Plat Name: **Village West at Germantown Town Center**
Plat #: **220121730-220121790**

Location: Located on Waters Road, 700 feet south of Wisteria Drive.
Master Plan: Germantown Sector Plan
Plat Details: RMX-2 zone; 166 lots, 11 parcels
Community Water, Community Sewer
Owner: K. Hovnanian Homes of Maryland I, LLC

The 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. 12011009A (MCPB Resolution No. 12-145) and with Site Plan No. 82011013A (Certified Site Plan dated April 11, 2013), 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.

SURVEYOR'S CERTIFICATE

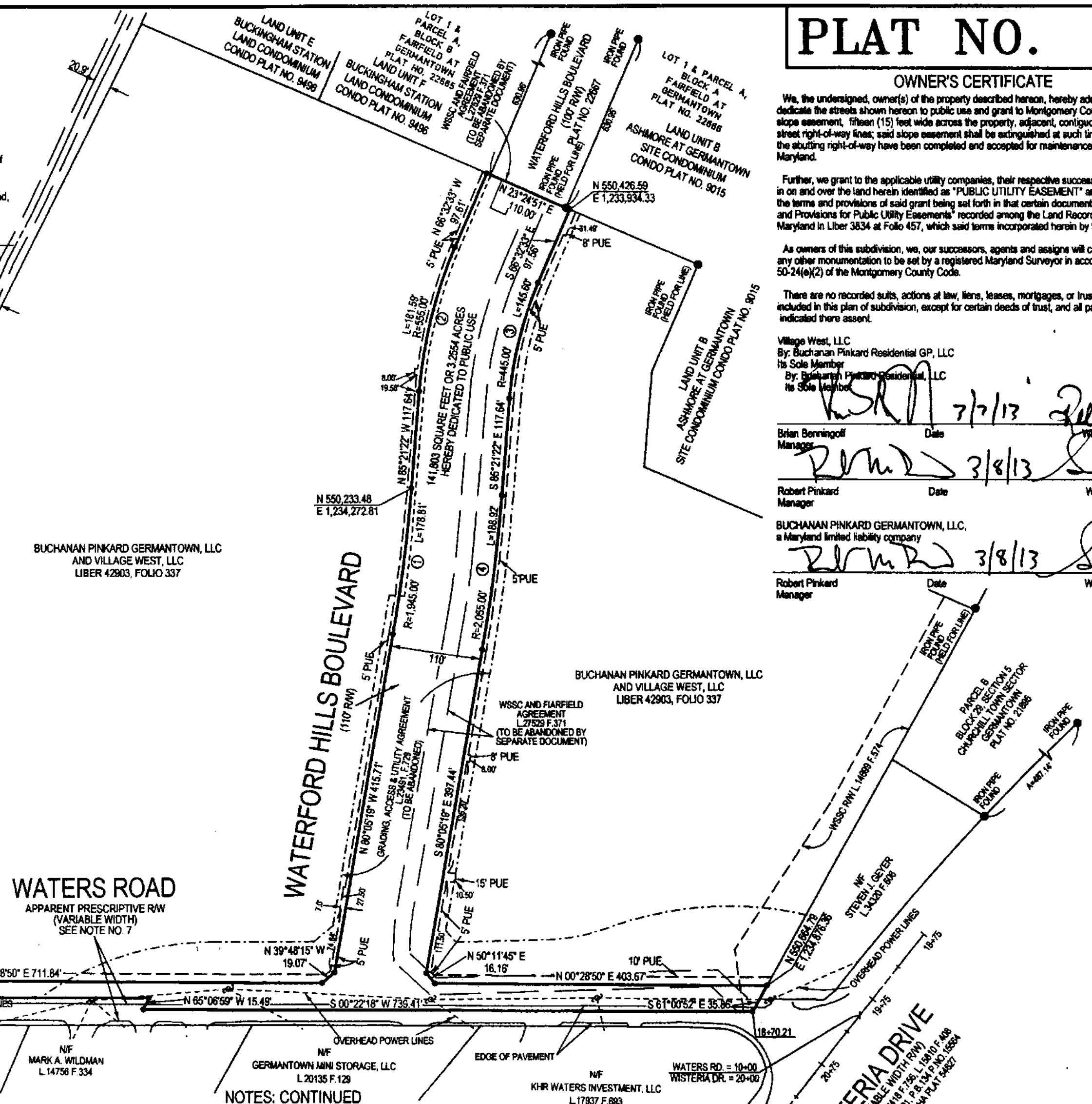
I hereby certify to the best of my professional knowledge, information and belief that; the information shown hereon is correct, that it is a subdivision of part of the property conveyed by Vernon E. Martens, Trustee of the Martens Family Trust Agreement to Buchanan Pinkard Germantown, LLC, a Maryland limited liability company and Village West, LLC, a Maryland limited liability company, by deed dated December 15, 2011 and recorded among the Land Records of Montgomery County, Maryland in Liber 42903 at Folio 337.

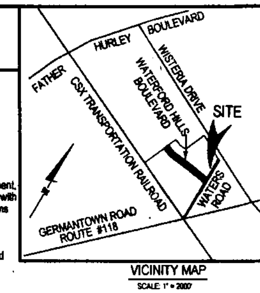
And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus —●— will be set as delineated hereon in accordance with the provisions of Section 50-24(e)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 141,803 square feet or 3.2554 acres of land, of which all is dedicated to public use.

Timothy F. Lee — March 1, 2013

Timothy F. Lee
Professional Land Surveyor
Maryland Registration No. 21509
License Expires: 07/13/13
Date





VICINITY MAP
SCALE: 1" = 2000'

OWNER'S CERTIFICATE

We, the undersigned, owner(s) of the property described hereon, hereby adopt this plat of subdivision, dedicate the streets shown hereon to public use and grant to Montgomery County, Maryland, a temporary slope easement, fifteen (15) feet wide across the property, adjacent, contiguous, and parallel to all street right-of-way lines; said slope 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 on and over the land herein identified as "PUBLIC UTILITY EASEMENT" and identified as PUE hereon 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 3834 at Folio 457, which said terms incorporated herein by this reference.

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(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 this plan of subdivision, except for certain deeds of trust, and all parties in interest, thereto have indicated there assent.

Village West, LLC
By: Buchanan Pinkard Residential GP, LLC
Its Sole Member
By: Buchanan Pinkard Residential, LLC
Its Sole Member

Brian Benningoff, Manager — Date 7/7/13 — Witness/Attest

Robert Pinkard, Manager — Date 3/8/13 — Witness/Attest

BUCHANAN PINKARD GERMANTOWN, LLC, a Maryland limited liability company

Robert Pinkard, Manager — Date 3/8/13 — Witness/Attest

EAGLEBANK, a Maryland-chartered bank (L.42903 F.344 & L.43371 F.295)
Name:
Title:
Witness — Date 3/7/2013

NVR, Inc., a Virginia corporation (L.43371 F.295)
Name:
Title: V.P.
Witness — Date 3/7/13

GPO VAMO, LLC (L.42903 F.344)
Name:
Title: Vice President
Witness — Date 3/4/13

LOUDOUN COMMERCIAL TITLE, LLC (L.42903 F.344 & L.43371 F.295)
Name: Robert M. Gordon
Title: President
Witness — Date 3/8/13

NOTES

1. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such Plan(s) are maintained by the Planning Board and are available for review during normal business hours.
2. The 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 appropriate Agreements Prior to issuance of the Sediment Control Permit.

NOTES: CONTINUED

3. 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.
4. W.S.S.C 200 scale reference : 227 NW 13
5. This property appears on Montgomery County Tax Maps EU 341 and EU342.
6. This plat is limited to the uses and conditions of amended Preliminary Plan No. 120110090 and Site Plan No. 820110130, entitled "Martens Property".
7. No deed or plat could be found that established the right of way for the existing road and that the road is maintained by Montgomery County, Maryland.

⊘ = POWER / UTILITY POLE

Curve Table

○	Delta	Radius	Length	Tangent	Chord Bearing	Chord Dist.
1	05°16'03"	1,945.00'	178.81'	89.47'	N 82°43'21" W	178.75'
2	18°44'49"	555.00'	181.59'	91.62'	N 75°58'58" W	180.78'
3	18°44'49"	445.00'	145.60'	73.46'	S 75°58'58" E	144.96'
4	05°16'03"	2,055.00'	188.92'	94.53'	S 82°43'21" E	188.86'

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

APPROVED - ____________

CHAIRMAN — SECRETARY TREASURER

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

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED - ____________ DATE

DIRECTOR

RECORDED ____________
PLAT ____________

100 50 0 100 200
SCALE: 1" = 100'

SUBDIVISION RECORD PLAT
STREET DEDICATION
WATERS ROAD AND WATERFORD HILLS BOULEVARD
VILLAGE WEST AT GERMANTOWN TOWN CENTER

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100' JANUARY 2012
P&P # 220121730

Loiederman Soltesz Associates, Inc.

ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 t.301.948.2750, f.301.948.9067
Engineering Planning Surveying Environmental Sciences www.LSAssociates.net

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owner(s) of the property described hereon, hereby adopt this plat of subdivision, establish minimum building restriction lines and grant to Montgomery County, Maryland, a temporary slope easement, fifteen (15) feet wide across the property, adjacent, contiguous, and parallel to all street right-of-way lines; said slope 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 on and over the land herein identified as "PUBLIC UTILITY EASEMENT" and identified as PUE hereon 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 3834 at Folio 457, which said terms incorporated herein by this reference.

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(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 this plan of subdivision, except for certain deeds of trust, and all parties in interest, thereto have indicated there assent.

Village West, LLC
By: Buchanan Pinkard Residential GP, LLC
Its Sole Member
By: Buchanan Pinkard Residential, LLC
Its Sole Member)

Brian Benningoff — Date 3/7/13 — Witness/Attest Rebecca
Manager

Robert Pinkard — Date 3/8/13 — Witness/Attest
Manager

EAGLEBANK, a Maryland-chartered bank (L.42903 F.344 & L.43371 F.295)

Name: Brian Bar — Date 8/7/10 — Witness/Attest: Lynn Porter
Title: Vice President

BUCHANAN PINKARD GERMANTOWN, LLC,
a Maryland limited liability company

Robert Pinkard — Date 3/8/13 — Witness/Attest
Manager

NVR, Inc., a Virginia corporation (Deed of trust L.43371 F. 295)

Name: [illegible] — Date 3/17/13 — Witness/Attest
Title: V.P.

