

**PLAT NO. 220080310**

**Greenway Village (Revision)**

Located on the south side of Little Seneca Parkway, approximately 550 feet west of Newcut Road

PD-4 zone; Street dedication

Community Water, Community Sewer

Master Plan Area: Clarksburg

The Artery Group, Applicant

**Background**

This subdivision plat was previously approved by the Planning Board on January 3, 2008. At that time, the plat contained 12 townhouse lots, 2 condominium parcels, 1 HOA parcel and the street dedication for Arora Hills Drive and Newcut Road.

**Revision**

In the interim period since this original approval, the applicant has requested removal of all of the lots and parcels, and is proposing to record only the dedication of Arora Hills Drive and Newcut Road by this plat. The lots and parcels will be recorded as part of another record plat submission. The following pages contain a copy of the revised plat and the previously approved plat.

Staff has reviewed the revised record plat and notes that the street dedication is consistent with the previously approved plat, and Preliminary Plan No. 12002033B (MCPB Opinion dated April 26, 2006), and Site Plan No. 82004022A (MCPB Resolution 06-57, dated August 9, 2006), 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.

### OWNERS CERTIFICATE

The undersigned Owners of the property shown herein, and recorded in the Surveyor's Certificate, hereby adopt this Subdivision Record Plan, delineated as "Plan No. 208" by the parties listed with the names and signatures below, as being in compliance with the requirements of the Maryland Land Records Act.

THESE ARE NO SALES, ACROSS AT LAKES, LINES OR TRAILS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION RECORD PLAN, EXCEPT A CERTAIN NEED OF TRUST RECORDED AMONG THE LAND RECORDS IN MARYLAND AT FOLIO 513 AND THE PLATES IN INDEX THEREOF NAME BELOW INDICATE THEIR ASSENCE.

ON THIS DATE, NO SALES, ACROSS AT LAKES, LINES OR TRAILS ON THE PROPERTY INCLUDED IN THIS SUBDIVISION RECORD PLAN, EXCEPT A CERTAIN NEED OF TRUST RECORDED AMONG THE LAND RECORDS IN MARYLAND AT FOLIO 513 AND THE PLATES IN INDEX THEREOF NAME BELOW INDICATE THEIR ASSENCE.

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION

*John B. Coffey*  
BY: HENRY CLARISERCO, LLC  
A MARYLAND LIMITED LIABILITY COMPANY, MEMBER  
BERNARD L. NAHANTIN,  
SE. VICE PRESIDENT

*John B. Coffey*  
BY: HENRY CLARISERCO, LLC  
A MARYLAND LIMITED LIABILITY COMPANY, MANAGING MEMBER  
BERNARD L. NAHANTIN,  
SE. VICE PRESIDENT

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SE. VICE PRESIDENT

Revised Plat

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREIN IS CORRECT, THAT IT IS A SUBMISSION OF PLANS OF PARTS OF THE PROPERTY OWNED BY THE PARTIES LISTED IN THIS DOCUMENT, AND THAT THE LINES, ANGLES, AREA AND SUBDIVISION RECORD NUMBER AS STATED IN THIS DOCUMENT ARE ACCORDING TO THE RECORDS OF THE MARYLAND LAND RECORDS DIVISION OF THE MARYLAND STATE GOVERNMENT.

IN THAT I HAVE BEEN INVOLVED IN THE PREPARATION OF THIS DOCUMENT, I HEREBY AGREE THAT THE INFORMATION CONTAINED IN THIS DOCUMENT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AGREE NOT TO FILE THIS DOCUMENT IN THE MARYLAND LAND RECORDS DIVISION UNLESS IT IS APPROVED BY THE SIGNATORIES HERETO.

I FURTHER AGREE NOT TO FURTHER SELL THIS DOCUMENT, OR TO TRANSFER IT, TO ANY OTHER PERSON.

IF WHICH ALL IS INCLUDED IN THIS SUBMISSION RECORD PLAN IS 42,333 SQUARE FEET OR 0.005 ACRES OF LAND.

*John B. Coffey*

ROBERT L. COLEMAN  
MONTGOMERY LAND SURVEYOR

DATE 5/21/08

NOTICE:

### NOTES.

1. THIS SUBMISSION RECORD PLAN IS NOT INTENDED TO COVER THE PROPERTY SHOWN HERIN. IT IS INTENDED TO COVER THE LAND BEING SOLD AND THE LAND BEING PURCHASED.

