

Plat Name: Clarksburg Village (4)
Plat #: 220110710 - 220110740

Location: Located on the west side of Rdige Road (MD 27), approximately 2,000 feet north of Morning Star Drive
Master Plan: Clarksburg
Plat Details: R-200/TDR zone; 65 lots; 5 parcels
Community Water, Community Sewer
Applicant: CLKBG, LLC

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.

PLAT NO.

AREA TABULATION

LOTS - 113,860 SQ. FT. OR 2.6087 AC.
STREETS - 51,148 SQ. FT. OR 1.1748 AC.
TOTAL - 170,360 SQ. FT. OR 3.9145 AC.

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown herein is correct, that it is a subdivision of part of the property conveyed by CLARKSBURG VILLAGE, LLC, a Virginia limited liability company and PEACOCK INVESTMENTS, LLC, Delaware limited liability company to CLUGS, LLC, a Maryland limited liability company, by a deed dated September 14, 2010 and recorded among the Land Records of Montgomery County, Maryland in Liber 40075 at Folio 165.

And that once engaged as described in the Owner's Certificate herein, all property corner markers shown thereon will be set as indicated 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 170,860 square feet or 3.9245 acres of land, of which 58,148 square feet is dedicated to public use.

Matthew J. Zell
 Date
 Matthew J. Zell
 Professional Land Surveyor
 Maryland Registration No. 21500
 License expires: 07/13/13

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 easement, fifteen (15) feet wide across the property, adjacent, contiguous, and parallel to all street right-of-way lines; said easement shall be extinguished at such time as the improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in and over the land herein identified as PUBLIC UTILITY EASEMENT and identified as PUE herein with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland in Liber 3634 at Folio 457, which said terms incorporated herein by the reference.

As owners of the 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(e)(2) of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages, or trusts affecting the property included in the plat of subdivision.

CLUGS, LLC, a Maryland limited liability company

Robin B. Leysner
 Date: 11-11-11
 Robin B. Leysner - Land/Authorized Person
 CLUGS, LLC

NOTES:

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, plat, or any other plan, showing the description of the property, approved by the Montgomery County Planning Board are incorporated by reference into this plat, unless expressly contradicted by the terms 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 herein is subject to the requirements of Chapter 20A, Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan and appropriate Agreements Prior to issuance of the Subdivision 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 the property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- W.S.S.C 200 scale reference: 231 MW 11.
- This property appears on Montgomery County Tax Map FY123.
- This plat is limited to the same and conditions of amended Preliminary Plan No. 12001000E and site Plan No. 83086910, entitled "Clarksburg Village".
- Zoned R-200/TDR.
- This development conforms with the requirements of Chapter 26(A) of the Montgomery County Code to provide adequately priced dwelling units.
- The property shown herein is being developed in accordance with TDR-3 standards. The following (2) Development Rights necessary for development have been conveyed to the owners at 10:00am: Liber 36461 Folio 457, dated December 28, 2009 as TDRS 12-8047 and 12-5046.

CLARKSBURG VILLAGE
 LOTS 35 thru 40, BLOCK AAA AND
 LOTS 30 thru 36, BLOCK BBB

CLARKSBURG VILLAGE
 CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50'

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PLAT NO.

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision of part of the property conveyed by CLARKSBURG VILLAGE, L.L.C., a Virginia limited liability company and FREDRICK INVESTMENTS, INC., a Delaware limited liability company and FREDRICK INVESTMENTS, L.L.C., a Delaware limited liability company to CLIBRE, LLC, a Maryland limited liability company, by a deed dated November 14, 2010 and recorded among the Land Records of Montgomery County, Maryland in Liber 46875 at Folio 102.

And that owner engaged as described in the Owner's Certificate hereon, all property corner metes shown thereon ——— 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 included in the subdivision record plat is 197,669 square feet or 4.5383 acres of land, of which 20,401 square feet is dedicated to public use.

