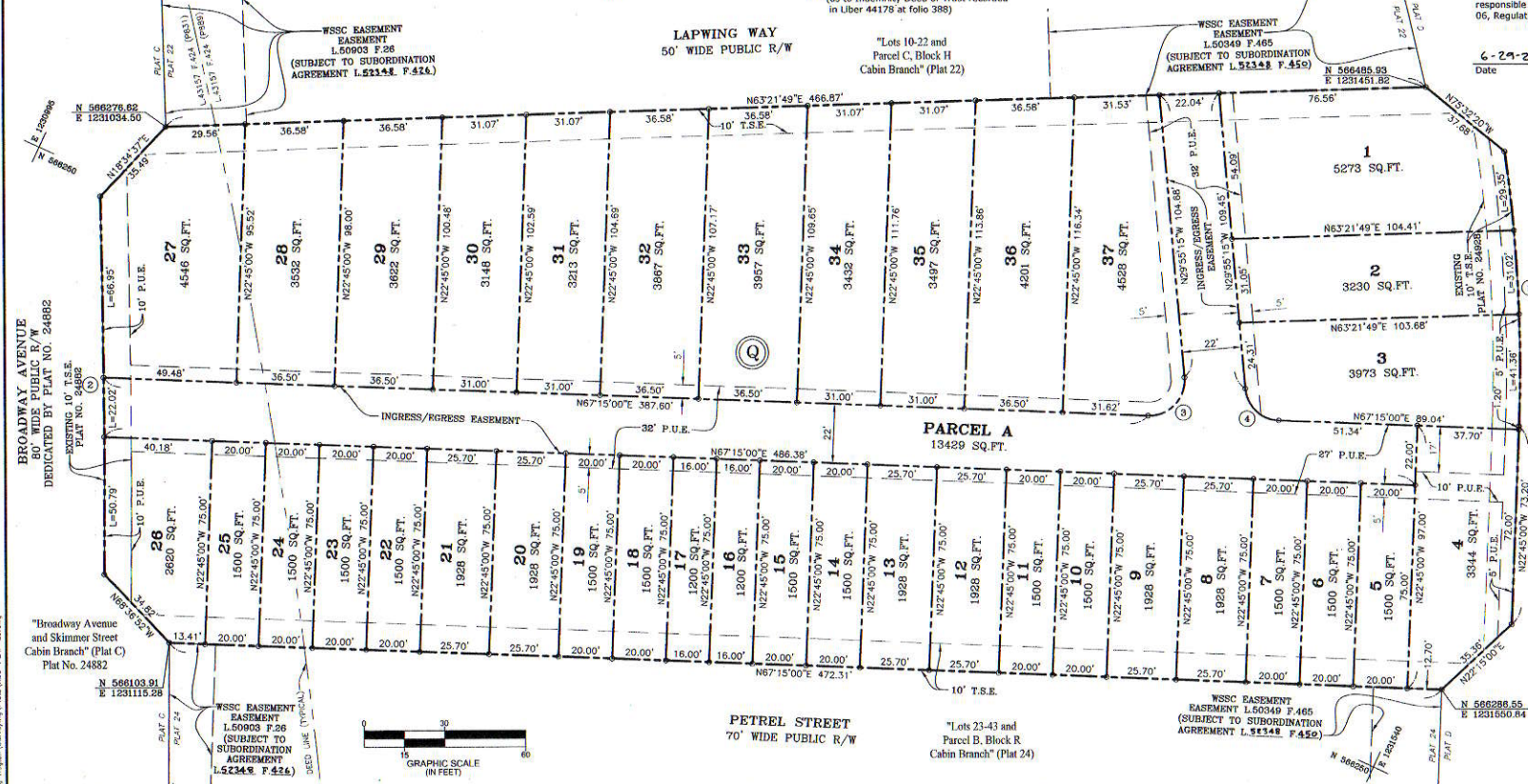
Vicinity Map: 1" = 2000'

Surveyor's Certificate

I hereby certify that the data shown hereon is correct; that is a plat of part of the property acquired by Winchester Homes Inc., a Delaware corporation, from Bulldog One, LLC, a Maryland limited liability company, by a deed dated January 17, 2012 and recorded among the Land Records of Montgomery County, Maryland in Liber 43157 at folio 424; and I further certify that once engaged as described in the owner's certificate hereon, all property markers will be set in accordance with the provisions of Section 50-24(e) of the Montgomery County Code. The total area included on this plat is 106877 square feet or 2.45363 acres of land, none of which is dedicated to public use. The work reflected hereon was prepared under my direct responsible charge and is in accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation .12.

