

Plat Name: Clarksburg Village
Plat #: 220150530

Location: Located in the northern quadrant of Little Seneca Parkway and Frederick Road (MD State route 355)
Master Plan: Clarksburg Master Plan
Plat Details: R-200/TDR zone; 2 parcels
Applicants: 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 Site Plan No. 82005041E (approved 7/10/2014), 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

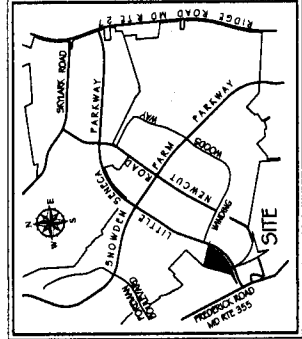
I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by Clark Meadow L.C., a Virginia limited liability company from Clarksburg Village, L.C., a Virginia limited liability company, by deed dated December 22, 1994 and recorded among the Land Records of Montgomery County, Maryland in Liber 13175 at Folio 417.

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 100 Year Flood Plain shown hereon is an accurate representation of the Flood Plain Study referenced in note #10.

The total area included in this subdivision record plat is 293,698 square feet or 6.7424 acres of land. There is no street dedication by this plat.

Date: 8/26/15
 Daniel F. DeBorja
 Property Line Surveyor
 Maryland No. 526
 Exp. 02/17/2017



Vicinity Map
(Not to Scale)

Owner's Certificate

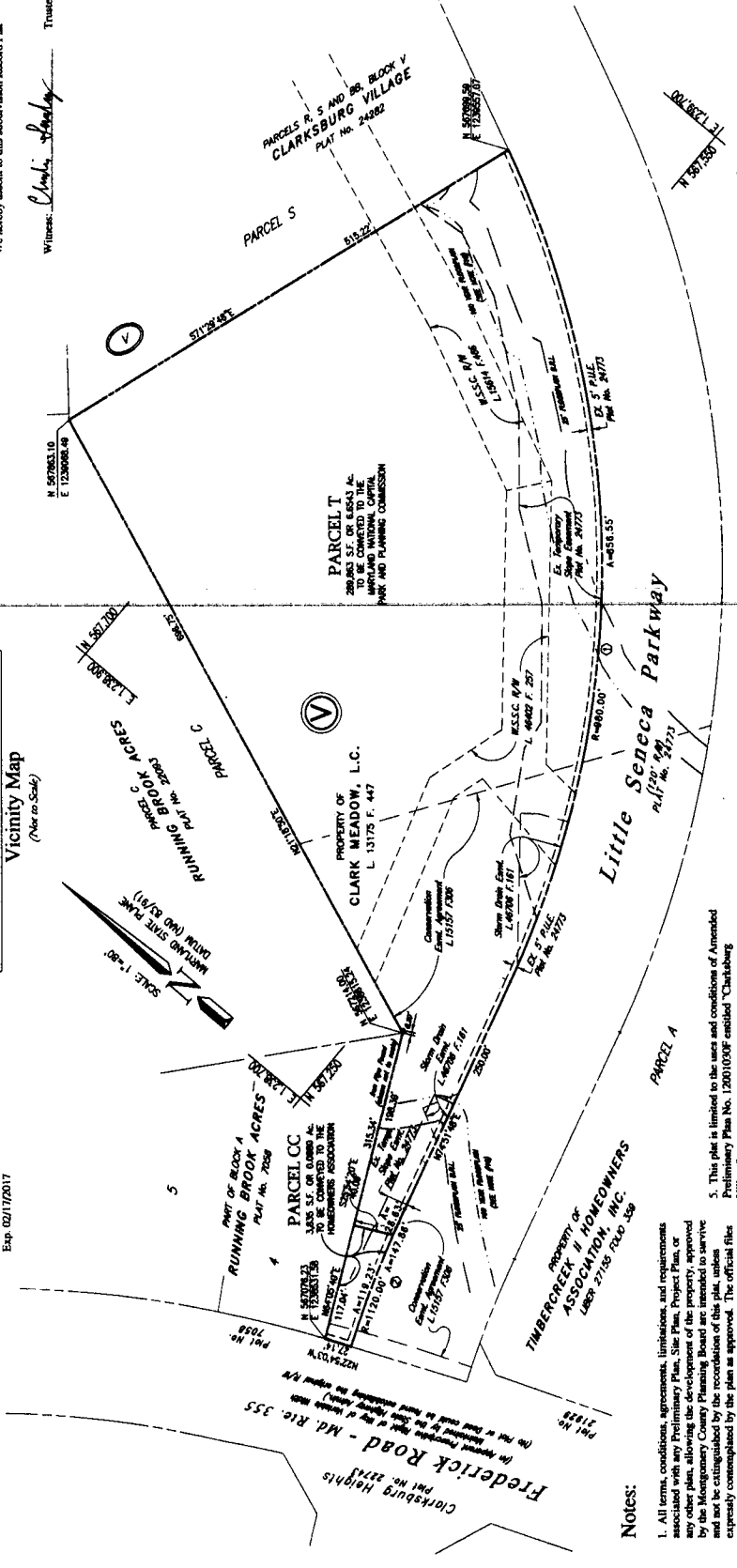
We, the undersigned, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat; Establish the minimum building restriction lines; Subject to all current and applicable regulations of all federal, state and other local governing agencies.

