

**Plat Name:** Clarksburg Village (7)  
**Plat #:** 220111320 - 220111380

**Location:** Located on Winding Woods Way, 600 feet east of Newcut Road  
**Master Plan:** Clarksburg  
**Plat Details:** R-200/TDR zone; 75 lots; 13 parcels  
Community Water, Community Sewer  
**Applicant:** Clarksburg Village, L.C.

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.

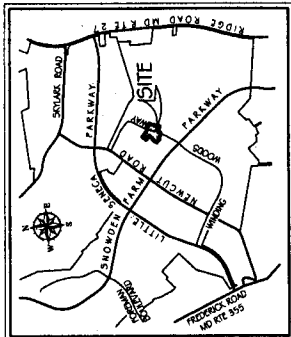
**Surveyor's Certificate**

I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village L.C., a Virginia limited liability company from Conwell A. Watkins by deed dated January 15, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14635 at Folio 012;

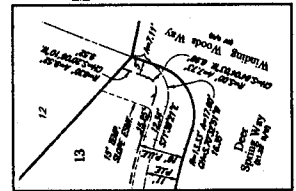
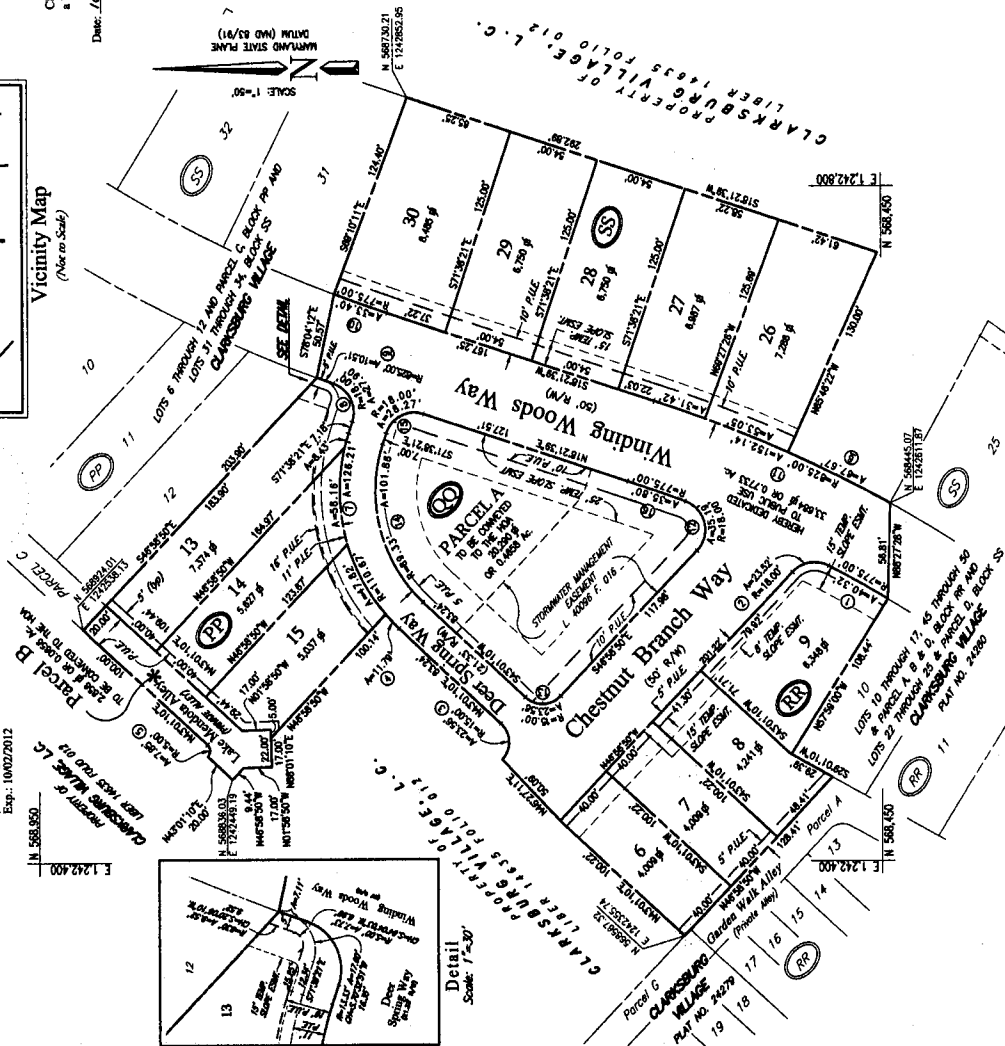
I also certify that if engaged, I will set all property corner markers in accordance with Section 50-246(e) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 129,737 square feet of 2,978 acres of land, of which 33,684 square feet or 0.7733 acres are dedicated to public use.

Date: 10/14/2011  
 Ronald L. Collier  
 Professional Land Surveyor  
 Maryland Reg. No. 20014  
 Exp.: 10/02/2012



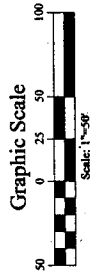
Vicinity Map  
(Not to Scale)



Detail  
Scale: 1"=30'

PARCEL NO.	AREA (AC)	CLUSTER	TABLE	BEARING	LENGTH
1	774.00	43.32	285°13'	20.17	402.27(0.92)
2	18.00	23.52	74°51'30"	15.78	402.53(0.94)
3	15.00	21.56	87°00'00"	15.00	402.01(0.92)
4	110.67	11.79	83°05'15"	5.00	402.04(0.92)
5	5.00	7.85	80°00'00"	5.00	402.01(0.92)
6	252.00	6.97	45°00'00"	70.00	502.24(0.94)
7	18.00	21.00	86°46'15"	17.63	402.52(0.92)
8	852.00	10.51	65°45'48"	5.28	417.55(0.93)
9	774.00	33.40	72°00'00"	16.70	517.25(1.14)
10	825.00	132.14	10°33'58"	76.29	522.39(0.97)
11	18.00	35.19	112°00'00"	26.00	477.00(0.97)
12	18.00	35.19	112°00'00"	26.00	477.00(0.97)
13	18.00	35.19	112°00'00"	26.00	477.00(0.97)
14	18.00	35.19	112°00'00"	26.00	477.00(0.97)
15	18.00	35.19	112°00'00"	26.00	477.00(0.97)
16	774.00	35.00	236°57'	17.00	412.41(0.93)
17	774.00	35.00	236°57'	17.00	412.41(0.93)
18	774.00	35.00	236°57'	17.00	412.41(0.93)
19	774.00	35.00	236°57'	17.00	412.41(0.93)

Area Tabulation  
 Lots: 72,905 sq ft or 1.6737 Ac.  
 Parcels: 23,148 sq ft or 0.5314 Ac.  
 Streets: 33,684 sq ft or 0.7733 Ac.  
 Total: 129,737 sq ft or 2,978 Ac.



