

Plat Name: Clarksburg Village
Plat #: 220110530 - 220110580

Location: Located on the north side of Snowden Farm Parkway at the intersection of Newcut Road

Master Plan: Clarksburg

Plat Details: R-200/TDR zone; 72 lots, 19 parcels
Community Water, Community Sewer

Applicant: Clarksburg Village, LC

The subdivision plats have been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 12001030E (MCPB Resolution No. 10-70) and with Site Plan No. 820050410 (Certified Site Plan dated April 23, 2010), 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.

SURVEYOR'S CERTIFICATE

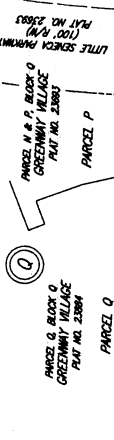
I hereby certify that the information shown herein is correct, that it is a subdivision of part of the property acquired by Clarksburg Village, L.C., a Virginia limited liability company by three (3) conveyances, the first (1st) from Clark-Seneca Estates, LTD., dated January 20, 1986 and recorded among the Land Records of Montgomery County, Maryland in Liber 6999 at Folio 229, the second (2nd) from Cornelius A. Watkins Jr. surviving tenant by the entirety of Mary Ruth Watkins dated January 15, 1997 and recorded among the aforesaid Land Records in Liber 14635 at Folio 012 and the third (3rd) from Kingwood Manor Joint Venture, a Maryland joint venture, dated March 27, 1997 and recorded among the aforesaid Land Records in Liber 14771 at Folio 473; and also part of the property acquired by Elms at Clarksburg Village L.L.C., a Virginia limited liability company from Clarksburg Village, L.C., a Virginia limited liability company, by deed dated March 15, 2007 and recorded among the aforesaid Land Records in Liber 34122 at Folio 610.

I further certify that if engaged, I will set all property corner markers in accordance with Section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

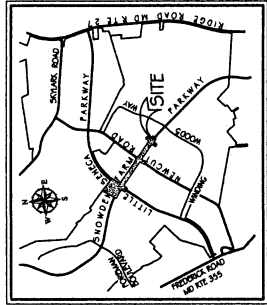
That the total area included in this subdivision record plat is 374,870 square feet or 8.6058 acres of land of which 285,118 or 6.5454 acres of land are dedicated to public use.

Date: 5/16/2011

Ronald L. Collier
Professional Land Surveyor
Maryland Reg. No. 20014



Vicinity Map
(Not to Scale)



OWNER'S CERTIFICATE

The undersigned, owners of the property shown herein and described in the Surveyor's Certificate, hereby submit this Subdivision Record Plat, Establish the minimum building restriction lines; Grant to Montgomery County, Maryland Temporary Slope Easements, 25 feet wide or as otherwise shown herein, adjacent, contiguous, and parallel to all street right of way lines, said slope easements shall be extinguished after all public improvements abutting said easements have been accepted for public maintenance; Grant Public Utility Easements shown herein and designated "P.U.E." to the parties listed and with the terms and provisions 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, 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.

We further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 50-24(c) of the Subdivision Regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown herein, except that certain deed of trust recorded in Liber 41609 at Folio 402, and the parties in interest thereto have below indicated their assent.

Date: 5-11-11

Clarksburg Village, L.C.
a Virginia limited liability company

By: Thomas E. Marshall
Attest: Thomas E. Marshall
Manager

Date: 5-11-11

Elms at Clarksburg Village, L.L.C.
a Virginia limited liability company

By: Thomas E. Marshall
Attest: Thomas E. Marshall
Manager

Date: 5-11-11

Clarksburg Village Center, L.L.C.
a Virginia limited liability company

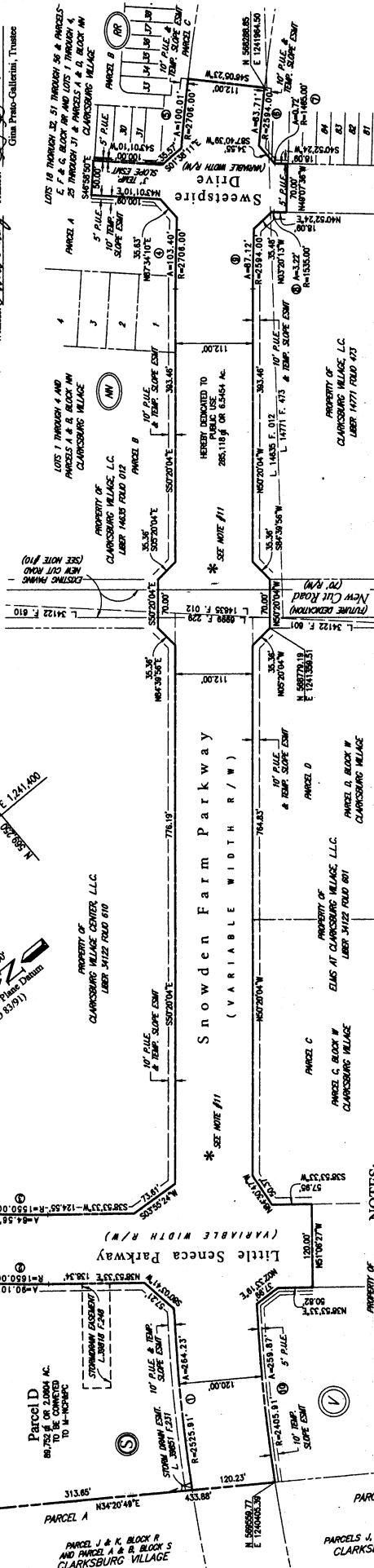
By: Thomas E. Marshall
Attest: Thomas E. Marshall
Manager

