

**Plat Name:** Clarksburg Village  
**Plat #:** 220130430 - 220130440

**Location:** Located on the east side of Snowden Farm Parkway, approximately 600 feet north of Morning Star Drive.

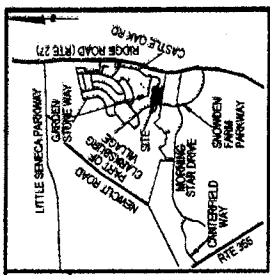
**Master Plan:** Clarksburg Master Plan

**Plat Details:** R-200/TDR zone; 31 lots, 1 parcel  
Community Water, Community Sewer

**Owner:** CLKBG, 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. 12001030F (MCPB Resolution No. 12-47) 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.



SCALE 1" = 50'  
(NAD 83/91)

## 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 permanent boundary lines, and grant to Montgomery County, Maryland, a permanent easement for the installation, maintenance, and repair of public utility lines, and for the installation, maintenance, and repair of public utility lines, and for the installation, maintenance, and repair of public utility lines.

Further, we grant to Montgomery County, Maryland, its 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 contained in the certain document entitled "Declaration of Terms and Provisions of Public Utility Easement" recorded in the Office of the Clerk of the Circuit Court for Montgomery County, Maryland in Liber 4657 at Folio 457, which said terms incorporated herein by this reference.

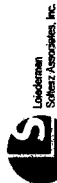
As owners of this subdivision, we, our successors, agents and assigns will cause all property owners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 55-24(a)(2) of the Montgomery County Code.

There are no recorded easements, rights of way, leases, mortgages, or other affecting the property included in the plan of subdivision.

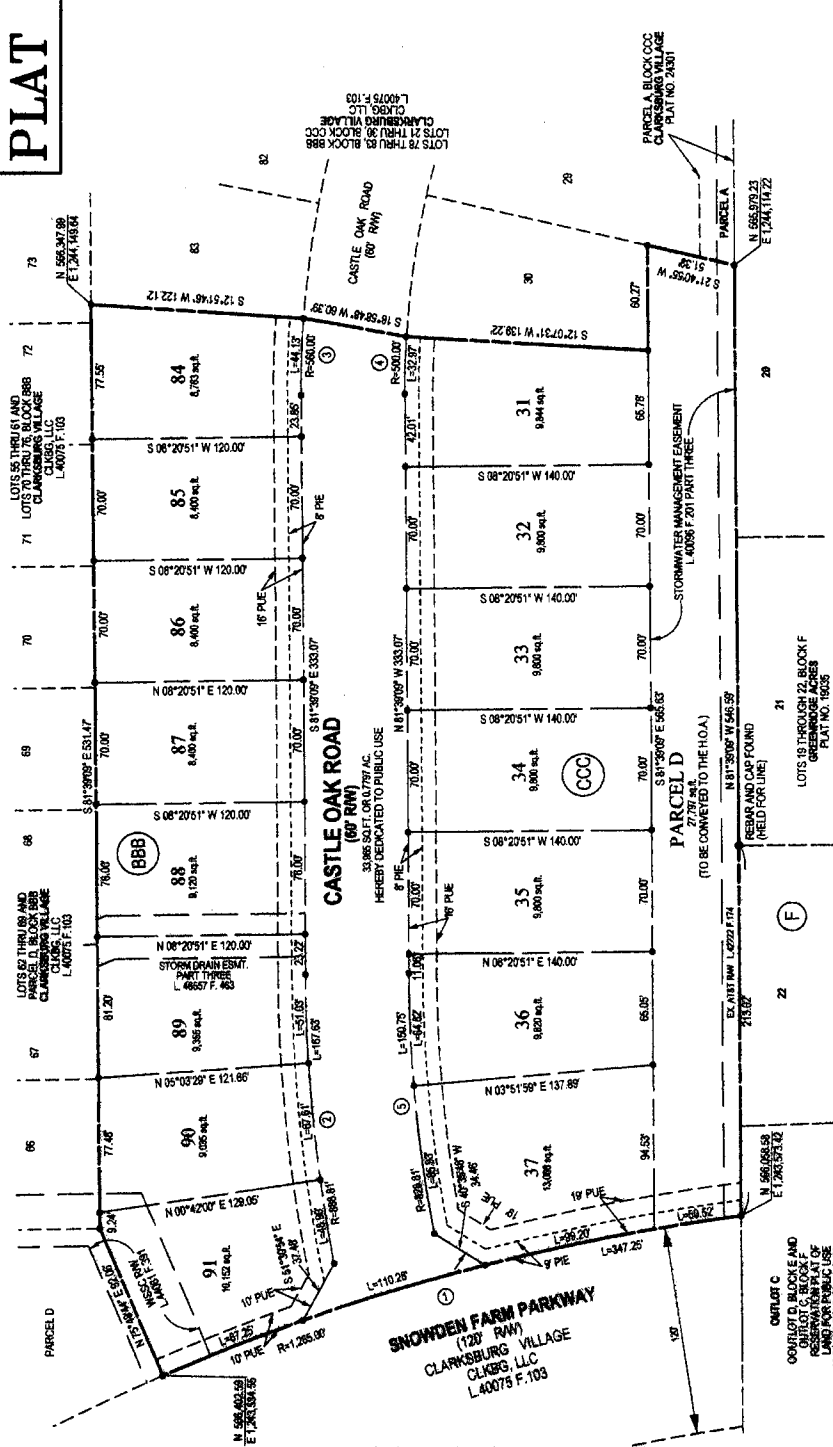
CLKBG, LLC, a Maryland limited liability company