**Owner's Certificate**

The undersigned, owner of the property above heron and described in the Surveyor's Certificate, hereby acknowledges this Subdivision Record Plat and the terms and conditions of the same. 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 L.C., a Virginia limited liability company from Conwell A. Watkins by deed dated January 15, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14635 at Folio 012;

I further certify that the total area included in this subdivision record plat is 129,737 square feet of 2,978 acres of land, of which 33,684 square feet or 0.7733 acres are dedicated to public use.

I also certify that if engaged, I will set all property corner markers in accordance with Section 50-246(e) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, mortgages or trusts affecting the property shown hereon except the certain Deed of Trust recorded in Liber 41827 at Folio 361 and the parties in interest therein have hereon indicated their assent.

We hereby assent to this subdivision Record Plat  
 W/Clarksburg Village L.C.  
 a Virginia limited liability company  
 By: Thomas E. Marshall, Manager  
 Witnesses: Charles P. Johnson, Trustee  
 Stephen M. Johnson, Trustee  
 Charles P. Johnson, Trustee  
 Stephen M. Johnson, 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, shall remain in full force and effect and shall be deemed to be a part of this subdivision record plat.
- The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a subdivision control permit.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter respecting 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 Assented Preliminary Plan No. 120010306 entitled "Clarksburg Village".
- The development is subject to the terms and conditions as required by M-NCRPC Site Plan No. 820050410, as amended, entitled "Clarksburg Village Phase 2".
- W.S.S.C. 200 state reference: 231 NW 12.
- This property is zoned R-200/TDR.
- Parcel B, Block PP and Parcel A, Block QQ are subject to a Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 30183 at Folio 367.
- 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(e) of the Montgomery County Code to provide moderately priced dwelling units.
- Parcel B, Block PP and Parcel A, Block QQ are subject to the terms and conditions of a Common Open Space recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.
- The property shown hereon is being developed in accordance with TDR-4 standards. The following two (2) development rights necessary for development have been conveyed to the owners:  
 Date: December 27, 2005  
 Liber/Folio: L31629 F.325  
 Date: December 27, 2005  
 Liber/Folio: L31629 F.325

Subdivision Record Plat  
 Lots 13 through 15 & Parcel B, Block PP  
 Parcel A, Block QQ, Lots 6 through 9, Block RR &  
 Lots 26 through 30, Block SS

**Clarksburg Village**

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

CPJ Charles P. Johnson & Associates, Inc.  
 1100 West 10th Street, Suite 200  
 Frederick, MD 21734  
 Phone: 301-746-1100  
 Fax: 301-746-1101  
 Email: cpj@cpjinc.com

12 Lots  
 2 Parcels  
 Tax Map: BV  
 220111320  
 P.I.A. No.:

Department of Permitting Services  
 Montgomery County

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

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
 Asst. Secretary-Treasurer

Recorded: \_\_\_\_\_  
 Director

M-NCRPC Record File No.:

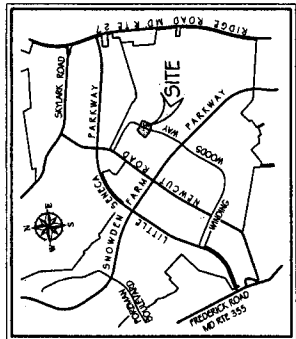
**Surveyor's Certificate**

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 from Cornelia A. Watkins by deed dated January 15, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14635 at Folio 012.

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

I further certify that the total area included in this subdivision record plat is 91,689 square feet of 2,1049 acres of land, of which 14,310 square feet or 0.3285 acres are dedicated to public use.

Date: 10/02/2012  
 Ronald L. Collier  
 Professional Land Surveyor  
 Maryland Reg. No. 20014  
 Exp.: 10/02/2012



Vicinity Map  
(Not to Scale)

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

Date: 10-13-11 By: Thomas E. Marshall  
 Thomas E. Marshall, Manager

We hereby assent to this subdivision Record Plat  
 Wells Fargo Bank, National Association

Witness: Chibi Abby Trustee: Monica A. Johns, Trustee  
Chibi Abby Trustee: Chibi Abby  
 Chibi Abby, Trustee: Chibi Abby  
 Chibi Abby, Trustee: Chibi Abby

Plat No.:

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 distances the streets to public use, and the minimum lot area, lot width, lot depth, and lot coverage. Temporary easements shall be extinguished after all public improvements abutting 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(e) of the subdivision regulations of Montgomery County, Maryland.

There are no units, easements at law, liens, leases, mortgages or trusts affecting the property shown hereon except that certain Deed of Trust recorded in Liber 41827 at Folio 361 and the parties in interest thereto have hereon indicated their assent.

