

Plat Name: Clarksburg Village
Plat #: 220121340 - 220121350

Location: Located on the east side of the intersection of Newcut Road and Juniper Blossom Place

Master Plan: Clarksburg

Plat Details: R-200/TDR zone; 18 lots, 1 parcel
Community Water, Community Sewer

Applicant: Clarksburg Village L.C.

This subdivision plats have been reviewed by M-NCPPC staff 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.

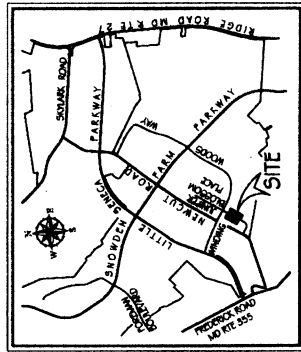
Surveyor's Certificate

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 Kingsland Manor Joint Venture, a Maryland joint venture, by deed dated March 27, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14771 at Folio 473;

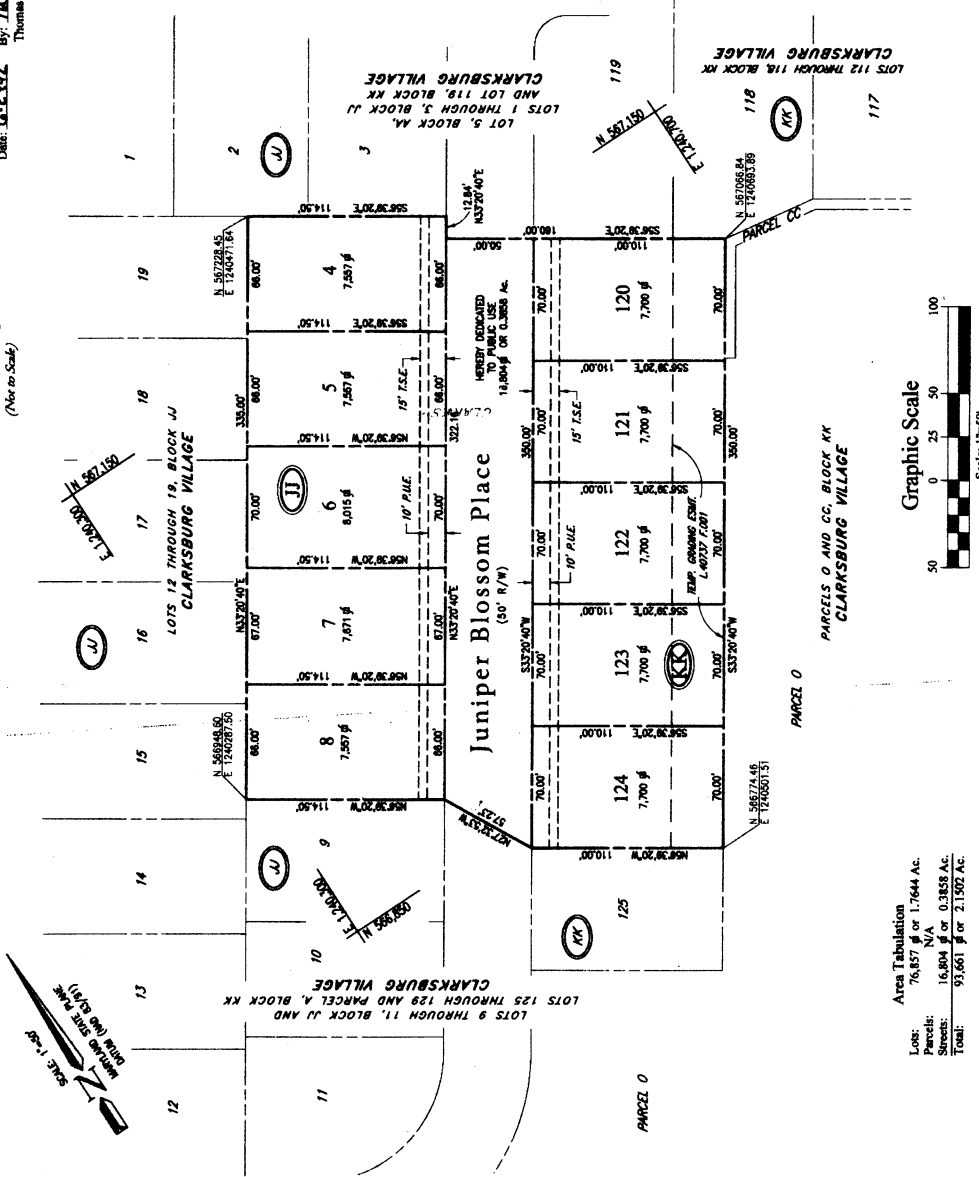
I also certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 93,661 square feet or 2.1502 acres of land, of which 16,804 square feet or 0.3838 of an acre of land is dedicated to public use.