*Richard* 7-29-13 *RD 7/21/14*  
Date  
Bryan Allen  
Montgomery County Land/Authorized Person  
CLKBG, LLC

**SUBDIVISION RECORD PLAT**  
**LOTS 84 thru 91, BLOCK BBB**  
**AND LOTS 31 thru 37 AND PARCEL D,**  
**BLOCK CCC**  
**CLARKSBURG VILLAGE**  
**CLARKSBURG (2nd) ELECTION DISTRICT**  
**MONTGOMERY COUNTY, MARYLAND**  
SCALE: 1" = 50' FEBRUARY 2013  
MAP 82203046



ROCKVILLE OFFICE  
2 Research Plaza, Suite 100 Rockville, MD 20850 1.301.948.2750 1.301.948.9087  
www.L&SAssociates.net  
Engineering Planning Surveying Environmental Sciences



## NOTES:

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any plat (a) 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 22A 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 8757 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.
- This development is served by public water and sewer systems only.
- Tax Map: FV123 and EV563.
- W.S.C. 200 scale reference: 231 NW 11 and 231 NW 12.
- This plat is limited to the uses and conditions of Preliminary Plan No. 12001030F, entitled "Clarksburg Village" and Site Plan No. 820050410 entitled, "Clarksburg Village Phase 2".
- Zoned R-200/TDR.
- The property shown herein is being developed in accordance with TDR-3 standards. The following Two (2) Development Rights necessary for development have been conveyed to the owners as follows: Liber 42301 Folio 491, dated September 26, 2011 as TDRS 23-7860 and Liber 42301 Folio 492, dated September 26, 2011 as TDRS 10-5515.
- Parcel D, Block CCC is subject to a Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 41952 at Folio 141.
- Parcel D, Block CCC is subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.

## SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the plat of subdivision shown herein is a true and correct representation of the land shown and that the same is in accordance with the requirements of the Montgomery County Code, and that the same is in accordance with the requirements of the Montgomery County Code, and that the same is in accordance with the requirements of the Montgomery County Code.

The total area included in this subdivision record plat is 265,316 square feet or 4.7154 acres of land, of which 33,225 square feet or 0.7757 of an acre of land is dedicated to public use.