**Notes**

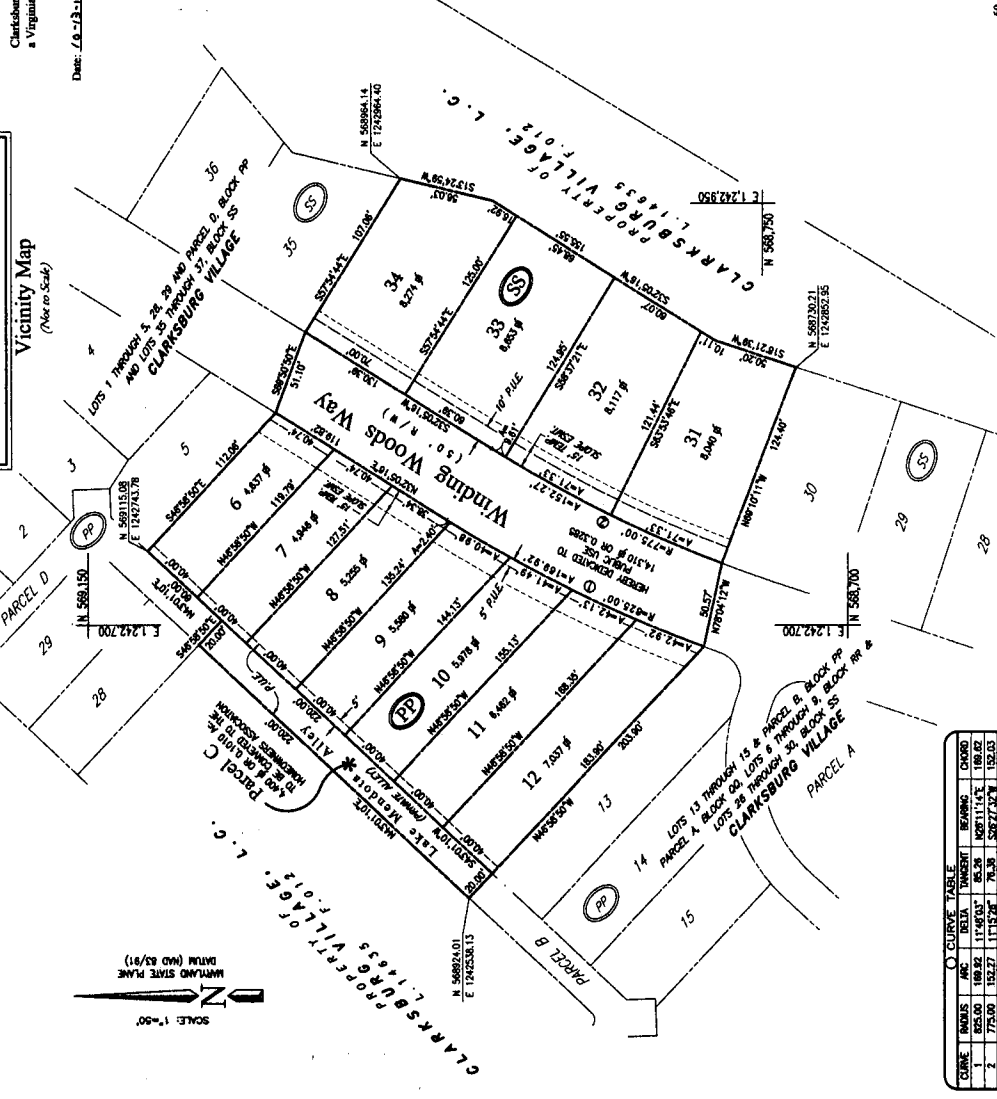
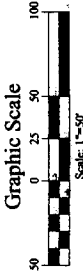
- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan, or any other plan, allowing the development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official 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 the requirements of the Montgomery County Forest Conservation Law of 1997, including approval of the final Forest Conservation Plan and appropriate agreements prior to issuance of a subdivision control permit.
- 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 Amended Preliminary Plan No. 120010006 entitled "Clarksburg Village".
- The development is subject to the terms and conditions as required by M-PC7&8C Site Plan No. 820004040, as amended, entitled "Clarksburg Village Phase 2".
- Parcel C, Block PP is subject to the terms and conditions of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 20045 at Folio 576.
- The property shown hereon is being developed in accordance with TDR-A easements. The following two (2) development rights accessory for development have been conveyed to the owners. TDRs: Liber 3616 at Folio 255 Date: June 7, 2005 10-3252 & 17-4633
- Parcel C, Block PP is subject to the terms and conditions of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 20045 at Folio 576.
- The property shown hereon is being developed in accordance with TDR-A easements. The following two (2) development rights accessory for development have been conveyed to the owners. TDRs: Liber 3616 at Folio 255 Date: June 7, 2005 10-3252 & 17-4633
- Private streets and private open space areas will be maintained by the Homeowners Association. The Homeowners Association 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.
- Parcel C, Block PP is subject to the terms and conditions of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 20045 at Folio 576.
- The property shown hereon is being developed in accordance with TDR-A easements. The following two (2) development rights accessory for development have been conveyed to the owners. TDRs: Liber 3616 at Folio 255 Date: June 7, 2005 10-3252 & 17-4633

Subdivision Record Plat  
 Lots 6 through 12 and Parcel C, Block PP and  
 Lots 31 through 34, Block SS

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

CPJ  
 Charles F. Johnson & Associates, Inc.  
 10000 Rockville Pike, Suite 200, Rockville, MD 20850  
 Phone: 301-761-1100 Fax: 301-761-1101

Area Tabulation  
 Lots: 72,979 sq ft or 1,6754 Ac.  
 Parcels: 4,400 sq ft or 0.1010 Ac.  
 Streets: 14,310 sq ft or 0.3285 Ac.  
 Total: 91,689 sq ft or 2.1049 Ac.



CURVE	BEARS	ARC	DETA	TANGENT	BEARING	CHORD
1	775.00	185.77	1115.00	90.00	S89°17'54"	132.00
2	775.00	185.77	1115.00	90.00	S89°17'54"	132.00

11 Lots  
 Parcel  
 Tax Map: EY  
 22011330  
 P.L.A. No.:

Department of Permitting Services  
 Montgomery County

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

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

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
 Asst. Secretary - Treasurer

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

MANPWC Record File No.:

**Surveyor's Certificate**

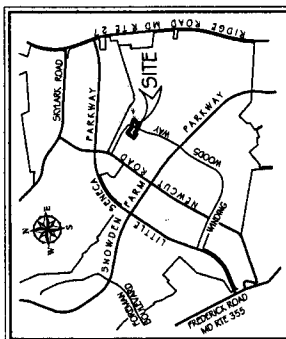
I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village, L.C., a Virginia limited liability company from Consultant A. Watkins by deed dated January 15, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14635 at Folio 012.

