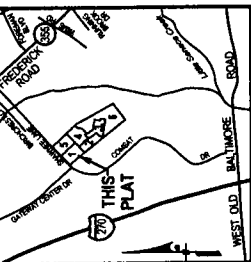


Plat Name: Gallery Park
Plat #: 220110840 - 220110890

Location: Located on the east side of Shawnee Lane, 300 feet north of Gateway Center Drive
Master Plan: Clarksburg
Plat Details: PD-11 zone; 70 lots, 56 parcels
Community Water, Community Sewer
Applicant: Miller and Smith at Eastside, LLC

The record 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. 12005101A (MCPB Resolution No. 10-138) and with Site Plan No. 82005038A (Certified Site Plan dated April 27, 2011), 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.

PLAT NO.

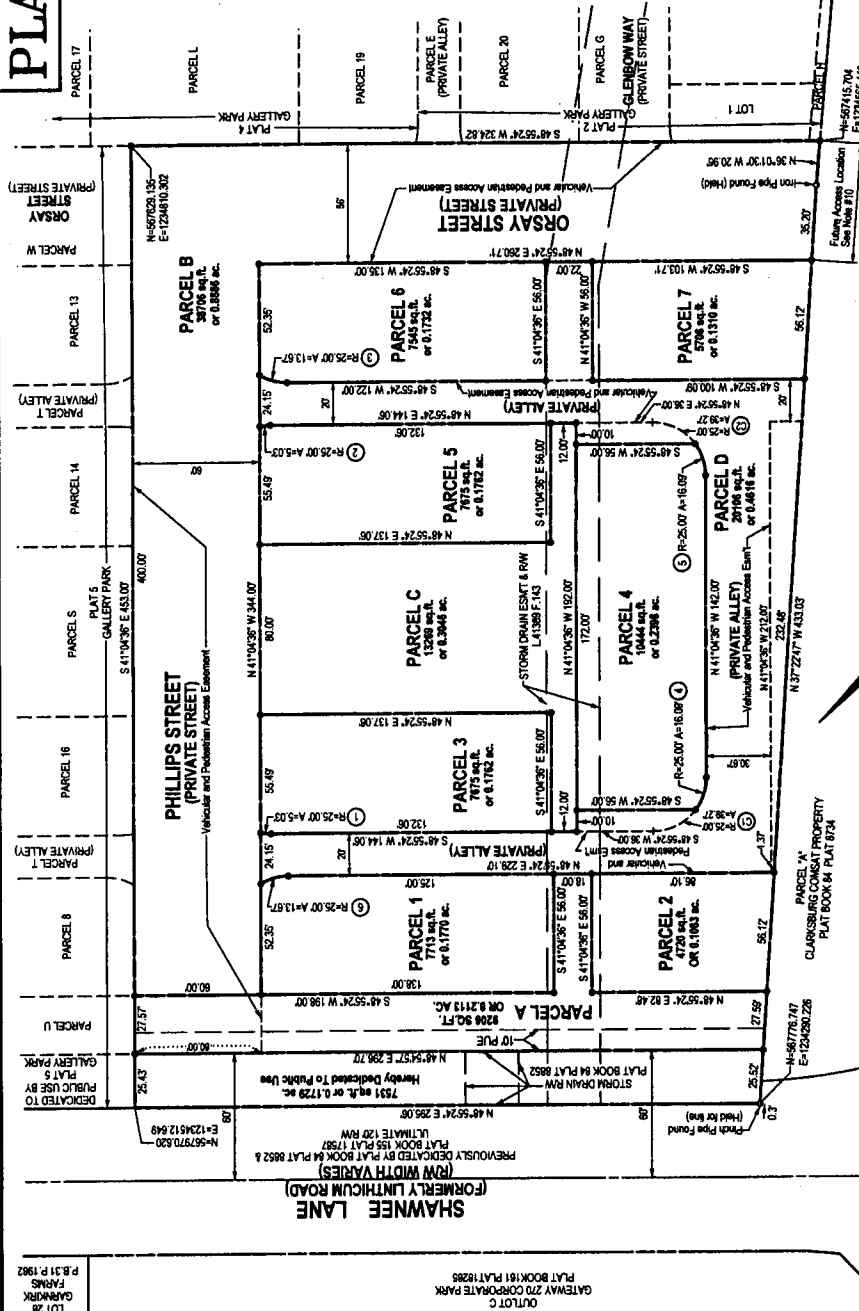


CURVE DATA

No.	Chords	Radius	Delta	Chord Bearing	Chord Length
1	115.7213	25.00	15.00	S 34° 15' 00" E	115.7213
2	115.7213	25.00	15.00	S 34° 15' 00" E	115.7213
3	115.7213	25.00	15.00	S 34° 15' 00" E	115.7213
4	36.5212	25.00	16.09	S 22° 30' 00" E	36.5212
5	36.5212	25.00	16.09	S 22° 30' 00" E	36.5212
6	31.19597	25.00	15.07	S 33° 52' 00" W	31.19597
7	31.19597	25.00	15.07	S 33° 52' 00" W	31.19597
8	97.00007	25.00	38.27	S 67° 52' 00" W	97.00007
9	97.00007	25.00	38.27	S 67° 52' 00" W	97.00007

NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, and all other documents, including but not limited to the Maryland State Planning Board's approval, shall be incorporated by reference into this plat. This plat may be used only for the purposes intended and approved. The official public files for this plat are maintained by the Planning Board and available for public review during normal business hours.
- This subdivision record plat is not intended to show any matter affecting the ownership and use, nor every matter respecting 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.
- The property shown herein is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This property is subject to the terms and conditions of Preliminary Plan No. 12005101A and Site Plan No. 82006038A.
- This development conforms with the requirements of Chapter 25A of the Montgomery County Code regarding Moderately Priced Dwelling Units (MPDU).
- This property is located within the Clarksburg Special Protection Area (SPA) and drains to Little Seneca Creek.
- Parcels A through D shown herein are subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland in Liber 29045 at Folio 578.
- The parcels shown herein are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 29045 at Folio 578.
- The "Vehicle and Pedestrian Access Easement(s)" and associated private streets and/or other shown herein, are intended to provide for the safe and convenient access of all parcels shown herein to the public streets and to the "Vehicle and Pedestrian Access Easement(s)" and associated private streets and/or other shown herein. The easement(s) and associated private streets and/or other shown herein are subject to the terms and conditions of a certain "Vehicle and Pedestrian Access Easement(s)" recorded among the Land Records of Montgomery County, Maryland in Liber 29045 at Folio 578.
- Parcel B (Phillips Street & Orsav Street) shall be subject to a reciprocal ingress/egress easement as required by Preliminary Plan 12005101A and as deemed necessary by the Montgomery County Planning Board upon the redevelopment of Parcel A, Clarksburg Cornest Property.
- Parcel A through D shown herein are to be conveyed to Homeowners Association.
- This property appears on Montgomery County Tax Map EV, Tax Map Old EV43.
- This property shown herein is zoned PD-11.