We hereby assent to this subdivision Record Plat

Wells Fargo Bank National Association

Witness: Cherie Schuch
Alicynette M. Jamis, Trustee

Witness: Cherie Schuch
Trustee: Cherie Schuch
Gina Prato-Gallietini, Trustee



- 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 be incorporated by reference into this plan. The official files for such plans may be maintained by the Planning Board and are available for review during normal business hours.
 - The property shown herein 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 any matter affecting the ownership and/or use, nor any 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 development is served by public water and sewer systems only.
 - This plat is limited to the uses and conditions of Amended Preliminary Plan No. 120010530 entitled "Clarksburg Village".
 - The development is subject to the terms and conditions as required by M-NCRPPC Site Plan No. E20050410, as amended, entitled "Clarksburg Village Phase 2".
 - W.S.S.C. 200 scale reference: 231 & 232 NW 12.
 - This property is zoned R-200/TDR.
 - Vehicle access along Snowden Farm Parkway is denied except at approved intersections.
 - Existing New Cut Road, an existing public right of way by virtue of a "Commissioner's Report and Certification" dated June 22, 1946 and recorded among the Land Records of Montgomery County in Liber 469 at Folio 69, and the Land Records of Montgomery County, Maryland in Liber 14635 at Folio 012 and the Land Records of Montgomery County, Maryland in Liber 14771 at Folio 473.
 - The areas shown herein that are dedicated to public use are subject to the following Easements or Rights of Way granted to Montgomery County, Maryland:
 - Storm Drain Easements
 - 41447 F. 10, L. 41447 F. 104, L. 41447 F. 205, L. 41447 F. 209, L. 41447 F. 10, L. 41447 F. 104, L. 41447 F. 102, L. 41288 F. 167, L. 39735 F. 280, L. 41288 F. 150, L. 41288 F. 162, L. 41288 F. 167

Area Tabulation

Parcel: 89,752 sq. ft. or 2.0604 Ac.
Streets: 285,118 sq. ft. or 6.5454 Ac.
Total: 374,870 sq. ft. or 8.6058 Ac.

Dead Area Tabulation

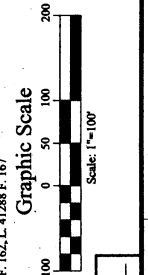
L. 0999 F.229 273,553 sq. ft. or 6.2799 Ac.
L. 14635 F.012 97,972 sq. ft. or 2.2491 Ac.
L. 14771 F.473 1,791 sq. ft. or 0.0411 Ac.
L. 34122 F.601 694 sq. ft. or 0.0160 Ac.
L. 34122 F.610 860 sq. ft. or 0.0197 Ac.
374,870 sq. ft. or 8.6058 Ac.

CURVE TABLE

CURVE	ARC	DELTA	TANGENT	BEARING	CHORD
1	2625.31	264.23	529.37	132.33	5579.53
2	1850.00	60.50	42.50	167.57	1714.14
3	1850.00	60.50	42.50	167.57	1714.14
4	2706.00	103.40	211.71	51.70	5447.23
5	2706.00	103.40	211.71	51.70	5447.23
6	2964.00	63.71	179.57	41.86	5473.08
7	1486.00	0.72	0.38	5473.08	0.72
8	2644.00	67.12	133.46	5473.08	67.11
10	2405.91	256.67	133.06	486.10	256.75

Subdivision Record Plat
Parcel D, Block S
Clarksburg Village
Clarksburg (2nd) District
Montgomery County, Maryland
May, 2011 Scale: 1" = 100'

CPJ Charles P. Johnson & Associates, Inc.
One and a half dimensional engineering - Planning - Landscape Architecture - Surveying
Associates
www.cpj.com
Clarksburg, MD • Frederick, MD • Silver Spring, MD • Fairfax, VA



1 Parcel
Tax Map: EV
220110530
P.I.A. No.:

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

Approved: _____ Date _____
Chairman

Approved: _____ Date _____
Asst. Secretary/Treasurer

Department of Permitting Services
Montgomery County
Director

Recorded: _____ Date _____
Director

Owner's Certificate

The undersigned, 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 and dedicates the streets to public use. Grants to Montgomery County, Maryland, Temporary Easements, 25 feet wide or as otherwise shown hereon, adjacent, contiguous, and parallel to all street right of way lines, said Temporary Easements shall be extinguished after all public improvements including said easements 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 "Discussions of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3054 at Folio 457, which said terms and provisions are incorporated hereby by this reference; Grants to Montgomery County, Maryland, Public Improvement Easements shown hereon and designated "P.I.E." with the terms and provisions of said easements being set forth in that certain document entitled "Discussions of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3054 at Folio 457, which said terms and provisions are incorporated hereby by this reference; and recorded among the Land Records in Liber 3053 at Folio 501; Subject to all current and applicable regulations of all Federal, state and local governing agencies.

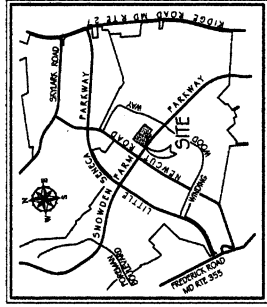
We further certify that a Maryland Registered Land Surveyor will be engaged to set all property corners markers in accordance with Section 50-24(c) of the Subdivision Regulations of Montgomery County, Maryland.

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

Date: 5/17/11

Attest: *Thomas E. Marshall*
 Thomas E. Marshall,
 Manager

Clarksburg Villages, L.C.
 a Virginia limited liability company



Vicinity Map
 (Not to Scale)

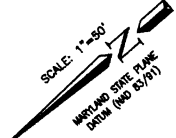
Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by Clarksburg Villages L.C., a Virginia limited liability company from Clarksburg Village LLC, a Virginia limited liability company, and recorded among the Land Records of Montgomery County, Maryland in Liber 14635 at Folio 012; I further certify that if engaged, I will set all property corner markers in accordance with Section 50-24(c) of the Subdivision Regulations of Montgomery County, Maryland.