I also certify that, if required, 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 total area included in this subdivision record plat is 68,194 square feet of 1.5653 acres of land, of which 8,278 square feet or 0.1900 acres are dedicated to public use.

Date: 10/11/2011  
 Ronald L. Collier  
 Professional Land Surveyor  
 Maryland Reg. No. 20014  
 Exp.: 10/02/2012

**Vicinity Map**  
(Not to Scale)



**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 same 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; and Temporary Slope Easements shall be extinguished after all public improvements abutting said easements have been accepted for public maintenance; Grants Public Utility Easements as shown hereon and designated as P.U.E., to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference; Subject to all current and applicable regulations of all federal, state and local governing agencies.

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

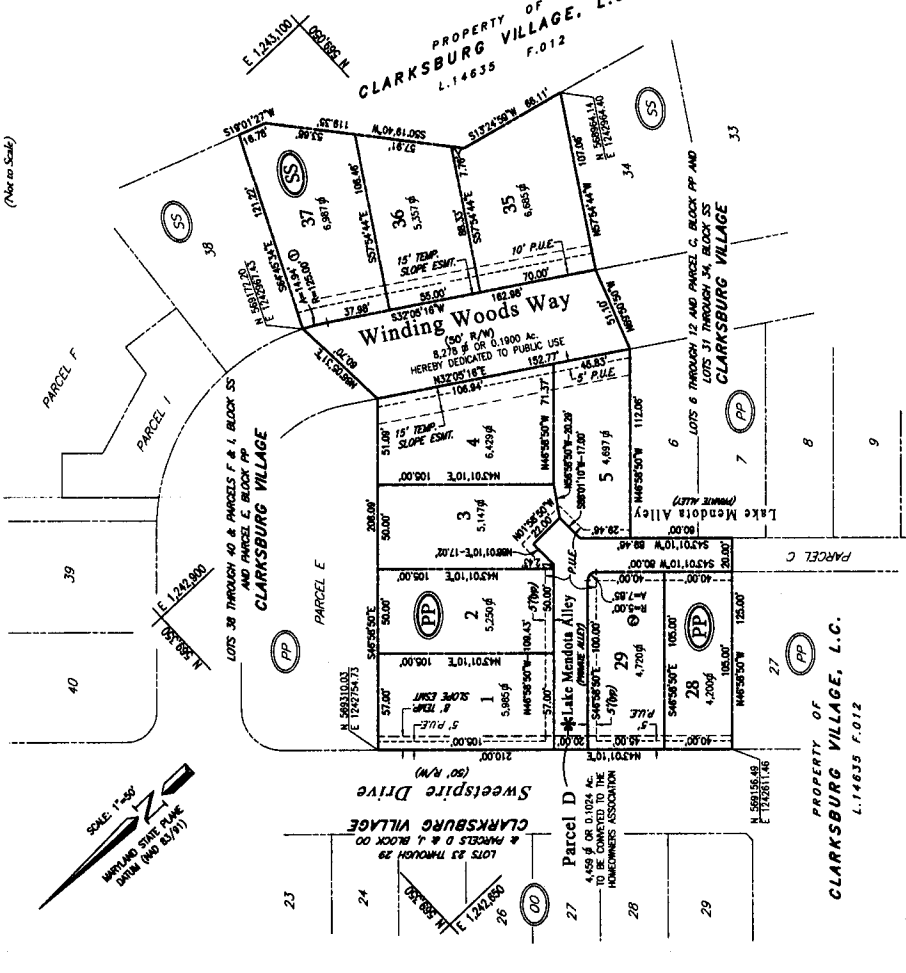
There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon except that certain Deed of Trust recorded in Liber 41827 at Folio 361 and the parties in interest thereto have hereon indicated their assent.

Clarksburg Village, L.C.  
 a Virginia limited liability company  
 By: Thomas E. Marshall  
 Thomas E. Marshall, Manager

We hereby assent to this subdivision Record Plat  
 Wells Fargo Bank National Association  
 Witness: Charles Schady Trustee: Alexandra M. Johns Trustee  
 Witness: Charles Schady Trustee: Gina Proto-Gallerini 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 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 plans are maintained by the Planning Board and are available for review during normal business hours.
- The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a settlement control permit.
- 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 Amended Preliminary Plan No. 120010090 entitled "Clarksburg Village".
- The development is subject to the terms and conditions as required by the RCP/CPC Plan No. 820004010, as amended, entitled "Clarksburg Village Phase 2".
- The "Proposed Private Storm Drain Easement" shown hereon is not intended to be created by this plat. An easement document, that includes its geometry and its terms and conditions, is intended to be recorded in the future.
- W.S.S.C. 200 scale reference: 231 NW 12.
- This property is zoned R-200/TDR.
- Parcel D, Block PP is 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, Montgomery County, Maryland will not participate in the maintenance of those private facilities.
- This development conforms with the requirements of Chapter 25(a) of the Montgomery County Code to provide moderately priced dwelling units.
- Parcel D, Block PP is subject to the terms and conditions of a Covenants Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28043 at Folio 578.
- The property shown hereon is being developed in accordance with TDR-4 standards. The following two (2) development rights necessary for development have been conveyed to the owners:  
 Date: July 13, 2005  
 Liber/Folio: L-20414 F.224  
 DTRs: 16-8192 through 16-8193

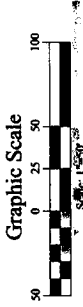


CURVE	AREA	CHORD	CHORD BEARING	CHORD
1	14.64	7.44	S75°31'N	14.63
2	5.00	7.85	S00°00'W	5.00
3	5.00	7.85	N00°00'W	5.00

Subdivision Record Plat  
 Lots 1 through 5, 28, 29 and Parcel D, Block PP  
 and Lots 35 through 37, Block SS

**Clarksburg Village**

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



Area Tabulation  
 Lot: 55,457 sq ft or 1.2731 Ac.  
 Precise: 4,459 sq ft or 0.1024 Ac.  
 Streets: 8,278 sq ft or 0.1900 Ac.  
 Total: 68,194 sq ft or 1.5653 Ac.

