

Plat Name: Creekside at Cabin Branch

Plat #: 220240050

Location: Located on the west side of Clarksburg Road (MD 121), opposite Dowitcher Way

Master Plan: Clarksburg Ten Mile Creak Amendment Area

Plat Details: RNC zone; 11 lots

Owner: Shiloh Farm Investments, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12020005A (MCPB Resolution No. 21-067) and Site Plan No. 820200160 (Certified Site Plan dated December 13, 2022), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's approval of the aforesaid plans.



Plat No.

Legend	Public Utility Easement
P.U.E.	Libor # 160 #
L.F.F.	Book # page #
S.F.F.	Survey #
Sq. Ft.	Square Foot
THG# / PF	Top Map Grid # / Parcel #

Surveyor's Certificate

I hereby certify that the data shown hereon is correct; that it is a plat of part of the property acquired by also being part of the property acquired by Shiloh Farm Investments, LLC, a Maryland limited liability company, from Shiloh Farm Limited Partnership, a Maryland limited liability partnership, and Shiloh Farm Investments, LLC, a Maryland limited liability company, both of which are located in Montgomery County, Maryland at 1600, 508; and I further certify that such information as described in the owner's certificate hereon, all property markers will be set in accordance with the provisions of Section 50.4.3.G of the Montgomery County Code. The total area of the subdivision is 121,530 square feet, or 2.78994 acres. The total area of the lots is 121,530 square feet, or 2.78994 acres. The total area of the lots is 121,530 square feet, or 2.78994 acres. The total area of the lots is 121,530 square feet, or 2.78994 acres.

DATE: 9-7-2023

By: *[Signature]*
 Montgomery County Surveyor
 License Expiration Date: 12/23/2023



Area	Subdivision
11 Lots	87,154 Sq. Ft. or 2.00078 Acres
0 Parcels	N/A Sq. Ft. or N/A Acres
Dedication	34,376 Sq. Ft. or 0.78916 Acres
Total Area	121,530 Sq. Ft. or 2.78994 Acres

Owner's Certificate

We, the undersigned, owners of the property described hereon, whose this plat of subdivision, establish the minimum building restriction lines; dedicate the street to public use; and guarantee compliance with the provisions of section 50.4.3.G of the subdivision regulations.

Further, we grant to The Potomac Edison Company, Washington Gas and Light Company, Verizon, and 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 conditions set forth in the Declaration of Public Utility Easement recorded in Liber 3834 at folio 457 among the Land Records of Montgomery County, Maryland.

Further, we grant to Montgomery County, Maryland, its Temporary Slope Easements additional, 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.

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 Licensed Professional Land Surveyor in accordance with Section 50.4.3.G of the Montgomery County Code.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon.

9/12/2023
 Date

[Signature]
 Shiloh Farm Investments, LLC
 By: Christopher Spahr, Division Vice President
 of Land Planning and Development