GPO VAMD, LLC (Deed of Trust L.42903 F. 344)

Name: [illegible] — Date 3/6/13 — Witness/Attest
Title: Vice President

LOUDOUN COMMERCIAL TITLE, LLC (L.42903 F.344 & L.43371 F.295)

Name: Robert M. Gorka — Date 3/8/13 — Witness/Attest John L. Markuck
Title: PRESIDENT

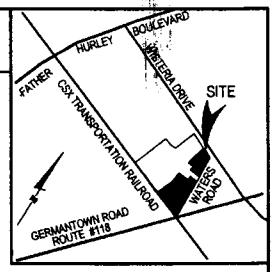
SURVEYOR'S CERTIFICATE

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 Vernon E. Martens, Trustee of the Martens Family Trust Agreement to Buchanan Pinkard Germantown, LLC, a Maryland limited liability company and Village West, LLC, a Maryland limited liability company by a Confirmatory deed dated December 15, 2011 and recorded among the Land Records of Montgomery County, Maryland in Liber 42903 at Folio 337.

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

The total area included in this subdivision record plat is 378,110 square feet or 8.6802 acres of land, of which none is dedicated to public use.

Timothy F. Lee — March 1, 2013
Professional Land Surveyor
Maryland Registration No. 21509
License Expires: 07/13/13



VICINITY MAP
SCALE: 1" = 2000'

SCALE: 1" = 80'
(NAD 83/91)

NOTES

1. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such Plan(s) are maintained by the Planning Board and are available for review during normal business hours.

2. The 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 appropriate Agreements Prior to issuance of the Sediment Control Permit.

NOTES:CONTINUED

3. 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.

4. W.S.S.C 200 scale reference : 226 & 227 NW 13

5. This property appears on Montgomery County Tax Maps EU341 and EU342.

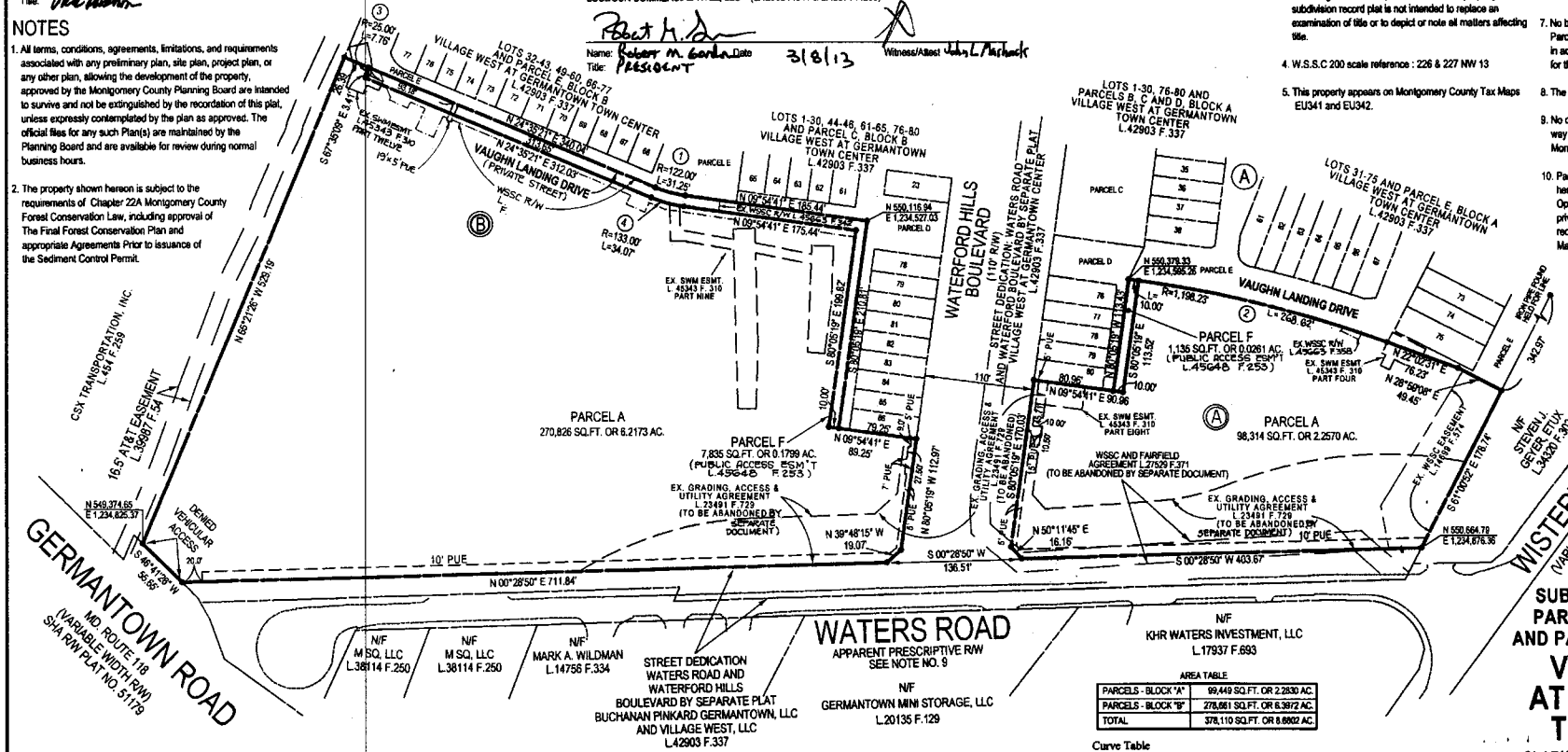
6. This plat is limited to the uses and conditions of amended Preliminary Plan No. 120110090 and Site Plan No. 820110130, entitled "Martens Property".

7. No building permits may be issued for Parcel A, Block A and Parcel A, Block B until a public access easement is recorded in accordance with the amended site plan (820110130A), for the area within Parcel A, Block A and Parcel A, Block B.

8. The parcels shown hereon are zoned RMX-2.

9. No deed or plat could be found that established the right of way for the existing road and that the road is maintained by Montgomery County, Maryland.

10. Parcels A and F, Block A and ParcelsA and F, Block B shown hereon are subject to the terms and conditions of a "Common Open Space 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 45648 at Folio 236.



AREA TABLE

PARCELS - BLOCK "A"	99,449 SQ.FT. OR 2.2830 AC.
PARCELS - BLOCK "B"	278,661 SQ.FT. OR 6.3972 AC.
TOTAL	378,110 SQ.FT. OR 8.6802 AC.

Curve Table

	Delta	Radius	Length	Tangent	Chord Bearing	Chord Dist.
1	14°40'40"	122.00'	31.25'	15.71'	N 17°15'01" E	31.17'
2	12°50'40"	1,198.23'	268.62'	134.87'	N 15°37'10" E	268.06'
3	17°47'41"	25.00'	7.76'	3.91'	N 76°28'59" W	7.73'
4	14°40'40"	133.00'	34.07'	17.13'	S 15°37'10" W	33.98'

80 40 0 80 160
SCALE: 1" = 80'

SUBDIVISION RECORD PLAT
PARCELS A AND F, BLOCK A
AND PARCELS A AND F, BLOCK B
VILLAGE WEST AT GERMANTOWN TOWN CENTER

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 80' JANUARY 2012
P&P #220121740

