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

MCPB
Item # 1B
5-2-2019

MEMORANDUM

DATE: April 22, 2019

TO: Montgomery County Planning Board

FROM: Stephen Smith, Coordinator
Jay Beatty, Senior Planner
D.A.R.C. Division
(301) 495-4522 & (301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board Agenda for May 2, 2019

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plat. The following plats are included:

201900090 - 220190130 Dowden's Station

220190160 Black Hill

220190260 Stoney Creek Farm

220190660 Battery Park, Section 3

Plat Name: **Dowden's Station**
Plat #: **220190090 -220190130**

Location: Located on the west side of Frederick Road (MD 355), 1,870 feet south of Stringtown Road
Master Plan Clarksburg Master Plan
Plat Details: PD-4 zone; 105 lots, 2 outlots and 16 parcels
Owner: Clarksburg Mews, LLC

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 120160160B (MCPB Resolution No. 16-106) and with Site Plan No. 82016006A (Certified Site Plan dated October 12, 2018) 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.

PLAT No.

OWNER'S CERTIFICATE

We, Clarksburg Mews, LLC owners of the property shown hereon, hereby adopt this plat of subdivision; establish the minimum building restriction lines; dedicate the dedication area for MD 355 – Frederick Road as shown hereon to the State of Maryland for the purpose of a public road; hereby dedicate the dedication area for Dowdens Station Way and Townsend Trail to Montgomery County, Maryland for the purposes of public roads; establish and grant to Montgomery County, Maryland or other appropriate agency, temporary slope easements fifteen (15) feet wide over the lots, outlots and parcels shown hereon, adjacent, contiguous, and parallel to the street lines, the slope easements shall be extinguished after all required public improvements in adjacent roadways have been accepted for maintenance by Montgomery County, Maryland or other appropriate agency; hereby grant Public Utilities Easements as shown hereon and designated as PUE, to the parties listed and with the terms and provisions being set forth in that certain 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; establish and grant to Montgomery County, Maryland, the public storm drain easement, as shown hereon for the installation, construction, operation, maintenance, inspection, and reconstruction of public storm drain systems within said easements and that we as owners of the property and our successors and assigns, will never erect nor permit to be erected any building or structure of any nature, whatsoever, nor fill, excavate or plant trees within said easement and right-of-way without the written consent of the Department of Permitting Services. 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 Land Surveyor, in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of subdivision, except for certain Deed(s) of Trust and the parties of interest thereto have affixed their signatures hereon indicating their assent to this plat of subdivision.

Clarksburg Mews, LLC
BY:

4/12/19 — Date — Michael Fisher, Authorized Agent

We hereby assent to this plat of subdivision. Deed of Trust: Liber 48042 at Folio 491
Liber 51897 at Folio 299

4/12/19 — Date — Ryan Rist, Trustee, EagleBank

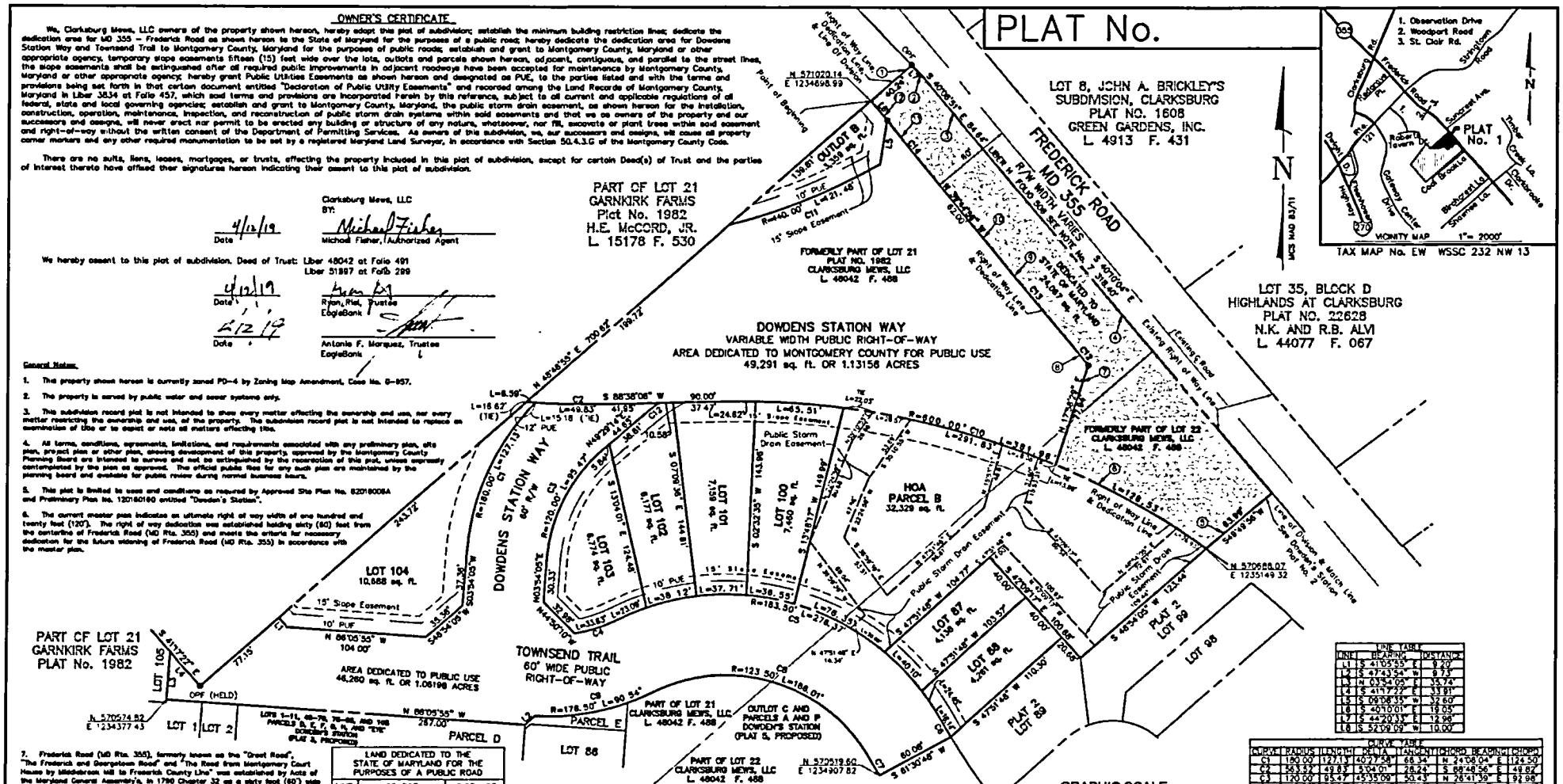
4/12/19 — Date — Antonia F. Marquez, Trustee, EagleBank

