



MEMORANDUM

DATE: June 14, 2024

TO: Montgomery County Planning Board

FROM: Stephen Smith, Intake & Regulatory Coordination Division (301)-495-4522 *SS*

Jay Beatty, Intake & Regulatory Coordination Division (301)-495-2178 *JCB*

SUBJECT: Item No. 2 - Summary of Record Plats for the Planning Board
Agenda for June 27, 2024

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:

220150930 & 220230820

Garnkirk Farms

220230780

Hillandale, Section 2

220240800

Hillmead - Bradley Hills

220240920

Chevy Chase Terrace, Section 2

Plat Name: Garnkirk Farms
Plat #: 220150930 & 220230820

Location: Located on north side of Shawnee Lane, 1450 feet west of Frederick Road (MD-355)
Master Plan: Clarksburg Master Plan
Plat Details: PD-11 zone; 2 parcels
Owner: Clarksburg Square Homeowners Association and Vantaq, LLC

These subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12008024A (MCPB Resolution No. 23-135) and Site Plan No. 82012010C (Certified Site Plan dated April 2, 2024), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's 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 Square Homeowners Association, Inc., a Maryland non-stock corporation, from U.S. Home, LLC, a Delaware limited liability company, by deed dated December 9, 2022, and recorded among the Land Records of Montgomery County, Maryland in Book 67126 at Page 181. That it is also a resubdivision of part of Lots 27 and 28 as shown on a Subdivision Record Plat entitled, "Garnkirk Farms" and recorded among the aforesaid Land Records in Plat Book 31 as Plat No. 1982.

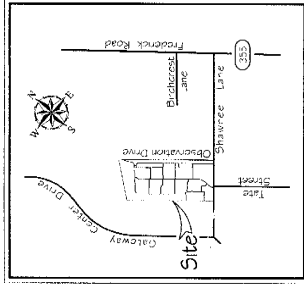
I also certify that, if engaged, I will set all property corner markers in accordance with Section 50.4.3 G of the subdivision regulations of Montgomery County, Maryland;

I further certify that the total area pertained to this subdivision record plat is 331,532.4 square feet or 7.6109 acres of land. There is no street dedication by this plat.

COLETA
 Steve W. Jones
 Professional Land Surveyor
 Maryland No. 21072
 Exp. 02/08/2025



Garnkirk Farms
 Plat No. 1982
 LOT 23
 Observation Drive
 (Variable Width R/W)
 Plat No. 25011 & 25538



Owner's Certificate

We, Clarksburg Square Homeowners Association, Inc., owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat, Grant to Montgomery County, Maryland, Temporary Slope Easements as shown hereon, adjacent, contiguous, and parallel to the 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; Grant the Public Utility Easements as shown hereon and designated as P.U.E., 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.

I further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 50.4.3 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.

By: Clarksburg Square Homeowners Association

Date: 6/5/2024
 By: **LAURET LEBLANC**
 Laurent LeBlanc, President

Notes

- All terms, conditions, agreements, limitations, and easements associated with any Preliminary Plan, Site Plan, Project Plan, or any other plan, filed by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, and not be any such plan(s) as are 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.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter affecting the enjoyment of this property. The Subdivision Record Plat is not intended to constitute an examination of title or to depict or make all matters affecting title.

4. This development is served by public water and sewer services only.

5. Parcel I, Block B, is subject to a Corrected Declaration of Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 49408 at Folio 319.

6. Parcel I, Block B is 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.

7. 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.

8. Coordinates shown hereon were established using conventional and GPS observations based on the Maryland State Plane Coordinate System NAD83/91 using NGS CORS stations GAIT, GODE, and USNO, using a least squares minimally constrained adjustment and holding the horizontal values for GAIT fixed. The average scale factor for the subject property is 0.99948679. The average property elevation is 272.664, for an elevation factor is 0.99949421. All bearings and distances shown are based on grid coordinates. The vertical datum is NGVD29.

9. The property shown hereon is subject to a Declaration of Covenants, Conditions, Easements and Restrictions recorded among the Land Records of Montgomery County, Maryland in Book 52075 at Page 374.

Information Chart	
WSSC 200 Scale Reference	231 NW 13
Zoning Category	PD - II
Preliminary Plan No.	12008024A
Preliminary Plan Name	Garnkirk Farms
Site Plan No.	820120100
Site Plan Name	Garnkirk Farms
Forest Conservation Plan	820120100
Tax Map	EV343, EW341

