

**Plat Name:** Clarksburg Village

**Plat #:** 220131390

**Location:** Located opposite the intersection of Castle Oak Road and Snowden Farm Parkway.

**Master Plan:** Clarksburg Master Plan

**Plat Details:** R-200/TDR zone; 10 lots, 1 parcel

**Owner:** CLKBG, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined that the plat complies 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 plat do not alter the intent of the Board's previous approval of the aforesaid plans.

PLAT NO.

**OWNER'S CERTIFICATE**

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, dedicate the street shown hereon to public use, establish the boundaries of the lots shown hereon, and reserve any easements, rights or interests therein, and agree to defend, maintain, and keep the same in force, effect, and continuance, and to execute all necessary documents, including, but not limited to, the Declaration of Public Use, to carry out the purposes of this plat. This plat is being recorded in accordance with the provisions of Article 20, Section 3, of the Subdivision Control Act, Chapter 22A, of the Maryland Code, Title 28, and is subject to the provisions of the Subdivision Control Act, Chapter 22A, of the Maryland Code, Title 28, and to the provisions of the Declaration of Public Use, recorded with this plat. The provisions of the Declaration of Public Use, recorded with this plat, shall be maintained by the Planning Board and are available for review during normal business hours.

The property shown hereon is being developed in accordance with TDR-3 standards. The TDR-3 standards are contained in the Code of Ordinances for the City of Clarksville, Maryland, and are available for review during normal business hours.

Further, we grant to Montgomery County, Maryland, and its successors, agents and assigns, an easement, in and over the land herein identified as "PUBLIC UTILITY EASEMENT", to install and maintain utility lines, including but not limited to, water, gas, sewer, and telephone lines, and to install and maintain any other facilities necessary for the public utility easement. This easement shall be maintained by Montgomery County, Maryland, and its successors, agents and assigns.

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 58-46(c) of the Montgomery County Code.

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

CLXBG, LLC, a Maryland limited liability company  
 Brian When  
 CLXBG, LLC  
 Date 11-14-14  
 Jazzy K. Allen  
 Witness/Agent  
 CLXBG, LLC

**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 and recorded in the Office of the County Clerk, shall apply to this plat and shall be maintained by the Planning Board. The provisions of this plat 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 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.
- 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: EV.
- W.S.S.C 200 scale reference: 231 NW 12
- The property shown hereon is being developed in accordance with TDR-3 standards. The TDR-3 standards are contained in the Code of Ordinances for the City of Clarksville, Maryland, and are available for review during normal business hours.
- Zoned R-200/TDR.

The property shown hereon is being developed in accordance with TDR-3 standards. The TDR-3 standards are contained in the Code of Ordinances for the City of Clarksville, Maryland, and are available for review during normal business hours.

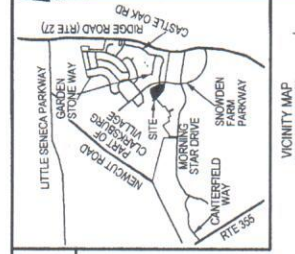
**SUBDIVISION RECORD PLAT  
 LOTS 132 thru 141 AND PARCEL C  
 BLOCK KK**