David J. Bell
 Date: *Nov 21, 2011*

David J. Bell
 Professional Land Surveyor
 License Registration No. 21509
 License expires: 07/31/13

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt the plat of subdivision, dedicate the area shown hereon to public use, establish the minimum building setback lines, and grant to the City of Rockville the right to acquire the area shown hereon for public use for the purpose of providing a public utility easement. The (10) foot wide easement for public utility easement is shown on the plat and shall be subject to all such laws as the Montgomery County Code at the time of recording and shall be subject to all such laws as the Montgomery County Code at the time of recording and shall be subject to all such laws as the Montgomery County Code at the time of recording.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in and over the land herein identified as "PUBLIC UTILITY EASEMENT" and identified as PUE in the plat and the provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easement" recorded among the Land Records of Montgomery County, Maryland in Liber 46875 at Folio 102, which said terms incorporated herein by this reference.

Further, we grant to Montgomery County, Maryland, its successors, and assigns, an easement, in and over the land herein identified as "PUBLIC IMPROVEMENT EASEMENT" and identified as PIE in the plat and the provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Improvement Easement" recorded among the Land Records of Montgomery County, Maryland in Liber 46875 at Folio 102, which said terms incorporated herein by this reference.

Further, we hereby establish a Egress Easement as delineated hereon for the benefit of Lots 20, 21, 22, 23, 24, 25, 26, Block 888, subject to the terms and conditions set forth in a Memorandum of Association document to be recorded hereon.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any 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 taxes, actions at law, liens, mortgages, or trusts affecting the property included in the plat of subdivision.

CLIBRE, LLC, a Maryland limited liability company

Richard 11-14-11
 Date
 Brian Allen
 Market Manager/Land Authorized Person
 CLIBRE, LLC

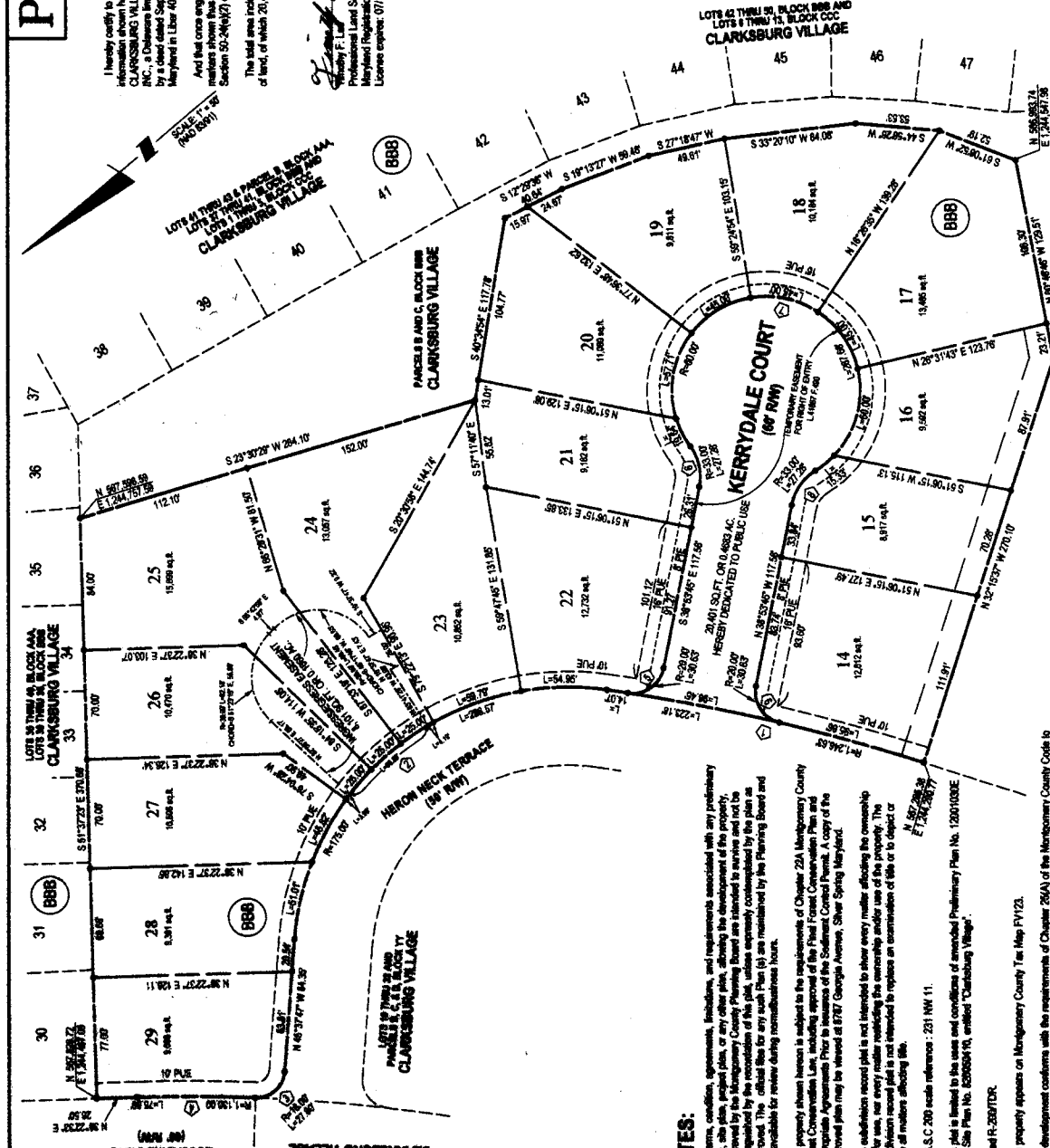
SUBDIVISION RECORD PLAT
 LOTS 14 thru 29, BLOCK 888