By: *[Signature]*
Rodgers Consulting, Inc.
For: Timothy Paul Quinn
Professional Land Surveyor
Maryland Registration No. 20002
(License Expiration Date: 09-20-2016)

6-29-2016
Date



"Cabin Branch Avenue
Cabin Branch & Little Seneca
Parkway" (Plat D)
Plat No. 24928
DEDICATED BY PLAT NO. 24928
(P40-03191)
Montgomery Coordinating System

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board Approved _____ Chairman Asst. Secretary-Treasurer MNCPPC Record File No.	Montgomery County Department of Permitting Services Approved <u>7-18-2016</u> <i>[Signature]</i> Director	Drawn SLL Computed SLL Checked TQ Date Recorded _____ Plat No. _____	19847 Century Boulevard Suite 200 Clarksburg, Maryland 20874 Ph: 301-664-0700 (Main) Ph: 301-263-0209 (Fax) Fax: 301-664-0704 www.rodgers.com Knowledge • Creativity • Enduring Values
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Subdivision Record Plat
 Lots 1-37 and Parcel A, Block Q
Cabin Branch
 Clarksburg (2nd) Election District
 Montgomery County, Maryland
 Scale: 1" = 30' November, 2014

Plat No. 23
 RCL Job No.: 50614
 MNCPPC Plat No. 22015120

All its drawings are based on the following:

1. The location of the subject property as shown on the following:
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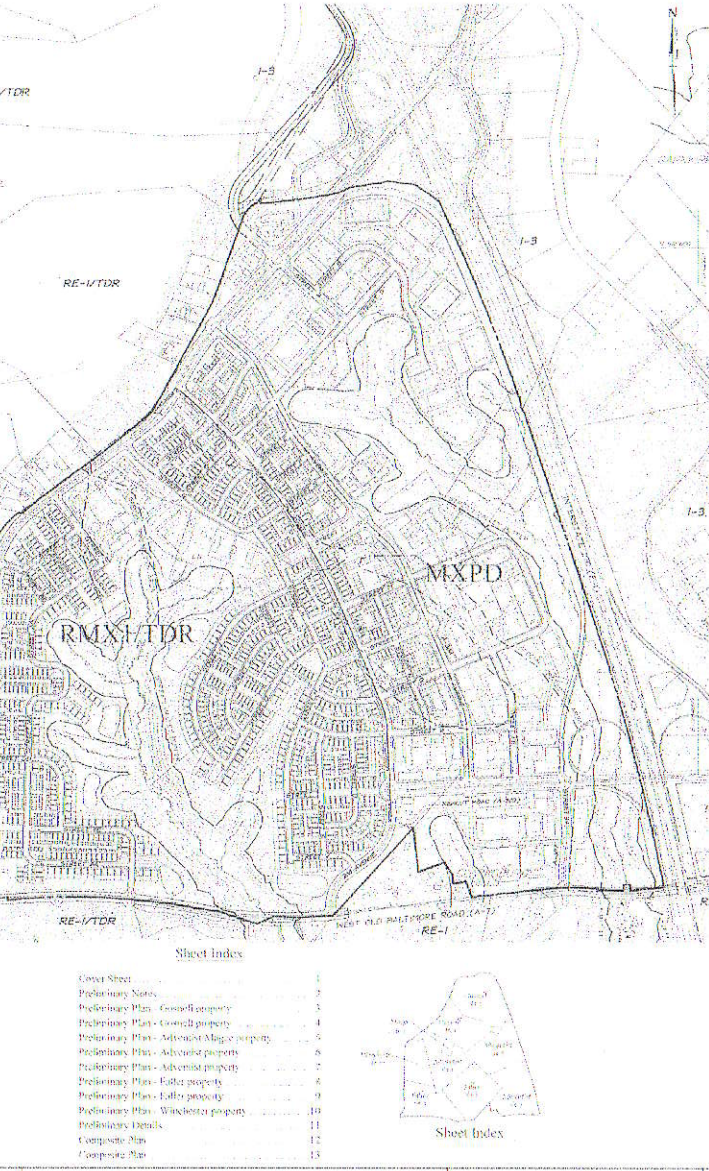
97. The location of the subject property as shown on the following:

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CABIN BRANCH Clarksburg, Maryland PRELIMINARY PLAN



Map of the Site

Legend:

- RE-1
- RE-2
- RE-U
- RE-V
- MXPD
- MIXI TDR

OWNER'S LIST

Address	Owner	Address	Owner	Address	Owner
10001	John Doe	10002	Jane Smith	10003	Bob Johnson
10004	Alice Brown	10005	Charlie White	10006	Diana Black
10007	Eve Green	10008	Frank Grey	10009	Helen Pink
10010	George Blue	10011	Ivan Purple	10012	Judy Red
10013	Karen Yellow	10014	Larry Orange	10015	Mary Silver
10016	Nancy Gold	10017	Oscar Copper	10018	Peter Zinc
10019	Quinn Iron	10020	Rachel Tin	10021	Sam Lead
10022	Tina Platinum	10023	Victor Nickel	10024	Wendy Chrome
10025	Xavier Silver	10026	Yvonne Copper	10027	Zoe Gold
10028	Adam Bronze	10029	Betty Silver	10030	Carl Nickel
10031	Dan Copper	10032	Evelyn Iron	10033	Frank Tin
10034	Gina Silver	10035	Harry Lead	10036	Irene Platinum
10037	Jack Gold	10038	Judy Nickel	10039	Karen Chrome
10040	Larry Silver	10041	Mary Iron	10042	Nancy Tin
10043	Oliver Gold	10044	Peter Nickel	10045	Quinn Chrome
10046	Rachel Silver	10047	Sam Iron	10048	Tina Tin
10049	Victor Gold	10050	Wendy Nickel	10051	Xavier Chrome
10052	Yvonne Silver	10053	Zoe Iron	10054	Adam Tin
10055	Betty Gold	10056	Frank Nickel	10057	Gina Chrome
10058	Harry Silver	10059	Irene Iron	10060	Jack Tin
10061	Judy Gold	10062	Karen Nickel	10063	Larry Chrome
10064	Mary Silver	10065	Nancy Iron	10066	Oliver Tin
10067	Peter Gold	10068	Quinn Nickel	10069	Rachel Chrome
10070	Sam Silver	10071	Tina Iron	10072	Victor Tin
10073	Wendy Gold	10074	Xavier Nickel	10075	Yvonne Chrome
10076	Zoe Silver	10077	Adam Iron	10078	Betty Tin
10079	Frank Gold	10080	Diana Nickel	10081	George Chrome
10082	Helen Silver	10083	John Iron	10084	Jane Tin
10085	Bob Gold	10086	Karen Nickel	10087	Charlie Chrome
10088	Diana Silver	10089	George Iron	10090	Eve Tin
10091	Frank Gold	10092	Helen Nickel	10093	Bob Chrome
10094	Helen Silver	10095	John Iron	10096	Diana Tin
10097	Bob Gold	10098	Karen Nickel	10099	Charlie Chrome
10100	Diana Silver	10101	George Iron	10102	Eve Tin