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

APPROVED - _____

CHAIRMAN — SECRETARY TREASURER

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

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED - _____ DATE

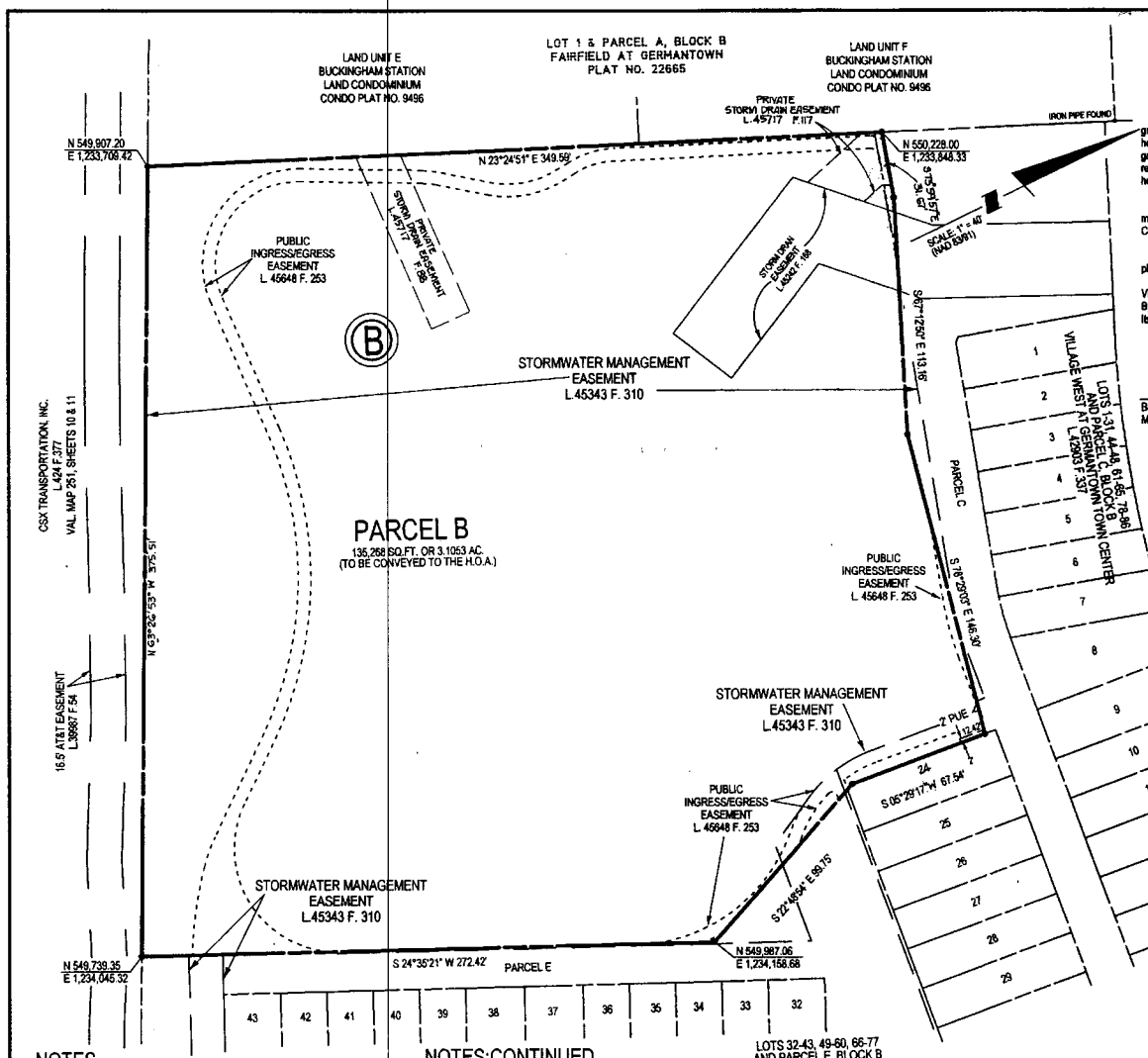
DIRECTOR

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

RECORDED _____
PLAT _____

Loiederman Soltesz Associates, Inc.
ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 t.301.948.2750 f.301.948.9067
Engineering Planning Surveying Environmental Sciences www.LSAssociates.net

PLAT NO.



OWNER'S CERTIFICATE

We, the undersigned, owner(s) of the property described hereon, hereby adopt this plat of subdivision and further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in, on and over the land herein described as "PUBLIC UTILITY EASEMENT" and identified as PUE hereon 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 3834 at Folio 457, which said terms incorporated herein by this reference.

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(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 this plan of subdivision, except for certain deeds of trust, and all parties in interest, thereto have indicated their assent.

Village West, LLC
By: Buchanan Pinkard Residential GP, LLC
Its Sole Member
By: Buchanan Pinkard Residential, LLC
Its Sole Member

3/7/13 — Brian Benningoff, Manager — Date — Witness/Attest

3/8/13 — Robert Pinkard, Manager — Date — Witness/Attest

EAGLEBANK, a Maryland-chartered bank (L.42903 F.344 & L.43371 F.295)

Name: Brian Stoner — Date 3/7/13
Title: Vice President

Witness/Attest

BUCHANAN PINKARD GERMANTOWN, LLC, a Maryland limited liability company

3/8/13 — Robert Pinkard, Manager — Date

Witness/Attest

NVR, Inc., a Virginia corporation (L.43371 F. 295)

Name: D. Gordon — Date 3/7/13
Title: V.P.

3/7/13 — Witness/Attest

GPO VAMD, LLC (L.42903 F. 344)

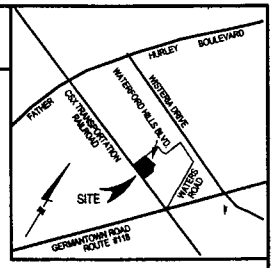
Name: Joseph A. Verrengia — Date 3/6/13
Title: Vice President

Witness/Attest

LOUDOUN COMMERCIAL TITLE, LLC (L.42903 F.344 & L.43371 F.295)

Name: Robert M. Gordon — Date 3/8/2013
Title: President

Witness/Attest JOHN L. MASHACK



VICINITY MAP
SCALE: 1" = 2000'

NOTES

1. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such Plan(s) are maintained by the Planning Board and are available for review during normal business hours.
2. The 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 appropriate Agreements Prior to issuance of the Sediment Control Permit.
3. 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.

NOTES:CONTINUED

4. W.S.S.C 200 scale reference : 227 NW 13
5. This property appears on Montgomery County Tax Map EU342.
6. This plat is limited to the uses and conditions of amended Preliminary Plan No. 120110090 and Site Plan No. 820110130, entitled "Martens Property".
7. Parcel B, Block B shown hereon are subject to the terms and conditions of a "Common Open Space 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 45648 at Folio 236.
8. The parcel shown hereon is zoned RMX-2.
9. Parcel B, Block B shown hereon is 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 578.

NOTES : CONTINUED

10. THE SUBJECT PROPERTY SHOWN HEREON IS SUBJECT TO A MEMORANDUM OF LAND RESTRICTIONS FOR DAM OR RESERVOIR DATED JANUARY 17, 2013 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AS LIBER 46049 AT FOLIO 8.

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 Vernon E. Martens, Trustee of the Martens Family Trust Agreement to Buchanan Pinkard Germantown, LLC, a Maryland limited liability company and Village West, LLC, a Maryland limited liability company by deed dated December 15, 2011 and recorded among the Land Records of Montgomery County, Maryland in Liber 42903 at Folio 337.

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

The total area included in this subdivision record plat is 135,268 square feet or 3.1053 acres of land, of which none is dedicated to public use.

March 1, 2013
Timothy F. Lee — Date
Professional Land Surveyor
Maryland Registration No. 21509
License Expires: 07/13/13

40 20 0 40 80
SCALE: 1" = 40'

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

APPROVED - _____

CHAIRMAN — SECRETARY TREASURER

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

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED - _____ DATE

DIRECTOR

RECORDED _____
PLAT _____

SUBDIVISION RECORD PLAT
PARCEL B, BLOCK B

VILLAGE WEST AT GERMANTOWN TOWN CENTER

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' JANUARY 2012
P&P 820121750

Loiederman Soltesz Associates, Inc.
ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 (301.948.2750 (301.948.9067
Engineering Planning Surveying Environmental Sciences www.LSAssociates.net

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owner(s) of the property described hereon, hereby adopt this plat of subdivision, establish minimum building restriction lines and grant to Montgomery County, Maryland, a Temporary Slope Easement, fifteen (15) feet wide across the property, adjacent, contiguous, and parallel to all street right of way lines, unless otherwise shown; said slope 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.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in, on and over the land herein described as "PUBLIC UTILITY EASEMENT" and identified as PUE hereon 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 3834 at Folio 457, which said terms incorporated herein by this reference.

Further, we grant to the Homeowner Association a Sidewalk Maintenance Easement, designated hereon as "SME" for the installation, maintenance, inspection, removal and re-installation of the sidewalk within the said easement

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(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 this plan of subdivision, except for certain deeds of trust, and all parties in interest, thereto have indicated there assent.

Village West, LLC
By: Buchanan Pinkard Residential GP, LLC
Its Sole Member
By: Buchanan Pinkard Residential, LLC
Its Sole Member

Brian Benningoff — Date 3/7/13 — Witness/Attest
Manager

Robert Pinkard — Date 3/8/13 — Witness/Attest
Manager

NVR, Inc., a Virginia corporation (L.43371 F. 295)

Name: — Date 3/7/13 — Witness/Attest
Title V.P.

BUCHANAN PINKARD GERMANTOWN, LLC,
a Maryland limited liability company

Robert Pinkard — Date 3/8/13 — Witness/Attest
Manager

EAGLEBANK, a Maryland-chartered bank (L.42903 f.344 & L.43371 F.295)

Name: — Date 3/7/13 — Witness/Attest
Title Vice President

GPO VAMD, LLC (L.42903 F. 344)

Name: — Date 3/6/13 — Witness/Attest
Title Vice President

LOUDOUN COMMERCIAL TITLE, LLC (L42903 F.344 & L.43371 F.295)

Name: Robert M. Gaudio — Date 3/8/13 — Witness/Attest John L. Marhack
Title President

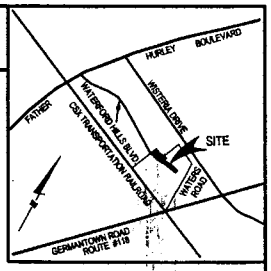
SURVEYOR'S CERTIFICATE

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 Vernon E. Martens, Trustee of the Martens Family Trust Agreement to Buchanan Pinkard Germantown, LLC, and Village West, LLC by deed dated December 15, 2011 and recorded among the Land Records of Montgomery County, Maryland in Liber 42903 at Folio 337.

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

The total area included in this subdivision record plat is 95,707 square feet or 2.1971 acres of land, of which none is dedicated to public use.