CLARKSBURG VILLAGE
 CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50'
 DECEMBER 2010



ROCKVILLE OFFICE
 2 Research Plaza, Suite 100
 Rockville, MD 20850 1.301.948.9007
 www.LSAmd.com

PLAT 6



AREA TABULATION

LOTS = 177,280 SQ.FT. OR 4.0700 AC.
STREETS = 20,401 SQ.FT. OR 0.4683 AC.
TOTAL = 197,681 SQ.FT. OR 4.5383 AC.

Curve Table

Chord Dist.	Chord Bearing	Radius	Length	Delta
1	N 51° 19' 26" E	111.89	223.18	223.18
2	N 53° 19' 26" E	111.89	223.18	223.18
3	N 61° 42' 11" W	187.09	374.18	374.18
4	N 48° 17' 59" E	374.18	748.36	748.36
5	N 64° 58' 23" W	374.18	748.36	748.36
6	S 62° 39' 28" E	374.18	748.36	748.36
7	S 51° 19' 26" E	111.89	223.18	223.18
8	N 12° 13' 01" W	111.89	223.18	223.18
9	N 82° 45' 32" E	111.89	223.18	223.18

- NOTES:**
- All terms, conditions, easements, limitations, and requirements associated with any preliminary plan, site plan, subdivision plan, or any other plan, affecting the development of the property shown on this plat, shall be subject to the provisions of the Montgomery County Planning Board as amended and shall be subject to the provisions of the Montgomery County Code. The official files for any such plan (as maintained by the Planning Board and available for review during normal business hours).
 - This property shown hereon is subject to the requirements of Chapter 22A Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan and the appropriate Agency Permit from the State Department of the Environment. A copy of the approved plan may be viewed at 6767 Georgia Avenue, Silver Spring, Maryland.
 - This subdivision record plat is not intended to show any matter affecting the ownership and/or use, nor any matter affecting the ownership and/or use of the property. The subdivision record plat is not intended to replace a transmission of title or to depict or note all matters affecting title.
 - W.S.C. 200 scale reference: 201 MM 11.
 - This plat is limited to the uses and conditions of attached Preliminary Plan No. 12001000E and Site Plan No. 62500A/0, entitled "Clarksburg Village".
 - Zoned R-280/TDR.
 - This property appears on Montgomery County Tax Map PY12.
 - This development conforms with the requirements of Chapter 26(A) of the Montgomery County Code to provide reasonably priced density units.
 - The property shown hereon is being developed in accordance with TDRS standards. The following TDRS Development Rights necessary for development have been conveyed to the owners as follows: Liber 36481 Folio 437, dated December 29, 2008 as TDRS 12-8080 and 12-8050.
 - Kerry Dale Court is subject to a Temporary Easement for Right of Entry recorded in Liber 41867 at Folio 460.

PARCELS B AND C, BLOCK 888
 CLARKSBURG VILLAGE



APPROVED _____ DATE _____

SECRETARY TREASURER

CHAIRMAN

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

RECORDED _____

PLAY _____

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

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

THE MOUNTAIN VIEW OF THE PLAT'S
 AREA AND AVAILABILITY OF PUBLIC
 HEARINGS AND WATER.