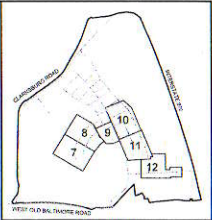
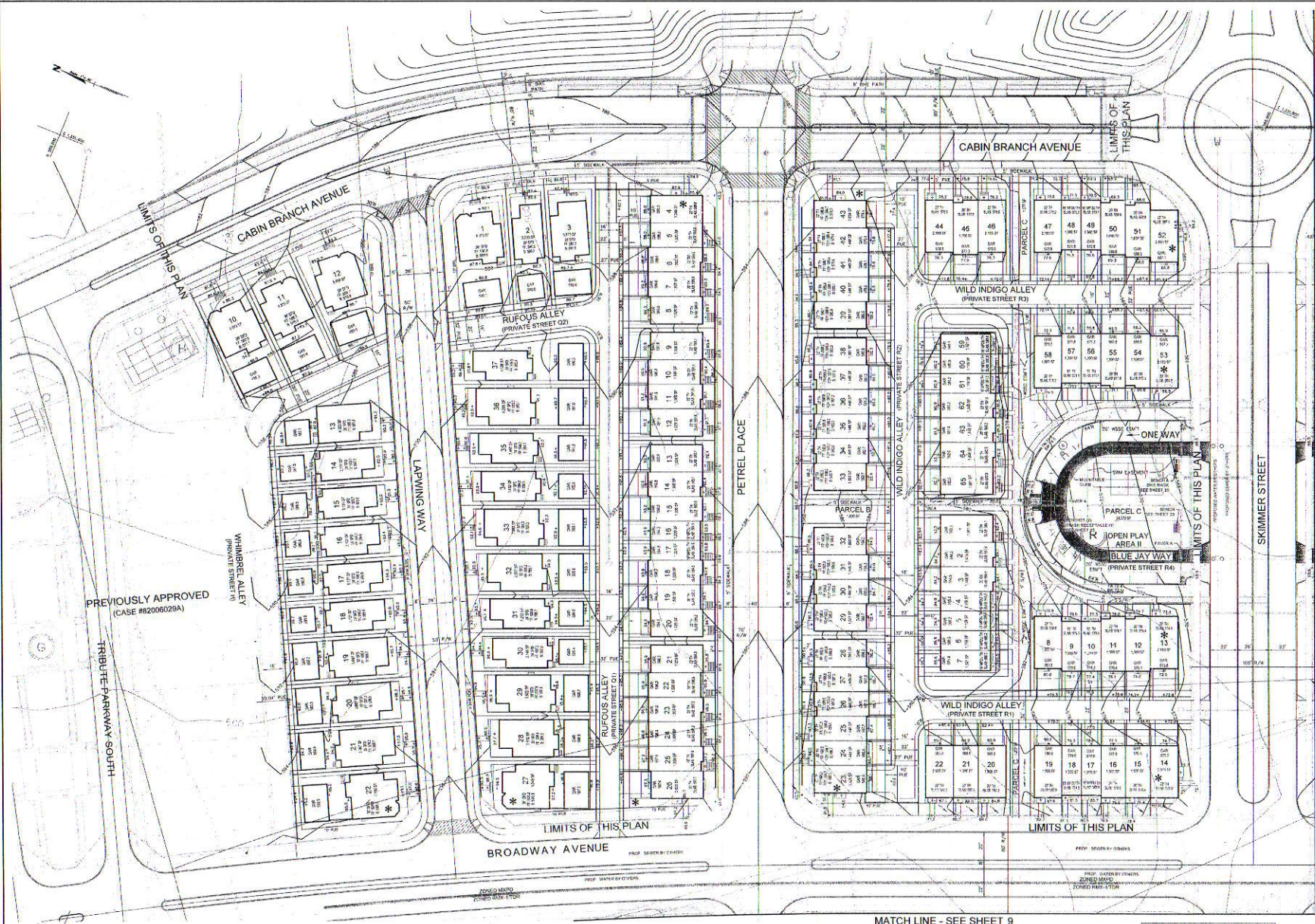
Sheet No.	Description	Scale
1	Cover Sheet	As Shown
2	Refractory Slates	1/8" = 1'-0"
3	Refractory Plans - Conrail property	1/8" = 1'-0"
4	Refractory Plans - Conrail property	1/8" = 1'-0"
5	Refractory Plans - Advertiser Mag Company	1/8" = 1'-0"
6	Refractory Plans - Advertiser property	1/8" = 1'-0"
7	Refractory Plans - Advertiser property	1/8" = 1'-0"
8	Refractory Plans - Advertiser property	1/8" = 1'-0"
9	Refractory Plans - Advertiser property	1/8" = 1'-0"
10	Refractory Plans - Advertiser property	1/8" = 1'-0"
11	Refractory Plans - Advertiser property	1/8" = 1'-0"
12	Refractory Plans - Advertiser property	1/8" = 1'-0"
13	Composite Map	1/8" = 1'-0"
14	Compass Map	1/8" = 1'-0"