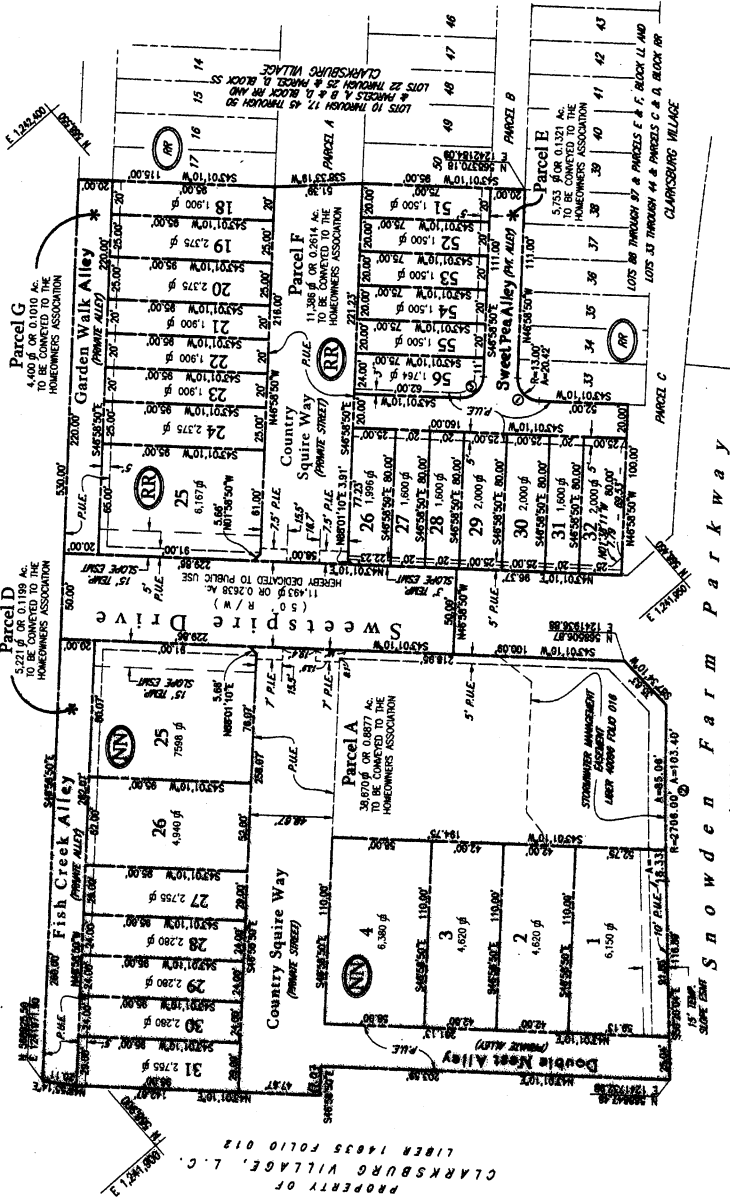
The total area included in this Subdivision Record Plat is 166,533 square feet of 3,823.1 acres of land, of which 11,493 square feet or 0.2638 acres are dedicated to public use.

Date: 5/10/2011

Ronald L. Collier
 Ronald L. Collier
 Professional Land Surveyor
 Maryland Reg. No. 20014



PROPERTY OF
 CLARKSBURG VILLAGES, L.C.
 LIBER 14635 FOLIO 012



Area Tabulation

LOTS: 86,810 sq ft OR 1,987.7 AC.
PARCELS: 65,430 sq ft OR 1,501 AC.
STREETS: 11,493 sq ft OR 0.2638 AC.
TOTAL: 166,533 sq ft OR 3,823.1 AC.

Approved: _____ Date: _____
 Chairman
 The Maryland-National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____ Date: _____
 Asst. Secretary/Treasurer

Recorded: _____
 Tax Map: EV
 220110540
 P.I.A. No.: _____

32 Lots
 5 Parcels
 220110540
 P.I.A. No.: _____

Subdivision Record Plat
 Lots 18 through 32, 51 through 56 & Parcels
 E, F & G, Block RR and Lots 1 through 4,
 25 through 31 & Parcels A & D, Block NN

Clarksburg Village
 Clarksburg (2nd) District
 Montgomery County, Maryland
 May, 2011 Scale: 1" = 50'

CPJ Charles P. Johnson & Associates, Inc.
 Surveyors
 10000 Rockville Pike, Suite 200, Rockville, MD 20850
 Telephone: 301-771-1100 Fax: 301-771-1101

- 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 plan, unless expressly contemplated by the plan as approved. The official file for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
 - The property shown hereon is subject to Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Forest Conservation Plan and appropriate agreements with the Forest Conservation Commission. A copy of the approved plan may be viewed at 5787 Georgia Avenue, Silver Spring, Maryland.
 - 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 development is served by public water and sewer systems only.
 - This plat is limited to the uses and conditions of Preliminary Plan No. 120016086 entitled Clarksburg Village.
 - The development is subject to the terms and conditions as required by M-NCPPARC Site Plan No. 820050410, as amended, entitled "Clarksburg Village Phase 2".
 - W.S.S.C. 200 scale reference: 231 NW 12
 - Zoned R-200/DDR-4
 - Parcels E, F and G, Block RR and Parcels A, B, C, D, Block NN are subject to a Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 30389 at Folio 507.
 - 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.
 - This development conforms with the requirements of Chapter 25(g) of the Montgomery County Code to provide moderately priced dwelling units.
 - Parcels E, F and G, Block RR and Parcels A and D, Block NN are subject to the terms and conditions of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.
 - Vehicular access is denied along Snowden Farm Parkway except at approved intersections.
 - The property shown hereon is being developed in accordance with DDR-4 standards. The following five (5) development rights necessary for development have been conveyed to the owners as follows:
 - 1. The right to subdivide the property into lots.
 - 2. The right to use the property for residential purposes.
 - 3. The right to use the property for commercial purposes.
 - 4. The right to use the property for industrial purposes.
 - 5. The right to use the property for agricultural purposes.

Surveyor's Certificate

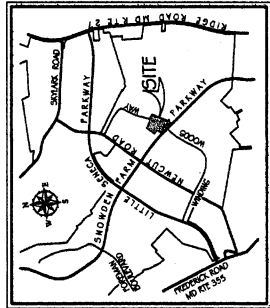
I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property owned by Clarksburg Village, L.C., a Virginia limited liability company from Constance A. Watkins by deed dated 10/15/1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14603 at Folio 612 and L.C. Virginia limited liability company from Clarksburg Village, L.C. by deed dated September 14, 2010 and recorded among the Land Records of Montgomery County, Maryland in Liber 48975 at Folio 181;

I also certify that if engaged, I will act as all property owner matters in accordance with Section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