AREA TABULATION

11 Parcels.....132,785 Square Feet or 3.0478 Acres
 Street Deductions.....7,531 Square Feet or 0.1729 Acres
 Total by this plat.....140,296 Square Feet or 3.2207 Acres

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown herein is correct and that it is a subdivision part of the property described in the accompanying record plat. I am a duly Licensed Professional Land Surveyor in the State of Maryland. My Commission Expires July 17, 2008, and recorded among the Land Records of Montgomery County, Maryland in Liber 33178 at Folio 381. And that once engaged as described in the Owner's Certificate herein, all property corner markers shown thus [] will be set as delineated herein in accordance with the provisions of Section 50-24(a)(2) of the Montgomery County Code. The total area included in this subdivision record plat is 140,296 square feet or 3.2207 acres of land, the total area dedicated to public use is 7,531 square feet or 0.1729 of an acre of land.

[Signature]
 Brian L. Wood
 Professional Land Surveyor
 Maryland Registration No. 10865

DATE: 6/17/11

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, dedicate the street shown herein to public use, establish the minimum building, restriction lines, and grant to Montgomery County, Maryland, a temporary slope easement ten (10) feet wide across the property, adjacent, contiguous and parallel to the public street right-of-way line shown herein; said easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County or other acceptable public agency. We grant to the Potomac Electric Power Company, Verizon Communications, Inc., Washington Gas Light Company of Maryland, and to their respective successors, agents and assigns, an easement in, on and over the land herein described as a Public Utility Easement, designated hereon as "PUE," with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3634 at Folio 457. Further, we grant a "Vehicle and Pedestrian Access Easement" designated herein, subject to the terms and provisions to be set forth in a document to be recorded among the said Land Records hereinafter.

As owners of this subdivision, we, our successors, heirs and assigns, do hereby agree to execute all property corners and any other monumentation to be set by a registered professional land surveyor in accordance with Section 50-24(a)(2) of the Montgomery County Code.

The undersigned, owners of the property described herein, do hereby certify that the information shown herein is correct and true and that they have executed this plat of subdivision, except a certain deed of trust and the parties in interest thereto have below indicated their assent.

MILLER AND SMITH AT EASTSIDE, L.L.C.

BY: MILLER AND SMITH, INC., MANAGER
 By: Charles F. Stuart, Jr.
 Senior Vice President

DATE: 6/17/11

THE APPROVAL OF THIS PLAT IS HEREBY CERTIFIED AS TRUE AND CORRECT BY THE SIGNATURE OF THE SURVEYOR AND A PUBLIC NOTARY.

RECORDED PLAT

DATE: 6/17/11

BY: William A. Richardson
 Vice President

HORIZONTAL CONTROL NOTE:

- Horizontal Datum shown herein is Maryland State Plane NAD 83 and is based upon WSSC Stations 20658 and 20660 together with the following CORS Stations:

Base Station Used	PID	Designation
North	EA4467	HAGC HAGERSTOWN 2 CORRS APP
East	EA4467	HAGC HAGERSTOWN 2 CORRS APP
North	AP5622	GAT GATHERSBURG CORRS APP
East	AP5622	GAT GATHERSBURG CORRS APP
North	WA4426	ANPI ANNAPOLIS 1 CORRS APP
East	WA4426	ANPI ANNAPOLIS 1 CORRS APP
North	WSSC Station 20658	
East	WSSC Station 20660	

Project Combined Grid Factor = 0.99994195

**SUBDIVISION RECORD PLAT
 PARCELS 1 THROUGH 7 AND
 PARCELS A THROUGH D
 GALLERY PARK
 CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND**

SCALE: 1" = 40' DATE: JANUARY, 2011

PLAT 1

APPROVED - _____ DATE _____

SECRETARY TREASURER _____

CHAIRMAN _____

M.N.C.P. & P.C. RECORD FILE NO. _____

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

RECORDED PLAT

DATE: 6/17/11

BY: William A. Richardson
 Vice President

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION (DEED OF TRUST L. 33178 F. 389) PROVIDED BY THE MONTGOMERY COUNTY PLANNING BOARD.

BY: *[Signature]* DATE: 6/17/11

BY: *[Signature]* DATE: 6/17/11

BY: *[Signature]* DATE: 6/17/11

PLAT NO.

HORIZONTAL CONTROL NOTE:
 1) Horizontal Datum shown herein is Maryland State Plane Grid, NAD 83(1) and is based upon WSSC Stations 20659 and 20660 together with the following CORS Stations:
 Base Station Used East
 PID Description 687,462.26
 AA467 H&C HAGERSTOWN 2 CORS APP 1,110,870.52
 AF522 GAT GATHERSBURG CORS APP 54,457.86
 AA405 GAT ANNAPOLIS 1 CORS APP 488,565.01
 WSSC Station 20659 1,423,368.92
 WSSC Station 20660 1,234,158.56
 WSSC Station 20680 571,328.69
 Project Combined Grid Factor = 0.9894195

CURVE DATA

No.	Station	Radius	Angle	Chord	Bearing & Dist.
1	275+14.67	49.07	19.82	10.04	S 85°12'28" E 19.82
2	11+205.97	20.33	4.03	2.02	R 0°34'47" E 61.07
3	41+233.47	81.06	26.75	30.63	S 17°54'24" E 61.07
4	52+513.32	15.00	2.17	1.04	N 17°25'05" W 22.91
5	11+205.97	20.33	4.03	2.02	N 75°20'02" E 61.07
6	11+205.97	20.33	4.03	2.02	N 75°20'02" E 61.07
7	11+205.97	20.33	4.03	2.02	N 75°20'02" E 61.07
8	84+265.47	15.00	22.34	13.77	S 65°34'13" W 20.36
9	38+243.32	81.00	55.71	29.07	S 15°19'14" E 54.62

NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, allowing development of this 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 public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This subdivision record plat is not intended to show any matter affecting the ownership and use, nor every 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.
- The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This property is subject to the terms and conditions of Preliminary Plan No. 12005101A and Site Plan No. 82005038A.
- This development conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Moderately Priced Dwelling Units (MPDUs).
- This property is located within the Clarksburg Special Protection Area (SPA) and drains to Little Seneca Creek.
- Parcels I through K shown hereon are subject to the terms and conditions of a Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 57A.
- The parcels shown hereon are subject to the terms and provisions of a Declaration of Covenants for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber _____ at Folio _____.
- The "Vehicle and Pedestrian Access Easement" (s) and associated private streets and alleys shown hereon, are intended to provide permanent vehicular and pedestrian access throughout said easement area to the general public in and across said easement and the roadway/sidewalks therein pursuant to the terms and conditions of a certain "Vehicle and Pedestrian Access Easement Declaration" to be recorded after the recordation of this subdivision record plat. Montgomery County, Maryland will not participate in the maintenance of these areas.
- Parcels I through K shown hereon are to be conveyed to Homeowners Association.
- This property appears on Montgomery County Tax Map EV, Tax Map 041EVA3.
- This property shown hereon is zoned PD-11.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, establish the minimum building restriction lines
 We grant a "Vehicle and Pedestrian Access Easement" designated hereon, subject to the terms and provisions to be set forth in a document to be recorded among the Land Records of Montgomery County, Maryland hereafter.
 As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by registered Maryland Surveyors in accordance with Section 50-24(a)(2) of the Montgomery County Code.
 A certain area of or recorded state actions at, land, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision, except a certain area of or recorded state actions at, land, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision, Miller and Smith at Eastside, LLC.

BY: MILLER AND SMITH, INC., MANAGER
 By: Charles F. Smith, Jr.
 Senior Vice President
 [Signature]
 Title
 [Signature]
 Title
 We hereby assent to this plat of subdivision. (Dwed of Trust L-33178 F-369)
 PROVIDENT BANK, a Maryland banking institution
 By: William A. Richardson
 Vice President
 [Signature]
 Title
 [Signature]
 Title

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, and that it is a subdivision part of the property described in a conveyance from LORC Clarksburg LLC, a Delaware limited liability company, to Miller & Smith at Eastside, LLC, a Maryland limited liability company, by a deed dated July 17, 2005, and recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 381.
 And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus—will be set as delineated hereon in accordance with the provisions of Section 50-24(a)(2) of the Montgomery County Code.
 The total area of land included in this subdivision record plat is 110,987 square feet or 2.5474 acres of land. There is no street dedication by the plat.

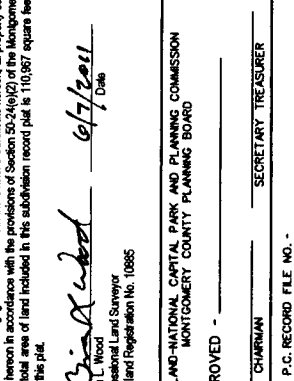
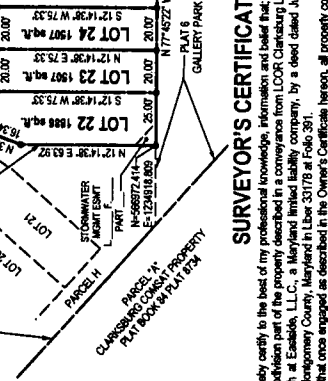
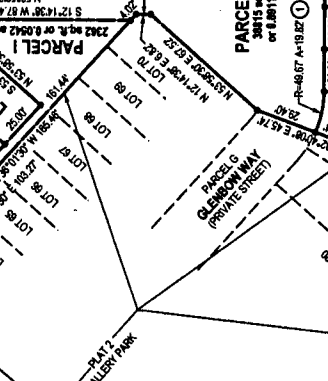
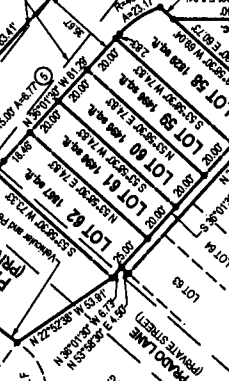
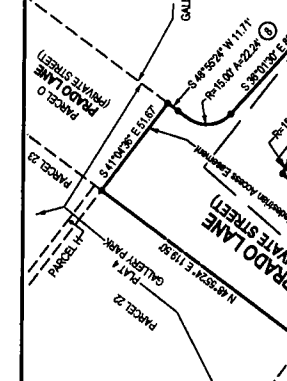
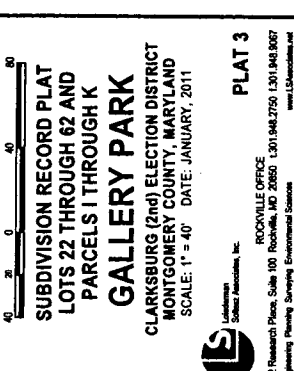
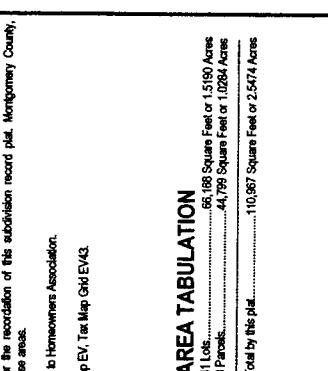
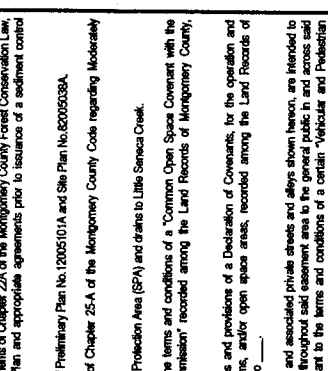
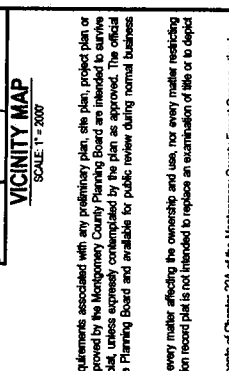
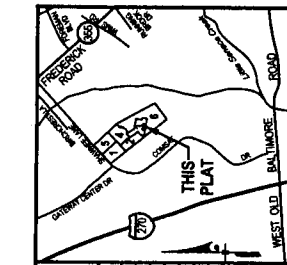
Blair Wood
 Professional Land Surveyor
 Maryland Registration No. 10885
 Date: 6/7/2011
 [Signature]
 Date