General Notes

1. This property shown hereon is currently zoned PD-4 by Zoning Map Amendment, Case No. G-957.
2. The property is served by public water and sewer systems only.
3. 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 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. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan or other plan, covering 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.
5. This plat is limited to uses and conditions as required by Approved Site Plan No. 82016008A and Preliminary Plan No. 120160160 entitled "Dowden's Station".
6. The current master plan indicates an ultimate right of way width of one hundred and twenty feet (120'). The right of way dedication was established holding sixty (60) feet from the centerline of Frederick Road (MD Rte. 355) and meets the criteria for necessary dedication for the future widening of Frederick Road (MD Rte. 355) in accordance with the master plan.
7. Frederick Road (MD Rte. 355), formerly known as the "Great Road", "The Frederick and Georgetown Road" and "The Road from Montgomery Court House by Middlebrook Mill to Frederick County Line" was established by Acts of the Maryland General Assembly's, in 1790 Chapter 32 as a sixty foot (60') wide right of way, in 1798 Chapter 32 as a sixty feet (60') wide right of way (as described in Liber H, Folio 508 and recorded among the Land Records of Montgomery County, Maryland) and in 1853 Chapter 179 as a sixty-six feet (66') wide right of way. The 1853 act created and gave the Monocacy and Montgomery Turnpike Company authority to take full possession of the road. The road was subsequently taken over and maintained by Montgomery County, later absorbed into the state system on or about 1910 and the State of Maryland maintains the appropriate width as a highway easement for highway purposes only.
8. This plat is subject to the terms and conditions of a Declaration of Covenants for private streets, private storm drain systems and/or private open spaces as recorded in Book 56798 at Page 303, among the Land Records of Montgomery County, Maryland.
9. This plat is subject to a Common Open Space Covenant with the Maryland–National Capital Park and Planning Commission as recorded in Liber 28045 at Folio 578, among the Land Records of Montgomery County, Maryland.
10. This plat is subject to a Public Access Covenant with the Maryland–National Capital Park and Planning Commission as recorded in Book 56798 at Page 294, among the Land Records of Montgomery County, Maryland.
11. Parcel B is to be conveyed to the Dowdens Station Homeowners' Association, Inc.
12. Coordinates shown hereon are based on the Maryland Coordinate System NAD 83/(2011) Datum as projected by NGS. Stations used are No. GAIT with grid coordinates of North 534,457.84 feet and East 1,249 851.28 feet and No. GOOE with coordinates of North 483,540.71 feet and East 1,361,533.09 feet. The combined scale factor for this site is 0.9999401.

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD		
LINE	COURSE	DISTANCE
①	N 48°46'55" E	40.24'
②	S 44°20'33" E	12.98'
③	S 40°06'51" E	84.64'
④	S 40°10'04" E	318.40'
⑤	S 49°49'56" W	63.99'
⑥	R=600.00' CHD. N 61°01'40" W	L=128.53' 128.29'
⑦	N 17°58'29" E	77.94'
⑧	R=4,464.34' CHD. N 39°21'46" W	L=15.83' 15.83'
⑨	R=9,258.43' CHD. N 39°46'32" W	L=15.83' 101 05'
⑩	N 39°44'56" W	82.00'
⑪	R=2,293.81' CHD. N 39°08'00" W	L=56.50' 56 50'
⑫	N 40°10'01" W	19 05'

DEDICATION AREA
24,087 sq. ft. OR 0.553 ACRES
SHOWN THUS:



TAX MAP No. EW WSSC 232 NW 13

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 41°05'55" E	9.20'
L2	S 47°43'54" W	9.73'
L3	N 03°54'05" E	35.74'
L4	S 41°17'27" E	33.81'
L5	S 09°08'35" W	32.60'
L6	S 40°10'01" E	18.05'
L7	S 44°20'33" E	12.98'
L8	S 52°09'09" W	10.00'

CURVE TABLE							
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	180.00'	127.13'	40°27'58"	66.34'	N 24°08'04" E	124.50'
C2	563.32'	49.83'	5°04'01"	26.24'	S 88°48'56" E	49.82'
C3	120.00'	95.47'	45°35'09"	50.43'	N 26°41'39" E	92.98'
C4	118.50'	33.63'	16°32'27"	16.93'	S 71°59'48" W	33.52'
C5	183.50'	278.37'	86°17'39"	172.00'	N 73°07'38" W	252.98'
C6	566.50'	18.14'	1°37'56"	9.07'	N 30°47'43" W	18.14'
C7	626.50'	14.58'	1°19'59"	7.29'	S 30°38'46" E	14.58'
C8	123.50'	186.01'	86°17'39"	115.76'	N 73°07'38" W	168.92'
C9	176.50'	90.54'	29°23'34"	46.29'	N 76°25'22" E	89.55'
C10	1600.00'	361.98'	36°28'28"	187.70'	N 73°07'40" W	375.54'
C11	440.00'	121.48'	15°49'09"	61.13'	S 67°59'26" W	121.10'
C12	4464.34'	15.83'	0°12'02"	7.92'	N 39°21'46" W	15.83'
C13	9258.43'	101.05'	0°37'31"	50.53'	S 39°46'32" E	101.05'
C14	2295.81'	56.51'	1°24'37"	28.25'	S 39°08'00" E	56.50'

LEGEND:

℄ = Centerline of Road
L. F. = Liber and Folio
B. P. = Book and Page
OPF = Open Pipe Found
PUE = Public Utility Easement
R/W = Right-of-Way
SQ. FT. = Square Feet

PLAT TABULATION

Number of Lots	=	7
Number of Outlots	=	1
Number of Parcels	=	1
Area of Lots	=	46,656 sq. ft.
Area of Outlot	=	3,358 sq. ft.
Area of Parcel	=	32,329 sq. ft.
Area of Street Dedication	=	119,618 sq. ft.
Total Area	=	201,962 square feet or 4.63640 acres

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
(IN METERS)
1 inch = 15.24 m.

SURVEYOR'S CERTIFICATE

I hereby certify on behalf of Macris, Hendricks & Glascock, P.A. that the plat shown hereon is correct; that it is a subdivision of a part of the land conveyed by Bog Nim Choi, surviving tenant by the entirety of Sang Yong Choi to Clarksburg Mews, LLC, a Maryland Limited Liability Company by deed dated November 25, 2013 and recorded among the Land Records of Montgomery County, Maryland, in Liber 48042 at Folio 488; and also being a resubdivision of part of Lots 21 and 22 as delineated on plats of subdivision entitled "Garnkirk Farms" as recorded among said Land Records as Plat No. 1982. 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. There is 116 618 square feet of street dedication by the plat. The total area included on this plat is 201,962 square feet or 4 63640 acres.

4/11/19 — Date

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

SUBDIVISION RECORD PLAT

DOWDEN'S STATION

LOTS 87, 88, 100–104, PARCEL B AND OUTLOT B

A RESUBDIVISION OF PART OF LOTS 21 AND 22, GARNKIRK FARMS

ELECTION DISTRICT No. 2
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"= 50' DATE: APRIL, 2019

MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301 670 0840
Fax 301 948 0693
www.mhgpa.com

PLAT NO. 1
MHG PROJECT No. 2012.185.12
MNCPPC PLAT NO. 220190090

THE MARYLAND–NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN — SECRETARY–TREASURER