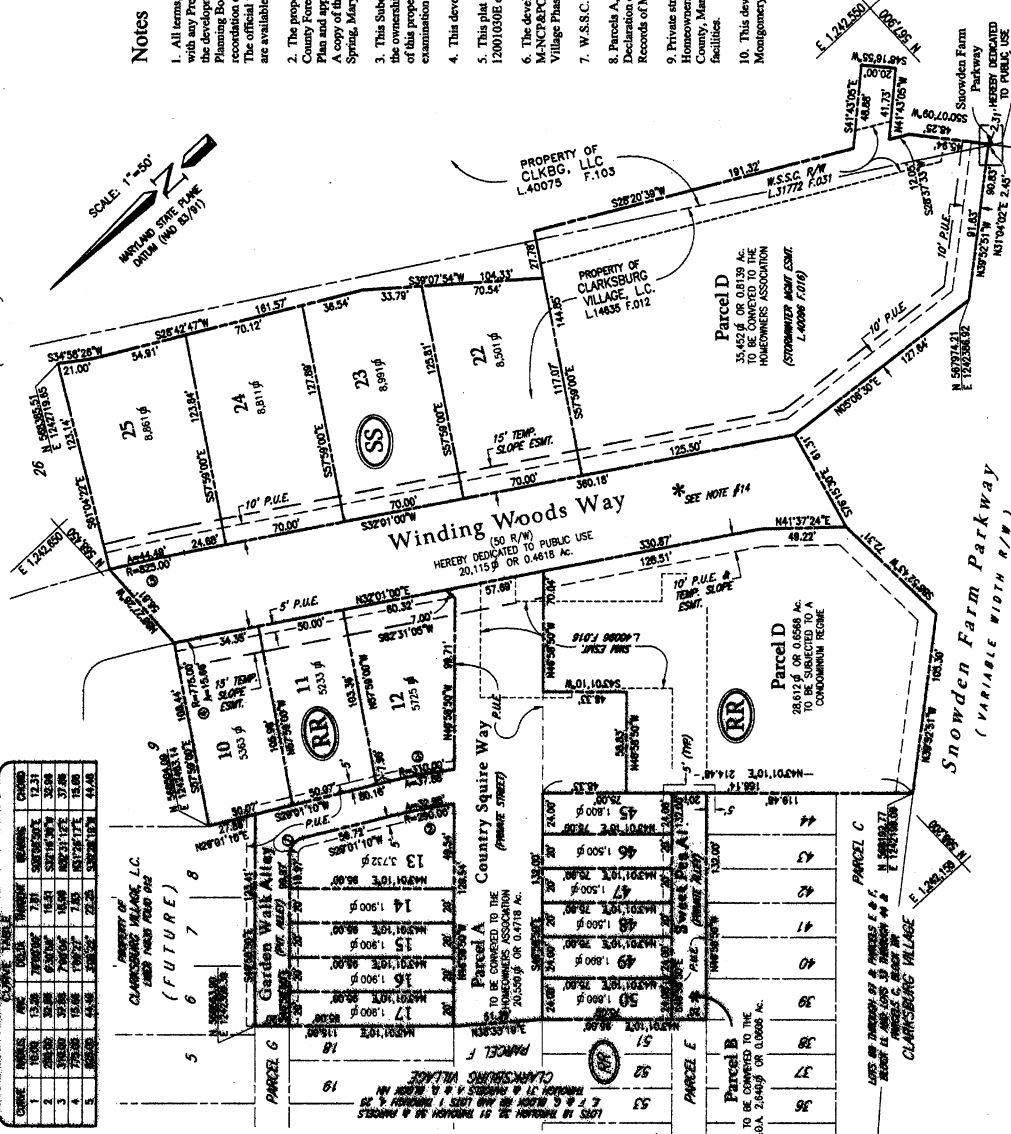
I further certify that the total area included in this subdivision record plat is 180,087 square feet of 4.1342 acres of land, of which 20,116 square feet or 0.4618 acres are dedicated to public use.

Date: 5/10/11
 Ronald L. Collier
 Professional Land Surveyor
 Maryland Reg. No. 20914

Parcel	Area (Ac.)	Area (Sq. Ft.)	Area (Ac.)	Area (Sq. Ft.)
1	0.0000	0.0000	0.0000	0.0000
2	0.0000	0.0000	0.0000	0.0000
3	0.0000	0.0000	0.0000	0.0000
4	0.0000	0.0000	0.0000	0.0000
5	0.0000	0.0000	0.0000	0.0000



Vicinity Map
(Not to Scale)



Owner's Certificate

The undersigned, owner of the property above and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat; Establishes the minimum building restriction, lines and dedications to public use; Grants to Montgomery County, Maryland, Temporary Slope Easements, as shown hereon, adjacent, contiguous, and parallel to all street right of way lines, said easements shall be extinguished after all public improvements adjacent to said easements 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, 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.

We further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 50-24(c) 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.

Date: 5-10-11
 Clarksburg Village, L.C.
 a Virginia limited liability company
 By: Thomas E. Marshall
 Manager

Attest: Thomas E. Marshall
 Manager

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.
- The property shown hereon is subject to Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit. A copy of the approved plan may be viewed at 8787 Georgia Avenue, Silver Spring, Maryland.
- 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 development is served by public water and sewer systems only.
- This plat is limited to the uses and conditions of Preliminary Plan No. 12001090E entitled "Clarksburg Village."
- The development is subject to the terms and conditions as required by M-NCR&PC Site Plan No. 820050410, as amended, entitled "Clarksburg Village Phase 2".
- W.S.S.C. 200 scale reference: 231 NW 12
- Parcels A, B & D, Block RR and Parcel D, Block SS are subject to a Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 30383 at Folio 367.
- Private streets and private open space areas will be maintained by the Homeowners Association and/or a Condominium Association, Montgomery County, Maryland will not participate in the maintenance of these private facilities.
- This development conforms with the requirements of Chapter 25(e) of the Montgomery County Code to provide moderately priced dwelling units.

Plat No.:

Subdivision Record Plat
 Lots 10 through 17, 45 through 50
 & Parcels A, B & D, Block RR and
 Lots 22 through 25 & Parcel D, Block SS
Clarksburg Village
 Clarksburg (2nd) District
 Montgomery County, Maryland
 May, 2010 Scale: 1" = 50'

This property is zoned: R-200/TDR-4

Parcels A, B & D, Block RR and Parcel D, Block SS are subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 29045 at Folio 578.

Vehicle access to Snowden Farm Parkway is denied except at approved intersections.

The areas shown hereon that are dedicated to public use are subject to the following Easements or Rights of Way granted to Montgomery County, Maryland:

- Snowden Farm Easements
 L. 41947 F. 184
 Temporary Easements and Rights of Entry
 L. 41928 F. 150

The property shown hereon is being developed in accordance with TDR-4 standards. The following four (4) development rights necessary for development have been conveyed to the owner:

- Libert/Folio Date
- L.29126 F.143 January 7, 2005 TDR4
- L.29677 F.185 March 31, 2005 18-7918
- L.29677 F.185 March 31, 2005 18-7862 through 18-7864



Detail
Scale: 1"=2'

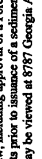
Area Tabulation

Loss: 72,717 sq ft or 1,669 Ac.
 Streets: 87,254 sq ft or 2,001 Ac.
 Total: 160,087 sq ft or 3,670 Ac.

