

Plat Name: Clarksburg Village
Plat #: 220140400

Location: Located along Newcut Road and Bright Sky Drive, 100 feet south of Grey Squirrel Street.
Master Plan: Clarksburg Master Plan
Plat Details: R-200/TDR zone; 3 parcels
Community Water, Community Sewer
Applicant: Clarksburg Village, L.C.

The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies 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 plat do not alter the intent of the Board's previous approval of the aforesaid plan.

Surveyor's Certificate

I hereby certify that the information shown herein is correct, that it is a subdivision of a part of the property acquired by Clarkson Village L.C., a Virginia limited liability company from Kingstapel Manor 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 list is 72,567 square feet or 0.6128 acres of land, of which 13,024 square feet or 0.3199 of an acre of land is dedicated to public use.

The Second Plat, owner of the property shown and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat. Establishes the minimum building restriction lines and dedicates the streets to public use. Establishes the "Common Access Easements" as shown hereon. 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, said Temporary Slope Easements shall be relinquished after all public improvements adjoining said easements have been accepted for public maintenance. Grants Public Utility Easements as shown hereon and designated as P.U.E., adjacent, contiguous, and parallel to all street right of way lines, said Public Utility Easements will be relinquished after all public improvements adjoining said easements have been accepted for public maintenance. Grants Land Records of Montgomery County, Maryland in Lines 3834 & Folio 457, which are incorporated herein by this reference. Grants Public Improvements Easements as shown hereon and designated as P.I.E., adjacent, contiguous, and parallel among the Land Records of Montgomery County, Maryland in Lines 3834 & Folio 457, which are incorporated herein by this reference. Grants Public Improvements Easements as shown hereon and designated as P.I.E., adjacent, contiguous, and parallel among the Land Records of Montgomery County, Maryland in Lines 4760 & Folio 356, which said terms and provisions are incorporated herein by this reference. Subject to all current and applicable regulations of all federal, state, and local governing agencies.

I further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 10-24(e) of the subdivision regulations of Montgomery County, Maryland.

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

SCALE: 1"=50'
MARYLAND STATE PLANE
DATUM (MAD 83/91)

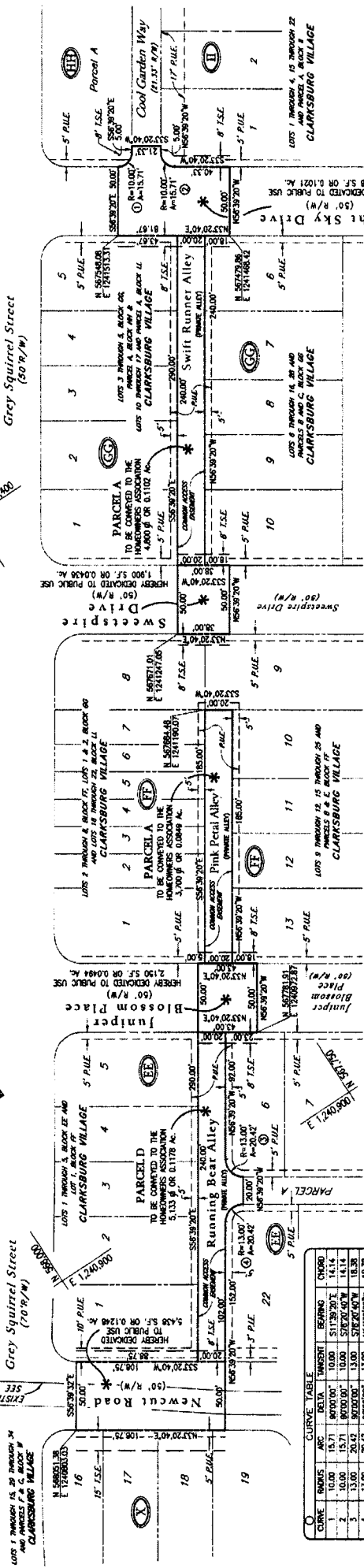
Date: 2-23-14 By: Thomas Marshall
Thomas E. Marshall, Manager

We hereby assent to this subdivision Record Plat

Witness: [Signature]

Trustee: [Signature] Olaf Prato-Gallun, Trustee
Sole Acting Trustee

Wells Fargo Bank National Association



1. All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan, or any other plan or document approved by the Planning Board are hereby approved by the Meriden Planning Commission. The Planning Board is not to be bound by the conditions of this plan, unless expressly stipulated by the recondition of this plan. The official plan for any such recondition shall be the plan as approved. The official plan for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
5. This plan is limited to the uses and conditions of Amended Preliminary Plan No. 120010107 entitled "Clarkburg Village".
6. The development is subject to the terms and conditions as required by MACTC/OPC Site Plan No. 82060416, as amended, entitled "Clarkburg Village Phase 2".
7. W.S.S.C. 200 scale reference: 231 NW 12.

2. The property, shown hereon, is subject to the requirements of the National Fire Protection Association (NFPA) Code of Official Fire Insurance Underwriting, 1997, including the approval of the Final Forest Conservation Plan and any other agreements prior to issuance of a 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 this property. The Subdivision Record Plat is intended to show only those matters affecting title or to deplete or note all matters affecting title.
4. This development is served by public water and sewer systems only.

Lots:	N/A
Parcels:	15,633 μ or 0.3129 Ac.
Streets:	13,934 μ or 0.3199 Ac.
Total:	27,567 μ or 0.6328 Ac.