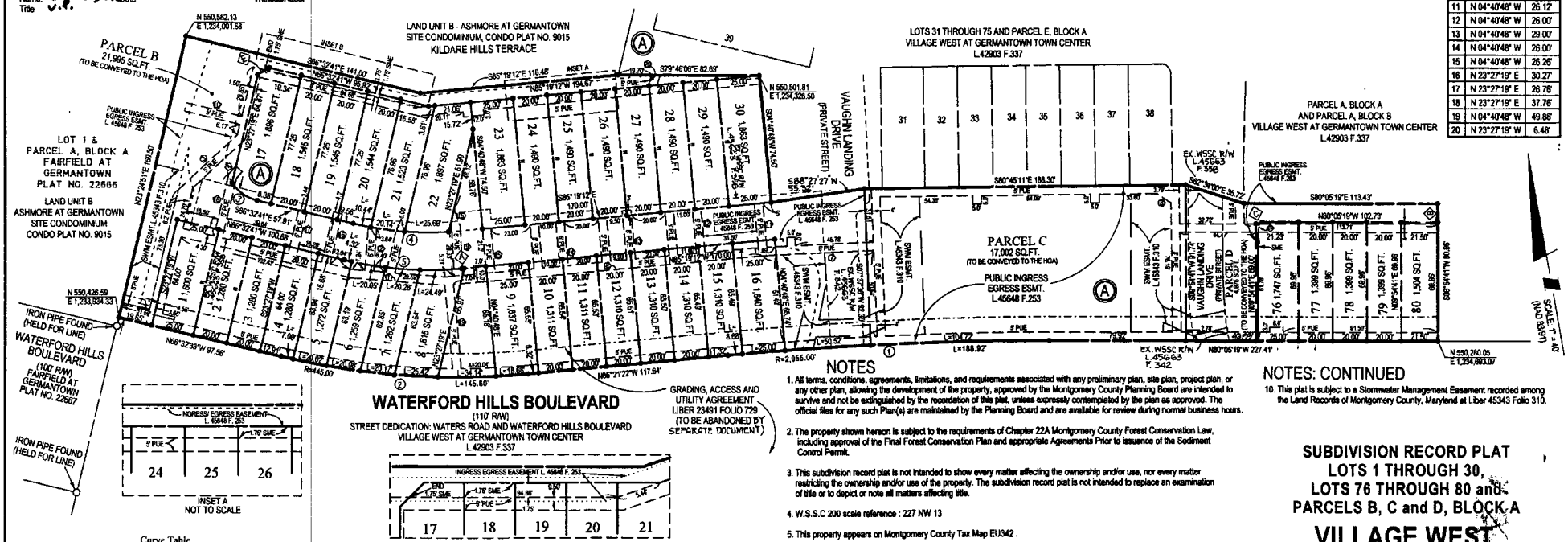
Timothy F. Lee — Date March 1, 2013
Professional Land Surveyor
Maryland Registration No. 21509
License Expires: 07/13/13



VICINITY MAP
SCALE: 1" = 2000'

PUE Line Table

	Direction	Length
1	S 75°30'15" E	55.02'
2	S 14°29'45" W	25.20'
3	N 57°02'00" E	50.74'
4	S 49°49'23" W	6.26'
5	S 10°02'06" E	10.73'
6	N 85°19'12" W	182.09'
7	N 82°54'11" W	65.32'
8	N 47°28'13" W	9.94'
9	S 07°12'33" W	28.87'
10	N 66°32'41" W	33.14'
11	N 04°40'48" W	26.12'
12	N 04°40'48" W	26.00'
13	N 04°40'48" W	29.00'
14	N 04°40'48" W	26.00'
15	N 04°40'48" W	26.26'
16	N 23°27'19" E	30.27'
17	N 23°27'19" E	26.76'
18	N 23°27'19" E	37.76'
19	N 04°40'48" W	49.88'
20	N 23°27'19" W	6.48'



Curve Table

	Delta	Radius	Length	Tangent	Chord Bearing	Chord Dist.
1	05°16'03"	2,055.00'	188.92'	94.53'	N 82°43'21" W	188.86'
2	18°44'49"	445.00'	145.60'	73.46'	N 75°58'58" W	144.95'
3	43°56'35"	24.00'	18.41'	9.68'	S 44°34'23" E	17.96'
4	17°03'25"	189.00'	56.27'	28.34'	S 75°04'23" E	56.06'
5	18°46'31"	211.00'	69.14'	34.88'	N 75°55'56" W	68.83'

Line Table

	Direction	Length
A	N 85°19'12" W	1.49'
B	S 09°54'41" W	11.00'
C	S 85°37'14" W	3.89'
D	N 17°28'41" E	7.79'
E	N 68°27'19" E	8.00'

AREA TABLE

LOTS	62,036 SQ.FT. OR 1.1946 AC.
PARCELS	43,672 SQ.FT. OR 1.0025AC.
TOTAL	95,707 SQ.FT. OR 2.1971 AC.

NOTES

1. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such Plan(s) are maintained by the Planning Board and are available for review during normal business hours.
2. The 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 appropriate Agreements Prior to issuance of the Sediment Control Permit.
3. 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.
4. W.S.S.C 200 scale reference : 227 NW 13
5. This property appears on Montgomery County Tax Map EU342 .
6. This plat is limited to the uses and conditions of amended Preliminary Plan No. 120110090 and Site Plan No. 820110130, entitled "Martens Property".
7. Parcels B, C, and D , Block A 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 578.
8. Parcels B, C and D, Block A shown hereon are subject to the terms and conditions of a "Common Open Space 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 45648 at Folio 236.
9. The lots and parcels shown hereon are zoned RMX-2.

NOTES: CONTINUED

10. This plat is subject to a Stormwater Management Easement recorded among the Land Records of Montgomery County, Maryland at Liber 45343 Folio 310.

SUBDIVISION RECORD PLAT
LOTS 1 THROUGH 30, LOTS 76 THROUGH 80 and PARCELS B, C and D, BLOCK A
VILLAGE WEST AT GERMANTOWN TOWN CENTER

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' JANUARY 2012

P&P 8220121760

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Engineering Planning Surveying Environmental Sciences www.LSAssociates.net

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

APPROVED - _____

CHAIRMAN — SECRETARY TREASURER

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

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED - _____ DATE

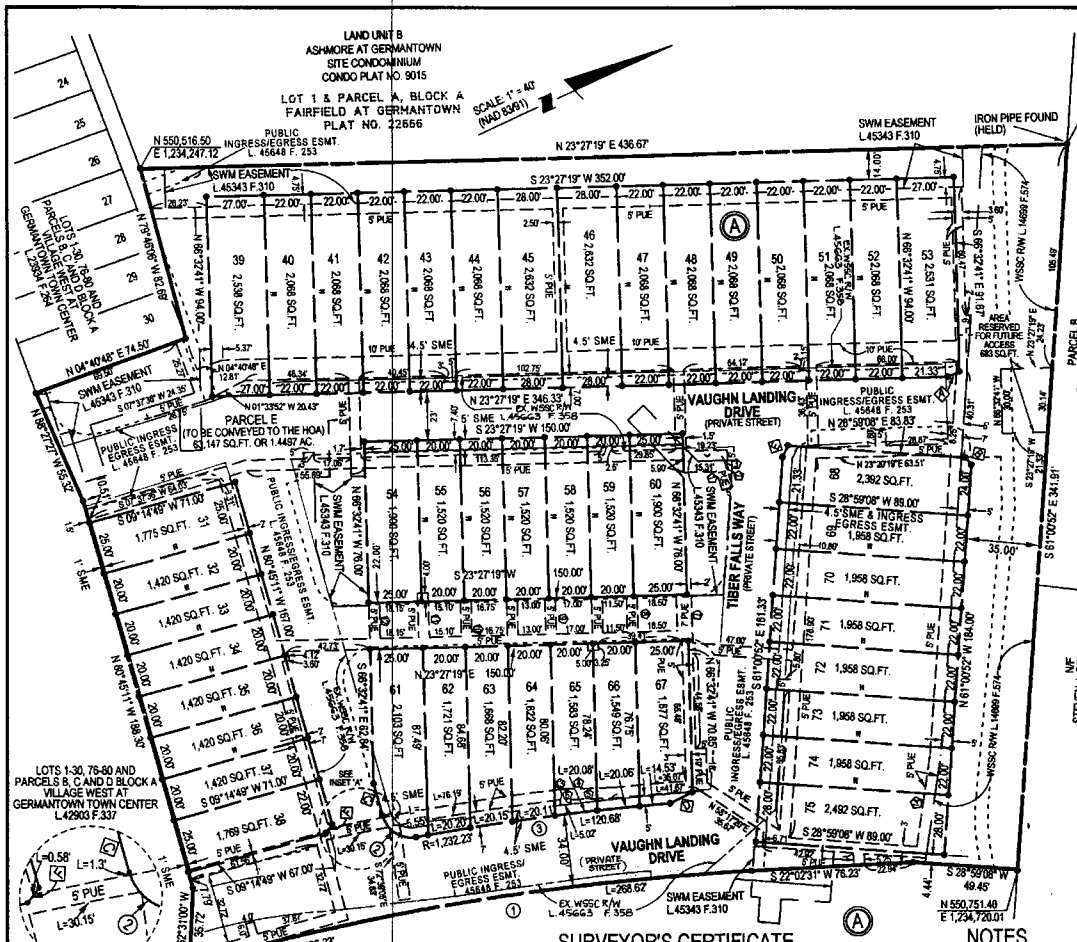
DIRECTOR

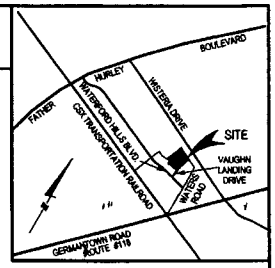
FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

RECORDED _____
PLAT _____

40 20 0 40 80
SCALE: 1" = 40'

PLAT NO.





VICINITY MAP
SCALE: 1" = 2000'

OWNER'S CERTIFICATE

We, the undersigned, owner(s) of the property described hereon, hereby adopt this plat of subdivision and establish minimum building restriction lines.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in, on and over the land herein described as "PUBLIC UTILITY EASEMENT" and identified as PUE hereon 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 this reference.

Further, we hold in reservation a piece of land, 683 square feet and designated hereon as "Area Reserved for Future Access" for access to Parcel B, Block 29, Section 5 Churchill Town Sector as shown on a plat recorded on Plat No. 21895, as required by site plan resolution No. 820110130.

And further, we grant to the Homeowner's Association a Sidewalk Maintenance Easement, designated hereon as "SME" for the installation maintenance, inspection, removal and re-installation of the sidewalk within the said easement.

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(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 this plan of subdivision, except for certain deeds of trust, and all parties in interest, thereto have indicated there assent.