Deed Area Tabulation

L.14635 F.12 176,451 sq ft or 4,008 Ac.
 L.48975 F.103 3,589 sq ft or 0.081 Ac.
 L.48975 F.103 180,087 sq ft or 4,134 Ac.

Graphic Scale



Scale: 1"=50'

18 Lots
 4 Parcels
 Tax Map: EV

PLA No.: 220110550

Approved: _____ Date: _____
 Chairman Ass. Secretary-Treasurer
 The Maryland National Capital Park and Planning Commission
 Montgomery County Planning Board

Approved: _____ Date: _____
 Director
 Department of Permitting Services
 Montgomery County

Owner's Certificate

The undersigned, 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 and dedicates the streets to public use. Grants to Montgomery County, Maryland Temporary Slope Easements, 10 feet wide or as otherwise shown hereon, adjacent, contiguous, and parallel to all street rights of way lines, said Temporary Slope Easements shall be contiguous after all public improvements showing said easements have been approved for public maintenance. Grants Public Utility Easements as defined in the Maryland Code, Title 24, Subtitle 10, Section 24-101, to the extent of the easements shown hereon, which said easements and provisions are incorporated herein by this certificate. The property shown hereon is subject to all federal, state and local governing agencies.

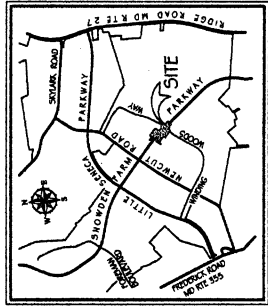
We further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 59-246(e) of the Subdivision Regulations of Montgomery County, Maryland.

There are no loans, leases, mortgages or trusts affecting the property shown hereon, except that certain deed of trust recorded in Liber 416004, at Folio 402, and the parties in interest therein have below indicated their assent.

Date: 5/16/2011

Attest: *[Signature]*
 a Virginia limited liability company
 By: *[Signature]*
 Thomas E. Marshall
 Manager

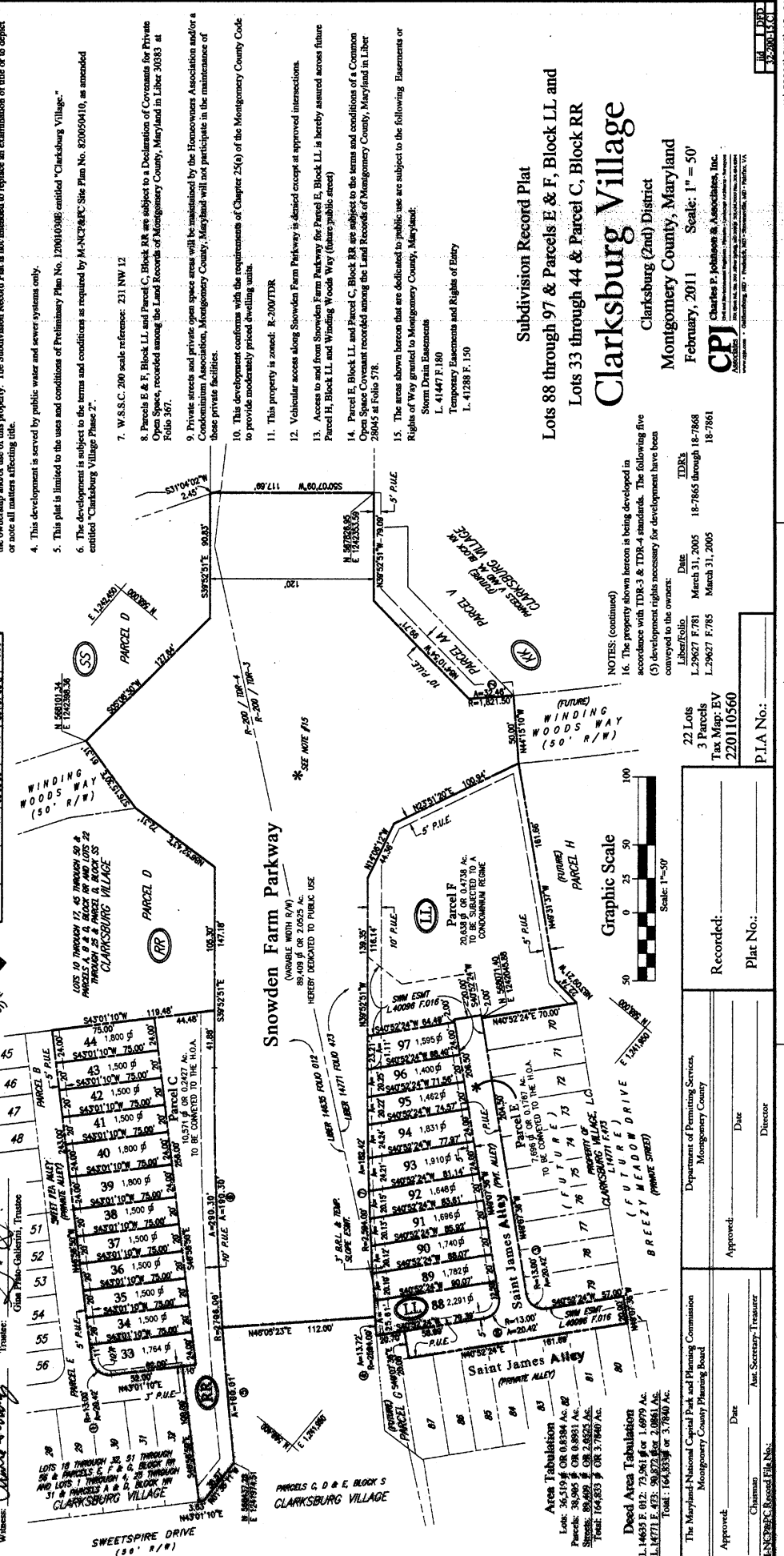
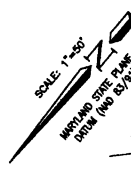
We hereby assent to this subdivision Record Plat
 Witnesses: *[Signature]*
[Signature]
 Trustees: *[Signature]*
 Alexander M. Johnson, Trustee
 Trustees: *[Signature]*
 Gina Pardo-Gallantini, Trustee