10 Lots  
 1 Parcel  
 Tax Map: EV  
 220111340  
 P.L.A. No.:

Department of Permitting Services,  
 Montgomery County

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

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
 Asst. Secretary - Treasurer

Chairman \_\_\_\_\_  
 MNCPPRC Record File No.:

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

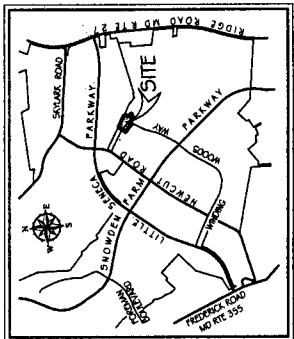
**Surveyor's Certificate**

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 L.C., a Virginia limited liability company from Cornelius A. Watkins by deed dated January 15, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14635 at Folio 012.

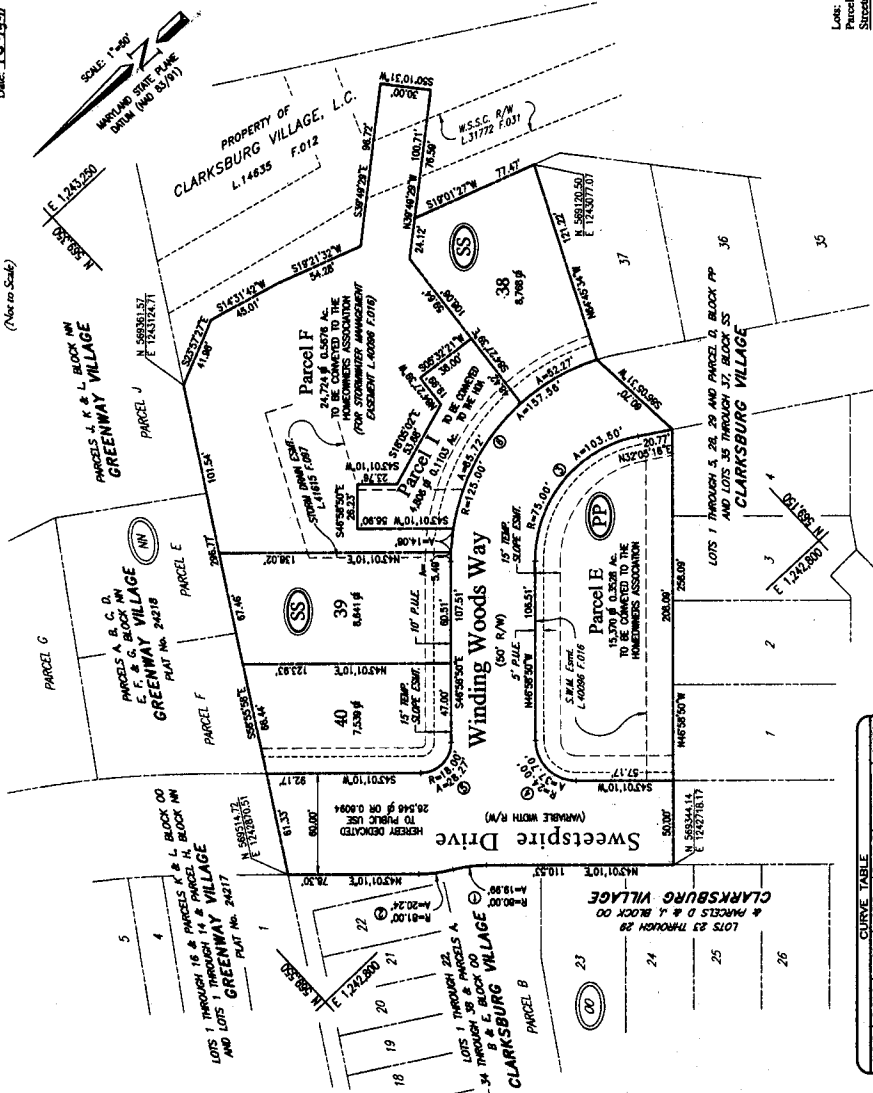
I also certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 96,394 square feet of 2.2120 acres of land, of which 26,546 square feet or 0.6094 of an acre is dedicated to public use.

Date: 10/19/2011  
 Ronald L. Collier  
 Professional Land Surveyor  
 Maryland Reg. No. 20014  
 Exp.: 10/02/2012



Vicinity Map  
(Not to Scale)



LINE	MARKER	ARC	CURVE	AREA	MARKER	BEARING	CURVE
1	60.00	19.98	147.00'	10.05	NS251.46'E	19.84	
2	81.00	20.24	147.00'	10.17	NS251.46'E	20.19	
3	75.00	10.50	70.00'	61.90	NS72.57'W	85.48	
4	24.00	37.70	80.00'	24.00	S89.01'W	33.84	
5	24.00	37.70	80.00'	24.00	S89.01'W	33.84	
6	125.00	157.56	72.00'	81.19	S128.34'E	147.34	

Plat No.:

The undersigned, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat for recording in the Land Records of Montgomery County, Maryland. The owner grants to the Montgomery County Planning Board, Temporary Street Easements, as shown hereon, adjacent, contiguous and parallel to all street right-of-way lines, said Temporary Street Easements shall be extinguished after all public improvements abutting said easements have been accepted for public maintenance; Grants Public Utility Easements as shown hereon and designated as P.U.E., to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference; Subject to all current and applicable regulations of all federal, state and local governing agencies.

I further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 50-24(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 except that certain Deed of Trust recorded in Liber 41827 at Folio 361 and the parties in interest thereto have hereon indicated their assent.