SURVEYOR'S CERTIFICATE

I, the undersigned, being duly qualified and licensed as a Professional Surveyor in the State of Maryland, do hereby certify that this plat is a true and correct representation of the land shown thereon, and that the same has been surveyed and measured in accordance with the provisions of the Surveyor's and Public Land Surveyors' Acts of the State of Maryland, and that the same is in accordance with the provisions of the Surveyor's and Public Land Surveyors' Acts of the State of Maryland, and that the same is in accordance with the provisions of the Surveyor's and Public Land Surveyors' Acts of the State of Maryland.

And that the same is in accordance with the provisions of the Surveyor's and Public Land Surveyors' Acts of the State of Maryland, and that the same is in accordance with the provisions of the Surveyor's and Public Land Surveyors' Acts of the State of Maryland.

Witness my hand and seal of office this 11th day of November, 2010.

Thomas J. Hall
 Thomas J. Hall
 Surveyor
 License No. 11000
 License Exp. 01/01/13

PLAT NO.

SCALE 1" = 50'

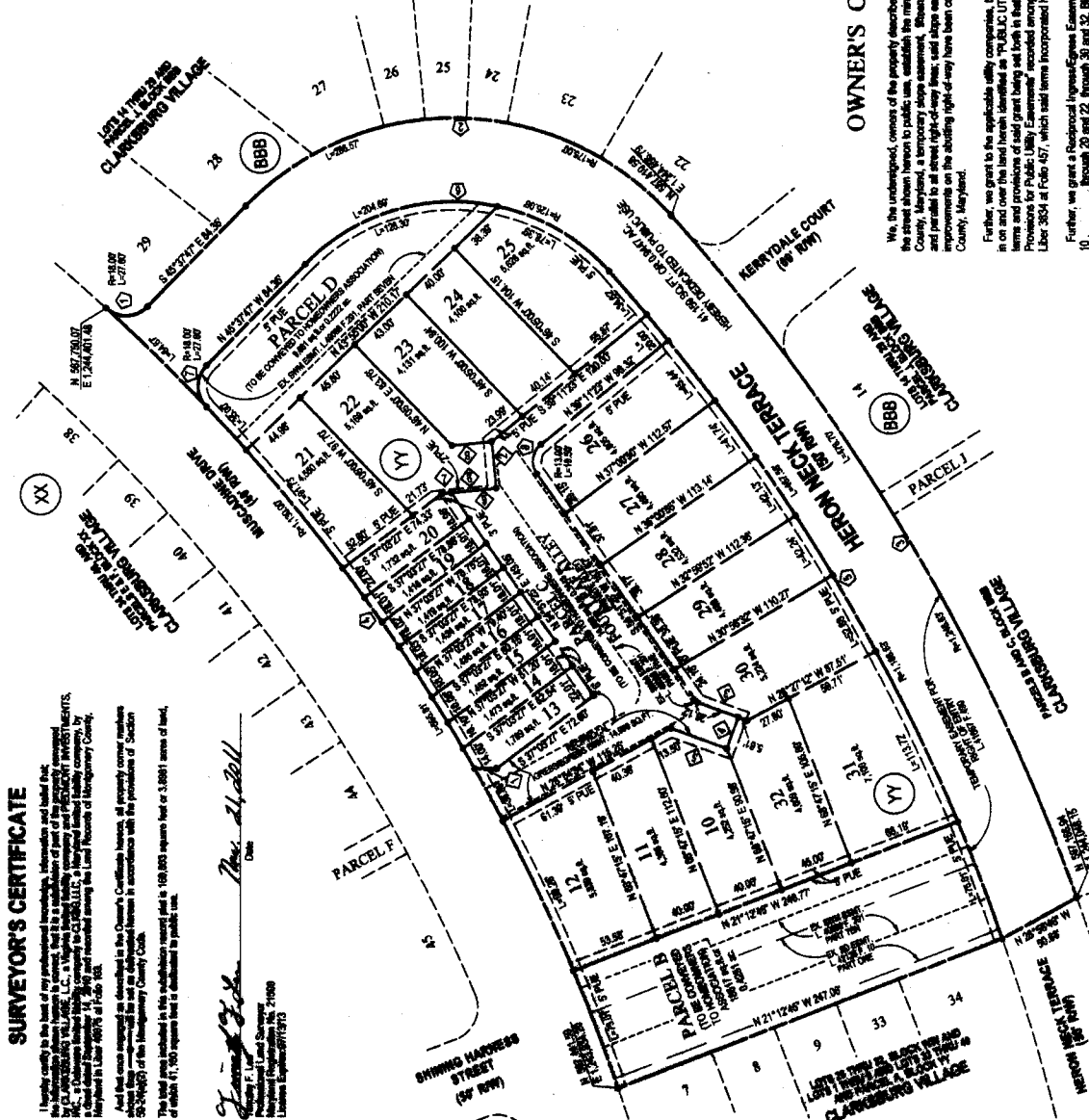
AREA TABLE

PARCELS = 43, 187, 301 FT. OR 0.916 AC.
LOTS = 46, 448, 301 FT. OR 1.014 AC.
STREETS = 41, 130, 301 FT. OR 0.847 AC.
TOTAL = 184, 803, 301 FT. OR 5.588 AC.

NOTES:

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, affecting the development of the property, approved by the Montgomery County Planning Board are incorporated herein and shall be deemed to be a part of this plat. Plan (a) are restrictions by the Planning Board and are available for review during normal business hours. Plan (b) are restrictions by the Planning Board and are available for review during normal business hours.
- This subdivision record plat is not intended to show any matter affecting the community and/or use, nor every matter relating to the community and/or use of the property. The subdivision record plat is not intended to replace an examination of title or to replace or take the place of a title search.
- W.S.S.C 200 state reference: 201 MW 11.
- This property appears on Montgomery County Tax Map PVI23.
- This plat is linked to the sales and conditions of recorded Preliminary Plan No. 12891688E and Site Plan No. 620200410, entitled "Clarksburg Village".
- Zoned R-200TOR.
- Parcels B, C, and D, Block YY 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 28346 at Page 576.
- Parcels B, C, and D, Block YY, shown herein are subject to the terms and conditions of a Declaration of Condominium, for the creation and maintenance of private streets, water distribution systems, and other common areas, recorded among the Land Records of Montgomery County, Maryland in Liber 41882 at Page 161.