Subdivision Record Plat Parcel I, Block B Garnkirk Farms

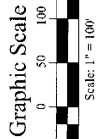
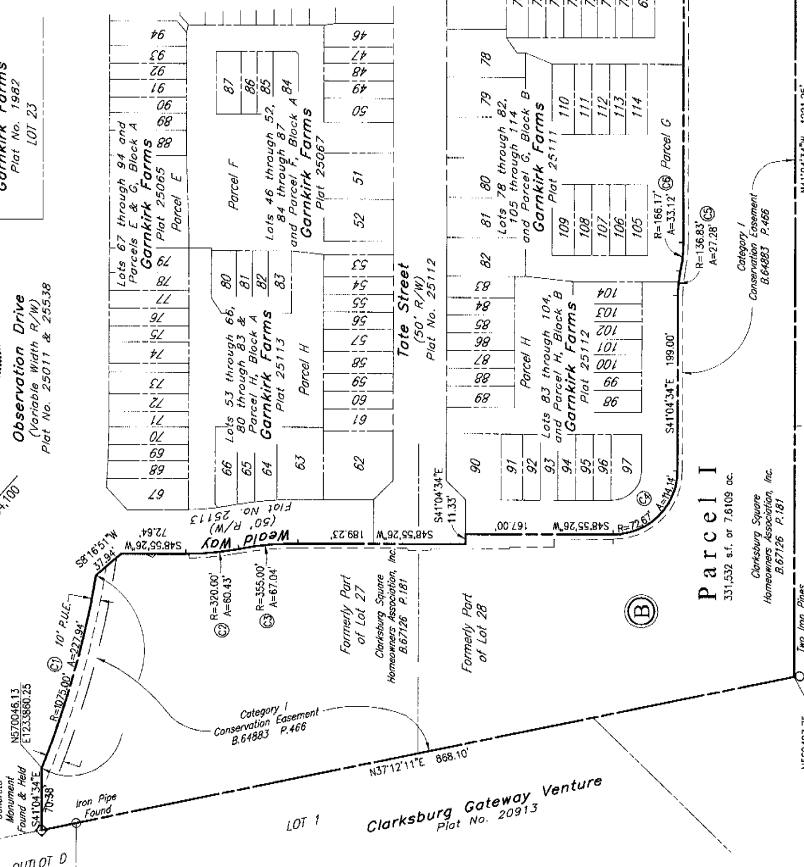
Clarksburg (2nd) District
 Montgomery County, Maryland
 January, 2024
 Scale: 1" = 100'

CPJ
 Charles P. Johnson & Associates, Inc.
 Professional Land Surveyors - Engineers - Landscape Architects - Surveyors
 10000 Parkside Drive, Suite 200, Spring 20706-3648, MD, USA
 410-484-4994
 www.charlesjohnson.com

CURVE	RADIUS	ARC	DELTA	TANGENT		CHORD
				IN	OUT	
C1	1075.00	27.84	12.0850'	114.40	528.3717'	27.51
C2	320.00	60.43	10.4910'	30.30	543.3950'	60.34
C3	355.00	67.04	10.4910'	33.62	543.3950'	66.94
C4	72.67	114.14	9.0000'	72.67	535.5278'	102.77
C5	136.83	27.28	11.2520'	13.68	552.7156'	27.23
C6	166.17	33.12	11.2520'	16.62	551.1729'	33.07
C7	113.50	40.47	20.2550'	20.45	551.1729'	40.26
C8	25.00	3.68	8.2610'	1.84	557.1716'	3.68

Area Tabulation
 Lots: N/A
 Parcel: 331,532.4 ± or 7.6109 ac.
 Street: N/A
 Total: 331,532.4 ± or 7.6109 ac.

Recorded:
 Plat No.: 220150930



Scale: 1" = 100'

Legend

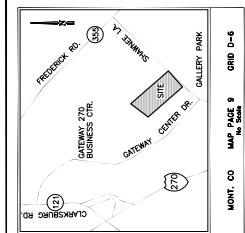
- P.B. = Plat Book & Plat Number
- L & F = Lot & Page
- R/W = Right of Way

Department of Permitting Services,
 Montgomery County

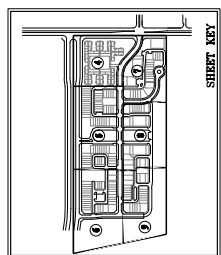
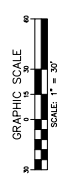
Approved: **6-11-2024**
 Date: **6-11-2024**
 Director

Chairman
 Date Secretary-Treasurer

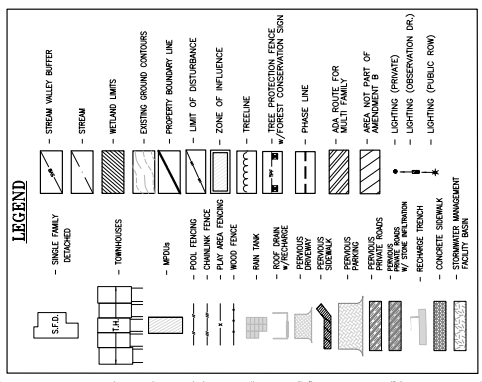
3M\CPJ\84C\Record File No.



MONT. CO MAP PAGE 9 GRID D-6



SHEET KEY



ALL NOTES AND SPECIFICATIONS ARE TO BE READ IN CONJUNCTION WITH THE SITE PLAN AND ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

PROFESSIONAL CERTIFICATION
 I, **CHARLES P. JOHNSON**, ARCHITECT, CERTIFICATE NO. 42514, AMOUNT OF FEE \$1,000.00, EXPIRES 12/31/2025.
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MONTGOMERY.
 LICENSE NUMBER: 42514
 EXPIRATION DATE: 12/31/2025

DEVELOPER'S CERTIFICATE
 I, **CHARLES P. JOHNSON**, ARCHITECT, CERTIFICATE NO. 42514, AMOUNT OF FEE \$1,000.00, EXPIRES 12/31/2025.
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MONTGOMERY.
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CPJ
 CHARLES P. JOHNSON & ASSOCIATES, INC.
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