

Plat Name: Century XXI
Plat #: 220180500

Location: Located on the east side of Century Boulevard, 200 feet east of Aircraft Drive
Master Plan: Clarksburg Master Plan
Plat Details: CR zone; 1 parcel
Owner: CC 118 LLC

This subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12007065B (MCPB Resolution No. 17-063) and with Site Plan No. 820170010 (Certified Site Plan dated December 21, 2017) 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.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct; that it is a subdivision of all of the land conveyed by BELLEMEAD DEVELOPMENT CORPORATION to CC 118, LLC by deed dated June 29, 2007 and recorded among the Land Records of Montgomery County, Maryland, in Liber 34518 at Folio 418 and also being a resubdivision of all of Parcel H and part of Parcel G as delineated on a plat of subdivision entitled "CENTURY XXI" as recorded among the said Land Records as Plat No. 13750. I hereby certify on behalf of Macris, Hendricks & Glascock, P.A. that, once engaged as described in the owner's certification hereon, all monuments and all property markers and other boundary markers will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code. I hereby certify that this document was prepared by me or under my responsible charge. The total area included on this plat is 527,125 square feet or 12.10112 acres, including 25,130 square feet of street dedication.

7/9/18
Date

Macris, Hendricks & Glascock, P.A.
By: Barry E. Hoyle
Professional Land Surveyor
MD Reg. No. 21135
License Expires: June 21, 2020

OWNER'S CERTIFICATE

CC 118, LLC, a Maryland limited liability company, owner of the property shown hereon, hereby adopt this plat of resubdivision, dedicate the street as shown hereon to public use, hereby grant to Montgomery County, Maryland a slope easement 10 feet wide along Century Boulevard as shown hereon; the slope easement shall be automatically extinguished after all required public improvements abutting the road have been lawfully completed and accepted for maintenance by Montgomery County or other appropriate public agency; hereby grant a Public Utilities Easement (PUE) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3634 at Folio 457 among the Land Records of Montgomery County, Maryland, subject to all current and applicable regulations of all federal, state, and local governing agencies. As owner 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 Land Surveyor, in accordance with Section 50-4.3.G(1)(2) of the Montgomery County Code.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of resubdivision.

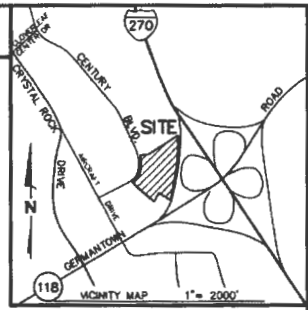
CC 118, LLC

By: Hedgewood Investment Group 2007, LLC
a Maryland limited liability company, Manager

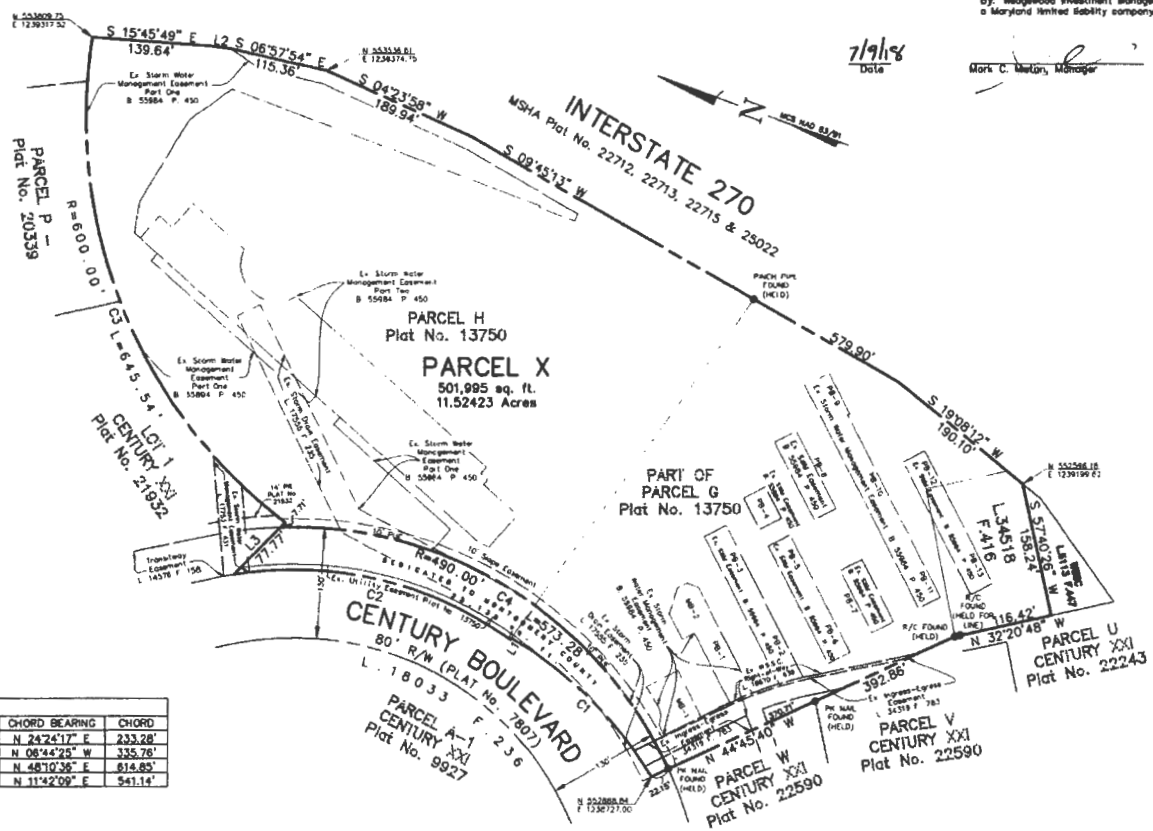
By: Hedgewood Investment Management, LLC
a Maryland limited liability company, Manager