- Parcels B, C, and D, Block YY, shown herein are to be conveyed to Homeowners Association.
- The development conforms to the requirements of Chapter 25(A) of the Montgomery County Code to provide moderately priced dwelling units.
- Open space areas and utility will be maintained by the Homeowners Association. Montgomery County, Maryland will not participate in the maintenance of these facilities.
- The property shown herein is being developed in accordance with TDMS standards. The following Two (2) Development Rights necessary for development have been conveyed to the owners as follows: Liber 28361 Page 437, dated December 28, 2008 as TDMS 10-8801 and 15-8802.
- Lots 30, 31 and 32, Block YY are subject to a Private Storm Drain Easement to be recorded among the Land Records of Montgomery County, Maryland.
- Herein Block Y is subject to a Temporary Easement for right of entry recorded in Liber 41887 at Page 480.

SCALE 1" = 50'



OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt the 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 easement, shown (15) feet wide across the property, adjacent, contiguous, and parallel to all street right-of-way lines, said easement shall be extinguished at such time as the improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the public utility companies, their respective successors, and assigns, an easement in and over the land hereby described as "PUBLIC UTILITY EASEMENT" and the same as P.U.E. in and over the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easement" recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Page 457, which said terms incorporated herein by this reference.

Further, we grant a Residential Easement as delineated herein for the benefit of Lots 10 through 22 and 22 through 30 and 32, Block YY, inclusive, subject to the terms and conditions set forth in an instrument to be recorded hereafter.

As a condition of this subdivision, we, our successors, agents and assigns will cause all property corners and all other necessary monuments to be set by a registered Maryland Surveyor in accordance with Section 60-246(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.

CLUGS, LLC, a Maryland limited liability company

11-14-11
 Brian Wilson
 Market Manager - Land/Authorized Person
 CLUGS, LLC

Curve Table	Length	Chord Bearing	Chord Dist.
1	18.00	S 01°42'11" E	24.97
2	37.00	S 01°16'58" W	25.61
3	74.00	S 09°11'45" W	47.77
4	111.00	N 58°31'05" E	35.52
5	148.00	N 57°21'21" E	44.61
6	185.00	N 57°21'21" E	54.97
7	222.00	N 57°21'21" E	64.61
8	259.00	N 57°21'21" E	74.97
9	296.00	N 57°21'21" E	84.61
10	333.00	N 57°21'21" E	94.97
11	370.00	N 57°21'21" E	104.61
12	407.00	N 57°21'21" E	114.97