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

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED: April 17, 2019

DIRECTOR

DATE: _____
Plat No.: _____

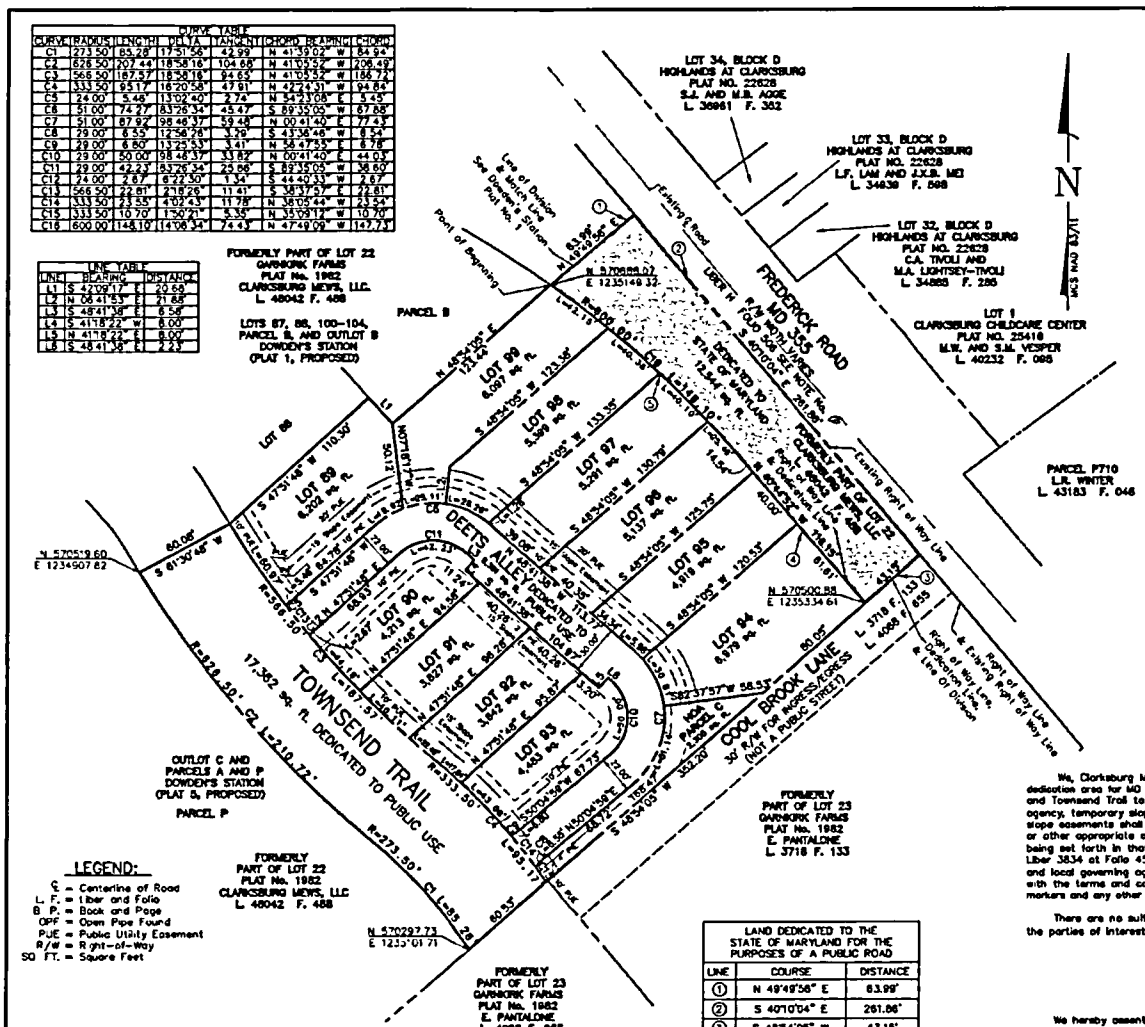
PLAT No.

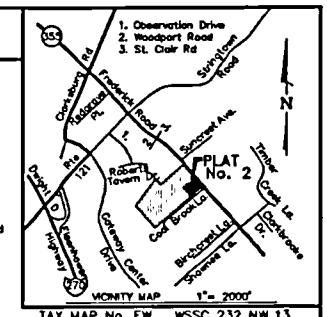
CURVE TABLE							
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	275.50'	85.28'	17°51'56"	42.99'	N 41°39'02" W	84.94'
C2	628.50'	207.44'	18°58'16"	104.68'	N 41°03'32" W	206.49'
C3	566.50'	187.57'	18°58'16"	94.63'	N 41°03'32" W	186.72'
C4	333.50'	95.17'	16°20'58"	47.91'	N 42°24'31" W	94.84'
C5	24.00'	5.46'	13°02'40"	2.74'	N 54°23'08" E	5.45'
C6	51.00'	74.27'	83°26'34"	45.47'	S 89°35'05" W	67.88'
C7	51.00'	87.92'	98°46'37"	59.48'	N 00°41'40" E	77.43'
C8	29.00'	8.53'	12°58'78"	3.29'	S 43°58'48" W	8.54'
C9	29.00'	6.60'	13°25'53"	3.41'	N 34°47'53" E	6.78'
C10	29.00'	50.00'	98°46'37"	33.82'	N 00°41'40" E	44.03'
C11	29.00'	42.23'	83°26'34"	25.86'	S 89°35'05" W	38.60'
C12	24.00'	2.67'	6°22'30"	1.34'	S 44°40'33" W	2.67'
C13	566.50'	22.81'	2°18'26"	11.41'	S 38°37'57" E	22.81'
C14	333.50'	23.53'	4°03'43"	11.78'	N 36°05'44" W	23.54'
C15	333.50'	10.70'	1°50'21"	5.35'	N 35°09'12" W	10.70'
C16	600.00'	148.10'	14°08'34"	74.43'	N 47°49'09" W	147.73'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 42°09'17" E	20.65'
L2	N 06°41'53" E	21.88'
L3	S 48°41'38" E	6.56'
L4	S 41°18'22" W	8.00'
L5	N 41°18'22" E	8.00'
L6	S 48°41'38" E	2.23'

FORMERLY PART OF LOT 22
GARNKIRK FARMS
PLAT No. 1982
CLARKSBURG MEWS, LLC.
L. 48042 F. 488

LOTS 87, 88, 100–104,
PARCEL B, AND OUTLOT B
DOWDEN'S STATION
(PLAT 1, PROPOSED)





TAX MAP No. EW WSSC 232 NW 13

General Notes:

1. This property shown hereon is currently zoned PD–4 by Zoning Map Amendment, Case No. G–957.

2. The property is served by public water and sewer systems only.

3. 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 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. 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.

5. This plat is limited to uses and conditions as required by Approved Site Plan No.820160060A and Preliminary Plan No. 120160160 entitled "Dowden's Station".

6. Frederick Road (MD Rte. 355), formerly known as the "Great Road","The Frederick and Georgetown Road" and "The Road from Montgomery Court House by Middlebrook Mill to Frederick County Line" was established by Acts of the Maryland General Assembly's, in 1790 Chapter 32 as a sixty foot (60') wide right of way, in 1798 Chapter 32 as a sixty foot (60') wide right of way (as described in Liber H, Folio 508 and recorded among the Land Records of Montgomery County, Maryland) and in 1865 Chapter 179 as a sixty–six foot (66') wide right of way. The 1865 act created and gave the Monocacy and Montgomery Turnpike company authority to take full possession of the road. The road was subsequently taken over and maintained by Montgomery County, later absorbed into the state system on or about 1910 and the State of Maryland maintains the appropriate width as a highway easement for highway purposes only.

7. The current master plan indicates an ultimate right of way width of one hundred and twenty feet (120'). The right of way dedication was established holding sixty (60) feet from the centerline of Frederick Road (MD Rte. 355) and meets the criteria for necessary dedication for the future widening of Frederick Road (MD Rte. 355) in accordance with the master plan.

8. This plat is subject to the terms and conditions of a Declaration of Covenants for private streets, private storm drain systems and/or private open spaces as recorded in Book 56798 at Page 303, among the Land Records of Montgomery County, Maryland.

9. This plat is subject to a Common Open Space Covenant with the Maryland–National Capital Park and Planning Commission as recorded in Liber 28045 at Folio 578, among the Land Records of Montgomery County, Maryland.

10. This plat is subject to a Public Access Covenant with the Maryland–National Capital Park and Planning Commission as recorded in Book 56798 at Page 294, among the Land Records of Montgomery County, Maryland.

11. Parcel C is to be conveyed to the Dowdens Station Homeowners' Association, Inc..

12. Coordinates shown hereon are based on the Maryland Coordinate System NAD 83/(2011) Datum as projected by NGS. Stations used are No. CAIT with grid coordinates of North 534,437.84 feet and East 1,248,851.28 feet and No. GODE with coordinates of North 493,540.71 feet and East 1,361,533.09 feet.The combined scale factor for this site is 0.99994401.