We further certify that a Maryland Registered Land Surveyor will be engaged to set all property corner markers in accordance with Section 50-24(e) of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon, except that certain deed of trust, recorded in Liber 41609 at Folio 402 and the parties in interest therein have below indicated their assent.

Clark Meadow, L.C.
 a Virginia limited liability company
 Date: 8-26-15
 By: Thomas E. Marshall, Manager

We hereby assent to this subdivision Record Plat
 Witness: Charles Steady
 Great Prato-Gallenti, Sole Acting Trustee



Area Tabulation
 Lots: N/A
 2 Parcels: 293,698 sq ft or 6.7424 Ac.
 Street: N/A
 Total: 293,698 or 6.7424 Ac.

Subdivision Record Plat
 Parcels CC and T, Block V
Clarksburg Village

Clarksburg (2nd) District
 Montgomery County, Maryland
 August, 2015 Scale: 1" = 80'
 Charles P. Johnson & Associates, Inc.
CPJ

LINE	BEARING	DISTANCE	BEARING	CHORD
1	S89.00°W	850.55	S70.74°E	457.30
2	N112.00°E	157.78	N73.53°E	74.24
				107.94
				147.75



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 such plans are maintained by the Planning Board and are available for review during normal business hours.
- The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Plan and appropriate approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this 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.
- This plat is limited to the uses and conditions of Amended Preliminary Plan No. 12001000P entitled "Clarksburg Village".
- The development is subject to the terms and conditions as required by M-NCPPAC Site Plan No. E20090410, as amended, entitled "Clarksburg Village Phase 2".
- W.S.S.C. 200 scale reference: 231 NW 12.
- This property is zoned R-200/TDR.
- Tax Map: EV
- The source of the 100 Year Flood Plain shown hereon was taken from a Flood Plain Study by Charles P. Johnson & Associates, dated October, 2008 and approved by DPS in a letter dated December 1, 2008, floodplain study No. 234767.
- Parcel CC, Block V, is subject to the terms of a Common Open Space Covenant, Maryland in Liber 28045 at Folio 574 Montgomery County, Maryland in Liber 28045 at Folio 574.
- Parcel CC, Block V, is subject to a Declaration of the Land Owners for private open space, recorded among the Land Records of Montgomery County, Maryland in Liber 30383 at Folio 367.

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

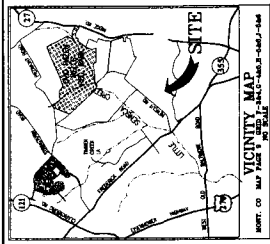
Approved: _____ Date: _____
 Chairman

Approved: _____ Date: _____
 Asst. Secretary/Treasurer

Approved: *Stephanie J. Zolis* Date: _____
 Director

Recorded: _____
 Plat No.: 220140530

CLARKSBURG VILLAGE PHASE 2



LEGEND

- Proposed Street
- Proposed Alley
- Proposed Drive
- Proposed Walkway
- Proposed Pathway
- Proposed Utility
- Proposed Easement
- Proposed Right-of-Way
- Proposed Boundary
- Proposed Lot
- Proposed Building Footprint
- Proposed Parking Space
- Proposed Landscaping
- Proposed Tree
- Proposed Tree Removal
- Proposed Tree Preservation
- Proposed Tree Planting
- Proposed Tree Protection
- Proposed Tree Removal
- Proposed Tree Planting
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- Proposed Tree Planting
- Proposed Tree Protection

DEVELOPER'S CERTIFICATE

I, the undersigned, being duly qualified, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.