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

APPROVED _____ DATE _____

SECRETARY TREASURER _____

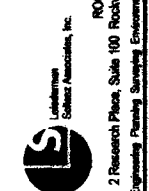
CHAIRMAN _____

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

RECORDED PLAT _____

DATE _____

DIRECTOR _____



LANDMARK SURVEY ASSOCIATES, INC.
 ROCKVILLE OFFICE
 2 Research Plaza, Suite 100, Rockville, MD 20850
 301.948.2750 / 301.948.9887
 www.LSAsurvey.com

SUBDIVISION RECORD PLAT
LOTS 10 thru 32, AND
PARCELS B, C & D, BLOCK YY
CLARKSBURG VILLAGE
 CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50' DECEMBER 2010

RECORD PLAT REVIEW SHEET

Plat Name: Clarksburg Village Plat Number: 220110710
 Plan Name: Clarksburg Village Plan Number: 12001030E
 Plat Submission Date: 1-14-2011
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: C. Carter Checked: _____ Date _____

Initial DRD Review:

Signed Preliminary Plan - Date 11-3-10 Checked: Initial SOS Date 3/25/11
 Planning Board Resolution - Date 7/27/10 Checked: Initial SOS Date 3/24/11
 Site Plan Req'd for Development? Yes No _____ Verified By: SOS (Initial)
 Site Plan Name: Clarksburg Village (Phase II) Site Plan Number: 820050410
 Planning Board Resolution - Date 6-23-09 Checked: Initial SOS Date 3/24/11
 Site Plan Signature Set - Date 4-23-10 Checked: Initial SOS Date 3-25-11
 Site Plan Reviewer Plat Approval: Checked: Initial SOS Date 7-6-2011

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates OK Plan # OK Road/Alley Widths OK Easements OK Open Space OK
 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 OK

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	1-19-2011	2/2/2011		Add Cat II <input checked="" type="checkbox"/>
Research	Bobby Fleury			1-24-11	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark			7-1-11	REVISE Street Name <input checked="" type="checkbox"/>

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>SOS</u>	<u>7/6/11</u>
Final Mylar & DXF/DWG Received:	<u>WM</u>	<u>11/3/11</u>
Final Mylar Review Complete:	<u>WM</u>	<u>12/7/11</u>
Board Approval of Plat:		
Plat Agenda:	<u>SOS</u>	<u>12/15/2011</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____

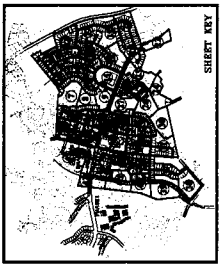
MCDPS Approval of Plat:

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. _____



LEGEND

- 1.00' TO 1.50' FLOODPLAIN
- 2.00' TO 2.50' FLOODPLAIN
- 3.00' TO 3.50' FLOODPLAIN
- 4.00' TO 4.50' FLOODPLAIN
- 5.00' TO 5.50' FLOODPLAIN
- 6.00' TO 6.50' FLOODPLAIN
- 7.00' TO 7.50' FLOODPLAIN
- 8.00' TO 8.50' FLOODPLAIN
- 9.00' TO 9.50' FLOODPLAIN
- 10.00' TO 10.50' FLOODPLAIN
- 11.00' TO 11.50' FLOODPLAIN
- 12.00' TO 12.50' FLOODPLAIN
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- 14.00' TO 14.50' FLOODPLAIN
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- 96.00' TO 96.50' FLOODPLAIN
- 97.00' TO 97.50' FLOODPLAIN
- 98.00' TO 98.50' FLOODPLAIN
- 99.00' TO 99.50' FLOODPLAIN
- 100.00' TO 100.50' FLOODPLAIN

DEVELOPER'S CERTIFICATE

BE FORESWORN AND TO BECOME AN OFFICER OF THE OFFICIAL RECORDS, COUNTY AND DISTRICT OF MONTGOMERY COUNTY, MARYLAND, I, THE DEVELOPER, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 08/11/2010

DEVELOPER: *Charles P. Johnson & Associates, Inc.*

PHASE 2 SITE PLAN

CLARKSBURG VILLAGE
CLARKSBURG (240) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