LEGEND:

℄ = Centerline of Road
L. F. = Liber and Folio
B. P. = Book and Page
OPF = Open Pipe Found
PUE = Public Utility Easement
R/W = Right–of–Way
SQ. FT. = Square Feet

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD		
LINE	COURSE	DISTANCE
1	N 49°49'56" E	63.99'
2	S 40°10'04" E	291.86'
3	S 48°34'05" W	43.15'
4	N 40°44'52" W	116.15'
5	R=600.00' CHD. N 47°49'09" W	L=148.10' 147.73'
DEDICATION AREA 12,544 sq. ft. OR 0.288 ACRES a SHOWN THUS.		

PLAT TABULATION

Number of Lots	=	11
Number of Outlots	=	0
Number of Parcels	=	1
Area of Lots	=	56,389 sq. ft.
Area of Parcel	=	2,305 sq. ft.
Area of Street Dedication	=	39,257 sq. ft.
Total Area	=	97,951 square feet or 2.24866 acres

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

(IN METERS)
1 inch = 15.24 m.

OWNER'S CERTIFICATE

We, Clarksburg Mews, LLC owners of the property shown hereon, hereby adopt this plat of subdivision; establish the minimum building restriction lines; dedicate the dedication area for MD 355 – Frederick Road as shown hereon to the State of Maryland for the purposes of a public road; hereby dedicate the dedication area for Deets Alley and Townsend Trail to Montgomery County, Maryland for the purposes of a public road; establish and grant to Montgomery County, Maryland or other appropriate agency, temporary slope easements fifteen (15) feet wide over the lots, outlots and parcels shown hereon, adjacent, contiguous, and parallel to the street lines, the slope easements shall be extinguished after all required public improvements in adjacent roadways have been accepted for maintenance by Montgomery County, Maryland or other appropriate agency; hereby grant Public Utilities Easements as shown hereon and designated as PUE, to the parties listed and with the terms and provisions being set forth in that certain 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; and grant to Montgomery County, their successors and assigns, Public Improvement Easements, designated hereon as "PIE" in accordance with the terms and conditions found recorded in Book 56806 at Page 168. 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 Land Surveyor, in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of subdivision, except for certain Deed(s) of Trust and the parties of interest thereto have affixed their signatures hereon indicating their assent to this plat of subdivision.

Clarksburg Mews, LLC

4/12/19 Date — Michael Fisher, Authorized Agent

We hereby assent to this plat of subdivision. Deed of Trust: Liber 48042 at Folio 491
Liber 51597 at Folio 299

4/12/19 Date — Ryan Rist, Trustee EagleBank

4/12/19 Date — Antonio F. Marquez, Trustee EagleBank

SURVEYOR'S CERTIFICATE

I hereby certify on behalf of Macris, Hendricks & Glascock, P.A. that the plat shown hereon is correct; that it is a subdivision of a part of the land conveyed by Bog Nim Choi, surviving tenant by the entirety of Song Yong Choi to Clarksburg Mews, LLC, a Maryland Limited Liability Company by deed dated November 25, 2013 and recorded among the Land Records of Montgomery County, Maryland, in Liber 48042 at Folio 488; and also being a resubdivision of part of Lots 21 and 22 as delineated on plats of subdivision entitled "Garnkirk Farms" as recorded among said Land Records as Plat No. 1982. 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. There is 39,257 square feet of street dedication by this plat. The total area included on this plat is 97,951 square feet or 2.24866 acres.

4/10/19 Date

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

SUBDIVISION RECORD PLAT
DOWDEN'S STATION
LOTS 89–99 AND PARCEL C
A RESUBDIVISION OF PART OF LOT 22, GARNKIRK FARMS
ELECTION DISTRICT No. 2
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"= 50' DATE: APRIL, 2019

MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301 670 0840
Fax 301 948 0693
www.mhgpa.com

PLAT NO. 2
MHG PROJECT No. 2012.183.12
MNCPPC PLAT NO. 220190100

THE MARYLAND–NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____

CHAIRMAN — SECRETARY–TREASURER

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

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT of PERMITTING SERVICES

APPROVED: April 10, 2019

Diane R. Jones
DIRECTOR

DATE: _____
Plat No.: _____

PLAT No.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 47°43'54" E	9.73'
L2	S 48°54'05" W	8.74'
L3	N 41°05'55" W	8.74'
L4	N 48°54'05" E	8.74'
L5	S 41°05'55" E	8.32'
L6	N 48°54'05" E	5.56'
L7	S 41°05'55" E	5.56'
L8	N 48°54'05" E	8.51'
L9	N 41°05'55" W	8.74'
L10	N 48°54'05" E	5.66'

PUE LINE TABLE		
LINE	BEARING	DISTANCE
PUE L1	N 03°54'05" E	140.50'
PUE L2	N 86°05'55" W	30.00'
PUE L3	S 03°54'05" W	140.50'
PUE L4	N 03°54'05" E	150.50'
PUE L5	S 86°05'55" E	50.00'
PUE L6	S 03°54'05" W	150.50'
PUE L7	S 86°05'55" E	185.42'
PUE L8	N 03°54'05" E	10.00'
PUE L9	N 86°05'55" W	185.34'

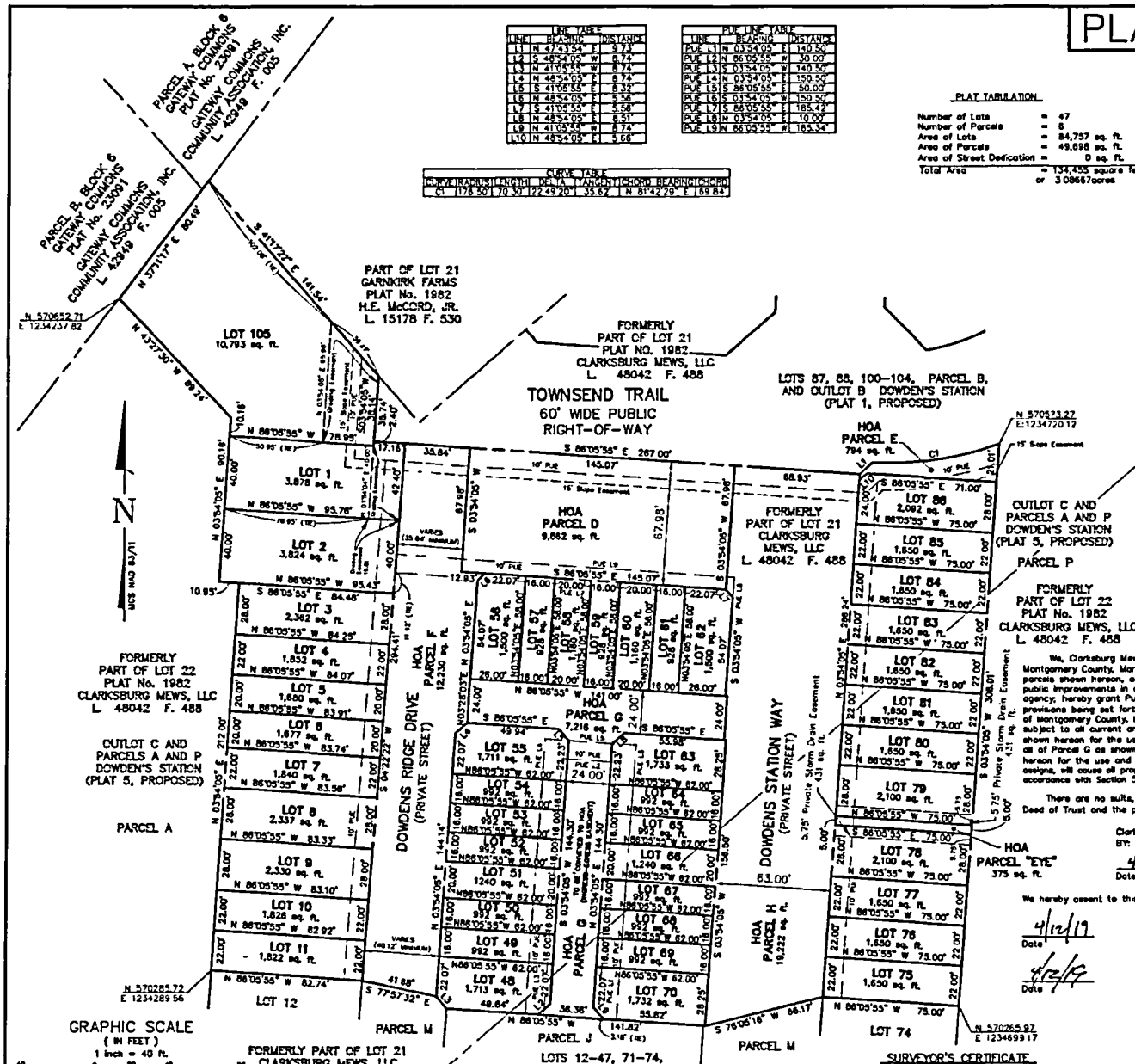
CURVE TABLE							
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	BEARING	CHORD
C1	176.50'	70.30'	22°49'20"	35.62'	N 81°42'29" E	69.84'	