Charles F. Johnson

MONROE BUSINESS STAMP

CLARKSBURG VILLAGE PHASE 2

CLARKSBURG VILLAGE PHASE 2

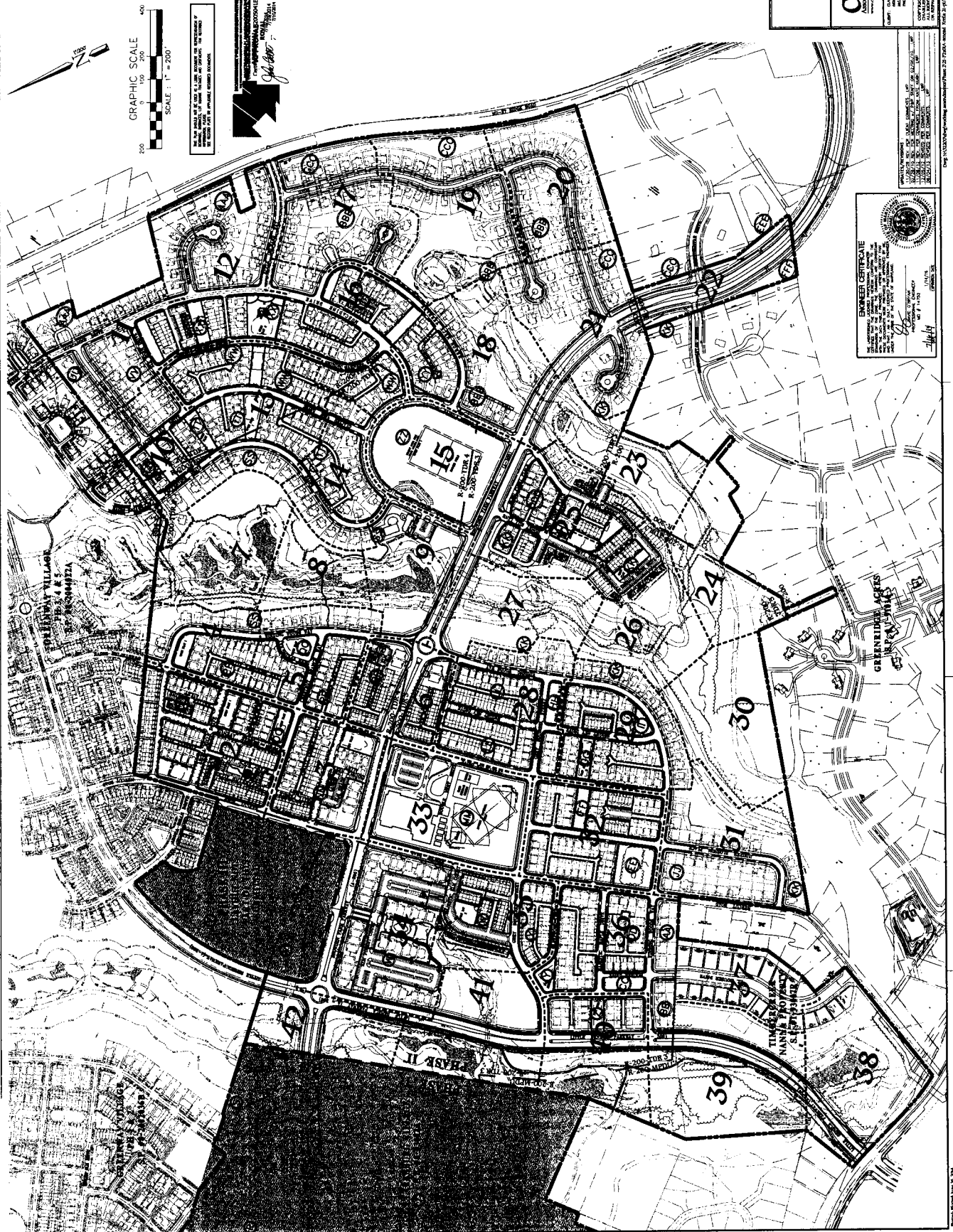
CLARKSBURG VILLAGE PHASE 2

PHASE 2 SITE PLAN

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

CPJ Charles F. Johnson & Associates, Inc.
10000 Rockville Pike, Suite 1000, Rockville, MD 20850
Tel: 301-761-1000 Fax: 301-761-1001
www.cpj.com

PROJECT NAME	CLARKSBURG VILLAGE PHASE 2
PROJECT NO.	1A
DATE	4/5
SCALE	1" = 200'
DATE	4/5
SCALE	1" = 200'



ENGINEER'S CERTIFICATE

I, the undersigned, being duly qualified, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.

John A. ...

MONROE BUSINESS STAMP

CLARKSBURG VILLAGE PHASE 2

CLARKSBURG VILLAGE PHASE 2

CLARKSBURG VILLAGE PHASE 2

THIS PLAN IS FOR THE PHASE 2 OF THE CLARKSBURG VILLAGE PHASE 2 PROJECT. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE COUNTY ENGINEER.