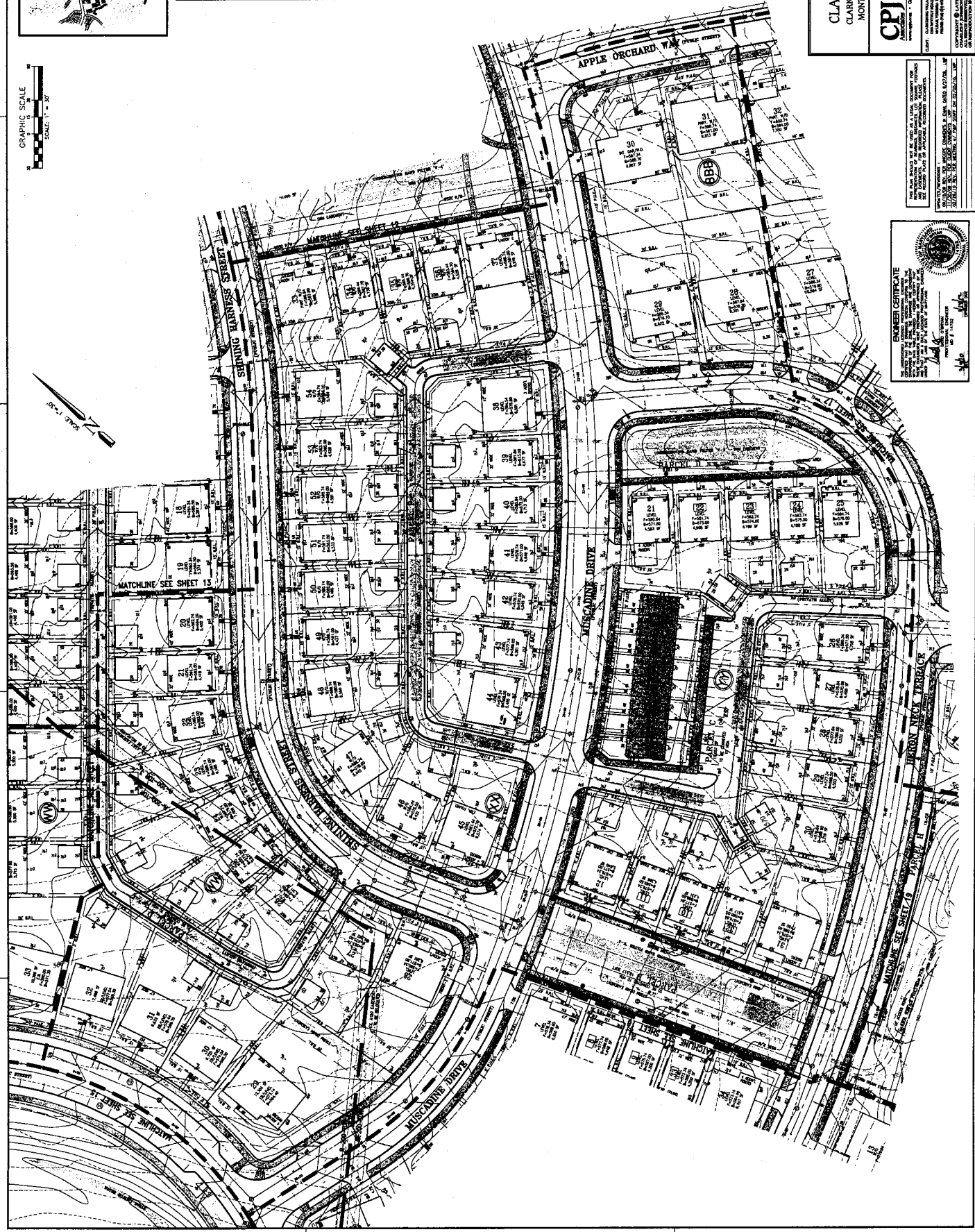
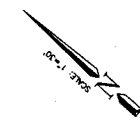
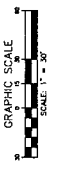
CPJ Charles P. Johnson & Associates, Inc.
10000 WOODBURN ROAD, SUITE 100, CLARKSBURG, MD 21714
301-251-1100

ENGINEER'S CERTIFICATE

I, THE ENGINEER, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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ENGINEER: *John P. Johnson*



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