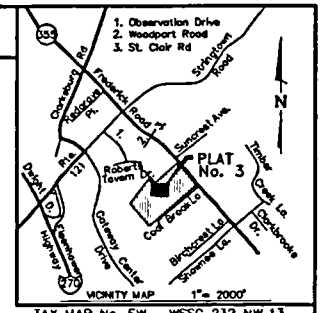
PLAT TABULATION

Number of Lots	=	47
Number of Parcels	=	8
Area of Lots	=	84,757 sq. ft.
Area of Parcels	=	49,698 sq. ft.
Area of Street Dedication	=	0 sq. ft.
Total Area	=	134,455 square feet or 3.08667acres

LEGEND:

℄ = Centerline of Road
L. F. = Liber and Folio
B. P = Book and Page
OPF = Open Pipe Found
PUE = Public Utility Easement
R/W = Right-of-Way
SQ. FT. = Square Feet





TAX MAP No. EW WSSC 232 NW 13

General Notes:

1. This property shown hereon is currently zoned PD-4 by a Zoning Map Amendment, Case No. G-957.

2. The property is served by public water and sewer systems only.

3. The subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and 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. 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.

5. This plat is limited to uses and conditions as required by Approved Site Plan No. 82016006A and Preliminary Plan No. 120160160 entitled "Dowden's Station".

6. This plat is subject to the terms and conditions of a Declaration of Covenants for private streets, private storm drain systems and/or private open spaces as recorded in Book 56798 at Page 303, among the Land Records of Montgomery County, Maryland.

7. Parcels F (Dowdens Ridge Drive) and H (Dowdens Station Way) as shown hereon is subject to a Restrictive Covenant for Private Roads recorded in Book 54062 at Page 338.

8. This plat is subject to a Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission as recorded in Liber 28045 at Folio 578, among the Land Records of Montgomery County, Maryland.

9. This plat is subject to a Public Access Covenant with the Maryland-National Capital Park and Planning Commission as recorded in Book 56798 at Page 294, among the Land Records of Montgomery County, Maryland.

10. Parcels D, E, F, G, H and "EYE" are to be conveyed to the Dowdens Station Homeowners' Association, Inc.,

11. Coordinates shown hereon are based on the Maryland Coordinate System NAD 83/(2011) Datum as projected by NGS. Stations used are No. CAIT with grid coordinates of North 534,457.84 feet and East 1,249,651.28 feet and No. QODE with coordinates of North 483,540.71 feet and East 1,361,533.09 feet. The combined scale factor for this site is 0.99994401.

OWNER'S CERTIFICATE

We, Clarksburg Mews, LLC owners of the property shown hereon, hereby adopt this plat of subdivision; establish and grant to Montgomery County, Maryland or other appropriate agency, temporary slope easements fifteen (15) feet wide over the lots, outlots and parcels shown hereon, adjacent, contiguous, and parallel to the street lines, the slope easements shall be extinguished after all required public improvements in adjacent roadways have been accepted for maintenance by Montgomery County, Maryland or other appropriate agency; hereby grant Public Utilities Easements as shown hereon and designated as PUE, to the parties listed and with the terms and provisions being set forth in that certain 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; hereby establish a Grading Easement as shown hereon for the use and benefit of the Dowden's Station Homeowners' Association, Inc.; hereby grant an Ingress-Egress Easement over all of Parcel G as shown hereon for the use and benefit of Lots 48-70; and establish and grant a Private Storm Drain Easement as shown hereon for the use and benefit of the Dowden's Station Homeowners' Association, Inc. 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 Land Surveyor, in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of subdivision, except for a certain Deed of Trust and the parties of interest thereto have affixed their signatures hereon indicating their assent to this plat of subdivision.

Clarksburg Mews, LLC
BY:

4/12/19 Date — Michael Fisher, Authorized Agent

We hereby assent to this plat of subdivision. Deed of Trust: Liber 48042 at Folio 491
Liber 51597 at Folio 299

4/12/19 Date — Ryan Riel, Trustee, EagleBank

4/12/19 Date — Antonio F. Marquez, Trustee, EagleBank

SURVEYOR'S CERTIFICATE

I hereby certify on behalf of Macris, Hendricks & Glascock, P.A. that the plat shown hereon is correct; that it is a subdivision of a part of the land conveyed by Bog Nim Choi, surviving tenant by the entirety of Sang Yong Choi to Clarksburg Mews, LLC, a Maryland Limited Liability Company by deed dated November 25, 2013 and recorded among the Land Records of Montgomery County, Maryland, in Liber 48042 at Folio 488; and also being a resubdivision of part of Lots 21 and 22 as delineated on plats of subdivision entitled "Garnkirk Farms" as recorded among said Land Records as Plat No. 1982. 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. There is no street dedication by this plat. The total area included on the plat is 134,455 square feet or 3.08667 acres.

4/11/19 Date

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

SUBDIVISION RECORD PLAT

DOWDEN'S STATION

LOTS 1-11, 48-70, 75-86, 105, AND PARCELS D, E, F, G, H, AND "EYE"

A RESUBDIVISION OF PART OF LOTS 21 AND 22, GARNKIRK FARMS

ELECTION DISTRICT No. 2
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"= 40' DATE: APRIL, 2019

MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

PLAT NO. 3
MHG PROJECT No. 2012.185.12
MNCPPC PLAT NO. 220120110

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

APPROVED: _____

CHAIRMAN — SECRETARY-TREASURER

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

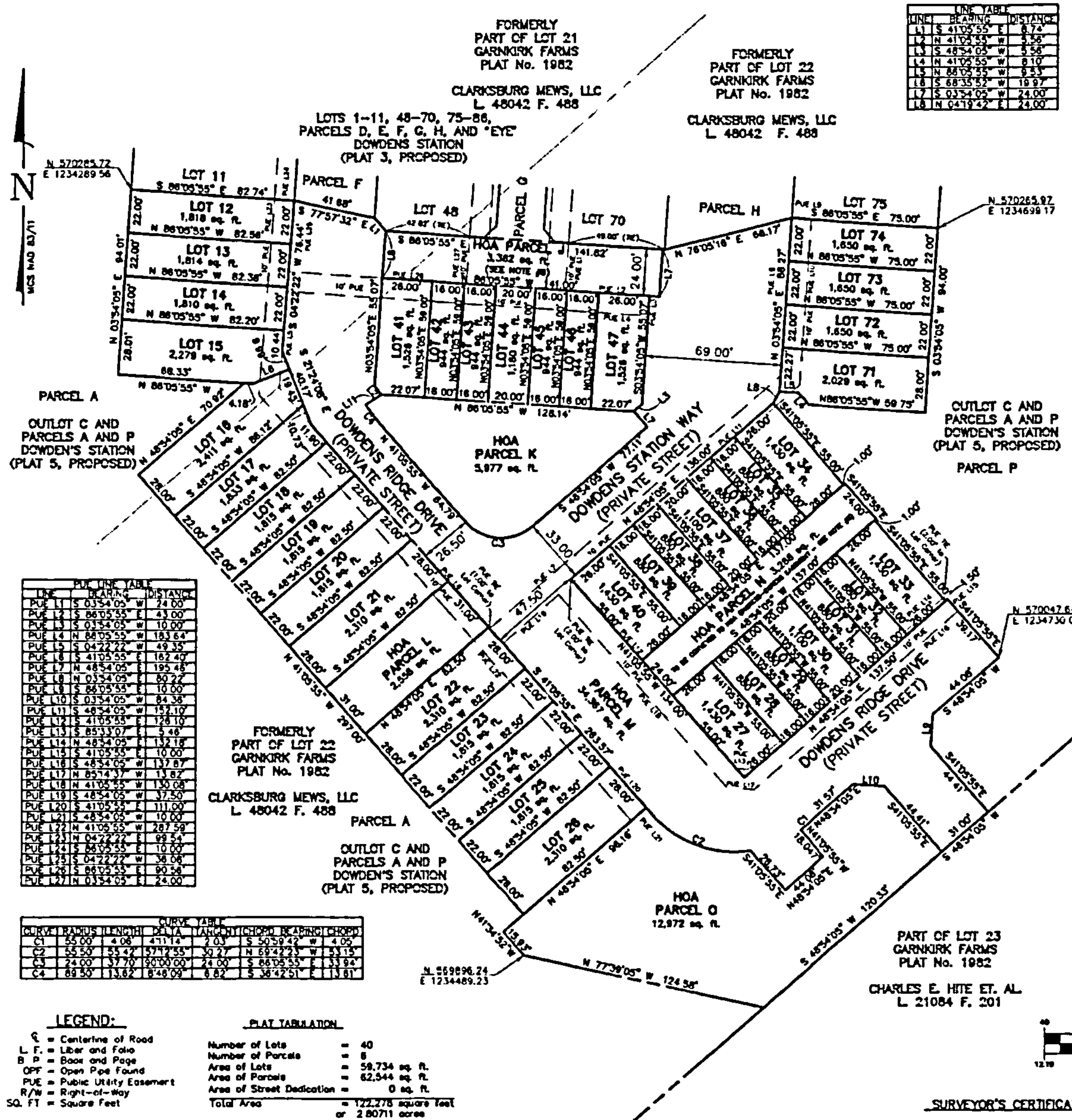
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT of PERMITTING SERVICES

APPROVED: April 17, 2019

Diane R. Jones
DIRECTOR

DATE: _____
Plat No.: _____

PLAT No.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 41°05'55" E	8.74'
L2	N 41°05'55" W	5.56'
L3	S 48°54'05" W	5.56'
L4	N 41°05'55" W	8.10'
L5	N 86°05'55" W	9.53'
L6	S 68°35'52" W	19.97'
L7	S 03°54'05" W	24.00'
L8	N 04°19'42" E	24.00'

PUE LINE TABLE		
LINE	BEARING	DISTANCE
PUE L1	S 03°54'05" W	24.00'
PUE L2	S 86°05'55" E	43.00'
PUE L3	S 03°54'05" W	10.00'
PUE L4	N 86°05'55" W	183.64'
PUE L5	S 04°22'22" W	49.35'
PUE L6	S 41°05'55" E	182.40'
PUE L7	N 48°54'05" E	195.46'
PUE L8	N 03°54'05" E	80.22'
PUE L9	S 86°05'55" E	10.00'
PUE L10	S 03°54'05" W	84.38'
PUE L11	S 48°54'05" W	152.10'
PUE L12	S 41°05'55" E	128.10'
PUE L13	S 85°33'07" E	5.46'
PUE L14	N 48°54'05" E	132.18'
PUE L15	S 41°05'55" E	10.00'
PUE L16	S 48°54'05" W	137.87'
PUE L17	N 85°14'37" W	13.82'
PUE L18	N 41°05'55" W	130.08'
PUE L19	S 48°54'05" W	37.50'
PUE L20	S 41°05'55" E	111.00'
PUE L21	S 48°54'05" W	10.00'
PUE L22	N 41°05'55" W	287.59'
PUE L23	N 04°22'22" E	99.54'
PUE L24	S 86°05'55" E	10.00'
PUE L25	S 04°22'22" W	38.06'
PUE L26	S 86°05'55" E	90.56'
PUE L27	N 03°54'05" E	24.00'

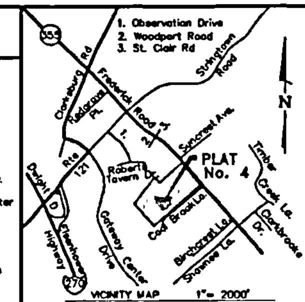
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	55.00'	4.06'	4°13'14"	2.03'	S 50°59'42" W	4.05'
C2	55.50'	55.42'	57°12'55"	30.27'	N 69°42'23" W	53.15'
C3	24.00'	37.70'	90°00'00"	24.00'	S 86°05'55" E	33.94'
C4	89.50'	13.62'	8°48'09"	6.82'	S 36°42'51" E	13.61'

LEGEND:

℄ = Centerline of Road
L. F. = Liber and Folio
B P = Book and Page
OPF = Open Pipe Found
PUE = Public Utility Easement
R/W = Right-of-Way
SQ. FT = Square Feet

PLAT TABULATION

Number of Lots	=	40
Number of Parcels	=	6
Area of Lots	=	59,734 sq. ft.
Area of Parcels	=	62,544 sq. ft.
Area of Street Dedication	=	0 sq. ft.
Total Area	=	122,278 square feet or 2.80711 acres



TAX MAP No. EW WSSC 232 NW 13

General Notes:

1. This property shown hereon is currently zoned PD-4 by Zoning Map Amendment, Case No. G-957.

2. The property is served by public water and sewer systems only.

3. 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 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. 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 are available for public review during normal business hours.

5. This plat is limited to uses and conditions as required by Approved Site Plan No. 82018006A and Preliminary Plan No. 120160160 entitled "Dowden's Station".

6. This plat is subject to the terms and conditions of a Declaration of Covenants for private streets, private storm drain systems and/or private open spaces as recorded in Book 56798 at Page 303, among the Land Records of Montgomery County, Maryland.

7. This plat is subject to a Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission as recorded in Liber 28045 at Folio 578, among the Land Records of Montgomery County, Maryland.

8. Parcel J is an Ingress-Egress Easement for the use of Lots 41-47. Parcel N is an Ingress-Egress Easement for the use and benefit of Lots 27-40.

9. Parcel M (Dowdens Ridge Drive & Dowdens Station Way) as shown hereon is subject to a Restrictive Covenant for Private Roads recorded in Book 54062 at Page 338.

10. This plat is subject to a Public Access Covenant with the Maryland-National Capital Park and Planning Commission as recorded in Book 56798 at Page 294, among the Land Records of Montgomery County, Maryland.

11. Parcels J, K, L, M, N and O are to be conveyed to the Dowdens Station Homeowners' Association, Inc..

12. Coordinates shown hereon are based on the Maryland Coordinate System NAD 83/(2011) Datum as projected by NGS. Stations used are No. CAIT with grid coordinates of North 534,457.84 feet and East 1,249,651.28 feet and No. GODE with coordinates of North 493,540.71feet and East 1,361,533.09 feet. The combined scale factor for this site is 0.99994401.

OWNER'S CERTIFICATE

We, Clarksburg Mews, LLC owners of the property shown hereon, hereby adopt this plat of subdivision; hereby grant a Ingress-Egress Easement as shown hereon as Parcels J & N, the Ingress-Egress Easement on Parcel J is for the use and benefit of Lots 41-47, the Ingress-Egress Easement on Parcel N is for the use and benefit of Lots 27-40; hereby grant Public Utilities Easements as shown hereon and designated as PUE, to the parties listed and with the terms and provisions being set forth in that certain 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. 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 Land Surveyor, in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of subdivision, except for a certain Deed of Trust and the parties of interest thereto have affixed their signatures hereon indicating their assent to this plat of subdivision.

4/12/19
Date

Clarksburg Mews, LLC
BY: Michael Fisher
Michael Fisher, Authorized Agent

We hereby assent to this plat of subdivision. Deed of Trust: Liber 48042 at Folio 491
Liber 51597 at Folio 299

4/12/19
Date

Ryan Riel, Trustee
EagleBank

4/12/19
Date

Antonio F. Marquez, Trustee
EagleBank

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
40 0 20 40 80
12.19 0 6.10 12.19 24.38
(IN METERS)
1 inch = 12.19 m.

SURVEYOR'S CERTIFICATE

I hereby certify on behalf of Macris, Hendricks & Glascock, P.A. that the plat shown hereon is correct; that it is a subdivision of a part of the land conveyed by Bog Nim Choi, surviving tenant by the entirety of Song Yong Choi to Clarksburg Mews, LLC, a Maryland Limited Liability Company by deed dated November 25, 2013 and recorded among the Land Records of Montgomery County, Maryland, in Liber 48042 at Folio 488; and also being a resubdivision of part of Lots 21 and 22 as delineated on plats of subdivision entitled "Garnkirk Farms" as recorded among said Land Records as Plat No. 1982. 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. There is no street dedication by this plat. The total area included on this plat is 122,278 square feet or 2.80711 acres.

4/11/19
Date

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

SUBDIVISION RECORD PLAT

DOWDEN'S STATION

LOTS 12-47, 71-74, PARCELS J, K, L, M, N, AND O

A RESUBDIVISION OF PART OF LOTS 21 AND 22, GARNKIRK FARMS

ELECTION DISTRICT No. 2
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"= 40' DATE: APRIL, 2019

MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
9220 Wightman Road, Suite 120
Montgomery Village Maryland
20886-1279
Phone 301 670 0840
Fax 301 948 0693
www.mhgpa.com

PLAT NO. 4
MHG PROJECT No. 2012.185.12
MNCPPC PLAT NO. 220190120

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

APPROVED: ____________

CHAIRMAN SECRETARY-TREASURER

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

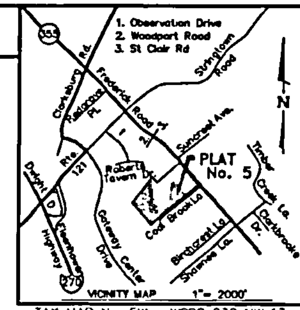
MONTGOMERY COUNTY, MARYLAND
DEPARTMENT of PERMITTING SERVICES

APPROVED: April 17, 2019

Diane R. Jones
DIRECTOR

DATE: ____________
Plat No.: ____________

PLAT No.



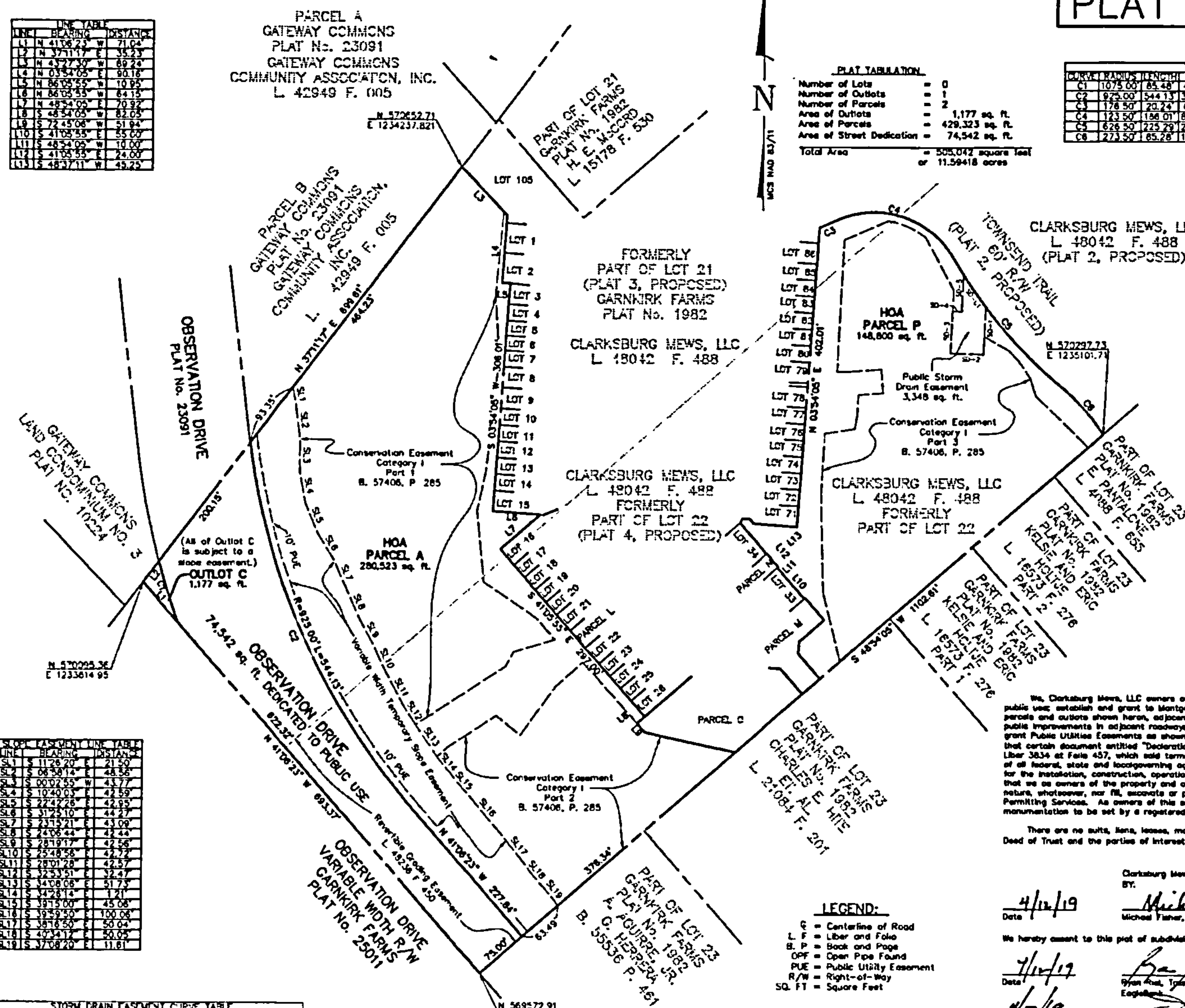
TAX MAP No. EW WSSC 232 NW 13

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 41°06'23" W	71.04'
L2	N 37°11'17" E	35.23'
L3	N 43°27'30" W	89.24'
L4	N 03°54'05" E	90.16'
L5	N 86°05'55" W	10.95'
L6	N 86°05'55" W	64.15'
L7	N 48°54'05" E	70.92'
L8	S 48°54'05" W	82.05'
L9	S 72°45'06" W	51.94'
L10	S 41°05'55" E	55.00'
L11	S 48°54'05" W	10.00'
L12	S 41°05'55" E	24.00'
L13	S 48°37'11" W	45.25'