Village West, LLC
By: Buchanan Pinkard Residential GP, LLC
Its Sole Member
By: Buchanan Pinkard Residential, LLC
Its Sole Member

Brian Benningoff — Date 3/7/13 — Witness/Attest
Manager

Robert Pinkard — Date 3/8/13 — Witness/Attest
Manager

BUCHANAN PINKARD GERMANTOWN, LLC,
a Maryland limited liability company

Robert Pinkard — Date 3/8/13 — Witness/Attest
Manager

NVR, Inc., a Virginia corporation (L.43371 F. 295)

Name: D.A. Title: J.P. — Date 3/8/13 — Witness/Attest

EAGLEBANK, a Maryland-chartered bank
(L.42903 F.344 & L.43371 F.295)

Name: Title: Vice President — Date 3/8/13
Witness/Attest

GPO VAMD, LLC (L.42903 F. 344)

Name: Title: Vice President — Date 3/6/13
Witness/Attest

LOUDOUN COMMERCIAL TITLE, LLC
(L.42903 F.344 & L.43371 F.295)

Name: Robert M. Title: President — Date 3/8/13
Witness/Attest

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 Vernon E. Martens, Trustee of the Martens Family Trust Agreement to Buchanan Pinkard Germantown, LLC, a Maryland limited liability companey and Village West, LLC, a Maryland limited liability company, by deed dated December 15, 2011 and recorded among the Land Records of Montgomery County, Maryland in Liber 42903 at Folio 337.

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

The total area included in this subdivision record plat is 148,447 square feet or 3.4079 acres of land, of which none is dedicated to public use.

March 1, 2013
Date

Timothy F. Lee
Professional Land Surveyor
Maryland Registration No. 21509
License Expires: 07/13/13

PUE Line Table

	Direction	Length
1	S 82°57'59" E	9.26'
2	N 82°57'59" W	13.00'
3	N 23°27'19" E	1.88'
4	N 23°27'19" E	23.44'
5	N 23°27'19" E	19.46'
6	S 66°32'41" E	2.14'
7	S 66°32'41" E	22.88'
8	S 66°32'41" E	17.00'
9	S 66°32'41" E	17.00'
10	S 66°32'41" E	17.00'
11	S 66°32'41" E	21.00'
12	S 66°32'41" E	17.00'
13	N 66°32'41" W	2.51'
14	N 56°46'17" W	43.47'

Line Table

	Direction	Length
A	N 01°04'32" E	6.13'
B	S 73°59'08" W	4.24'
C	S 80°45'11" E	15.55'
D	N 02°08'37" W	11.64'
E	S 40°05'23" E	6.07'
F	N 27°37'22" W	5.00'

AREA TABLE

LOTS	85,300 SQ.FT. OR 1.9582 AC.
PARCELS	63,147 SQ.FT. OR 1.4496 AC.
TOTAL	148,447 SQ.FT. OR 3.4079 AC.

Curve Table

	Delta	Radius	Length	Tangent	Chord Bearing	Chord Dist.
1	12°50'40"	1,198.23'	268.62'	134.87'	S 15°37'10" W	268.06'
2	84°30'51"	14.00'	20.65'	12.72'	N 56°09'24" E	18.83'
3	05°36'41"	1,232.23'	120.68'	60.39'	N 17°32'19" E	120.63'

NOTES

1. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such Plan(s) are maintained by the Planning Board and are available for review during normal business hours.
2. The 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 appropriate Agreements Prior to issuance of the Sediment Control Permit.
3. 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.
4. W.S.S.C 200 scale reference : 227 NW 13
5. This property appears on Montgomery County Tax Map EU342.
6. This plat is limited to the uses and conditions of amended Preliminary Plan No. 120110090 and Site Plan No. 820110130, entitled "Martens Property".
7. Parcel E, Block A shown hereon is 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 578
8. Parcel E, Block A shown hereon is subject to the terms and conditions of a "Common Open Space 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 45648 at Folio 236.
9. The lots and parcels shown hereon are zoned RMX-2.
10. This plat is subject to a Stormwater Management Easement recorded among the Land Records of Montgomery County, Maryland at Liber 45343 Folio 310.

40 20 0 40 80
SCALE: 1" = 40'

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

APPROVED - _____

CHAIRMAN — SECRETARY TREASURER

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

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED - _____ DATE

DIRECTOR

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

RECORDED _____
PLAT _____

SUBDIVISION RECORD PLAT
LOTS 31 THROUGH 75 AND
PARCEL E, BLOCK A

VILLAGE WEST AT GERMANTOWN TOWN CENTER

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' JANUARY 2012

PAP 820121770

Loiederman Soltesz Associates, Inc.
ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 t.301.948.2750 f.301.948.9067
Engineering Planning Surveying Environmental Sciences www.LSAssociates.net

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owner(s) of the property described hereon, hereby adopt this plat of subdivision, establish minimum building restriction lines and grant to Montgomery County, Maryland, a Temporary Slope Easement, fifteen (15) feet wide across the property, adjacent, contiguous, and parallel to all street right of way lines, unless otherwise shown; said slope 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.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in, on and over the land herein described as "PUBLIC UTILITY EASEMENT" and identified as PUE hereon 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 3834 at Folio 457, which said terms incorporated herein by this reference.

And further, we grant to the Homeowner's Association a Sidewalk Maintenance Easement, designated hereon as "SME" for the installation, maintenance, inspection, removal and re-installation of the sidewalk within the said easement.

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(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 this plan of subdivision, except for certain deeds of trust, and all parties in interest, thereto have indicated there assent.

Village West, LLC
By: Buchanan Pinkard Residential GP, LLC
Its Sole Member
By: Buchanan Pinkard Residential, LLC
Its Sole Member

Brian Benningoff — Date 3/7/13 — Witness/Attest
Manager

Robert Pinkard — Date 3/8/13 — Witness/Attest
Manager

NVR, Inc., a Virginia corporation (L.43371 F. 295)

Name: Date 3/7/13 Witness/Attest
Title: V.P.

BUCHANAN PINKARD GERMANTOWN, LLC,
a Maryland limited liability company

Robert Pinkard — Date 3/8/13 — Witness/Attest
Manager

EAGLEBANK, a Maryland-chartered bank (L.42903 F.344 & L.43371 F.295)

Name: Date 3/19/13 Witness/Attest
Title:

GPO VAMD, LLC (L.42903 F. 344)

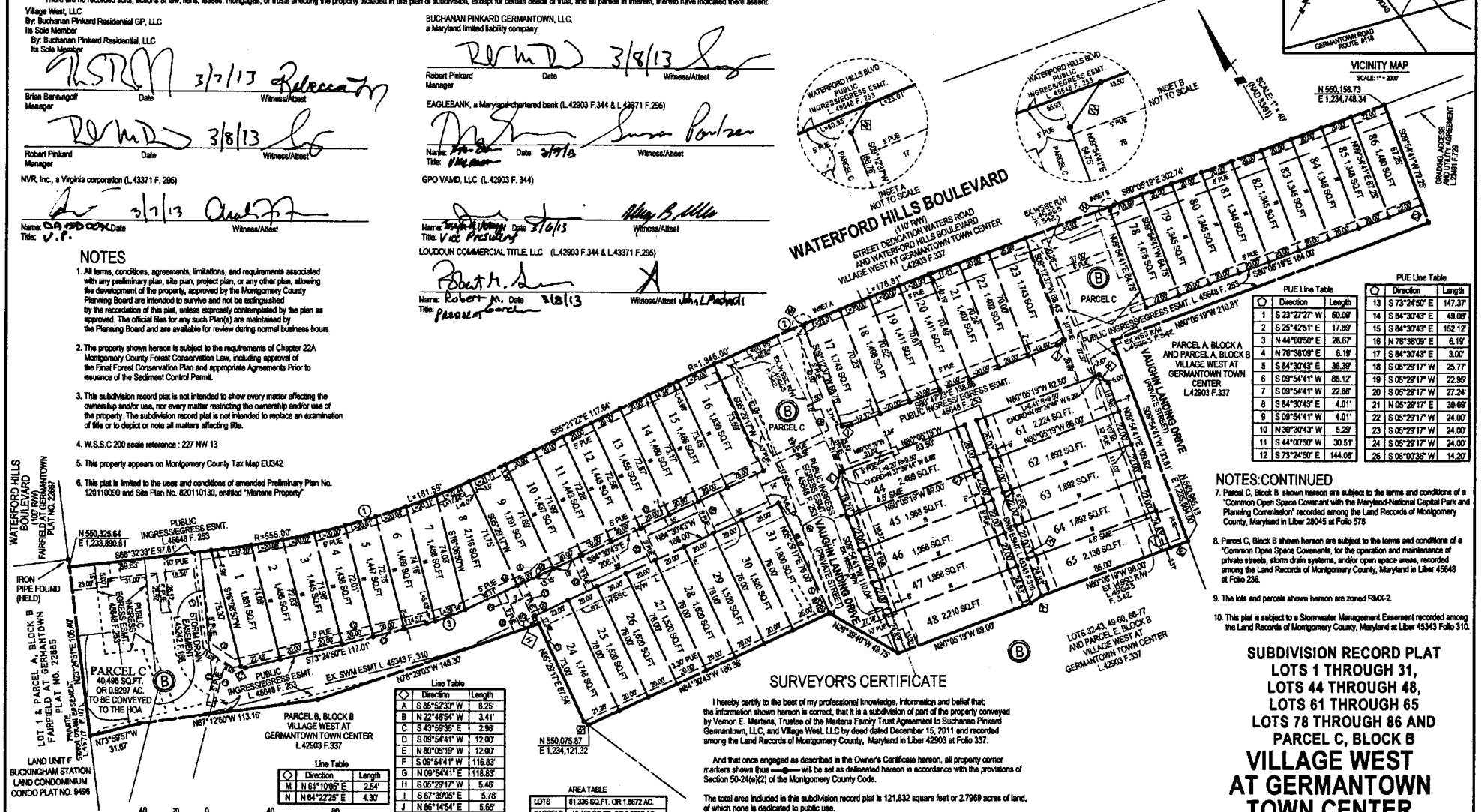
Name: Date 3/6/13 Witness/Attest
Title: Vice President

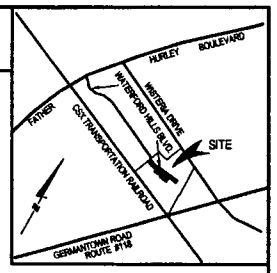
LOUDOUN COMMERCIAL TITLE, LLC (L.42903 F.344 & L.43371 F.295)

Name: Robert M. Date 3/8/13 Witness/Attest
Title: President

NOTES

1. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such Plan(s) are maintained by the Planning Board and are available for review during normal business hours.
2. The 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 appropriate Agreements Prior to issuance of the Sediment Control Permit.
3. 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.
4. W.S.S.C 200 scale reference : 227 NW 13
5. This property appears on Montgomery County Tax Map EU342.
6. This plat is limited to the uses and conditions of amended Preliminary Plan No. 120110050 and Site Plan No. 820110130, entitled "Mariene Property".