APPROVED - _____ DATE _____ DIRECTOR

APPROVED - _____ DATE _____ SECRETARY/TREASURER

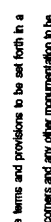
CHAIRMAN _____ SECRETARY/TREASURER _____

M.C.P. & P.C. RECORD FILE NO. _____



AREA TABULATION

41 Lots	68,188 Square Feet or 1.5189 Acres
3 Parcels	44,799 Square Feet or 1.0284 Acres
Total by this Plat: 110,987 Square Feet or 2.5474 Acres	



SUBDIVISION RECORD PLAT
LOTS 22 THROUGH 62 AND
GALLERY I THROUGH K
GALLERY PARK
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 40' DATE: JANUARY, 2011

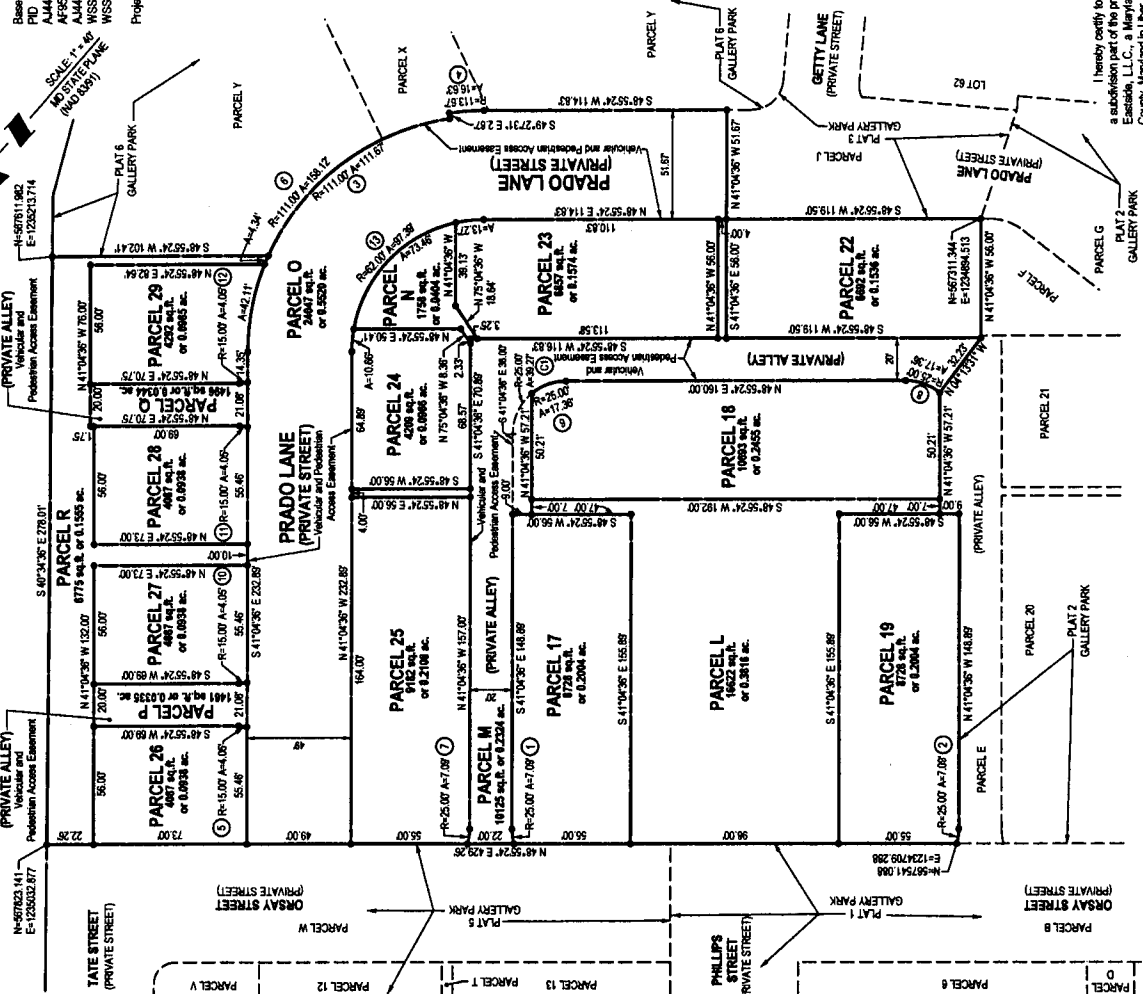
LOCKHEED
 Surveyors, Inc.
 ROCKVILLE OFFICE
 2 Research Place, Suite 100 Rockville, MD 20850 1.301.948.2750 1.301.948.9067
 www.Lockheed.com
 Engineering Planning Surveying Environmental Sciences

PLAT 3

AREA TABULATION

19 Parcels..... 133,926 Square Feet or 3,074.5 Acres
 Total by this plat..... 133,926 Square Feet or 3,074.5 Acres

BOARD OF EDUCATION OF
 MONTGOMERY COUNTY, MARYLAND
 L-455 F-801



PLAT NO.