COVER SHEET

RE-1 RE-2 RE-U RE-V MXPD MIXI TDR

Robert Corley, Inc.
Professional Surveyors
1100 W. Market Street
Clarksburg, MD 20727
Tel: 703.866.1000
Fax: 703.866.1001
www.rcoinc.com

CABIN BRANCH
Clarksburg, Maryland
The Flow of Life
Measurement & Mapping



KEY MAP
MONTGOMERY COUNTY
ADC MAP # 4928 (D-5)
WSSC MAP # 231 NW 14

MATCH LINE - SEE SHEET 11

* Screen Entries - See detail on sheet 20

PROPOSED BUILDING RESTRICTION LINE CHART

SINGLE-FAMILY (detached)	
Front	10'
Side	0'
Side (Driveway)	10'
Side (Driveway Alley)	5'
Side (Alley)	5'
ROV Truncation	0'

TOWNHOUSE (attached)	
Front	10'
Side	0'
Side (Driveway)	10'
Side (Driveway Alley)	5'
Side (Alley)	5'
ROV Truncation	0'

DANNER DEVELOPERS CERTIFICATE

The undersigned hereby certifies that the location of the site plan (hereinafter, "SITE PLAN")... including General Conditions, Development Program, and Limited Site Plan... prepared by Danner Development, Inc., State of Maryland, is in accordance with the provisions of the Montgomery County Code.

Address: 8957 Rockledge Drive, Rockledge, MD 20851
 Phone: 301-931-8838
 Signature: *[Signature]*

SITE PLAN No. 820110080
SITE PLAN APPROVAL STAMP
 APPROVED SITE PLAN
 FILE NO. 8011008
 MONTGOMERY COUNTY PLANNING BOARD



THIS SITE PLAN REFINES AND SUPERSEDES SPECIFIC AREAS COVERED BY THE INFRASTRUCTURE ROADS ONLY SITE PLAN No. 82005100 APPROVED JUNE 14, 2007, THE LIMITED SITE PLAN AMENDMENT No. 82005100A APPROVED APRIL 3, 2008 AND THE LIMITED SITE PLAN AMENDMENT No. 82005100B APPROVED DECEMBER 1, 2011.

NOTE: ALL STREETS, ROUTES, AVENUES AND DRIVES ARE PUBLIC. ALL RESIDENTIAL ALLEYS ARE PRIVATE. GRADING AS SHOWN COORDINATES WITH PROPOSED GRADE OF ADJACENT PHASE. SEE SEDIMENT CONTROL PLAN FOR INTERPHASED GRADING.

NOTE: UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES AND ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

CALL "MISS UTILITY" AT 1-800-257-7777 48 Hours Before Start of Construction

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared by me or under my direct supervision and that I am a licensed professional engineer under the laws of the State of Maryland. License No. 12345. Expiration Date: 12/31/2011.

[Signature]
 PROFESSIONAL ENGINEER

REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner/Developer:
WINCHESTER HOMES, INC.
 4905 Rockledge Drive, Suite 800
 Bethesda, Maryland 20817
 Phone: (301) 603-4855
 Fax: (301) 603-4929
 Contact: Sylke Knappell

**WINCHESTER PHASE 2
 CABIN BRANCH**
 ELECTION DISTRICT NO. 2
 MONTGOMERY COUNTY, MARYLAND

**RODGERS
 CONSULTING**
 19417 Centara Parkway
 Suite 200
 Germantown, Maryland 20874
 Tel: 301-488-1666 (toll free)
 Fax: 301-253-6008 (toll free)
 Tel: 301-488-6200
 www.rodgers.com

DATE	BY	DATE

RELEASE FOR: YES NO

SITE PLAN

RECEIVED
 14 FEB 13 2011
 MONTGOMERY COUNTY
 PLANNING BOARD