

**Plat Name:** Tregoning  
**Plat #:** 220250630 thru 220250660

Location: Located on the west side of Kings Valley Road opposite Preakness Drive  
Master Plan Clarksburg Master Plan  
Plat Details: RE-1 zone; 44 lots, 11 parcels  
Owner: Kings Valley Development, Inc.

The subdivision plats have been reviewed by M-NCPPC staff and determined to be in compliance with Preliminary Plan No. 12023012A (MCPB Resolution No. 24-090) and Site Plan No. 820240080 (Certified Site Plan dated March 26, 2025), 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. Staff recommends approval of the proposed plats, conditioned upon the following:

Applicant to submit plat mylars containing all necessary signatures.

Following completion of the above items staff will forward the plats to the Chair for signature.







Owner's Certificate

Kings Valley Development, Inc., a Maryland corporation, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat. Establishes the minimum building restriction lines: Grants to Montgomery County, Maryland a 25' Temporary Slope easement as shown hereon, adjacent, contiguous and parallel to the street right of way lines, said Temporary Slope Easement shall be extinguished after all public improvements abutting said easement have been accepted for public maintenance; Grants Public Utility Easements as shown hereon and designated 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; Grants to Montgomery County, Maryland, Public Improvement Easements, shown hereon, with the terms and conditions set forth in that certain document entitled "Master Declaration of Terms and Provisions for Public Improvement Easements" and recorded among the aforesaid Land Records in Book 66059 at Page 431; Subject to all current and applicable regulations of all federal, state and local governing agencies.

We further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 90.4.3.G of the subdivision regulations of Montgomery County, Maryland.

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

Kings Valley Development, Inc.  
a Maryland corporation

Date: \_\_\_\_\_ By: Kathryn Kulbit, Vice President  
Witness

Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision of part of the property acquired by Kings Valley Development, Inc. from Robert L. Trengoning, by deed dated November 18, 2024 and recorded among the Land Records of Montgomery County, Maryland in Book 68802 at Page 335;

I also certify that, if engaged, I will set all property corner markers in accordance with Section 90.4.3.G of the subdivision regulations of Montgomery County, Maryland;

I further certify that the total area included in this Subdivision Record Plat is 185,700 square feet or 4.2631 acres of land, there is no area dedicated to public use by this plat.

Date: \_\_\_\_\_  
Shawn T. Jewell  
Professional Land Surveyor  
Maryland No. 21847  
Exp. 03/29/2026

AREA TABULATION

3 Lots: 30,698 s.f. OR 0.7047 Ac.  
1 Parcel: 155,002 s.f. OR 3.5584 Ac.  
Dedicated to:  
Public Use: 0 s.f. OR 0.00 Ac.  
TOTAL: 185,700 s.f. OR 4.2631 Ac.

Information Chart

|                           |                     |
|---------------------------|---------------------|
| Tax Map:                  | FW122               |
| WSSC 200 Scale Ref.:      | 233 NW 11           |
| Zoning Category:          | RE-1 (MPDU)         |
| Preliminary Plan Name:    | Trengoning Property |
| Preliminary Plan No.:     | 12023012A           |
| Site Plan No.:            | 8202-40080          |
| Forest Conservation Plan: | F20240420           |

Legend

P.B. & P.No. : Plat Book & Plat Number  
L. & F. : Liber & Folio  
R/W : Right of Way  
IPF : Iron Pipe Found

The Maryland National Capital Park and Planning Commission  
Montgomery County Planning Board

Approved: \_\_\_\_\_  
Chair

Approved: \_\_\_\_\_  
Montgomery Plat Signatory for Secretary-Treasurer

MNCP&PC Record File No.:

Department of Permitting Services,  
Montgomery County

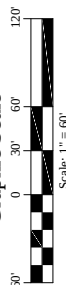
Approved: \_\_\_\_\_  
Date

Director

Recorded: \_\_\_\_\_  
Plat No.:

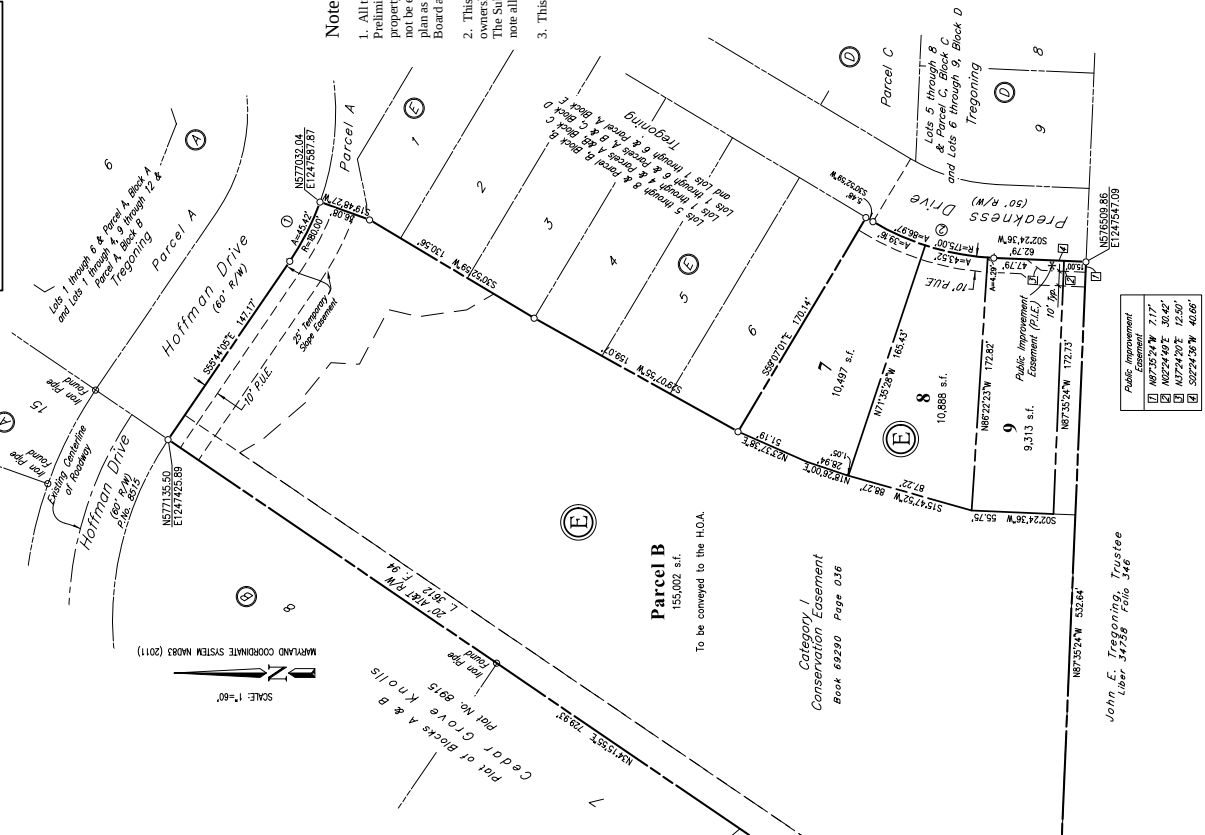
220250660

Graphic Scale



Plat No. \_\_\_\_\_

| CURVE DATA   |        |        |         |
|--------------|--------|--------|---------|
| CURVE RADIOS | ARC    | DELTA  | TANGENT |
| 1            | 180.00 | 45.45° | 142.72  |
| 2            | 175.00 | 56.97° | 128.24  |
| 3            | 180.00 | 45.45° | 142.72  |



Notes

- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan, or any other plan, allowing the 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 files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or 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.
- This property is served by public water and sewer services only.
- Coordinates shown hereon were established using conventional and GPS observations based upon the Maryland Coordinate System NAD83 (2011) datum, using Trimble's Real-Time KeyNetGPS and their Virtual Reference Station system (VRS). The average scale factor for the subject property is 0.99997100. The average property elevation based upon NAVD83 vertical datum is 300 feet, for an elevation factor of 0.99997079. The combined factor for the subject property is 0.99994179. All bearings and distances shown are based on grid coordinates.
- This property is subject to the Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Book 28045 at Page 578
- This property is subject to a Declaration of Restrictive Covenants (for Private Roads, Private Parks, Private Open Spaces, and Private Storm Drain Systems) recorded among the Land Records of Montgomery County, Maryland in Book 59268 at Page 42.
- Parcel B, Block E is to be conveyed to the Home Owners Association (H.O.A.).

Subdivision Record Plat

Lots 7 through 9 & Parcel B, Block E

Trengoning

Damascus (12th) District

Montgomery County, Maryland

December, 2024

Scale: 1" = 60'

CPJ Charles P. Johnson & Associates, Inc.

Professional Land Surveyor  
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