HORIZONTAL CONTROL NOTE:

1) Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83/81 and is based upon NAD 83/81 Station 20859 and 20860 together with the following CORS Stations:

Base Station Used	North	East
ALJ467 HAG2 HAGERSTOWN 2 CORS ARP	1,110,970.52	687,562.26
AF9222 GAT GAITHERSBURG CORS ARP	534,457.86	1,248,651.23
AJ4426 ANP ANNAPOLIS 1 CORS ARP	488,565.01	1,423,366.92
WSSC Station 20859	567,707.211	1,234,158.595
WSSC Station 20860	571,329.169	1,232,475.419

Project Combined GMD Factor = 0.99994195

NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, approved by the Montgomery County Planning Board are hereby adopted and not to be extinguished by the recordation of this plat, unless expressly contemplated by the plan. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This subdivision record plat is not intended to alter 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 this or to depend on or note all matters affecting title.
- The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This property is subject to the terms and conditions of Preliminary Plan No. 12005101A and Site Plan No. 52005038A.
- This development conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Moderately Phased Dwelling Units (MPDUs).
- This property is located within the Clarksburg Special Protection Area (SPA) and is zoned to Little Seneca Creek.
- Parcels 1 through 8 shown hereon are subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland in Liber 28945 at Folio 57L.
- The parcels shown hereon are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber _____ at Folio _____.
- The "Vehicular and Pedestrian Access Easement" (VPAE) and associated private streets and utility easements shown hereon, are intended to provide permanent vehicular and pedestrian access throughout the parcel to the general public for use and enjoyment of the property. The easements are subject to the terms and conditions of a certain "Vehicular and Pedestrian Access Easement Declaration" to be recorded after the recordation of this subdivision record plat, Montgomery County, Maryland will not participate in the maintenance of these areas.
- Parcels 1 through 8 shown hereon are to be conveyed to Homeowners Association.
- This property appears on Montgomery County Tax Map EV, Tax Map GH 1543.
- This property shown hereon is zoned P-11.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, establish the minimum building restriction lines. We grant a Vehicular and Pedestrian Access Easement designated herein, subject to the terms and provisions to be set forth in a document to be recorded among the Land Records of Montgomery County, Maryland hereafter. As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and all other monuments to be set by a registered Maryland Surveyor in accordance with Section 50-24(a)(2) of the Montgomery County Code. There are no recorded sales actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision, except a certain deed of trust and the parties in interest thereto have below indicated their assent.

MILLER AND SMITH AT EASTSIDE, L.L.C.
 BY: *[Signature]* DATE: 6/27/11
 SANCIA MOON PRESIDENT
 BY: *[Signature]* DATE: 6/27/11
 WITNESS: *[Signature]*
 We hereby consent to this plat of subdivision, (Deed of Trust L.33178 F.369)
 BY: *[Signature]* DATE: 6/27/11
 WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, and that it is a subdivision part of the property described in a conveyance from COOR Clarksburg L.L.C., a Delaware limited liability company, to Miller & Smith at Eastside, L.L.C., a Maryland limited liability company, by a deed dated July 17, 2006, and recorded among the Land Records of Montgomery County, Maryland in Liber 33178 at Folio 391. And that I am duly licensed and qualified as a Professional Land Surveyor in the State of Maryland. The total area of land included in this subdivision record plat is 133,926 square feet or 3,074.5 acres of land. There is no street dedication shown on this plat.

[Signature] DATE: 6/27/11
 Brian L. Wood
 Professional Land Surveyor
 Maryland Registration No. 10895

APPROVED _____ DATE _____ DIRECTOR

SECRETARY TREASURER

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED _____ DATE _____

PLAT 4

ROCKVILLE OFFICE
 2 Research Plaza, Suite 100, Rockville, MD 20850 301.948.2750 301.948.9067
 Engineering, Planning, Surveying, Environmental Sciences

LS Land Science Surveyors, Inc.

SCALE: 1" = 40'
 DATE: JANUARY, 2011

CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SUBDIVISION RECORD PLAT
 PARCELS 17 THROUGH 19
 PARCELS 22 THROUGH 29 AND
 PARCELS L THROUGH R
 GALLERY PARK

PLAT NO.

CURVE DATA

No.	Radius	Arc	Chord	Bearing & Dist.
1	11,921.37	25.00	5.07	S 54°13'0" W 5.07
2	9,700.00	30.00	15.71	N 0°0'0" E 14.14
3	11,921.37	25.00	5.07	S 54°13'0" W 5.07
4	31,155.82	25.00	13.57	N 0°0'0" E 13.57
5	14,037.01	25.00	14.96	N 43°02'0" W 14.96
6	36,521.21	25.00	18.09	S 33°10'0" W 18.09
7	11,921.37	25.00	5.07	S 54°13'0" W 5.07
8	9,700.00	25.00	39.27	S 0°0'0" E 36.36
9	9,700.00	25.00	39.27	S 0°0'0" E 36.36

VICINITY MAP
SCALE: 1" = 200'

NOTES:

- All terms, conditions, agreements, and requirements associated with any preliminary plan, site plan, project plan, or other plan, 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 public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or depiction or note of matters affecting title.
- The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a settlement contract permit.
- This property is subject to the terms and conditions of Preliminary Plan No. 12005101A and Site Plan No. 82005038A.
- This development conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Moderately Priced Dwelling Units (MPDUs).
- This property is located within the Clarksburg Special Protection Area (SPA) and drains to Little Seneca Creek.
- Parcels S through W shown hereon are subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-Hagerstown Council for Planning Commission" recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 576.
- The parcels shown hereon are subject to the terms and provisions of a Declaration of Covenants for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber _____ at Folio _____.
- The "Vehicular and Pedestrian Access Easement" (VPA) and associated private streets and alleys shown hereon, are intended to provide permanent vehicular and pedestrian access throughout said easement area to the general public in and across said easement and the roadway/sidewalks therein pursuant to the terms and conditions of a certain "Vehicular and Pedestrian Access Easement Declaration" to be recorded after the recordation of this subdivision record plat, Montgomery County, Maryland will not participate in the maintenance of these areas.
- Parcel W (Fols Street & Cray Street) shall be subject to a notional ingress/egress easement as required by Preliminary Plan 12005101A and associated easement agreement recorded among the Land Records of Montgomery County per (P. 88) Tax Map GHD 1455 F.161).
- Parcel S through W shown hereon are to be conveyed to Homeowners Association.
- This property appears on Montgomery County Tax Map EV, Tax Map GHD E143.
- This property shown hereon is zoned PD-11.