PUE Line Table

	Direction	Length
1	S 23°27'27" W	50.09'
2	S 25°42'51" E	17.89'
3	N 44°00'50" E	28.67'
4	N 76°38'09" E	6.19'
5	S 84°30'43" E	36.39'
6	S 09°54'41" W	85.12'
7	S 09°54'41" W	22.68'
8	S 84°30'43" E	4.01'
9	S 09°54'41" W	4.01'
10	N 39°30'43" W	5.29'
11	S 44°00'50" W	30.51'
12	S 73°24'50" E	144.08'

PUE Line Table

	Direction	Length
13	S 73°24'50" E	147.37'
14	S 84°30'43" E	49.06'
15	S 84°30'43" E	152.12'
16	N 78°38'09" E	6.19'
17	S 84°30'43" E	3.00'
18	S 06°29'17" W	25.77'
19	S 06°29'17" W	22.96'
20	S 06°29'17" W	27.24'
21	N 06°29'17" E	39.69'
22	S 06°29'17" W	24.00'
23	S 06°29'17" W	24.00'
24	S 06°29'17" W	24.00'
25	S 06°00'35" W	14.20'

NOTES:CONTINUED

7. Parcel C, Block B 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 578
8. Parcel C, Block B shown hereon are subject to the terms and conditions of a "Common Open Space 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 45648 at Folio 236.
9. The lots and parcels shown hereon are zoned RMX-2.
10. This plat is subject to a Stormwater Management Easement recorded among the Land Records of Montgomery County, Maryland at Liber 45343 Folio 310.

Line Table

	Direction	Length
A	S 85°52'30" W	8.25'
B	N 22°48'54" W	3.41'
C	S 43°59'36" E	2.96'
D	S 09°54'41" W	12.00'
E	N 80°05'19" W	12.00'
F	S 09°54'41" W	116.83'
G	N 09°54'41" E	118.83'
H	S 06°29'17" W	5.46'
I	S 67°39'05" E	5.78'
J	N 86°14'54" E	5.65'
K	N 16°37'03" W	7.84'
L	S 41°55'15" W	10.37'

Line Table

	Direction	Length
M	N 61°10'05" E	2.54'
N	N 84°22'25" E	4.30'

AREA TABLE

LOTS	81,336 SQ.FT. OR 1.8672 AC.
PARCELS	40,496 SQ.FT. OR 0.9297 AC.
TOTAL	121,832 SQ.FT. OR 2.7969 AC.

Curve Table

	Delta	Radius	Length	Tangent	Chord Bearing	Chord Dist.
1	18°44'49"	555.00'	181.59'	91.62'	S 75°58'58" E	180.78'
2	05°16'03"	1,945.00'	178.81'	89.47'	S 82°43'21" E	178.75'
3	11°05'53"	132.00'	25.57'	12.82'	S 78°57'47" E	25.53'

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 Vernon E. Martens, Trustee of the Martens Family Trust Agreement to Buchanan Pinkard Germantown, LLC, and Village West, LLC by deed dated December 15, 2011 and recorded among the Land Records of Montgomery County, Maryland in Liber 42903 at Folio 337.

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

The total area included in this subdivision record plat is 121,832 square feet or 2.7969 acres of land, of which none is dedicated to public use.

Timothy F. Lee — March 1, 2013 — Date
Professional Land Surveyor
Maryland Registration No. 21509
License Expires: 07/13/13

SUBDIVISION RECORD PLAT
LOTS 1 THROUGH 31, LOTS 44 THROUGH 48, LOTS 61 THROUGH 65 LOTS 78 THROUGH 86 AND PARCEL C, BLOCK B
VILLAGE WEST AT GERMANTOWN TOWN CENTER

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 40' JANUARY 2012

PAP 3 220121760

Loiederman Soltesz Associates, Inc.

ROCKVILLE OFFICE
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Engineering Planning Surveying Environmental Sciences www.LSAssociates.net

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

APPROVED - _____

CHAIRMAN — SECRETARY TREASURER

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

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

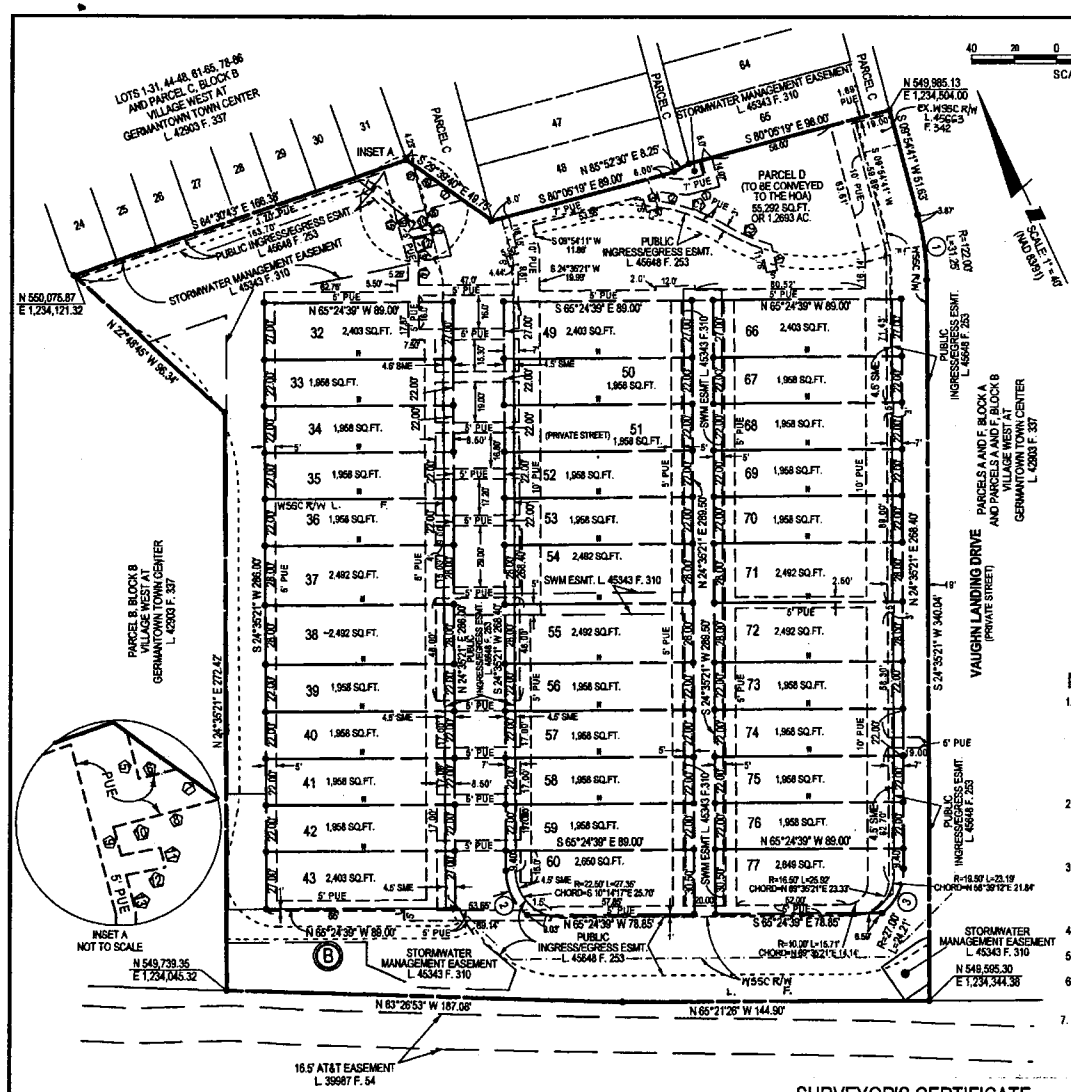
APPROVED - _____ DATE

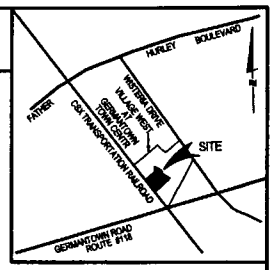
DIRECTOR

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

RECORDED _____
PLAT _____

PLAT NO.





VICINITY MAP
SCALE: 1" = 2000'

OWNER'S CERTIFICATE

We, the undersigned, owner(s) of the property described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in, on and over the land herein described as "PUBLIC UTILITY EASEMENT" and identified as PUE hereon 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 3834 at Folio 457, which said terms incorporated herein by this reference.

And further, we grant to the Homeowner's Association a Sidewalk Maintenance Easement, designated hereon as "SME" for the installation, maintenance, inspection, removal and re-installation of the sidewalk within the said easement.

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(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 this plan of subdivision, except for certain deeds of trust, and all parties in interest, thereto have indicated there assent.

Village West, LLC
By: Buchanan Pinkard Residential GP, LLC
Its Sole Member
By: Buchanan Pinkard Residential, LLC
Its Sole Member

Brian Benningoff — Date 3/7/2013 — Witness/Attest
Manager

Robert Pinkard — Date 3/8/2013 — Witness/Attest
Manager

BUCHANAN PINKARD GERMANTOWN, LLC,
a Maryland limited liability company

Robert Pinkard — Date 3/8/2013 — Witness/Attest
Manager

NVR, Inc., a Virginia corporation (L.43371 F. 295)

Name: [illegible] — Date 3/7/13 — Witness/Attest
Title: V.P.