7/9/18
Date

Mark C. Melton, Manager



TAX MAP No. EU 562 & 563



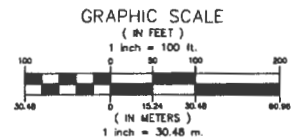
LINE	BEARING	DISTANCE
L1	N 74°18'32" W	2.43'
L2	S 12°19'23" E	24.82'
L3	S 85°24'03" E	85.48'

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	484.03'	235.81'	28°06'58"	120.51'	N 24°24'17" E	233.28'
C2	440.00'	344.30'	44°31'34"	181.62'	N 08°44'24" W	335.76'
C3	600.00'	649.54'	61°38'40"	357.89'	N 48°10'38" E	614.82'
C4	490.00'	573.28'	67°02'00"	324.53'	N 11°42'09" E	541.14'

PLAT TABULATION

Parcels = 1
Area of Parcels = 501,995 sq. ft.
Area of Street Dedication = 25,130 sq. ft.
Total Area = 527,125 square feet or 12.10112 acres

- Notes:
1. 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, showing 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. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
 2. This Plat is not intended to show any matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
 3. This plat is limited to uses and conditions as required by Site Plan No. 820170010 and Preliminary Plan No. 120170658 entitled "TopGolf Germantown (Century XXI)".
 4. This property is served by public water and sewer systems only.
 5. This plat is subject to the terms and conditions of a Declaration of Covenants recorded in Liber 7992 at Folio 367.
 6. This plat is subject to the terms and conditions of a Declaration of Covenants, recorded in Book 5026 at Page 52, for the Maintenance and Liability of a sidewalk.
 7. This plat is subject to the terms and conditions of a Declaration of Covenants, recorded in Book 5026 at Page 53, for the Maintenance and Liability of a private storm drain system.
 8. This plat is subject to the terms and conditions of a Declaration of Covenants, recorded in Book 5026 at Page 57, for a Public Access Easement.
 9. Access is denied along Interstate 270.
 10. This property is zoned CR 2.0 (C-1.5, R-1.5 & H-145.)
 11. Coordinates shown hereon are based on the Maryland State NAD 83/91 Datum as projected by MGS and are for Geographical Information Services (GIS) only. Stations used are J16520 with grid coordinates of North 552,484.85 feet and East 1,240,288.69 feet. The combined scale factor for the site is 0.999944189. The distances shown on this plat are as measured on the ground/surface.



SUBDIVISION RECORD PLAT
PARCEL X
CENTURY XXI
ELECTION DISTRICT No. 2
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100' JUNE, 2018

THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED: _____
CHAIRMAN SECRETARY-TREASURER

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES
APPROVED: July 12, 2018
Diane Jones DIRECTOR

M.N.C.P. & P.C. RECORD FILE No.