HORIZONTAL CONTROL NOTE:

- Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83/91 and is based upon WSCC Station 20659 and 20660 together with the following CORS Stations:
Base Stations Used:
North
867,802.26 1,110,970.52
414,467 HAZG HAGERSTOWN 2 CORS ARP
534,457.86 1,248,851.23
APR522 GAIT GAITERSBURG CORS ARP
469,555.01 1,423,366.52
AA426 ANPI ANNAAPOLIS 1 CORS ARP
WSSC Station 20659
567,707.211 1,234,158.595
WSSC Station 20660
571,328.169 1,232,475.419

Project Combined GHD Factor = 0.99994195

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, dedicate the street shown hereon to public use, establish the easements, and grant to the public the right-of-way over the street shown hereon, said easement ten (10) feet wide across the property, adjacent to the street, and to the public use of the street shown hereon, said easement shall be automatically extinguished after all required public improvements have been completed and accepted by Montgomery County or other acceptable public agency.

We grant to the Potomac Electric Power Company, Verizon Communications, Inc., Washington Gas Light Company of Maryland, and to their respective successors, agents, and assigns, an easement in, on, and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 576.

Further, we grant a "Vehicular and Pedestrian Access Easement" designated hereon, subject to the terms and provisions to be set forth in a document to be recorded among the said Land Records hereafter.

As owners of this subdivision, we, our successors, agents, and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 5-24(a)(2) of the Montgomery County Code.

There are no other easements of lien, fees, taxes, mortgages or trusts affecting the property included in this plat of subdivision, except a certain deed of trust and the parties thereto named herein have been indicated thereon.

MILLER AND SMITH AT EASTSIDE, L.L.C.

BY: *[Signature]* Date: 6/17/11
Senior Vice President

BY: *[Signature]* Date: 6/17/11
Witness/Vice President

We hereby assent to this plat of subdivision. (Deed of Trust L.33178 F.369)

PROVIDENT BANK Maryland Lending Institution
By: *[Signature]* Date: 6/17/11
Senior Vice President

By: *[Signature]* Date: 6/17/11
Witness/Vice President

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, and that it is a subdivision part of the property described in a conveyance from LCRS Quarstein L.L.C. a Delaware limited liability company, to Miller & Smith at Eastside, L.L.C., a Maryland limited liability company, by a deed dated July 17, 2010, and recorded among the Land Records of Montgomery County, Maryland in Liber 33178 at Folio 301.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus \ominus will be set as delineated hereon in accordance with the provisions of Section 50-24(a)(2) of the Montgomery County Code.

The total area of land included in this subdivision record plat is 134,648 square feet or 3.0911 acres of land, the total area dedicated to public use is 7,601 square feet or 0.1745 of an acre of land.

By: *[Signature]* Date: 6/17/2011
Professional Land Surveyor
Maryland Registration No. 10885

AREA TABULATION

14 Parcels.....127.047 Square Feet or 2.9166 Acres
Street Dedication.....7,601 Square Feet or 0.1745 Acres
Total by this plat.....134,648 Square Feet or 3.0911 Acres

APPROVED

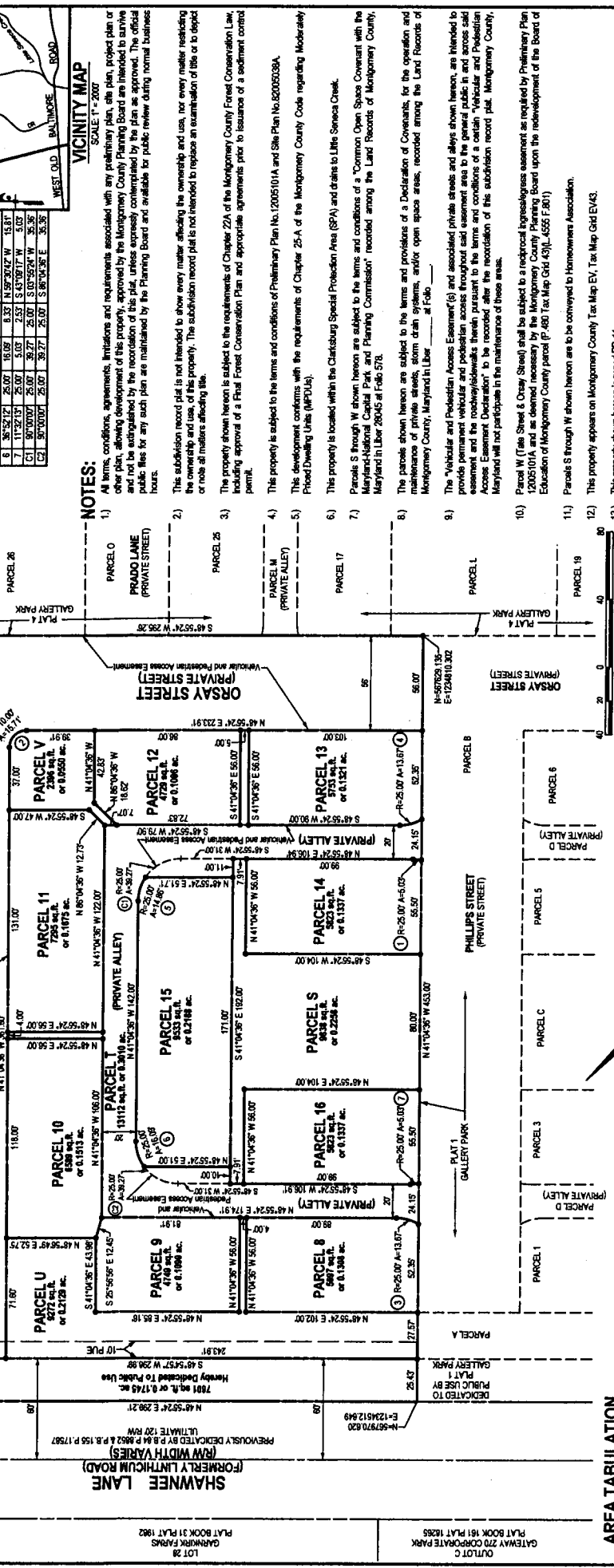
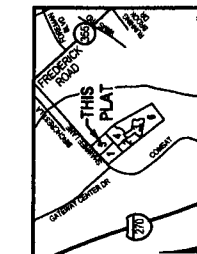
CHAIRMAN _____ SECRETARY/TREASURER _____
DATE _____

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED

DATE _____ DIRECTOR _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES



MONITORING OF PLAT'S RECORDATION AND VALIDITY OF PUBLIC USE AND INTENT

BY: *[Signature]* Date: 6/17/11
Senior Vice President

BY: *[Signature]* Date: 6/17/11
Witness/Vice President

We hereby assent to this plat of subdivision. (Deed of Trust L.33178 F.369)