CURVE TABLE

CHORD	ARC	DELTA	TANGENT	BEARING	CHORD
1	13.00	26.42	8700'00"	S13.00°00'00" E	13.00
2	167.50	32.48	170'11"	S16.53°45'11" W	32.48
3	284.00	33.49	900'00"	S13.00°00'00" E	13.00
4	284.00	33.49	900'00"	S83°52'23" W	13.00
5	276.00	100.00	270'00"	S01°00'00" E	100.00
6	276.00	100.00	270'00"	S01°00'00" E	100.00
7	258.00	182.42	401'46"	S01°15'00" E	182.42
8	13.00	26.42	8700'00"	S13.00°00'00" E	13.00

Vicinity Map (Not to Scale)



Subdivision Record Plat
 Lots 88 through 97 & Parcels E & F, Block LL and
 Lots 33 through 44 & Parcel C, Block RR
Clarksburg Village
 Clarksburg (2nd) District
 Montgomery County, Maryland
 February, 2011 Scale: 1" = 50'

Notes: (continued)
 16. The property shown hereon is being developed in accordance with TDR-3 & TDR-4 standards. The following five (5) development rights necessary for development have been conveyed to the owners:
 Liber/Folio Date
 L.29627 F.781 March 31, 2005 TDR3
 L.29627 F.785 March 31, 2005 TDR3
 L.29627 F.785 March 31, 2005 TDR3
 L.29627 F.785 March 31, 2005 TDR3
 L.29627 F.785 March 31, 2005 TDR3

Approved: _____ Date: _____
 Chairman
 Approved: _____ Date: _____
 Asst. Secretary-Treasurer
 Approved: _____ Date: _____
 Director
 Department of Permitting Services,
 Montgomery County
 P.I.A. No.: 220110560

Surveyor's Certificate
 I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village LLC, a Virginia limited liability company by two (2) conveyances, the first (1st) from Cornelia A. Watkins dated January 15, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14633 at Folio 012, the second (2nd) from Kingwood Manor Joint Venture, a Maryland joint venture, dated March 27, 1997 and recorded among the at-rest Land Records in Liber 14771 at Folio 473; I further certify that if engaged, I will set all property corner markers in accordance with Section 59-246(e) of the Subdivision Regulations of Montgomery County, Maryland.

The total area included in this Subdivision Record Plat is 164,833 square feet or 3.7640 acres of land of which 89,409 square feet or 2.0575 acres of land are dedicated to public use.
 Date: 5/16/2011
[Signature]
 Ronald L. Collier
 Professional Land Surveyor
 Maryland Reg. No. 20014

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 file for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- The property shown hereon is subject to Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Forest Management Plan and appropriate agreements prior to issuance of a Subdivision Control Permit. A copy of the approved plan may be viewed at 6707 Georgia Avenue, Silver Spring, Maryland.
- 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 development is served by public water and sewer systems only.
- This plat is limited to the uses and conditions of Preliminary Plan No. 120010306 entitled "Clarksburg Village."
- The development is subject to the terms and conditions as required by M-NCR&PC Site Plan No. 820050410, as amended entitled "Clarksburg Village Phase 2".
- W.S.S.C. 200 scale reference: 231 NW 12
- Parcels E & F, Block LL and Parcel C, Block RR are subject to a Declaration of Conveyance for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 30383 at Folio 367.
- Private streets and private open space areas will be maintained by the Homeowners Association and/or a Condominium Association, Montgomery County, Maryland will not participate in the maintenance of these private facilities.
- This development conforms with the requirements of Chapter 25(e) of the Montgomery County Code to provide moderately priced dwelling units.
- This property is zoned: R-200/TDR
- Vehicular access along Snowden Farm Parkway is denied except at approved intersections.
- Access to and from Snowden Farm Parkway for Parcel E, Block LL is hereby assured across future Parcel H, Block LL and Winding Woods Way (future public street)
- Parcel E, Block LL and Parcel C, Block RR are subject to the terms and conditions of a Common Use Easement recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 576.
- The areas shown hereon that are dedicated to public use are subject to the following Easements or Rights of Way granted to Montgomery County, Maryland:
 Storm Drain Easements
 L. 41447 F. 180
 Temporary Easements and Rights of Entry
 L. 41288 F. 150

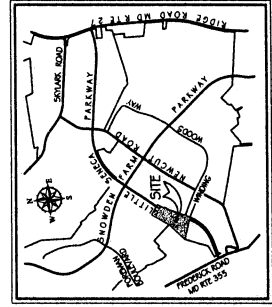
Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by Clark Meadow, L.C., from Clarksburg Village, L.C., a Virginia limited liability company, by deed dated December 22, 1994 and recorded among the Land Records of Montgomery County, Maryland in Liber 13175 at Folio 447, and also part of the property of Clarksburg Village, L.C., a Virginia limited liability company from Kingslead Manor Joint Venture by deed dated March 27, 1997 and recorded among the Land Records in Liber 14771 at Folio 473; I further certify that if engaged, I will set all property corner markers in accordance with Section 50-24(c) of the subdivision regulations of Montgomery County, Maryland. I further certify that the 100 Year Flood Plain shown hereon is an accurate representation of the Flood Plain Study referenced in note #12.

The total area included in this subdivision record plat is 446,348 square feet, or 10.2467 acres of land, of which 122,519 square feet or 2.8126 acres of land are dedicated to public use.

Date: 5/10/2011
 Ronald L. Collier
 Professional Land Surveyor
 Maryland Reg. No. 20014

PROPERTY OF
 CLARK MEADOW, L.C.
 LIBER 13175 FOLIO 447



Owner's Certificate

The undersigned, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat; Establishing the minimum building setbacks and the minimum lot widths to public use; and improvements and easements to be shown on the plat. The lots shown on this plat are 25 feet wide or as otherwise shown on the plat. The easements shown on the plat are for utility easements and for public use. The easements shown on the plat are for utility easements and for public use. The easements shown on the plat are for utility easements and for public use.