PLAT TABULATION

Number of Lots	=	0
Number of Outlots	=	1
Number of Parcels	=	2
Area of Outlots	=	1,177 sq. ft.
Area of Parcels	=	429,323 sq. ft.
Area of Street Dedication	=	74,542 sq. ft.
Total Area	=	505,042 square feet or 11.59418 acres

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	1075.00'	85.48'	4°33'22"	42.76'	N 17°17'58" W	85.46'
C2	925.00'	544.13'	33°42'15"	280.19'	S 24°15'15" E	536.32'
C3	178.50'	20.24'	6°34'14"	10.13'	N 67°00'42" E	20.23'
C4	123.50'	186.01'	86°17'39"	115.78'	S 73°07'36" E	168.92'
C5	626.50'	225.29'	20°36'14"	113.88'	S 40°16'53" E	224.08'
C6	273.50'	85.28'	17°51'56"	42.99'	S 41°39'02" E	84.94'



SLOPE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SL1	S 11°26'20" E	21.50'
SL2	S 06°58'14" E	48.56'
SL3	S 00°02'55" W	43.77'
SL4	S 10°40'03" E	42.59'
SL5	S 22°42'26" E	42.95'
SL6	S 31°25'10" E	44.27'
SL7	S 23°15'21" E	43.09'
SL8	S 24°06'44" E	42.44'
SL9	S 28°19'17" E	42.56'
SL10	S 25°48'56" E	42.72'
SL11	S 28°01'28" E	42.57'
SL12	S 32°33'51" E	32.47'
SL13	S 34°08'06" E	51.73'
SL14	S 34°26'14" E	1.21'
SL15	S 39°15'00" E	45.08'
SL16	S 39°59'50" E	100.06'
SL17	S 38°16'50" E	50.04'
SL18	S 40°34'12" E	50.05'
SL19	S 37°08'20" E	11.61'

STORM DRAIN EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
SD-C1	626.50	52.90	4°50'15"	26.46	N 34°41'09" W	52.88

STORM DRAIN EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SD-1	N 02°33'11" E	63.25'
SD-2	S 87°26'49" E	44.00'
SD-3	S 02°33'11" W	55.82'
SD-4	N 87°26'43" W	12.00'
SD-5	S 02°33'11" W	49.53'

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
(IN METERS)
1 inch = 30.48 m.

LEGEND:

- ℄ = Centerline of Road
- L. F = Liber and Folio
- B. P = Book and Page
- OPF = Open Pipe Found
- PUE = Public Utility Easement
- R/W = Right-of-Way
- SQ. FT = Square Feet

General Notes:

1. This property shown hereon is currently zoned PD-4 by Zoning Map Amendment, Case No. G-957.
2. The property is served by public water and sewer systems only.
3. 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 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. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan or other plan, allowing development of the 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.
5. This plat is limited to uses and conditions as required by Approved Site Plan No. 82016006A and Preliminary Plan No. 120160160 entitled "Dowden's Station".
6. This property shown hereon is subject to the requirements of Chapter 22A, Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
7. This plat is subject to the terms and conditions of a Declaration of Covenants for private streets, private storm drain systems and/or private open spaces as recorded in Book 56798 at Page 303, among the Land Records of Montgomery County, Maryland.
8. This plat is subject to a Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission as recorded in Liber 28045 at Folio 578, among the Land Records of Montgomery County, Maryland.
9. Parcels A and P are to be conveyed to the Dowdens Station Homeowners' Association, Inc.
10. The temporary slope easement shown hereon has been established from Preliminary Design drawings for Montgomery County Capital Improvements Project No. 509337.
11. The plat is subject to a Public Access Covenant with the Maryland-National Capital Park and Planning Commission as recorded in Book 56798 at Page 294, among the Land Records of Montgomery County, Maryland.
12. Coordinates shown hereon are based on the Maryland Coordinate System NAD 83/(2011) Datum as projected by NGS. Stations used are No. GAIT with grid coordinates of North 534,457.84 feet and East 1,249,851.28 feet and No. GODE with coordinates of North 493,340.71 feet and East 1,361,533.08 feet. The combined scale factor for this site is 0.99994401.

OWNER'S CERTIFICATE

We, Clarksburg Mews, LLC owners of the property shown hereon, hereby adopt this plat of subdivision; dedicate the streets as shown hereon to public use; establish and grant to Montgomery County, Maryland or other appropriate agency, temporary slope easements as indicated hereon over parcels and outlots shown hereon, adjacent, contiguous and parallel to the street lines, the slope easements shall be extinguished after all required public improvements in adjacent roadways have been accepted for maintenance by Montgomery County, Maryland or other appropriate agency; hereby grant Public Utilities Easements as shown hereon and designated as PUE, to the parties listed and with the terms and provisions being set forth in that certain 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; establish and grant to Montgomery County, Maryland, the storm drain easement, as shown hereon for the installation, construction, operation, maintenance, inspection, and reconstruction of public storm drain systems within said easements and that we as owners of the property and our successors and assigns, will never erect nor permit to be erected any building or structure of any nature, whatsoever, nor fill, excavate or plant trees within said easement and right-of-way without the written consent of the Department of Permitting Services. 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 Land Surveyor, in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no suits, liens, leases, mortgages, or trusts, affecting the property included in this plat of subdivision, except for a certain Deed of Trust and the parties of interest thereto have affixed their signatures hereon indicating their assent to this plat of subdivision.

Clarksburg Mews, LLC
BY:

4/12/19
Date

Michael Fisher, Authorized Agent

We hereby assent to this plat of subdivision. Deed of Trust: Liber 48042 at Folio 491
Liber 51597 at Folio 298

4/12/19
Date

Ryan Ruel, Trustee
EagleBank

4/12/19
Date

Antonne F. Marquez, Trustee
EagleBank

SURVEYOR'S CERTIFICATE

I hereby certify on behalf of Macris, Hendricks & Glascock, P.A. that the plat shown hereon is correct; that it is a subdivision of a part of the land conveyed by Bog Nim Choi, surviving tenant by the entirety of Sang Yong Choi to Clarksburg Mews, LLC, a Maryland Limited Liability Company by deed dated November 25, 2013 and recorded among the Land Records of Montgomery County, Maryland, in Liber 48042 at Folio 488; and also being a resubdivision of part of Lots 21 and 22 as delineated on plats of subdivision entitled "Garnkirk Farms" as recorded among said Land Records as Plat No. 1982. 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. There is 74,542 square feet of street dedication by this plat. The total area included on this plat is 505,042 square feet or 11.59418 acres.

4/11/19
Date

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

SUBDIVISION RECORD PLAT

DOWDEN'S STATION

OUTLOT C AND PARCELS A AND P

A RESUBDIVISION OF PART OF LOTS 21 AND 22, GARNKIRK FARMS

ELECTION DISTRICT No. 2
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"= 100' DATE: APRIL, 2019

MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors

9220 Wightman Road Suite 120
Montgomery Village, Maryland
20886-1279

Phone 301 670 0840
Fax 301 948 0693
www.mhgpa.com

PLAT NO. 5
MHG PROJECT No. 2012.165.12
MNCPPC PLAT NO. 220190130

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

APPROVED: ____________

CHAIRMAN ____________ SECRETARY-TREASURER ____________

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

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT of PERMITTING SERVICES

APPROVED: April 12, 2019

DIRECTOR

DATE: ____________
Plat No.: ____________