PROVIDENT BANK Maryland Lending Institution
By: *[Signature]* Date: 6/17/11
Senior Vice President

By: *[Signature]* Date: 6/17/11
Witness/Vice President

APPROVED

DATE _____ DIRECTOR _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED

CHAIRMAN _____ SECRETARY/TREASURER _____
DATE _____

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

PLAT 5

ROCKVILLE OFFICE
2 Research Plaza, Suite 100 Rockville, MD 20850 301.948.2750 301.948.9087
www.LSMD.com

Engineering Planning Surveying Environmental Sciences

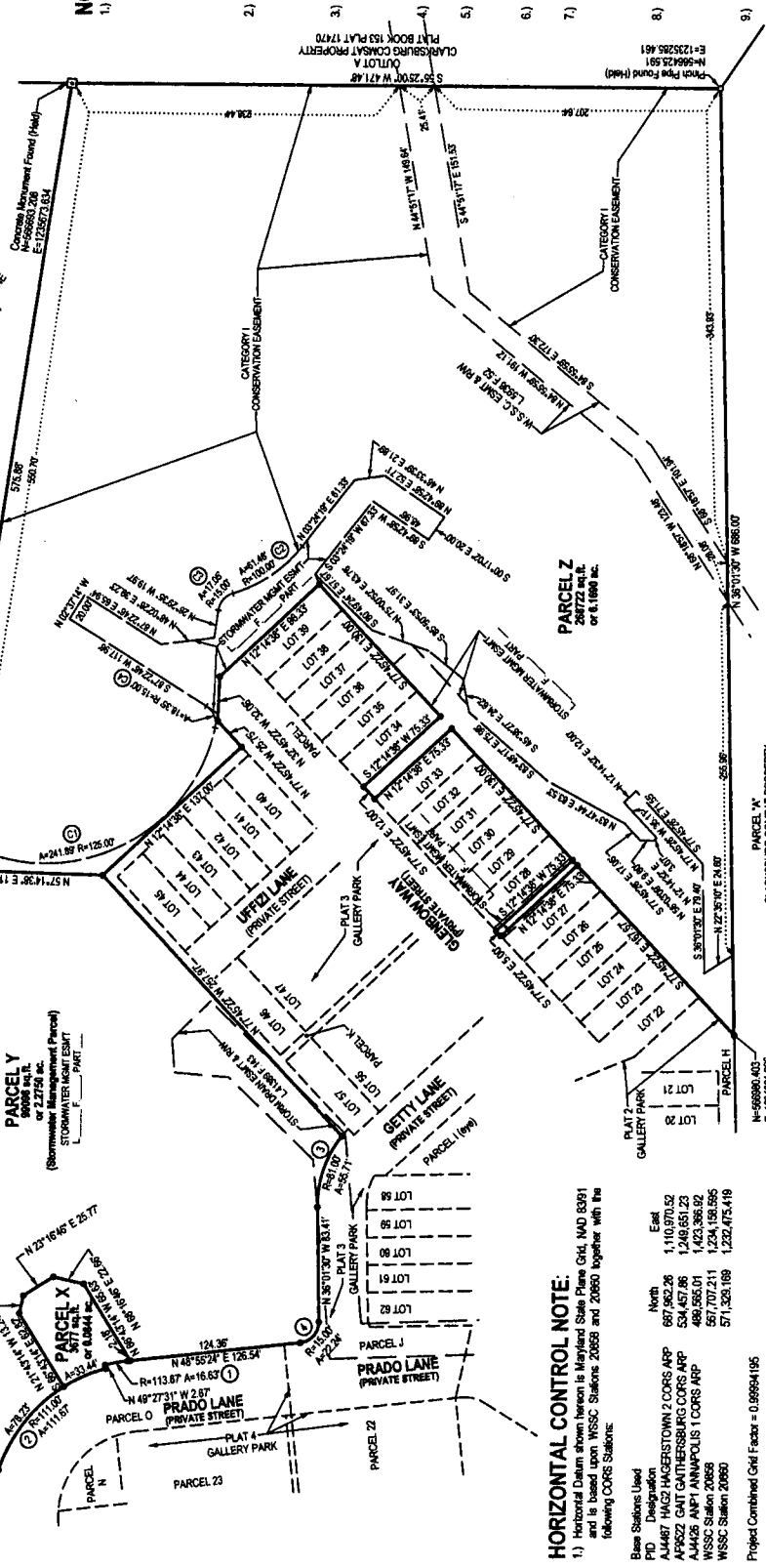
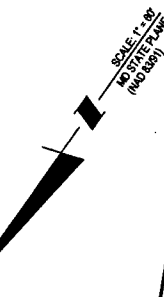
PLAT NO.

AREA TABULATION

3 Parcels 371,467 Square Feet or 8.5284 Acres
Total by this plat..... 371,467 Square Feet or 8.5284 Acres

BOARD OF EDUCATION OF
MONTGOMERY COUNTY, MARYLAND
L 4558 F.801

No.	Date	Revised	Area	Footprint	Cod.	Remarks & Det.
1	8/22/02	11/3/07	16.87	8.37	M 44-2352 E	16.81
2	8/22/02	11/07/07	111.87	61.08	M 11-4315 E	107.02
3	8/22/02	6/1/09	55.71	29.07	M 16-1914 W	54.52
4	8/22/02	12/24/07	22.24	13.73	M 05-2832 E	20.26
5	11/07/07	12/24/07	241.89	181.45	M 22-2425 E	205.88
6	3/1/07	10/01/07	61.85	37.75	M 21-0719 E	61.52
7	11/27/07	11/27/07	17.05	9.58	M 08-1912 E	16.19
8	10/26/07	10/26/07	18.53	10.57	M 07-2422 W	17.27



NOTES:

- All terms, conditions, agreements, limitations and requirements contained with any preliminary plan, site plan, project plan or other plat or instrument filed with the Planning Board of the Montgomery County Planning Board shall remain in full force and effect and shall survive the recording of this plat and shall be deemed to be a part of this plat. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This subdivision record plat is not intended to allow every matter affecting the ownership and use, nor every 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.
- The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This property is subject to the terms and conditions of Preliminary Plan No. 12005101A and Site Plan No. 82005038A.
- This development conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Moderately Flooded Dwelling Units (MFUDUs).
- This property is located within the Chesapeake Special Protection Area (SPA) and drains to Little Seneca Creek.
- The parcels shown hereon are subject to the terms and conditions of a Common Open Space Easement with the Maryland-National Capital Park and Planning Commission recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.
- The parcels shown hereon are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber _____ at Folio _____.
- The parcels shown hereon are to be conveyed to Homeowners Association.
- This property appears on Montgomery County Tax Map EV. Tax Map GR 67A.
- This property shown hereon is zoned PD-11.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, establish the minimum building restriction lines.