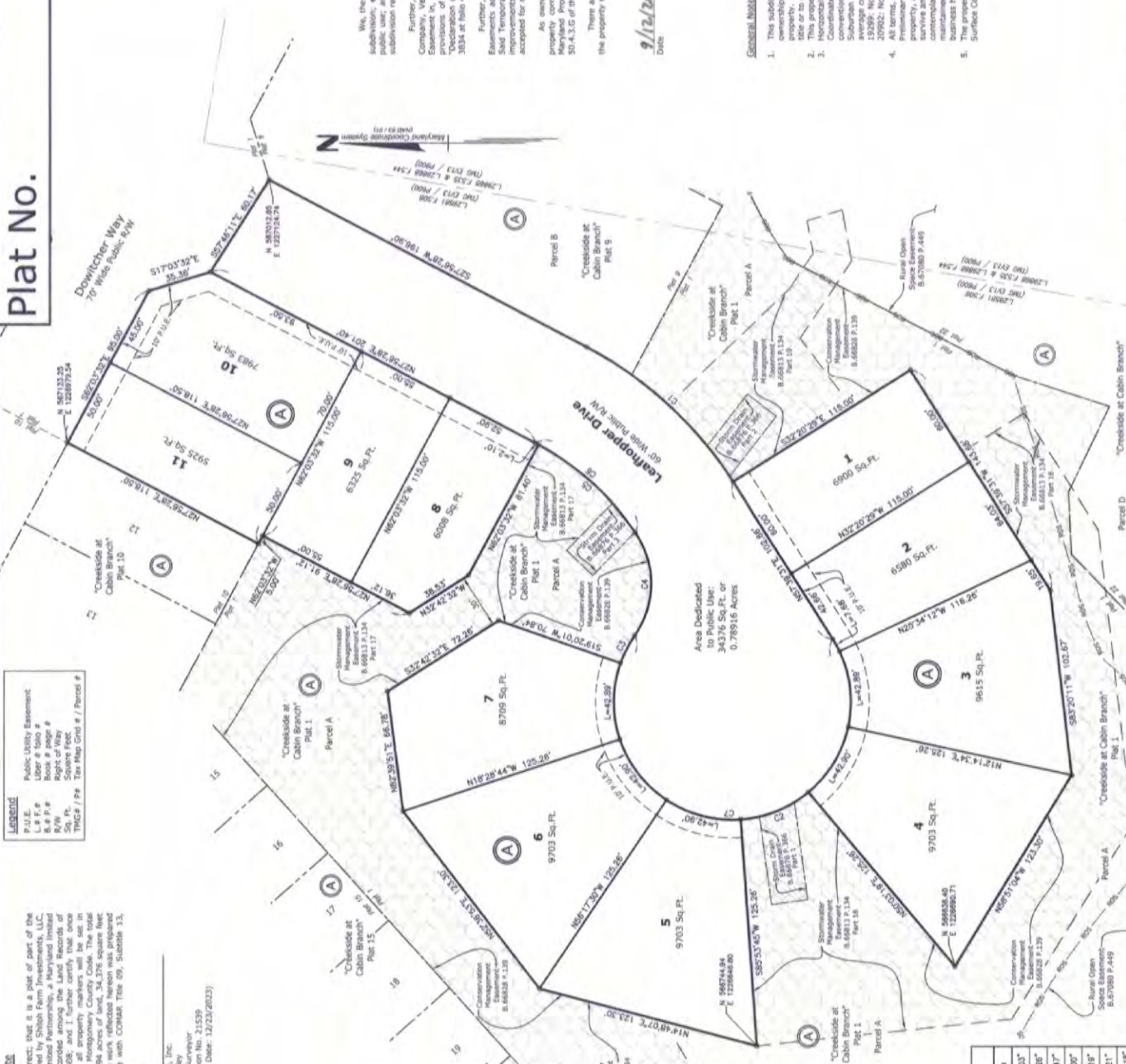
General Notes:

- This subdivision record plat is not intended to show any matter affecting the ownership and use, nor any 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.
- Horizontal datum is the Maryland Coordinate System (NAD83/91), State Plane Coordinate System Zone 1800 (NAD), U.S. Survey Feet, based on GPS and conventional survey measurements. Controlling stations include Washington Monument, Maryland State House, and the National Geodetic Station. The average combined (local + elevation) factor for the site is 0.99994607.
- 20902: North 570089.515, East 124359.654
- All terms, conditions, agreements, and requirements associated with any easement, covenant, or other restriction on the property are hereby incorporated by reference into this plat. Any such easement, covenant, or other restriction shall survive and not be extinguished by the recreation of this plat, unless expressly contemplated by the plat as approved. The official public file for any such plat are available for review at the Planning Board and available for public review during normal business hours.
- The property shown hereon is subject to the terms and conditions of an Impervious Surface Compliance Agreement recorded in Book 60377 at page 401.

Subdivision Record Plat
 Lots 1-11, Block A,
 Creekside at
 Cabin Branch
 Clarksburg (2nd) Election District
 Montgomery County, Maryland
 Scale: 1" = 40' August 2023

Approvals/Information Chart

Tax Map G/G, E/13 WSSC Grid No.: 231W/14
Zoning Category: RMC
Approved Preliminary Plan File No.: 120200005A
Approved Site Plan File No.: 820200160
Approved Proposed/Revised Plan File No.: N/A
Approved FORDC Compliance Plan No.: 820200160



Curve Table

Curve	Radius	Tangent	Chord	Bearing	Delta
C1	213.90'	110.24'	86.84'	109.50'	542°40'00" 29°43'03"
C2	65.00'	40.69'	21.02'	40.00'	102°07'30"W 32°50'20"
C3	65.00'	17.32'	8.71'	17.26'	583°02'00"E 15°15'47"
C4	50.00'	58.84'	24.16'	58.84'	589°44'17"E 68°11'30"
C5	153.50'	72.84'	37.12'	72.16'	162°19'08"E 27°11'16"
C6	153.50'	74.84'	38.23'	74.30'	161°50'38"E 27°58'21"
C7	65.00'	280.14'	88.30'	108.44'	801°07'40"E 248°58'18"

RODGERS CONSULTING
 1841 Century Boulevard, Suite 200, Germantown, Maryland 20874
 P: 301.948.0700, F: 301.948.0254, www.rodgers.com

Montgomery County Department of Permitting Services
 Approved: *[Signature]*
 Director

Montgomery County Planning Board
 Approved: *[Signature]*
 Chair
 Montgomery Planning Board Secretary/ Treasurer
 MNCPPC Record File No. _____