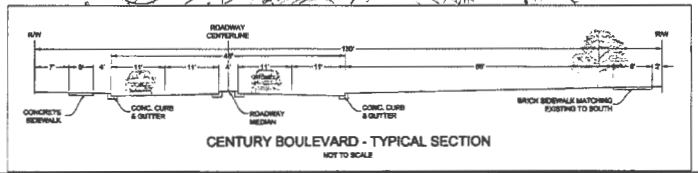
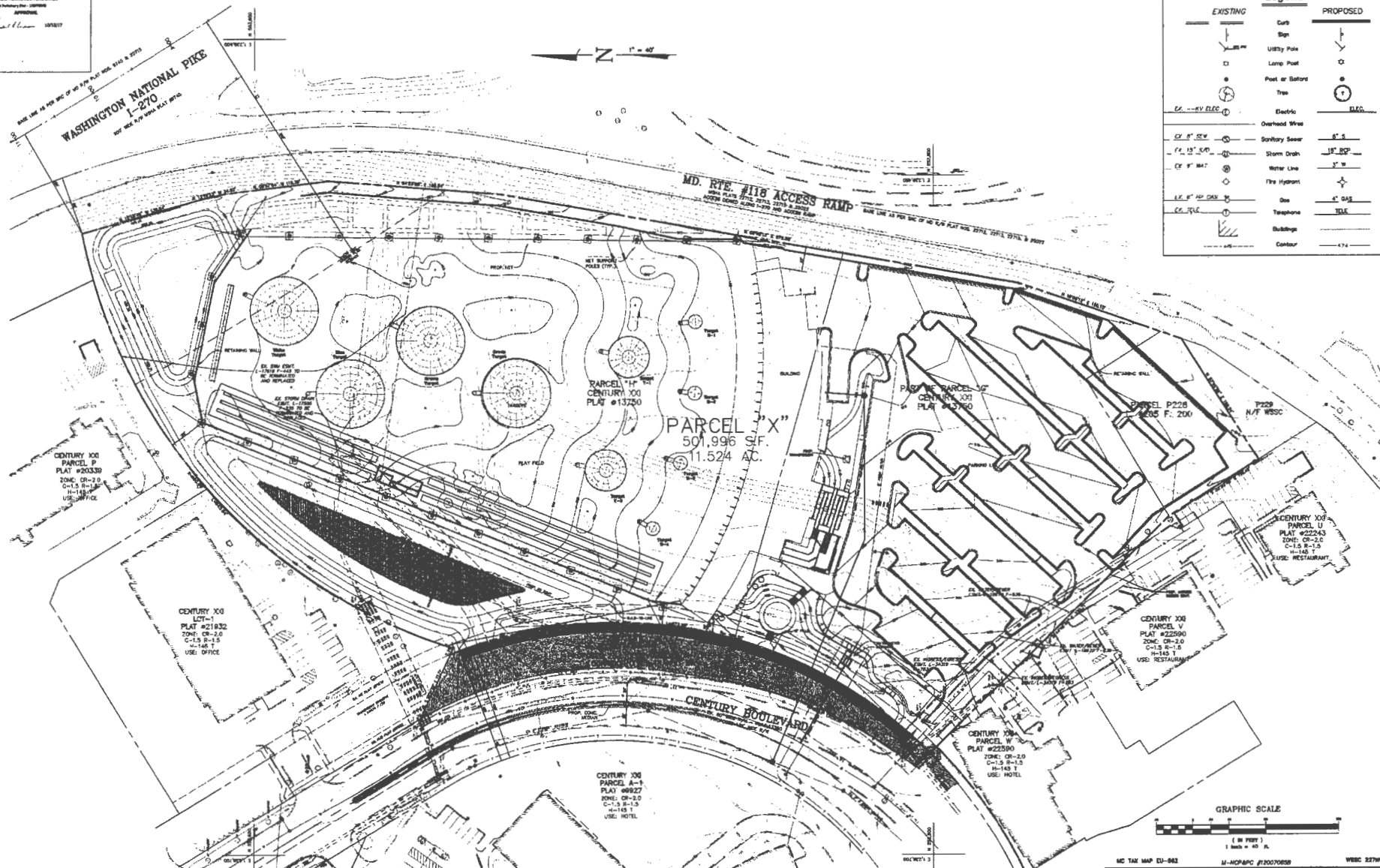
DATE: _____
Plat No.: _____

MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
2220 Wighman Road, Suite 130
Montgomery Village Maryland
20886-1278
Phone 301 870 0840
Fax 301 948 0893
www.mhgc.com

06158.11

APPROVED
 10/20/07

Legend	
EXISTING	PROPOSED
	Curb
	Sign
	Utility Pole
	Lamp Post
	Post or Scaffolding
	Tree
	Electric
	Overhead Wire
	Sanitary Sewer
	Storm Drain
	Water Line
	Fire Hydrant
	Gas
	Telephone
	Building
	Contour



SURVEYOR'S CERTIFICATE

I hereby certify that the boundaries shown hereon are correct based on existing deeds and other records on file in the Land Records of Montgomery County, Maryland, subject to change upon completion of a final survey. Topography from sources noted hereon.

10/23/07

John Hendricks, Esq. & Associates, P.A.
 2000 Montgomery Village Road, Suite 170
 Montgomery Village, Maryland 20886
 Phone: 301.670.0940
 Fax: 301.642.8888
 www.mhgc.com

NO.	DATE	DESCRIPTION

MC TAX MAP EU-842 M-HCP/BC #20070858 WBC 827W12

PRELIMINARY PLAN AMENDMENT

PARCEL "X" CENTURY XXI
 PT. PAR. G, PARCEL H, PLAT 13750 & PARCEL P228, L.4205 F.200
 2ND ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

MHG Macchi, Hendricks & Glascock, P.A.
 Engineers + Planners
 Landscape Architects + Surveyors

1000 Montgomery Road, Suite 170
 Montgomery Village, Maryland 20886
 Phone: 301.670.0940
 Fax: 301.642.8888
 www.mhgc.com

Proj. No. 07P-024
 Date: 9-27-07
 Scale: 1"=40'
 Project No. 06-108-21
 Sheet 2 of 2