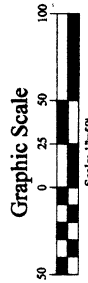
Date: 6/21/12
 David F. Deshob
 Property Line Surveyor
 Maryland No. 526
 Exp. 02/17/2013



Vicinity Map
 (Not to Scale)



Area Tabulation
 Lots: 76,857 sq ft or 1.7644 Ac.
 Parcels: 16,804 sq ft or 0.3838 Ac.
 Streets: 93,661 sq ft or 2.1502 Ac.



Owner's Certificate

The undersigned, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat. Establishes the minimum building restriction lines and dedicates the street to public use; Grants to Montgomery County, Maryland, Temporary Slope Easements as shown hereon and designated as T.S.E., 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 utility companies with the lines and provisions being set forth herein; and grants to Montgomery County, Maryland, Temporary Slope Easements as shown hereon and designated as T.S.E., 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 utility companies with the lines and provisions being set forth herein; and grants to Montgomery County, Maryland, Temporary Slope Easements as shown hereon and designated as T.S.E., 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.

I 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 aunts, actions as law, liens, leases, mortgages or trusts affecting the property shown hereon, except that certain deed of trust, recorded in Liber 41609 at Folio 402 and the parties in interest therein have below indicated their assent.

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

Date: 6-23-12 By: Thomas E. Marshall
 Thomas E. Marshall, Manager

Witness: [Signature]
 Witness: [Signature]
 Witness: [Signature]

Wells Fargo Bank National Association
 Trustee: [Signature]
 Trustee: [Signature]
 Trustee: [Signature]

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 plan as amended. The official files for each phase of the plan as amended, including all amendments, shall be 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 adjoining ownership and/or use, nor every matter pertaining to the ownership of the property. The Subdivision Record Plat is not intended to constitute 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. 120010306 entitled "Clarksburg Village".
- The development is subject to the terms and conditions as required by M-NCPEPC Site Plan No. 820050410, as amended, entitled "Clarksburg Village Phase 2".
- W.S.S.C. 200 scale reference: 231 NW 12.
- This property is zoned R-200/TDR.
- This Plat is subject to a Public Improvement Agreement (P.I.A.).
- The property shown hereon is being developed in accordance with TDR 3 standards. The following one (1) development right necessary for development has been conveyed to the owners:
 TDR
 L-30414 F.224 July 13, 2005 16-8248

Subdivision Record Plat
 Lots 4 through 8, Block JJ and
 Lots 120 through 124, Block KK
Clarksburg Village

Clarksburg (2nd) District
 Montgomery County, Maryland
 June, 2012 Scale: 1" = 50'

CPJ Charles P. Johnson & Associates, Inc.
 Surveyors & Engineers
 10000 Old Columbia Road, Suite 100
 Columbia, MD 21046
 Phone: 410-326-1330
 Fax: 410-326-1331

10 Lots
 Tax Map: EV
 220121340

Recorded:

Plat No.:

Department of Permitting Services,
 Montgomery County

Date

Discour

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

Approved:

Date

Chairman

Approved:

Date

Ast. Secretary

Treasurer

M-NCPEPC Record Plat No.

RECORD PLAT REVIEW SHEET

Plat Name: CLARKSBURG VILLAGE Plat Number: 220121340-220121360
 Plan Name: CLARKSBURG VILLAGE Plan Number: _____
 Plat Submission Date: 2/27/12
 DRD Plat Reviewer: W. Mylar
 DRD Prelim Plan Reviewer: C. Conner Checked: (WM) Date 3/27/12

Background Review:

Signed Preliminary Plan - Date 11/3/2010 Checked: Initial WM Date 3/28/12
 Planning Board Resolution No. 10-70 Resolution Mailing Date 7/27/10
 Site Plan Required? Yes No _____ Verified By: WM (initial)
 Site Plan Name: CLARKSBURG VILLAGE Site Plan Number: 820050410
 Site Plan Signature Set - Date 4/23/10 Checked: Initial WM Date 3/28/12
 Planning Board Resolution No. 09-24
 Site Plan Reviewer Check: Initial WM Date 3/29/12

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements Open Space N/A
 Non-standard BRLs N/A Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note 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	2/29/12	5/14/12	5/22/12	(390) Needs Datum
Research	Bobby Fleury	2/29/12	5/14/12	3/2/12	(390) Needs Datum
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):
 Final Mylar & DXF/DWG Received:
 Final Mylar Review Complete:

Initial WM Date 4/3/12
WM ~~7/5/12~~
WM 7/16/12

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

WM 7/26/12

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. _____