**CLARKSBURG VILLAGE**

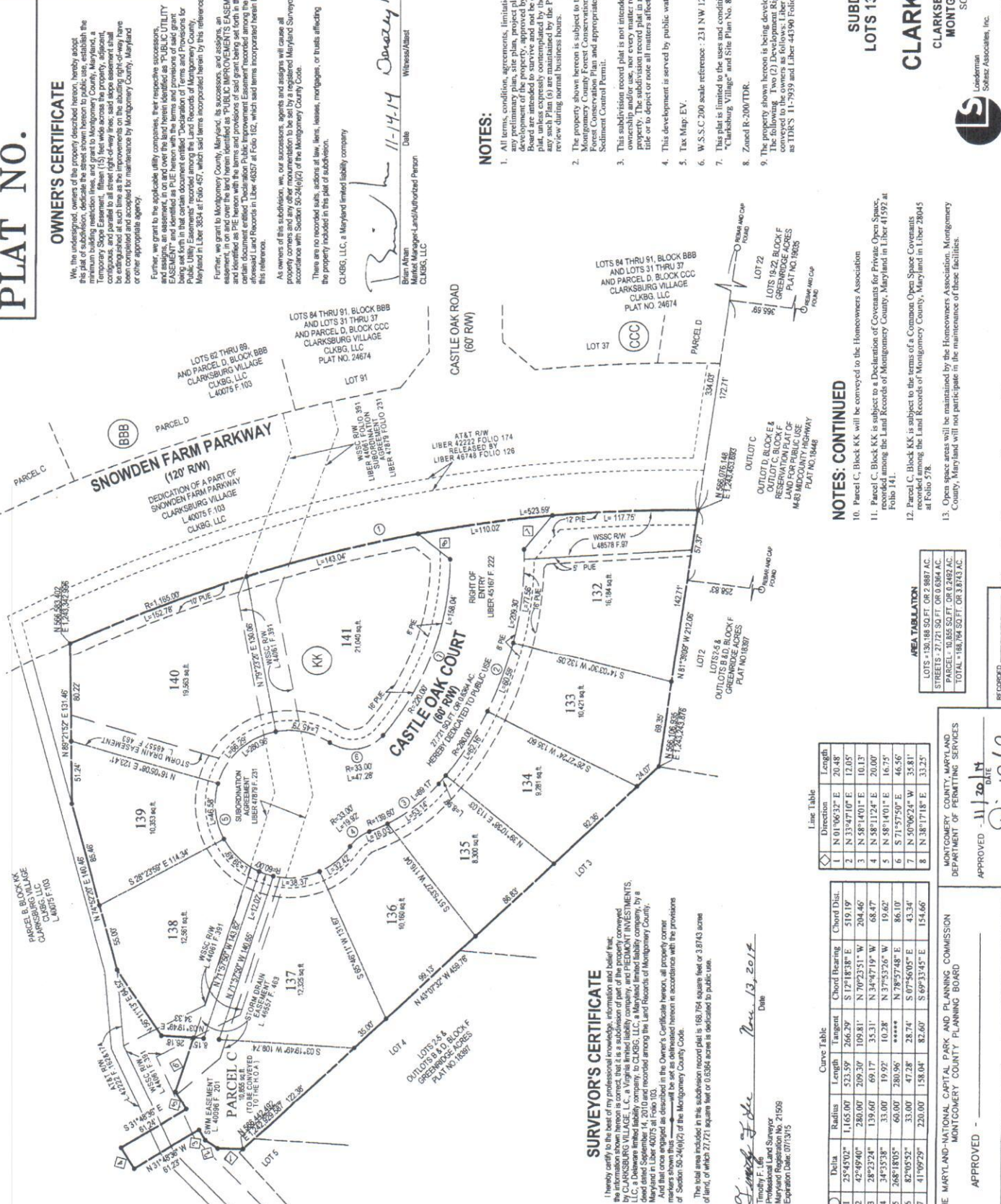
CLARKSBURG (2nd) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 50' APRIL 2013



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 Engineering Planning Surveying Environmental Sciences  
 www.LSAAssociates.net



VICINITY MAP  
 SCALE 1" = 50'



**NOTES: CONTINUED**

- Parcel C, Block KK, will be conveyed to the Homeowners Association
- Parcel C, Block KK, is subject to a Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 41592 at Folio 141.
- Parcel C, Block KK, is subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 29045 at Folio 578.
- Open space areas shall be maintained by the Homeowners Association, Montgomery County, Maryland and will not participate in the maintenance of these facilities.

**AREA TABULATION**

LOTS 132, 133, 134, 135, 136, 137, 138, 139, 140, 141	186,754 SQ. FT. OR 2,887 AC.
STREETS - 27,721 SQ. FT. OR 0.6384 AC.	
PARCELS - 10,656 SQ. FT. OR 0.2482 AC.	
<b>TOTAL 198,031 SQ. FT. OR 3,833 AC.</b>	

Line	Direction	Length
1	N 01°56'32" E	20.48'
2	N 33°47'10" E	12.05'
3	N 58°14'01" W	10.13'
4	N 58°11'24" W	20.00'
5	N 58°14'01" W	16.25'
6	S 71°52'50" W	46.56'
7	N 59°06'24" W	35.81'
8	N 38°17'18" E	33.25'

Curve	Radius	Length	Tangent	Chord Bearing	Chord Dist.
1	25°49'02"	1,165.00'	266.29'	S 12°18'38" E	519.19'
2	42°49'40"	280.00'	209.30'	N 70°23'51" W	204.46'
3	28°23'24"	139.60'	69.17'	N 34°47'19" W	68.47'
4	34°53'58"	33.00'	19.92'	N 37°53'26" W	19.62'
5	268°18'05"	60.00'	20.96'	*****	86.30'
6	82°10'52"	33.00'	47.28'	S 07°56'05" E	43.34'
7	41°09'29"	220.00'	158.04'	S 69°33'45" E	154.66'

**SURVEYOR'S CERTIFICATE**

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision of part of the property conveyed by CLARKSBURG VILLAGE, L.C., a Virginia limited liability company, and PIEDMONT INVESTMENTS, L.C., a Virginia limited liability company, to CLXBG, LLC, a Maryland limited liability company, by a deed dated September 14, 2010, as recorded among the Land Records of Montgomery County, Maryland in Liber 40075 at Folio 103. And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown hereon will be set as delineated hereon in accordance with the provisions of Section 58-46(c) of the Montgomery County Code.

The total area included in this subdivision record plat is 186,754 square feet or 2,887.3 acres of land, of which 27,721 square feet or 0.6384 acres is dedicated to public use.

*Tiffany E. Hyle*  
 Professional Land Surveyor  
 Maryland Registration No. 21598  
 Expiration Date: 07/31/15  
 Date Nov. 13, 2014

APPROVED - 11/20/14  
 DATE  
*Diana Redfern*  
 DIRECTOR

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

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

RECORDED PLAT  
 SCALE: 1" = 50'  
 0 25 50 100