We established the Category I Conservation Easement, as shown hereon, subject to the terms and conditions as set forth in a certain document recorded among the Land Records of Montgomery County, Maryland in Liber 13178 at Folio 412.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24(a)(2) of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages or trusts affecting the property included in this plat of subdivision, except a certain deed of trust and the parties in interest thereto have been indicated thereon.

MILLER AND SMITH AT EASTSIDE L.L.C.

BY: MILLER AND SMITH, INC., MANAGER
By: Charles E. Sullivan, Senior Vice President

PROVIDENT BANK, a Maryland banking institution
By: William A. Richardson, Vice President

We hereby assent to this plat of subdivision. (Deed of Trust L33178 F.360)

By: _____ Date: _____
By: _____ Date: _____

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, and that it is a subdivision of the property described in a conveyance from LCOK/Chesapeake L.L.C., a Delaware limited liability company, to Miller & Smith at Eastside, L.L.C., a company, by a deed dated July 17, 2006, and recorded among the Land Records of Montgomery County, Maryland in Liber 13178 at Folio 412.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus _____ will be set as delineated hereon in accordance with the provisions of Section 50-24(a)(2) of the Montgomery County Code.

The total area of land included in this subdivision record plat is 371,467 square feet or 8.5284 acres of land. There is no street dedication by this plat.

Brian L. Wood
Professional Land Surveyor
Maryland Registration No. 10865

By: _____ Date: _____

HORIZONTAL CONTROL NOTE:

1) Horizontal Datum shown hereon is Maryland State Plane GCS, NAD 83/91 and is based upon WSSC Stations 20658 and 20660 together with the following CORS Stations:

Base Station Used	North	East
PD 0	807,362.28	1,110,970.52
AL487	807,362.28	1,110,970.52
APR22	807,362.28	1,110,970.52
AL426	807,362.28	1,110,970.52
WSSC Station 20658	571,707.211	1,224,188.556
WSSC Station 20660	571,320.189	1,222,475.419

Project Combined GM Factor = 0.99994195

RECORDED AT THE OFFICE OF THE CLERK OF THE DISTRICT COURT OF MONTGOMERY COUNTY, MARYLAND

APPROVED _____ DATE _____

CHAIRMAN _____ SECRETARY/TREASURER _____

M.N.C.P. & P.C. RECORD FILE NO. _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED _____ DATE _____ DIRECTOR _____

PLAT 6

SUBDIVISION RECORD PLAT
PARCELS X, Y AND Z
GALLERY PARK
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 60' DATE: JANUARY, 2011

Lebanon
Survey Associates, Inc.
2 Research Plaza, Suite 100 Rockville, MD 20850 301.948.2750 301.948.9597
www.LSAssociates.net
Engineering, Planning, Surveying, Environmental Services

RECORD PLAT REVIEW SHEET

Plat Name: Gallery Park Plat Number: 220110840 (-890)
 Plan Name: Gallery Park (EASTSIDE) Plan Number: 17005101A
 Plat Submission Date: 2-17-2011
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: E. Grayson Checked: JAW Date 6/15/11

Initial DRD Review:

Signed Preliminary Plan - Date 1/21/11 Checked: Initial SOS Date 4-6-2011
 Planning Board Resolution - Date 12/2/10 Checked: Initial SOS Date 4-6-2011
 Site Plan Req'd for Development? Yes X No Verified By: SOS (initial)
 Site Plan Name: Gallery Park Site Plan Number: 82005038A
 Planning Board Resolution - Date 11-22-10 Checked: Initial SOS Date 6-3-11
 Site Plan Signature Set - Date 4/27/11 Checked: Initial SOS Date 6-15-2011
 Site Plan Reviewer Plat Approval: Checked: Initial Date

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances OK
 Coordinates Plan # OK Road/Alley Widths Easements OK Open Space
 Non-standard BRLs N/A Adjoining Land Vicinity Map Septic Wells N/A
 TDR notes N/A 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	2-18-11	3-4-11	3-18-11	Check Easement on East Plat <u>OK</u>
Research	Bobby Fleury			2-23-11	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>SOS</u>	<u>6-3-11</u>
Final Mylar & DXF/DWG Received:	<u>SOS</u>	<u>6-8-11</u>
Final Mylar Review Complete:	<u>SOS</u>	<u>6-15-11</u>
Board Approval of Plat:		
Plat Agenda:	<u>SOS</u>	<u>6/23/11</u>
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. _____



CERTIFIED SITE PLAN
CERTIFIED SITE PLAN AMENDMENT 82005038 A

APPROVED BY THE BOARD OF PLANNING AND ZONING ADJUSTMENTS
 MONTGOMERY COUNTY PLANNING DEPARTMENT
 11/15/2011

DATE: 11/15/2011
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

GALLERY PARK
 (FORMERLY EASTSIDE)
 CLARKSBURG ELECTION DISTRICT 2
 MONTGOMERY COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND.
 EXPIRES DATE: 12/31/2012

MISS UTILITY LINES

OWNER:
 MILLER AND SMITH AT EASTSIDE, LLC
 8401 GREENSBORO DRIVE, SUITE 450
 MCLEAN, VIRGINIA 22102
 ATTENTION: BOB WILSON
 (703) 821-2500

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
1	TOTAL LOT AREA	1,248,130	100%
2	CONSERVATION EASEMENT	724,762	57.9%
3	HOA DEDICATION	523,368	42.1%
4	UTILITIES	100	0.01%
5	ROADS	100	0.01%
6	OTHER	100	0.01%
7	TOTAL	1,248,130	100%

ROCKVILLE OFFICE
 2 Research Plaza, Suite 100
 Rockville, MD 20850
 T: 301-441-7200 F: 301-441-9897