*James H. Lee* 9/25/2013  
Surveyor  
Montgomery County, Maryland  
Expiration Date: 07/23/15

| Curve Table | Delta     | Radius    | Length  | Tangent | Chord Bearing | Chord Dist. |
|-------------|-----------|-----------|---------|---------|---------------|-------------|
| 1           | 15°39'40" | 1,245.00' | 347.25' | 174.69' | N 66°26'46" W | 346.19'     |
| 2           | 10°48'00" | 884.81'   | 167.63' | 84.66'  | S 87°03'19" E | 167.34'     |
| 3           | 04°30'51" | 560.00'   | 44.13'  | 22.08'  | S 89°23'41" E | 44.12'      |
| 4           | 07°46'00" | 500.00'   | 32.97'  | 16.48'  | N 79°45'49" W | 32.90'      |
| 5           | 09°25'18" | 838.81'   | 150.75' | 75.59'  | N 65°51'48" W | 150.55'     |

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

APPROVED \_\_\_\_\_  
CHAIRMAN  
M.A.C.P. & P.C. RECORD FILE NO. -

APPROVED \_\_\_\_\_  
DATE

APPROVED \_\_\_\_\_  
DIRECTOR

APPROVED \_\_\_\_\_  
DATE

APPROVED \_\_\_\_\_  
DIRECTOR

RECORDED  
PLAT  
SCALE 1" = 50' 7.25 0 50 100  
7.25 0 50 100



# 

Plat Name: Clarksburg Village Plat Number: 220130430 → 220130440  
 Plan Name: Clarksburg Village Plan Number: 12001030F  
 Plat Submission Date: 9/18/2012  
 DRD Plat Reviewer: W. Mylar Checked: WM Date 11/1/12  
 DRD Prelim Plan Reviewer: J. Cushman

### Background Review:

Signed Preliminary Plan - Date 9/2/12 Checked: Initial WM Date 11/1/12  
 Planning Board Resolution No. 09-24 Resolution Mailing Date 6/23/09  
 Site Plan Required? Yes ☒ No ☐ Verified By: WM (initial)  
 Site Plan Name: Clarksburg Village, Phase II Site Plan Number: 920050410  
 Site Plan Signature Set - Date 4/23/10 Checked: Initial WM Date 11/1/12  
 Planning Board Resolution No. 09-24  
 Site Plan Reviewer Check: Initial WM Date 11/1/12

Review Items: Lot # & Layout ☒ Lot Area ☒ Zoning ☒ Bearings & Distances ☒  
 Coordinates ☒ Plan # ☒ Road/Alley Widths ☒ Easements ☒ Open Space ☒  
 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 |           |          |            |          |
| Research       | Bobby Flaury  |           |          |            |          |
| SHA            | Corren Giles  |           |          |            |          |
| PEPCO          |               |           |          |            |          |
| Parks          | Doug Powell   |           |          |            |          |
| DRD            | Kelona Clark  |           |          |            |          |

### Final DRD Review:

Consultant Notified (Final Mark-up): WM 5/8/13  
 Final Mylar & DXF/DWG Received: WM 8/9/13  
 Final Mylar Review Complete: WM 8/16/13