Clarkburg Village, L.C.
 a Virginia limited liability company

Clark Meadow, L.C.
 a Virginia limited liability company

By: Thomas E. Marshall
 Thomas E. Marshall
 Manager

By: Thomas E. Marshall
 Thomas E. Marshall
 Manager

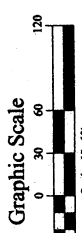
Wells Fargo Bank National Association
 Trustee

Witness: Charles E. Schly
 Charles E. Schly
 Trustee

Witness: Cheri Schly
 Cheri Schly
 Trustee

Witness: Clara Franco-Galluzzi
 Clara Franco-Galluzzi
 Trustee

CURVE	BEARS	ARC	DELTA	TANGENT	BEARING	CHORD
1	84.00	182.41	172°32'	91.56	S107°02'11"W	182.05
2	18.00	36.00	90°00'	18.00	S00°00'00"W	36.00
3	18.00	36.00	90°00'	18.00	S00°00'00"W	36.00
4	18.00	36.00	90°00'	18.00	S00°00'00"W	36.00
5	18.00	36.00	90°00'	18.00	S00°00'00"W	36.00
6	18.00	36.00	90°00'	18.00	S00°00'00"W	36.00
7	97.20	194.40	140°24'	82.25	N023°17'13"E	193.91
8	66.66	133.32	90°00'	33.33	S00°00'00"W	133.33
9	255.88	511.76	174°12'	35.57	N08°32'21"E	70.45
10	95.45	190.90	37°22'	34.33	N09°51'13"E	84.83

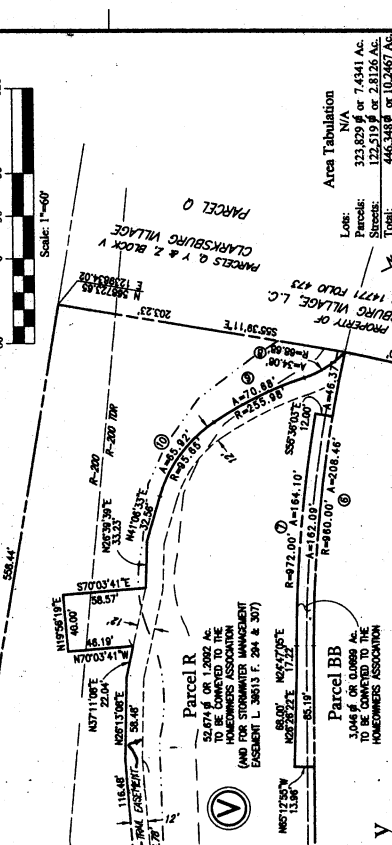


PROPERTY OF
 CLARK MEADOW, L.C.
 LIBER 13175 FOLIO 447

Parcel S
 208.00 sq. ft. or 4.74 sq. ft.
 TO BE CONVEYED TO THE
 MARYLAND-NATIONAL CAPITAL
 PARK AND PLANNING COMMISSION

Parcel R
 52.97 sq. ft. or 1.20 sq. ft.
 TO BE CONVEYED TO THE
 HOMEOWNERS ASSOCIATION
 (MNC2P&PC)

Parcel BB
 3.06 sq. ft. or 0.069 sq. ft.
 TO BE CONVEYED TO THE
 HOMEOWNERS ASSOCIATION



Little Seneca Parkway

(120' R/W)
 HEREBY DEDICATED TO
 PUBLIC USE
 122,519 sq. ft. or 2.8126

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 shall be deemed to be a part of this subdivision record plat. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- The property shown hereon is subject to Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit. A copy of the approved plan may be viewed at 6787 Georgia Avenue, Silver Spring, Maryland.
- The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board
- All 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.
- This development conforms with the requirements of chapter 25(a) of the Montgomery County Code to provide moderately priced dwelling units.
- The source of the 100 Year Flood Plain shown hereon was taken from a Flood Plain Study by Charles F. Johnson & Associates, dated October, 2008 and approved by DFS in a letter dated December 1, 2008, floodplain study No. 234767.
- Parcels R and BB, Block V, are subject to the terms of a Declaration of Covenants for private open space, recorded among the Land Records of Montgomery County, Maryland in Liber 28945 at Folio 578.
- 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.
- This development conforms with the requirements of chapter 25(a) of the Montgomery County Code to provide moderately priced dwelling units.
- The source of the 100 Year Flood Plain shown hereon was taken from a Flood Plain Study by Charles F. Johnson & Associates, dated October, 2008 and approved by DFS in a letter dated December 1, 2008, floodplain study No. 234767.
- Parcels R and BB, Block V, are subject to the terms of a Declaration of Covenants for private open space, recorded among the Land Records of Montgomery County, Maryland in Liber 28945 at Folio 578.

- 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 development is served by public water and sewer systems only.
- This plat is limited to the uses and conditions of Preliminary Plan No. 120010305, entitled "Clarksburg Village".
- The development is subject to the terms and conditions as required by M-NC2P&PC Site Plan No. E20050410, as amended, entitled "Clarksburg Village Phase 2".
- W.S.S.C. 200 scale reference: 231 NW 12
- Zoned R-300 & R-200/TDR

Department of Permitting Services,
 Montgomery County

Approved: _____ Date: _____
 Chairman

Approved: _____ Date: _____
 Asst. Secretary/Treasurer

Recorded: _____
 Director

PLA No.: 220110580
 3 Parcels
 Tax Map: EV

Subdivision Record Plat
 Parcels R, S and BB, Block V
Clarksburg Village
 Clarksburg (2nd) District
 Montgomery County, Maryland
 May, 2011 Scale: 1" = 60'

Charles F. Johnson & Associates, Inc.
 10000 Rockville Pike, Suite 1000, Rockville, MD 20850
 Phone: 301-986-1100 Fax: 301-986-1101
 www.cfj.com

Phase 2A
 U Contract
 97-200-13197

NA:32200\DWG\15-102

RECORD PLAT REVIEW SHEET

Plat Name: Clarksburg Village Plat Number: 220110530-58
 Plan Name: Clarksburg Village Plan Number: 12001030C
 Plat Submission Date: 11-18-2010
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: C. Conlon Checked: CAK Date 5/16/11

Initial DRD Review:

Signed Preliminary Plan – Date 11-3-10 Checked: Initial SOS Date 1-19-2011
 Planning Board Resolution – Date 7-18-07 Checked: Initial SOS Date 1-19-2011
 Site Plan Req'd for Development? Yes No Verified By: SOS (initial)
 Site Plan Name: Clarksburg Village Site Plan Number: 820050410
 Planning Board Resolution – Date 6-23-09 Checked: Initial SOS Date 5-13-11
 Site Plan Signature Set – Date 4-23-10 Checked: Initial SOS Date 5-13-11
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