EAGLEBANK, a Maryland-chartered Bank (L.42903 F.344 & L.43371 F.295)

Name: [illegible] — Date 3/7/13 — Witness/Attest
Title: [illegible]

GPO VAMD, LLC (L.42903 F. 344)

Name: [illegible] — Date 3/6/13 — Witness/Attest
Title: Vice President

LOUDOUN COMMERCIAL TITLE, LLC (L.42903 F.344 & L.43371 F.295)

Name: [illegible] — Date 3/8/13 — Witness/Attest
Title: President

NOTES

1. All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such Plan(s) are maintained by the Planning Board and are available for review during normal business hours.
2. The 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 appropriate Agreements Prior to issuance of the Sediment Control Permit.
3. 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.
4. W.S.S.C 200 scale reference : 227 NW 13
5. This property appears on Montgomery County Tax Map EU342.
6. This plat is limited to the uses and conditions of amended Preliminary Plan No. 120110080 and Site Plan No. 820110130, entitled "Martens Property".
7. Parcel D, Block B 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 578.

NOTES: CONTINUED

8. Parcel D, Block B shown hereon are subject to the terms and conditions of a "Common Open Space 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 45648 at Folio 236.
9. The lots and parcel shown hereon are zoned RMX-2.
10. This plat is subject to a Stormwater Management Easement recorded among the Land Records of Montgomery County, Maryland at Liber 45343 Folio 310.

Curve Table

	Delta	Radius	Length	Tangent	Chord Bearing	Chord Dist.
1	14°40'40"	122.00'	31.25'	15.71'	S 17°15'01" W	31.17'
2	51°23'02"	27.00'	24.21'	12.99'	S 01°06'10" E	23.41'
3	51°23'02"	27.00'	24.21'	12.99'	N 50°16'52" E	23.41'

AREA TABLE

LOTS	76,855 SQ.FT. OR 1.7643 AC.
PARCELS	55,292 SQ.FT. OR 1.2693 AC.
TOTAL	132,147 SQ.FT. OR 3.0336 AC.

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 Vernon E. Martens, Trustee of the Martens Family Trust Agreement by deed dated December 15, 2011 and recorded among the Land Records of Montgomery County, Maryland in Liber 42903 at Folio 337.

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

The total area included in this subdivision record plat is 132,147 square feet or 3.0336 acres of land, of which none is dedicated to public use.

Timothy F. Lee — March 1, 2013 — Date
Professional Land Surveyor
Maryland Registration No. 21509
License Expires: 07/13/13

PUE Line Table

	Direction	Length
1	N 80°05'19" W	15.39'
2	N 60°05'19" W	14.82'
3	S 09°54'41" W	4.36'
4	S 11°53'16" W	12.38'
5	S 09°54'41" W	11.89'
6	S 80°05'19" E	9.82'
7	S 29°39'40" E	12.97'
8	N 80°05'19" W	27.39'
9	S 09°54'41" W	7.34'
10	S 77°02'36" E	10.00'
11	S 09°54'41" W	5.01'
12	N 77°02'36" W	10.00'
13	S 09°54'41" W	9.71'
14	S 24°35'21" W	12.28'
15	N 09°54'41" E	43.96'

PUE Curve Table

	Delta	Radius	Length	Tangent	Chord Bearing	Chord Dist.
C1	21°51'34"	91.00'	34.72'	17.57'	S 44°35'05" E	34.51'
C2	16°25'05"	79.16'	22.68'	11.42'	S 41°51'51" E	22.60'

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY

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

APPROVED - _____

CHAIRMAN — SECRETARY TREASURER

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

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED - _____ DATE

DIRECTOR

RECORDED _____
PLAT _____

SUBDIVISION RECORD PLAT
LOTS 32 THROUGH 43,
LOTS 49 THROUGH 60,
LOTS 66 THROUGH 77 AND
PARCEL D, BLOCK B

VILLAGE WEST AT GERMANTOWN TOWN CENTER

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 40' NOVEMBER 2011
P&P 820121730

Loiederman Soltesz Associates, Inc.
ROCKVILLE OFFICE
2 Research Place, Suite 100 Rockville, MD 20850 t.301.948.2750 f.301.948.9067
Engineering Planning Surveying Environmental Sciences
www.LSAssociates.net

RECORD PLAT REVIEW SHEET

Plat Name: Village West @ Germantown Center
Plat Number: 220121730 - 220121790
Plan Name: Martens Property
Plan Number: 120110090 (12011009A)
Plat Submission Date: 5/22/2012
DRD Plat Reviewer: W. Mayah
DRD Prelim Plan Reviewer: R. Weaver
Checked: WM
Date 6/15/12

Background Review:

Signed Preliminary Plan – Date 5/1/12 Checked: Initial WM Date 6/18/12
Planning Board Resolution No. 11-131 Resolution Mailing Date 2/22/12
Site Plan Required? Yes ✓ No ____ Verified By: WM (initial)
Site Plan Name: Martens Property Site Plan Number: 820110130(A)
Site Plan Signature Set – Date 6/12/12 Checked: Initial WM Date 6/18/12
Planning Board Resolution No. 11-123
Site Plan Reviewer Check: Initial WM Date 6/18/12

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	5/24/12	6/8/12	6/12/12	OK
Research	Bobby Fleury	"	"		ok
SHA	Corren Giles			—	—
PEPCO					
Parks	Doug Powell			—	
DRD	Keiona Clark				Check Street Names

Final DRD Review:	**Initial**	**Date**
Consultant Notified (Final Mark-up):	WM	2/22/13
Final Mylar & DXF/DWG Received:	WM	3/11/13
Final Mylar Review Complete:	WM	4/10/13
Board Approval of Plat:		
Plat Agenda:	WM	5/2/13
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 #:		No.
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		

WISTERIA DRIVE

WATERS ROAD

KILDARE HILLS TERRACE

LAND UNIT B

GALWAY BAY CIRCLE

TIBER FALLS WAY

WATERFORD HILLS BLVD

MATCHLINE SEE SHEET 6

KEY MAP

DEVELOPERS CERTIFICATE

M-NCPPC APPROVAL STAMP

MONTGOMERY COUNTY PLANNING DEPARTMENT

PROFESSIONAL CERTIFICATION

SITE PLAN (30 SCALE)

CERTIFIED SITE PLAN AMENDMENT A

VILLAGE WEST AT GERMANTOWN TOWN CENTER

(FORMERLY MARTENS PROPERTY)

GERMANTOWN (2nd) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

Lindencorp Bellacy Associates, Inc.

ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
t. 301.948.2750 f. 301.948.9067

Rockville
Larkspur
Walcott
Leesburg

Engineering
Planning
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Environmental Sciences

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NO.	REVISION	BY	DATE
1	Lot/Add Site Plan Submittal	LB	5/2/13
2	Resubmittal to address SHA/MC comments	LB	7/26/13
3	Resubmittal to address SHA/MC comments	LB	10/25/13
4	Resubmittal to address M-NCPPC comments	LB	11/21/13
5	Resubmittal Amendment A to address M-NCPPC and MCDOT	LB	2/19/14
6	Resubmittal Amendment A to address M-NCPPC comments	JV	3/4/14

DATE: JUNE 2012 | CAD D:\Standards\Templates\ - v5 - 2009 | REVISION: | DRAWN: KDL | DESIGNED: MKD | TECHNICIAN: MKD | CHECKED: KDL

MSS UTILITY NOTE

OWNER/DEVELOPER/APPLICANT

VILLAGE WEST LLC AND BUCHANAN PREMIER GERMANTOWN, LLC
8841 WASHINGTONIAN BLVD
SUITE 300
GAITHERSBURG, MD 20879
C/O RUSSELL GESTL