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

Witness: Thomas E. Marshall, Manager  
 Date: 10/19/2011

Witness: Chicki Shady Trustee: Chicki Shady  
 Witness: Chicki Shady Trustee: Chicki Shady

We hereby assent to this subdivision Record Plat  
 Wells Fargo Bank, National Association

Witness: Chicki Shady Trustee: Chicki Shady  
 Witness: Chicki Shady Trustee: Chicki Shady

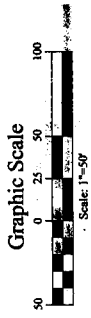
**Notes**

- 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. 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 the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter 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. 12001039E entitled "Clarksburg Village".
- The development is subject to the terms and conditions as required by M-NCP&PC Site Plan No. 020050410, as amended, entitled "Clarksburg Village Phase 2".
- The property shown hereon is being developed in accordance with TDR-4 standards. The following development right necessary for development has been conveyed to the owner:  
 Easements: None  
 TDRs: TDRs  
 L: 25900 F:073 January 1, 2005
- The property shown hereon is being developed in accordance with TDR-4 standards. The following development right necessary for development has been conveyed to the owner:  
 Easements: None  
 TDRs: TDRs  
 L: 25900 F:073 January 1, 2005
- 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(c) of the Montgomery County Code to provide a minimum period (dwelling units).
- Parcels F & I, Block SS and Parcel E, Block PP are subject to a Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 30387 at Folio 307.
- W.S.S.C. 200 scale reference: 231 & 232 NW 12.
- This property is zoned R-200/TDR.
- Parcels F & I, Block SS and Parcel E, Block PP are subject to a Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 30387 at Folio 307.
- This development conforms with the requirements of Chapter 25(c) of the Montgomery County Code to provide a minimum period (dwelling units).
- Parcels F & I, Block SS and Parcel E, Block PP are subject to the terms and conditions of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28945 at Folio 378.
- The property shown hereon is being developed in accordance with TDR-4 standards. The following development right necessary for development has been conveyed to the owner:  
 Easements: None  
 TDRs: TDRs  
 L: 25900 F:073 January 1, 2005

Subdivision Record Plat  
 Lots 38 through 40 & Parcels F & I, Block SS  
 and Parcel E, Block PP

**Clarksburg Village**

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



Area Tabulation  
 Lots: 24,948 sq ft or 0.5727 AC.  
 Parcels: 44,900 sq ft or 1.0286 AC.  
 Streets: 26,336 sq ft or 0.6027 AC.  
 Total: 96,394 sq ft or 2.2120 AC.

3 Lots  
 3 Parcels  
 Tax Map: 2V & 2W  
 220111350  
 P.L.A. No.:

Department of Permitting Services,  
 Montgomery County

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

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
 Asst. Secretary / Treasurer

Recorded: \_\_\_\_\_  
 Director

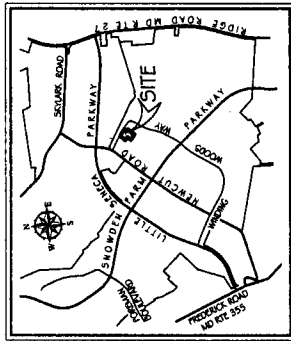
**Surveyor's Certificate**

I hereby certify that the information above herein is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village L.C., a Virginia limited liability company from Cornelius A. Watkins by deed dated January 15, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14635 at Folio 012;

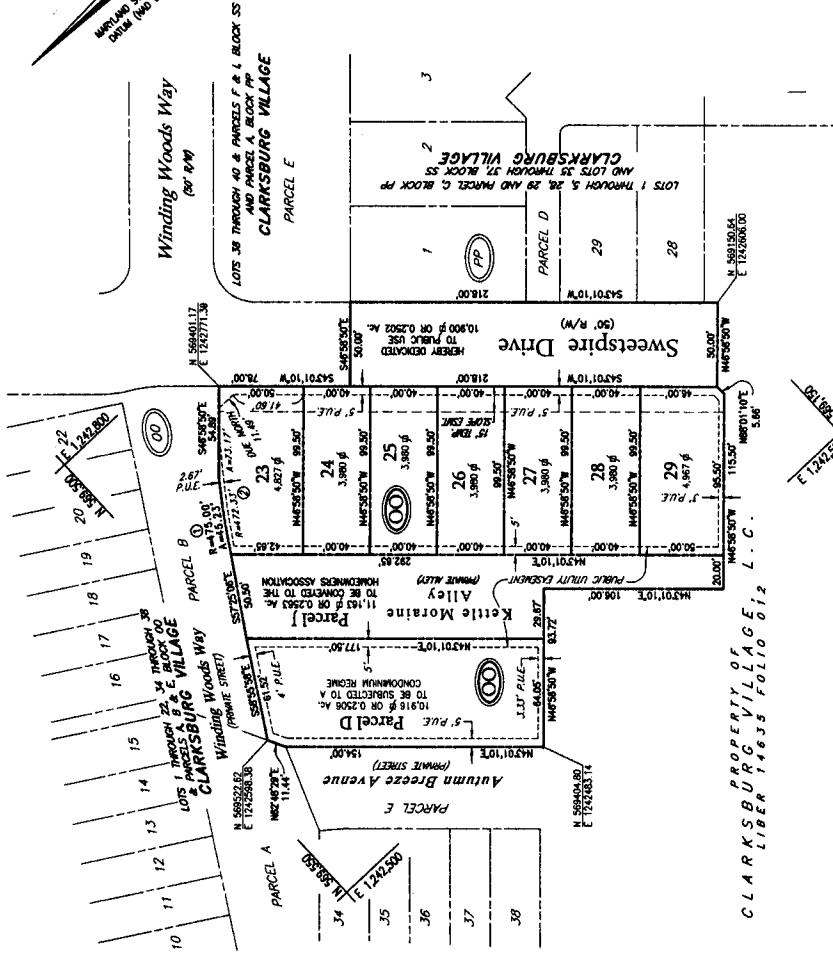
I also certify that, if engaged, I will not act as property owner matters in accordance with Section 50-34(e) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 62,673 square feet of 1.4388 acres of land, of which 10,900 square feet or 0.2500 acres are dedicated to public use.