13. Parcel D, Block EE, Parcel A, Block FF & Parcel A, Block GG are subject to a Common Access Easement as delineated herein, over Running Bear Alley, Pink Plant Alley & Swift Runner Alley, private streets, and are intended to provide unobstructed access to the general public in, over and throughout the roads and sidewalks, within said easement area. Public Access of this area shall remain in effect until such time the property is redeveloped and a new subdivision plan is recorded which assesses/confirm its removal. Montgomery County, Maryland will not participate in the maintenance of these private facilities.

14. This Plat is subject to a Public Improvement Agreement (P.I.A.).

15. Existing Newcut Road, an existing public right of way by virtue of a "Commissioner's Report and Certification" dated June 22, 1904 and recorded among the State Archives in the Montgomery County Roads Commission Record in Liber JA No.2 at Folio 469 and Plat recorded among the Land Records of Montgomery County, Maryland in Plat Book 1 as Plat No. 60.

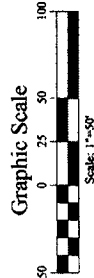
16. Tax Map: EV

Subdivision Record Plat
Parcel D, Block EE, Parcel A, Block FF
and Parcel A, Block GG

Clarksburg Village

Clarksburg (2nd) District
Montgomery County, Maryland
February, 2014 Scale: 1" = 50'

CPJ Charles P. Johnson & Associates, Inc.
Oil and Investment Engineers • Planners • Landscape Architects • Surveyors
175 Essex Rd., Ste. 200 Silver Spring, MD 20910 301-461-4970 Fax: 301-441-7994
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3 Parcels
220140400
P.I.A No.: _____

Recorded: _____
Plat No.: _____

Department of Permitting Services,
Montgomery County

The Maryland-National Capital Park and Planning Commission Montgomery County Planning Board	Approved: _____	Date _____
	Chairman S. J. [illegible]	Asst. Secretary-Treasurer [illegible]

RECORD PLAT REVIEW SHEET

Plat Name: Clarksburg Village Plat Number: 220140400
 Plan Name: Clarksburg Village Plan Number: 12001030E
 Plat Submission Date: 10-17-13
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: _____ Checked: _____ Date _____

Background Review:

Signed Preliminary Plan – Date 11/3/10 Checked: Initial SOS Date 12-24-13
 Planning Board Resolution No. 10-70 Resolution Mailing Date 7-22-2010
 Site Plan Required? Yes: X No: _____ Verified By: SOS (initial)
 Site Plan Name: Clarksburg Village Ph. 2 Site Plan Number: 820050410
 Site Plan Signature Set – Date 9-23-10 Checked: Initial SOS Date 3-5-14
 Planning Board Resolution No. 09-24

Review Items: Lot # & Layout ok Lot Area ok Zoning ok Bearings & Distances ok
 Coordinates ✓ Plan # ✓ Road/Alley Widths ✓ Easements ok Open Space N/A
 Non-standard BRLs N/A Adjoining Land ✓ Vicinity Map ✓ Septic/Wells N/A
 TDR note N/A 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	<u>10-18-13</u>	<u>11-1-13</u>		
Research	Bobby Fleury	↓	↓		
SHA	Corren Giles				
PEPCO	<u>Aade Kulu</u>			<u>10/24/13</u>	<u>No Comments</u>
Parks	Doug Powell	↓	↓		
DRD	Keiona Clark			<u>✓</u>	<u>Streets OK</u>

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SOS Date 12/24/13
 Final Mylar & DXF/DWG Received: Initial SOS Date 2-28-14
 Final Mylar Review Complete: Initial SOS Date 3/5/2014

Board Approval of Plat:

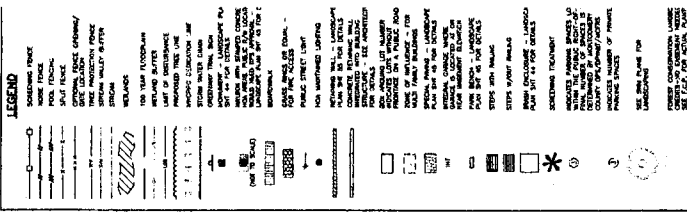
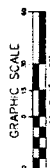
Plat Agenda: Initial SOS Date 3-13-14
 Planning Board Approval: _____
 Chairman's Signature: _____

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 _____



DEVELOPER'S CERTIFICATE

DEVELOPMENTAL NAME: COMBINATION OF THE TWO DATE: 10/20/97
ADDRESS: 190 WEST 10TH AVE. 1ST FL. NEW YORK, NY 10011
PHONE: (212) 234-4729
SIGNATURE: Thomas F. McAnull 32

M-NCPPC APPROVAL STAMP
CERTIFIED SITE PLAN

FILE NO. 5200204150
MONTGOMERY COUNTY PLANNING BOARD
Bare *Bare* 4-23-16
MONTGOMERY COUNTY PLANNING BOARD

PHASE 2 SITE PLAN
CLARKSBURG VILLAGE
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CPJ Charles P. Johnson & Associates,
Civil and Environmental Engineers • Planners • Landscape Architects • In
Associates
1745 Stone Rd., The 200 Silver Spring, MD 20910 Tel: 410-550-7000 Fax: 410-550-7001

[illegible]

100-443887-1000