COPYRIGHT 2012 THE MAP PARCEL PROPERTY LINE NUMBER ZIPS LINE

FILE NAME	2012-0
SHEET	5
SHEET TOTAL	7
SITE SUFFIX	
HORIZONTAL	NAD83
VERTICAL	NAVD88

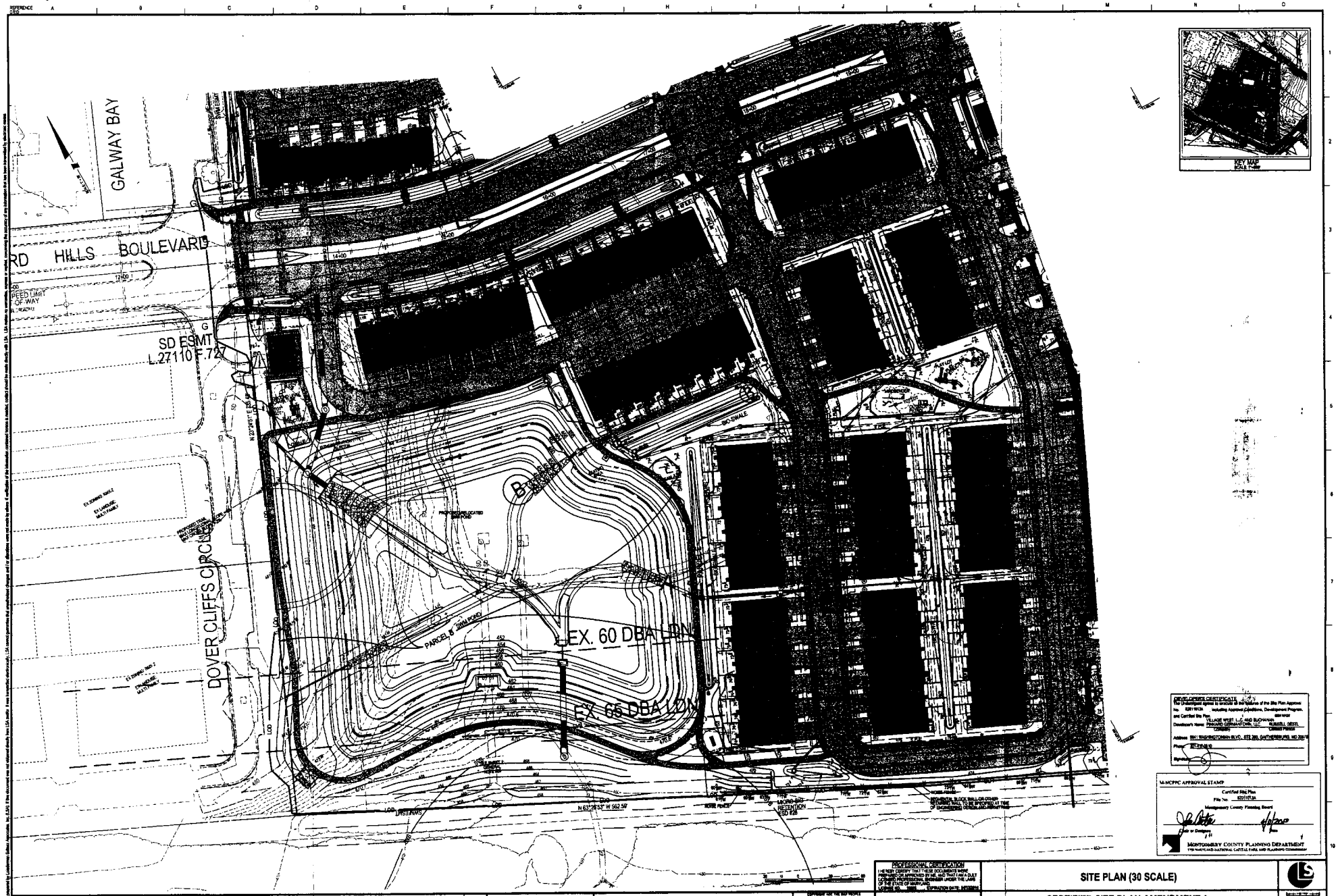
STATE OF MARYLAND

MAY 1 2014

MONTGOMERY COUNTY PLANNING BOARD

SHEET 5 OF 7

1866-02.UP



DEVELOPERS CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 820110134 including Approved Conditions, Development Program, and Certified Site Plan.

Developer's Name: VILLAGE WEST, L.C. AND BUCHANAN PACKARD GERMANTOWN, LLC / RUSSELL OESTL

Address: 5841 WASHINGTONIAN BLVD., STE 200, GAITHERSBURG, MD 20876

Phone: 301-216-0110

Signature:

M-NCPPC APPROVAL STAMP

Certified Site Plan

File No. 820110134

Montgomery County Planning Board

Chair or Designee

Date

MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Lardermax
Schlosser Associates, Inc.

Rockville
Lanham
Waldorf
Leonardtown

ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
t. 301 948 2750 f. 301 948 9067

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NO.	REVISIONS	BY	DATE
4	Certified Site Plan Submission	KB	3/8/13
3	Resubmitted to address M-NCPPC comments	KB	11/26/12
2	Resubmitted to address M-NCPPC comments	KB	10/25/12
1	Submitted to address M-NCPPC comments	KB	7/18/12
	Amendment Submission to M-NCPPC, SHEC and NCDEP	KB	6/12

DATE: JUNE 2012 | CAD STANDARD VERSION: V8 - 2004
DESIGNED: KDL | TECHNICIAN: MKG | CHECKED: KDL

MISS UTILITY NOTE

UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON MISS UTILITY DESIGN STAKE OUT. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS (HAND DIGGING) AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. IF CONFLICTS ARE FOUND, CONTACT THE ENGINEER AND MISS UTILITY IMMEDIATELY. DO NOT BACKFILL UNTIL CONFLICTS ARE RESOLVED. CONTRACTOR MUST MAINTAIN APPROPRIATE CLEARANCES AND TAKE NECESSARY MEASURES REGARDING THE PLAN.

OWNER/DEVELOPER/APPLICANT

VILLAGE WEST, L.C. AND BUCHANAN PACKARD GERMANTOWN, LLC

5841 WASHINGTONIAN BLVD.
SUITE 200
GAITHERSBURG, MD 20876

C/O RUSSELL OESTL

DATE	BY	REVISION	BY
6/12	KDL	INITIAL SUBMISSION	KDL
11/12	MKG	ADDRESS COMMENTS	MKG
3/13	MKG	ADDRESS COMMENTS	MKG

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 19000 EXPIRATION DATE: 6/13/2014

STATE OF MARYLAND

SITE PLAN (30 SCALE)

CERTIFIED SITE PLAN AMENDMENT A

VILLAGE WEST AT GERMANTOWN TOWN CENTER

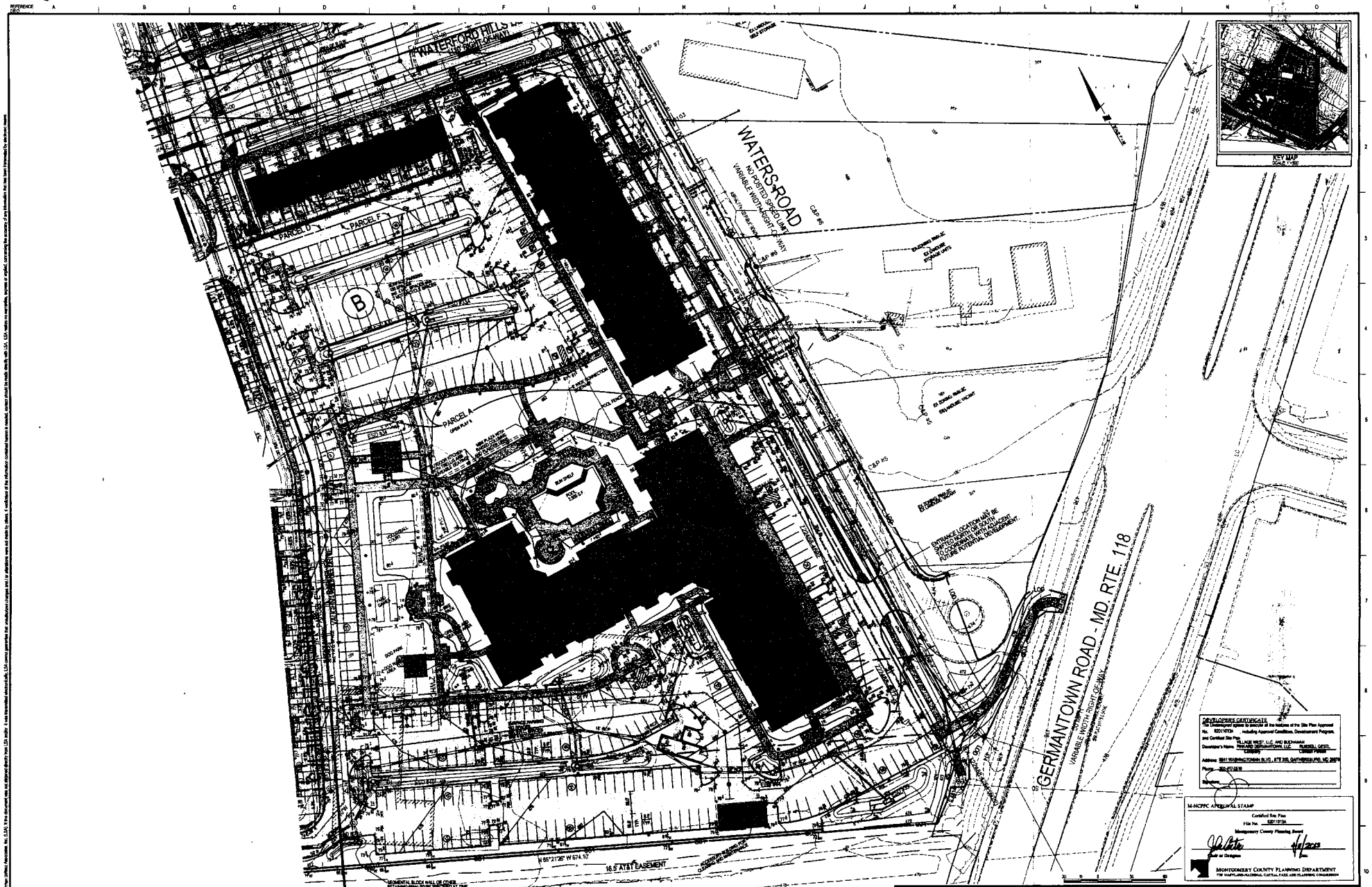
(FORMERLY MARTENS PROPERTY)

GERMANTOWN (2nd) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

RECEIVED
MAR 2 0 2013
MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES

SHEET 6 OF 7

PROJECT NO. 1856-02-04F



Lotsberman
Bullock Associates, Inc.

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NO	DATE	REVISIONS	BY
1		Certified Site Plan Submission	KB
2		Residential to address M-NCPPC comments	KB
3		Non-residential to address M-NCPPC comments	KB
4		Amendment Submission to M-NCPPC, WSSC, and MCDOT	KB

DATE: JUNE 2012
DESIGNED: KDL
TECHNICIAN: MKO
CAD STANDARDS VERSION: 15 - MM
DRAWN BY: KDL

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES HAS BEEN OBTAINED FROM MISS UTILITY RECORDS. THE LOCATIONS SHOWN ARE APPROXIMATE. THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL CONTACT MISS UTILITY AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL CONTACT MISS UTILITY AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF ANY WORK. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR THREE (3) FEET, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN STATED MAY REQUIRE REVISIONS TO THE PLAN.

OWNER/DEVELOPER/APPLICANT

VILLAGE WEST, LLC AND BUCHMANN
FIBRAND GERMANTOWN, LLC

9841 WASHINGTONIAN BLVD
SUITE 300
GAITHERSBURG, MD 20879

C/O RUSSELL GEST.

SHEET NUMBER	13
TAX MAP	GRID
EU 342	Rt6-2
ZONE TAX DISTRICT	PARCEL
2000/01/13	P/B
SITE DATUM	
HORIZONTAL: NAD83	
VERTICAL: NAVD88	

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 18885 EXPIRATION DATE: 06/28/2014

STATE OF MARYLAND
PROFESSIONAL ENGINEER
KEVIN D. LOTSBERMAN
No. 18885

SITE PLAN (30 SCALE)

CERTIFIED SITE PLAN AMENDMENT A
VILLAGE WEST AT GERMANTOWN TOWN CENTER
(FORMERLY MARTENS PROPERTY)

GERMANTOWN (2nd) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

MAR 2 4 2013
MONTGOMERY COUNTY PLANNING DEPARTMENT

SHEET 7 OF 7

PROJECT NO
1885-09-MP