Date: 10/10/2011  
 Ronald L. Collier  
 Professional Land Surveyor  
 Maryland Reg. No. 20014  
 Exp.: 11/02/2012



Vicinity Map  
(Not to Scale)



CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
1	475.00	45.23	57.71°	22.63	N65°20'11"W	45.21
2	472.33	23.17	6°24'31"	36.66	N57°04'54"W	23.10

**Owner's Certificate**

The undersigned, owner of the property above herein and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat for the purpose of subdividing the property above herein and dedicating the streets to public use in Montgomery County, Maryland. The Subdivision Record Plat is hereby adopted and the streets to public use shall be dedicated to public use. The Subdivision Record Plat is hereby adopted and the streets to public use shall be dedicated to public use. The Subdivision Record Plat is hereby adopted and the streets to public use shall be dedicated to public use.

I further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 50-34(e) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property above herein except that certain Deed of Trust recorded in Liber 41827 at Folio 361 and the parties in interest thereto have herein indicated their assent.

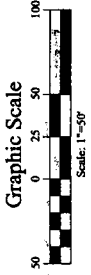
Clarksburg Villages, L.C.  
 a Virginia limited liability company  
 Date: 10-10-2011 By: Thomas E. Marshall, Manager

We hereby assent to this subdivision Record Plat  
 Wells Fargo Bank, National Association  
 Witness: Chickie Shady Trustee: Aracelis M. Johns, Trustee  
 Witness: Chickie Shady Trustee: Guia Piro-Galliciani, 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 survive and be contemplated by the recordation of this plat, unless expressly stated otherwise.
- 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 allow 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 Amended Preliminary Plan No. 12001039E entitled "Clarksburg Village".
- The development is subject to the terms and conditions as required by M-NCPPAC Site Plan No. 820050410, as amended, entitled "Clarksburg Village Phase 2".

Area Tabulation  
 Lots: 29,694 sq. ft. or 0.6817 Ac.  
 Parcels: 22,079 sq. ft. or 0.5069 Ac.  
 Streets: 10,900 sq. ft. or 0.2502 Ac.  
 Total: 62,673 sq. ft. or 1.4388 Ac.



7 Lots  
 2 Parcels  
 Total: 9.00 Acres

220111360

Department of Permitting Services  
 Montgomery County

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
 Asst. Secretary - Treasurer

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

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

Recorded: \_\_\_\_\_

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

M-NCPPAC Record File No.:

Subdivision Record Plat  
 Lots 23 through 29 & Parcels D & J, Block 00

**Clarksburg Village**

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

CPJ  
 Charles P. Johnson & Associates, Inc.  
 PROFESSIONAL LAND SURVEYORS  
 10000 WOODBRIDGE DRIVE, SUITE 100, GREENBELT, MD 20818-1000



**Surveyor's Certificate**

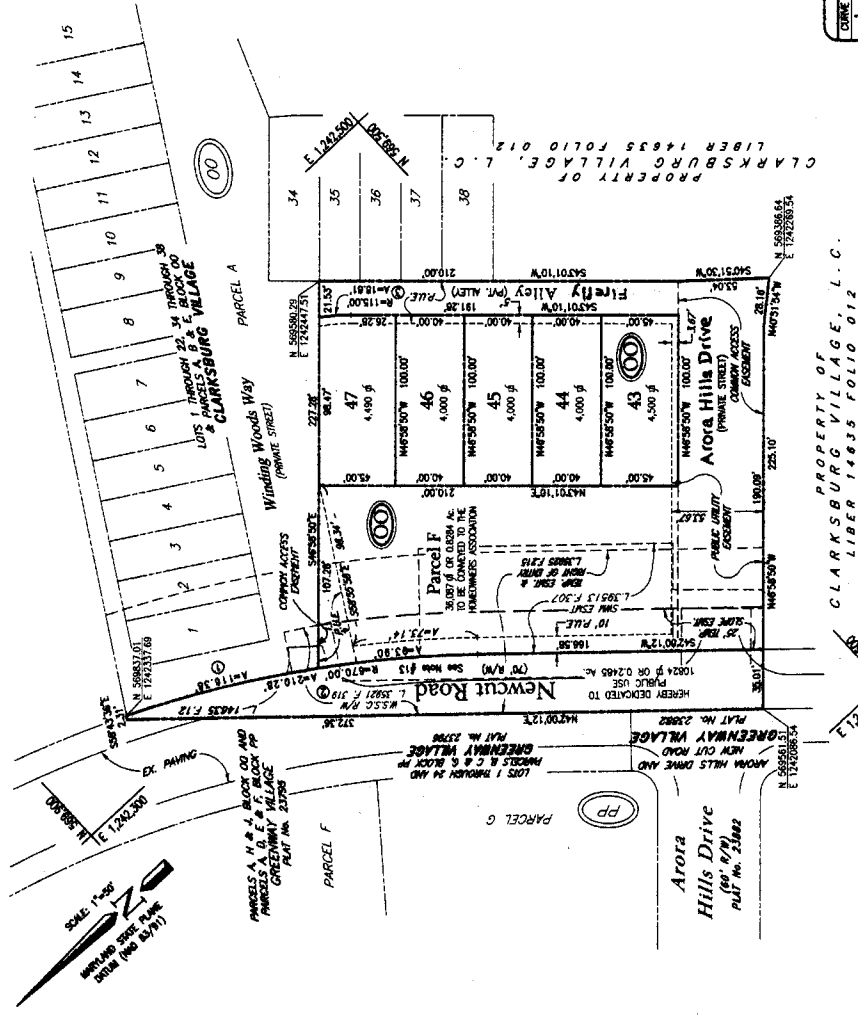
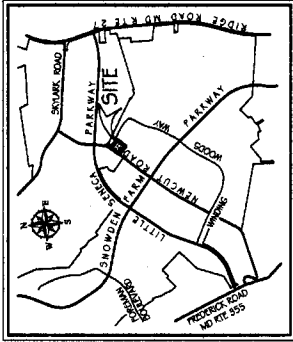
I hereby certify that the information shown herein is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village LLC, a Virginia limited liability company from Cornelia A. Watkins by deed dated January 15, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14635 at Folio 012;

I also 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 total area included in this subdivision record plat is 67,901 square feet of 1.5588 acres of land, of which 10,824 square feet, or 0.2485 acres of land are dedicated to public use.