### Board Approval of Plat:

Plat Agenda: WM 9/5/13 9-4-13

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 #: \_\_\_\_\_

Update Plat Books for Rest Division: \_\_\_\_\_

Complete Reproduction: \_\_\_\_\_

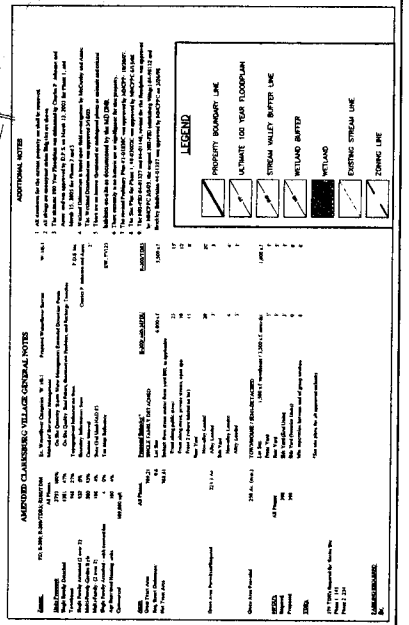
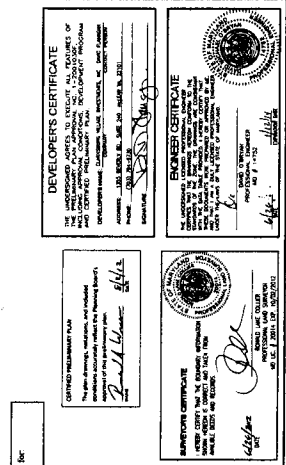
Notify Consultant to Seal Plats: \_\_\_\_\_

Surveyor's Seal Complete: \_\_\_\_\_

Sent to Courthouse for Recordation: \_\_\_\_\_

Recordation Info Entered into Hansen \_\_\_\_\_

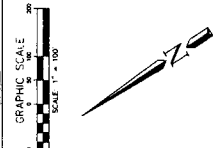
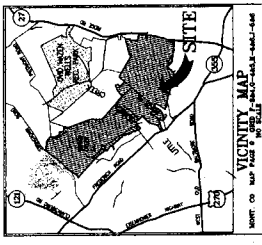
No. \_\_\_\_\_

[illegible]

|          |                                    |
|----------|------------------------------------|
| DATE     | 7/1/2001                           |
| BY       | 7/1/2001                           |
| PROJECT  | CLARKSBURG VILLAGE                 |
| LOCATION | CLARKSBURG (2nd) ELECTION DISTRICT |
| APPROVED | AMENDED PRELIMINARY PLAN           |
| DATE     | 1-2001030F                         |

**CPI**  
Associates  
Charles P. Johnson & Associates, Inc.  
10000 WOODBURN ROAD, SUITE 100  
CLARKSBURG, MARYLAND 20841  
TEL: 301-441-1111 FAX: 301-441-1112  
WWW.CPIASSOCIATES.COM

AMENDED PRELIMINARY PLAN  
CLARKSBURG VILLAGE  
CLARKSBURG (2nd) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND



LEGEND

|  |                           |
|--|---------------------------|
|  | PROPERTY BOUNDARY LINE    |
|  | STREAM VALLEY BUFFER LINE |
|  | WETLAND BUFFER            |
|  | EXISTING STREAM LINE      |
|  | PROPOSED WETLAND          |
|  | EXISTING WETLAND          |
|  | EXISTING 7' CONTOURS      |
|  | EXISTING 10' CONTOURS     |
|  | ZONE LINE                 |
|  | UTILITY                   |

**SURVEYOR'S CERTIFICATE**  
I, the undersigned, being a duly licensed Surveyor of the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my office.

*[Signature]*  
JAMES M. JONES, Surveyor  
JAMES M. JONES & ASSOCIATES, INC.  
10000 WOODBURN ROAD, SUITE 100  
CLARKSBURG, MARYLAND 20841  
TEL: 301-441-1111 FAX: 301-441-1112

**DEVELOPER'S CERTIFICATE**  
I, the undersigned, being a duly licensed Surveyor of the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my office.

*[Signature]*  
JAMES M. JONES, Surveyor  
JAMES M. JONES & ASSOCIATES, INC.  
10000 WOODBURN ROAD, SUITE 100  
CLARKSBURG, MARYLAND 20841  
TEL: 301-441-1111 FAX: 301-441-1112

**ENGINEER'S CERTIFICATE**  
I, the undersigned, being a duly licensed Professional Engineer of the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears in my office.

*[Signature]*  
JAMES M. JONES, Engineer  
JAMES M. JONES & ASSOCIATES, INC.  
10000 WOODBURN ROAD, SUITE 100  
CLARKSBURG, MARYLAND 20841  
TEL: 301-441-1111 FAX: 301-441-1112