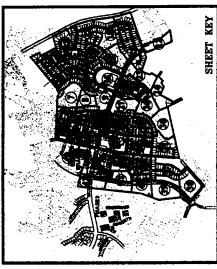
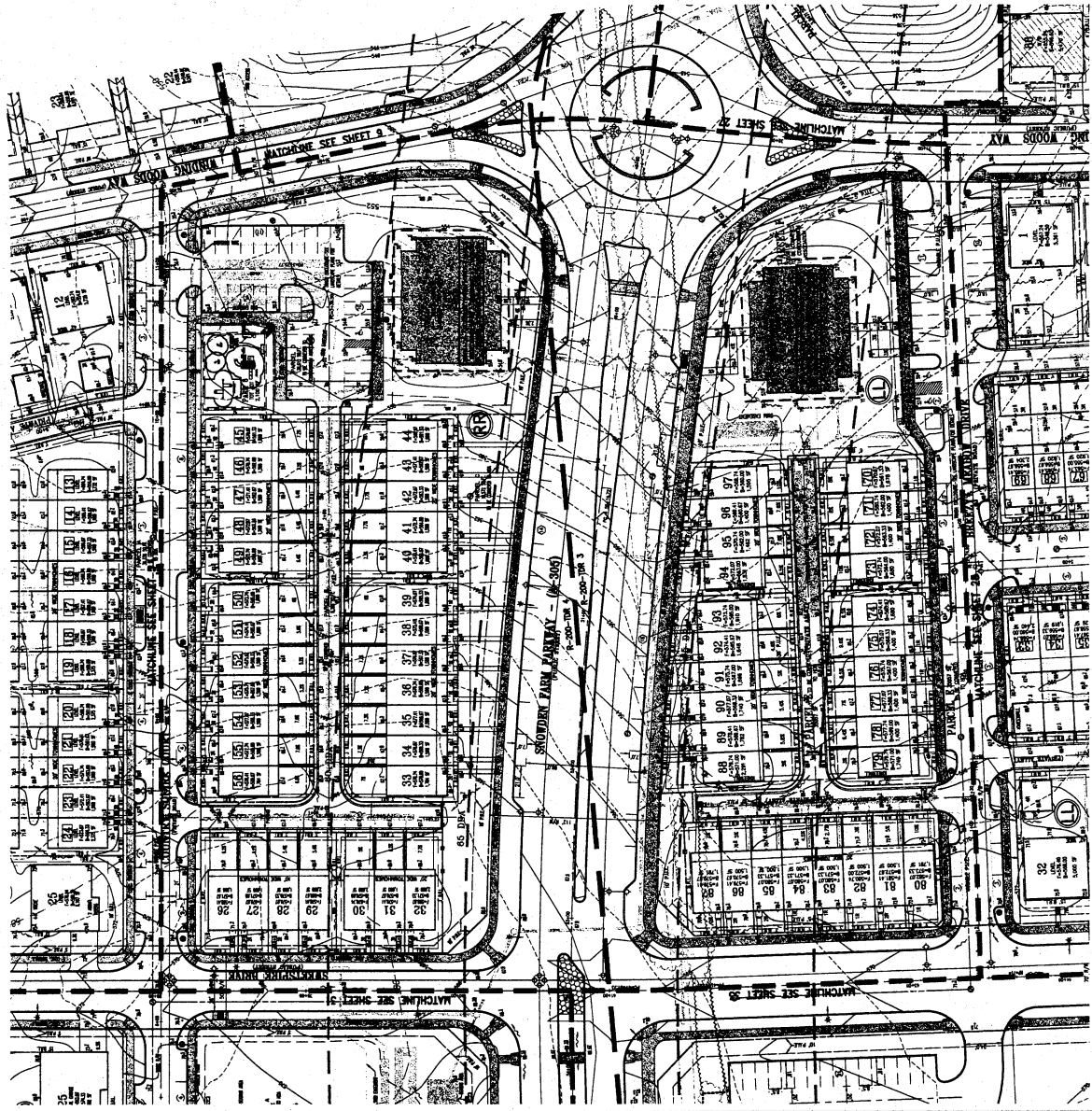
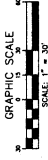
Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates OK Plan # OK Road/Alley Widths Easements OK Open Space
 Non-standard BRLs OK Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note OK Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	<u>12-2-10</u>	<u>12-15-10</u>	<u>12/6/10</u>	<u>OK</u>
Research	Bobby Fleury	↓	↓		
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell			<u>5-11-2011</u>	<u>Trail Easement</u> ✓
DRD	Keiona Clark	↓	↓		

Final DRD Review:

Consultant Notified (Final Mark-up):	Initial <u>SOS</u>	Date <u>4/26/11</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>6/23/11</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>6/28/11</u>
Board Approval of Plat:	<u>SOS SOS</u>	<u>7/14/2011 7/21/11</u>
Plat Agenda:	_____	_____
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
MCDPS Approval of Plat:	_____	_____
Consultant Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
Plat Reproduction:	_____	_____
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Plat Books for Resubdivision:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

No. _____



LEGEND

● 8" TO 12" RADIUS
 ○ 12" TO 18" RADIUS
 ○ 18" TO 24" RADIUS
 ○ 24" TO 30" RADIUS
 ○ 30" TO 36" RADIUS
 ○ 36" TO 42" RADIUS
 ○ 42" TO 48" RADIUS
 ○ 48" TO 54" RADIUS
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 ○ 72" TO 78" RADIUS
 ○ 78" TO 84" RADIUS
 ○ 84" TO 90" RADIUS
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 ○ 954" TO 960" RADIUS
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 ○ 966" TO 972" RADIUS
 ○ 972" TO 978" RADIUS
 ○ 978" TO 984" RADIUS
 ○ 984" TO 990" RADIUS
 ○ 990" TO 996" RADIUS
 ○ 996" TO 1002" RADIUS

DEVELOPER'S CERTIFICATE

I, **Charles P. Johnson & Associates, Inc.**, hereby certify that the information furnished herein is true and correct to the best of my knowledge, information, and belief.

Charles P. Johnson & Associates, Inc.

ENGINEER'S CERTIFICATE

I, **Charles P. Johnson & Associates, Inc.**, hereby certify that the information furnished herein is true and correct to the best of my knowledge, information, and belief.

Charles P. Johnson & Associates, Inc.

PHASE 2 SITE PLAN
CLARKSBURG VILLAGE
CLARKSBURG (CD) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPJ
Charles P. Johnson & Associates, Inc.
Civil and Mechanical Engineers
10000 Rockville Pike, Suite 1000
Rockville, Maryland 20850
Phone: (301) 752-1100
Fax: (301) 752-1101

DATE: 4/23/90	SHEET: 6	TOTAL SHEETS: 45
<p>THIS PLAN SHALL BE USED AS A LAND DOCUMENT FOR THE DEVELOPMENT OF THE CLARKSBURG VILLAGE (CD) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND TO COMPLY WITH ALL APPLICABLE REGULATIONS.</p>		