Date: 10/13/11  
 [Signature]  
 Professional Land Surveyor  
 Maryland Reg. No. 20014  
 Exp. 1/09/2012

**Vicinity Map**  
 (Not to Scale)

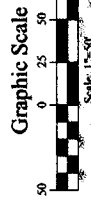


Area Tabulation

Lot:	20,490 sq ft or 0.4819 Ac.
Parcel:	36,097 sq ft or 0.8284 Ac.
Street:	10,824 sq ft or 0.2485 Ac.
Total:	67,901 sq ft or 1.5588 Ac.

CURVE TABLE

CURVE	INCHES	ARC	DELTA	TRANSIT	BEARING	CHORD
1	67.00	118.36	87.97°	28.34	S87°57'59"	118.23
2	115.00	199.19	172.26°	94.00	S53°03'34"	198.76
3	115.00	199.19	172.26°	94.00	S53°03'34"	198.76



3 Lots  
 1 Parcel  
 Tax Map: BV & BW  
**220111380**

**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 dedicates the streets to public use; Establishes the "Common Access Easement" as shown herein; Grants to Montgomery County, Maryland, Temporary Slope Easements, as shown herein; adjacent, contiguous, and parallel to all street right of way lines, said Temporary Slope Easements shall be extinguished after all public improvement relating said easements have been accepted for public maintenance; Grants Public Utility Easements as shown herein and as shown in the "Public Utility Easement" map of the subdivision of the property above and described in the Surveyor's Certificate, recorded among the Land Records of Montgomery County, Maryland in Liber 3534 at Folio 457, which said easements and provisions are incorporated herein by this reference; Subject to all current and applicable regulations of all federal, state and local governing agencies.

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

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property above herein except that certain Deed of Trust recorded in Liber 41827 at Folio 361 and the parties in interest therein have been indicated their assent.

Clarksburg Village, L.C.  
 a Virginia limited liability company  
 By: [Signature]  
 Thomas E. Marshall, Manager

We hereby assent to this subdivision Record Plat  
 Wells Fargo Bank National Association  
 Witness: [Signature]  
 Witness: [Signature]  
 Trustee: [Signature]  
 Trustee: [Signature]  
 Trustee: [Signature]  
 Trustee: [Signature]

**Plat No.:**

10. Private streets and private open space areas will be maintained by the Homeowners Associations, Montgomery County, Maryland will not participate in the maintenance of these private facilities.

11. This development conforms with the requirements of chapter 29(a) of the Montgomery County Code to provide moderately priced dwelling units.

12. Parcel F, Block OO is 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.

13. Existing Newcut Road, an existing public right of way by virtue of a "Commissioner's Report and Certificate" dated June 22, 1949 and recorded among the State Archives in the Montgomery County Roads Commission Record in Liber JA No.2 at Folio 469 and Plat recorded among the Land Records of Montgomery County, Maryland in Plat Book 1 at Plat No. 60.

14. Parcel F, Block OO is subject to a Common Access Easement as delineated herein, over Aroca Hills Drive private street, and is intended to provide unobstructed access to the general public in, over and throughout the roads and sidewalks, within said easement area. The Public Access of this area shall remain in effect until such time the property is redeveloped and a new subdivision plat is recorded which accords/confirmes its removal. Montgomery County, Maryland will not participate in the maintenance of these private facilities.

15. The property shown herein is being developed in accordance with TDR-4 standards. The following development right necessary for development has been conveyed to the owner:  
 Liber/Folio: L.30414 F.224 Date: July 13, 2005 TDR's: 16-81/94

**Subdivision Record Plat**  
**Lots 43 through 47, & Parcel F, Block OO**  
**Clarksburg Village**

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

**CPJ**  
 Charles F. Johnson & Associates, Inc.  
 Professional Land Surveyors  
 10000 Greenway Village, Suite 100  
 Clarksburg, MD 21784-1172

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

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
 Asst. Secretary/Treasurer

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

Department of Permitting Services  
 Montgomery County

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



# RECORD PLAT REVIEW SHEET

Plat Name: Clarksburg Village Plat Number: 22011320-1380  
 Plan Name: Clarksburg Village Plan Number: 12001030E  
 Plat Submission Date: 5/22/2011  
 DRD Plat Reviewer: S. Smith  
 DRD Prelim Plan Reviewer: C. Carver Checked: CAE Date 11/22/11

**Background Review:**

Signed Preliminary Plan - Date 11/3/10 Checked: Initial SJS Date 8/16/2011  
 Planning Board Resolution No. 10-70 Resolution Mailing Date 7/27/2010  
 Site Plan Required? Yes  No  Verified By: SJS (initial)  
 Site Plan Name: Clarksburg Village Phase II Site Plan Number: 820050410  
 Site Plan Signature Set - Date 4-23-10 Checked: Initial SJS Date 8/16/2011  
 Planning Board Resolution No. 09-24  
 Site Plan Reviewer Check: Initial \_\_\_\_\_ Date \_\_\_\_\_

**Review Items:** Lot # & Layout  Lot Area  Zoning  Bearings & Distances   
 Coordinates OK Plan #  Road/Alley Widths  Easements OK Open Space OK  
 Non-standard BRLs N/A 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	6-1-11	6-15-11	10/26/11	OK per J. Peard
Research	Bobby Fleury			6-2-11	OK
SHA	Corren Giles				
PEPCO	J. Schv				
Parks	Doug Powell				OK per B. Giles
DRD	Keiona Clark				Reverse Street Names

**Final DRD Review:**

Consultant Notified (Final Mark-up): Initial 8/16 & 11/1 Date SJS  
 Final Mylar & DXF/DWG Received: 10-11-11 and 11/15/11 SJS  
 Final Mylar Review Complete: 11-17-2011 SJS

**Board Approval of Plat:**

Plat Agenda: SJS 12-1-2011  
 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. \_\_\_\_\_