2. THE PROPERTY SHOWN HEREIN IS SUBJECT TO CONSTRUCTION OF THE NEW CUT ROAD.

3. ALL TIME, CONDITIONS, AGREEMENTS, UNDERSTANDINGS, AND REPRESENTATIONS MADE AND MADE OR OTHERWISE INDUCED OR MADE IN THE PRESENT, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD ARE UNILATERAL TO SIGNER AND ARE NOT TO BE EXPRESSEDLY CONTINUED OR PART OF THIS PLAN, UNLESS EXPRESSLY PROVIDED FOR IN THIS PLAN AS APPROVED BY THE OFFICIAL PUBLIC USE FOR WHICH SUCH PLAN WAS PREPARED BY THE PLANNING BOARD AND MADE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.

4. THIS DEVELOPMENT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.

5. THIS SUBMISSION IS SUBJECT TO A SITE PLAN.

THE FACILITY IDENTIFIED IN SITE PLAN #041810 IS UNLICENSED GREENWAY VILLAGE AT CLARKSBURG.

6. APPROVED PLANNING PLAN #040210 (GREENWAY PARKWAY).

PLAT #B-142040, SITE PLAN AND FINAL FOREST CONSERVATION PLAN #B-142040.

7. PLANNING IS STAGED AS PLAT #4.

8. THIS SITE IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING ADEQUATE PUBLIC FACILITIES.

AREA TABULATION											
LOT:	PARCEL:	STREET SURVEYOR: 208-100-0100-00000									
		NAME	ADDRESS	APPROVED	RECORDED	PLAT NO.:	RECORDED:	APPROVED:	RECORDED:	APPROVED:	RECORDED:
1	200-0100-00000	NEW CUT ROAD	PROPERTY #4								
2	200-0100-00000	NEW CUT ROAD	PROPERTY #5								
3	200-0100-00000	NEW CUT ROAD	PROPERTY #6								
4	200-0100-00000	NEW CUT ROAD	PROPERTY #7								

CURVE TABLE											
CRANE	RADIAL	ARC	DETAILED	STATE	BEARING	CURVE	CRANE	RADIAL	ARC	DETAILED	STATE
1	200-0100-00000	200-0100-00000	200-0100-00000		81.59	200-0100-00000	1	15.27	200-0100-00000	15.27	
2	200-0100-00000	200-0100-00000	200-0100-00000		15.27	200-0100-00000	2	21.40	200-0100-00000	21.40	
3	200-0100-00000	200-0100-00000	200-0100-00000		21.40	200-0100-00000	3	101.06	200-0100-00000	101.06	
4	200-0100-00000	200-0100-00000	200-0100-00000		101.06	200-0100-00000	4	14.74	200-0100-00000	14.74	

LITTLE SENECA PARKWAY  
(100' R/W) 238693  
LOT 26 THRU 28, BLOCK BB AND  
LOT 29 THRU 31, BLOCK CC  
GREENWAY VILLAGE  
PLAT NO. 238693

PARCELS N & O, BLOCK O  
GREENWAY VILLAGE  
PLAT NO. 238693

THE MARYLAND MARYLAND CAPITAL PARK AND PLANNING COMMISSION

APPROVED: ASSISTANT PLANNING COMMISSIONER

APPROVED: CHAIRMAN

APPROVED: RECORD FEE

REvised Plat

CPJ Charles P. Johnson & Associates, Inc.  
Associates

Submittal Number: MC-208-100-0100-00000  
Report Date: 5/21/2008  
Approval Date: 5/21/2008  
Record Date: 5/21/2008  
Plat Type: Subdivision Record  
Area: 42,333 Square Feet  
State: Maryland  
County: Montgomery  
District: Clarksburg (2nd) District  
Municipality: Clarksburg  
Township: 208-100-0100-00000  
Area Code: 401-469-2600  
Address: 3020 Greenway Village Drive  
City: Clarksburg  
State: MD  
Zip: 208-100-0100-00000  
Elevations: 1010'-1030'  
Plat ID: 208-100-0100-00000

Scale: 1"=40'

TAX MAP EW

PIA. NO.:

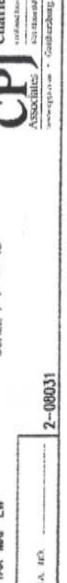
RECORDED:

APPROVED:

MAY 2008

Subdivision Record Plat  
Arora Hills Drive and  
New Cut Road

SCALE: 1"-40"



GREENWAY VILLAGE  
CLARKSBURG (2ND) DISTRICT  
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"-40"



Subdivision Record Plat  
Arora Hills Drive and  
New Cut Road

SCALE: 1"-40"



PLAT NO.:

RECORDED:

APPROVED:

NOTICE:

