

Plat Name: Garnkirk Farms
Plat #: 220150870, 220150880 and 220150920

Location: Located immediately north of the intersection of Tate Street and Shawnee Lane

Master Plan: Clarksburg Master Plan

Plat Details: PD-11 zone; 55 lots and 3 parcels

Applicants: U.S. Home Corporation

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120080240 (MCPB Resolution No. 13-76), and Site Plan No. 820120100 (Certified Site Plan dated December 19, 2013), 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.

Surveyor's Certificate

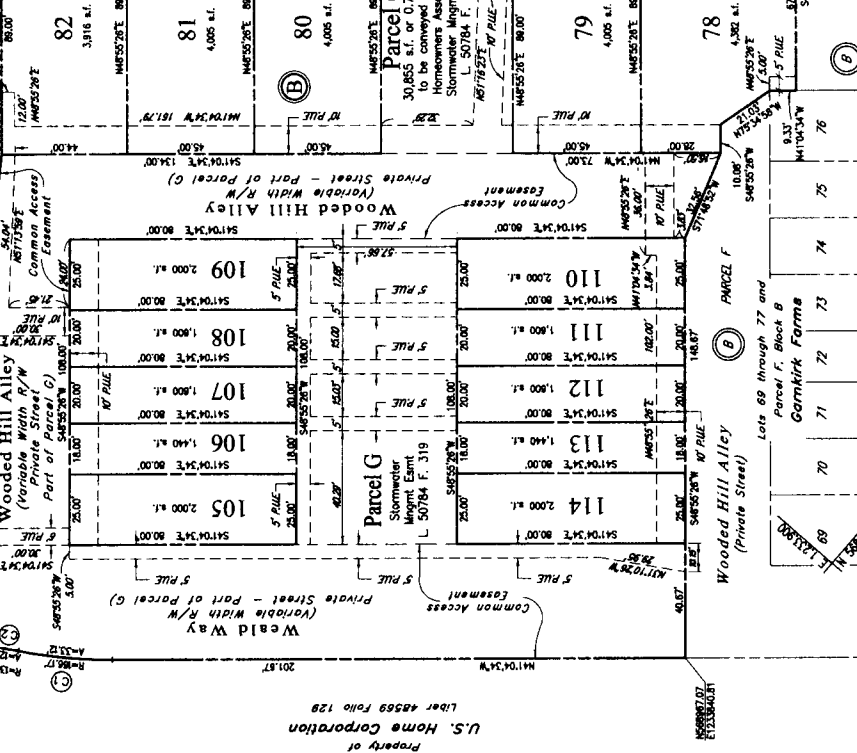
I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by U.S. Home Corporation, a Delaware corporation (D/B/A Lerner, Inc., a Maryland corporation, by deed dated March 4, 2014 and recorded among the Land Records of Montgomery County, Maryland in Liber 48569 at Folio 129; that it is also a resubdivision of a part of Lots 27 and 28 as shown on a Subdivision Record Plat entitled "Garnkirk Farms" and recorded among the aforesaid Land Records in Plat Book 31 at Plat No. 1912.

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 plat is 85,248 square feet or 1,957.0 acres of land, of which 16,800 square feet or 0.3857 of an acre of land is dedicated to public use.

Date: 10/16/15
 Daniel F. DeBolt
 Property Line Surveyor
 Maryland No. 526
 Exp. 02/17/2017

Parcel H
 Parcel G
 Parcel F
 Parcel E
 Parcel D
 Parcel C
 Parcel B
 Parcel A



Approved: March 24, 2016
 Chairman: Diane R. DeLoach
 Date: _____
 Amt. Secretary: DeLoach
 Recorder: _____
 Plat No.: 220150870

Owner's Certificate

We U.S. Home Corporation, a Delaware corporation (D/B/A Lerner, Inc., a Maryland corporation, by deed dated March 4, 2014 and recorded among the Land Records of Montgomery County, Maryland in Liber 48569 at Folio 129; that it is also a resubdivision of a part of Lots 27 and 28 as shown on a Subdivision Record Plat entitled "Garnkirk Farms" and recorded among the aforesaid Land Records in Plat Book 31 at Plat No. 1912.

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 plat is 85,248 square feet or 1,957.0 acres of land, of which 16,800 square feet or 0.3857 of an acre of land is dedicated to public use.

Date: Oct. 20, 2015
 Joseph P. Marino, Vice President
 U.S. Home Corporation
 hereby assent to this subdivision Record Plat

Witness: [Signature]
 Shae Polin, Trustee
 Garnkirk, Inc.
 a Maryland Corporation

Notes
 1. All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan, Project Plan, or any other plan, following the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be contingent on the completion of this subdivision. 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 the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a settlement 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 not intended to replace an examination of title or to depict or note all matters affecting title.

4. This development is served by public water and sewer systems only.

5. Parcel G, Block B is subject to a Compressed Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 49408 at Folio 319.

6. Parcel G, Block B is subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 20045 at Folio 578.

7. Private streets and private open space areas will be maintained by the Homeowners Association, Montgomery County, Maryland will not participate in the maintenance of these private facilities.

8. All of Parcel G, Block B is encumbered by a Stormwater Management Easement that was granted to Montgomery County, Maryland and recorded in the Land Records of Montgomery County Maryland in Liber 50784 at Folio 319.

Information Chart
 Tax Map EV
 WSSC 200 Scale Reference 231 NW 13
 Zoning Category PD-11
 Preliminary Plan No. 120040240
 Preliminary Plan Name Garnkirk Farms
 Site Plan No. 820120100
 Site Plan Name Garnkirk Farms
 Forest Conservation Plan 820120100

Subdivision Record Plat
 Lots 78 through 82, 105 through 114
 and Parcel G, Block B
 Garnkirk Farms
 Clarksburg (2nd) District
 Montgomery County, Maryland
 October, 2015 Scale: 1" = 30'

Graphic Scale
 Scale: 1" = 30'
 Area Tabulation
 15 Lots: 17,853 s.f. or 0.4032 ac.
 1 Street: 30,655 s.f. or 0.7033 ac.
 Total: 48,508 s.f. or 1.1065 ac.
 100' = 10.7639 m
 1000' = 107.639 m

Curve Table

Curve	Radius	ARC	DELTA	INCHES	CHORD
C1	108.17	33.12	11°25'20"	6.82	107.2154
C2	136.83	12.25	05°07'40"	6.13	135.1507

Legend
 P.B. & P.No. = Plat Book & Plat Number
 L. & F. = Liber & Folio
 R/W = Right of Way

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 U.S. Home Corporation, a Delaware corporation DB/A Lenar, a Maryland corporation, by deed dated March 4, 2014 and recorded among the Land Records of Montgomery County, Maryland at Folio 129; that it is also a resubdivision of part of Lots 27 and 28 as shown on a Subdivision Record Plat entitled "Garmkirk Farms" and recorded among the Land Records in Plat Book 31 as Plat No. 1982.

I also certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

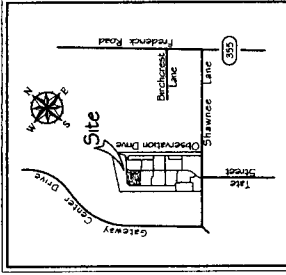
I further certify that the total area included in this subdivision record plat is 94,408 square feet or 2.1673 acres of land, of which 20,924 square feet or 0.4803 of an acre of land is dedicated to public use.

Date: 10/16/15
 Daniel F. DeBort
 Property Line Surveyor
 Maryland No. 526
 Exp. 02/17/2017

Legend
 (B) & (C) = Plat Book & Plat Number
 (L) & (R) = Liber & Folio
 R/W = Right of Way

Property of
U.S. Home Corporation
 Liber 48569 Folio 129

Vicinity Map
 (Not to Scale)



Owner's Certificate

We U.S. Home Corporation, a Delaware corporation DB/A Lenar, owner of the property shown hereon and described in the Surveyor's Certificate, hereby set this Subdivision Record Plat. Establish the minimum building restriction lines and dedicate the streets to public use; Establish the "Common Access Easements" as shown and described in note 9; Grant to Montgomery County, Maryland, Temporary Slope Easements as shown hereon, adjacent, contiguous, and parallel to the street right of way lines, said Temporary Slope Easements shall be extinguished after all public improvements about said easements have been accepted for public maintenance; Grant the Public Utility Easements as shown hereon and designated as P.U.E. to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, 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 50-24(c) 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 48569 at Folio 157 and the parties in interest therein have below indicated their assent.

Date: Oct. 26, 2015
 By: [Signature]
 Property Owner, U.S. Home Corporation
 I hereby assent to this Subdivision Record Plat

Witnesses: [Signature]
 Trustee: [Signature]
 Garmkirk, Inc.
 a Maryland Corporation
 Shane Pollin, Trustee

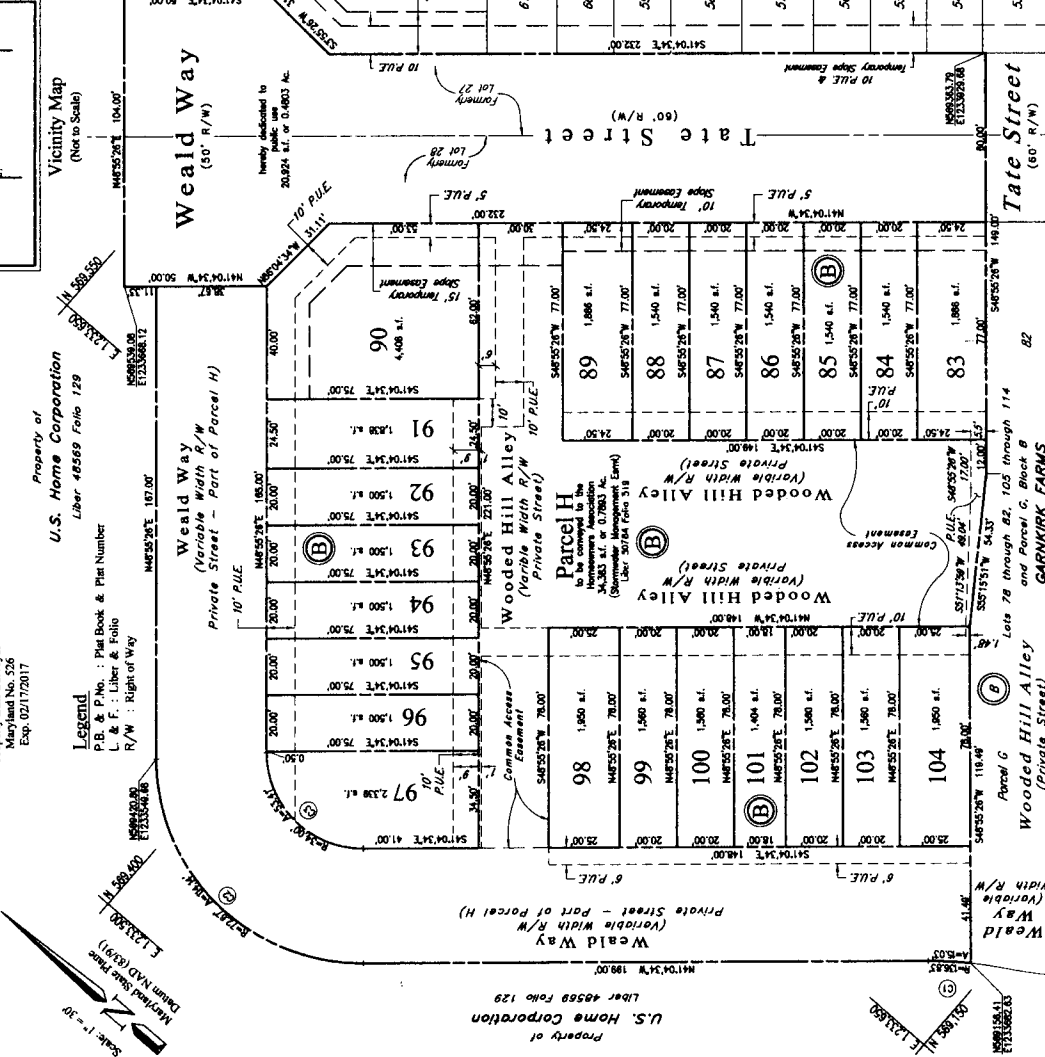
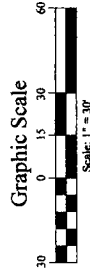
Notes

- All terms, conditions, agreements, limitations, and requirements associated with any Preliminary Plan, Site Plan or other plan filed 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.
- The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Plan and any other applicable agreements prior to issuance of a sediment control permit.
- This Subdivision Record Plat is not intended to show any matter affecting 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.
- Parcel H, Block B is subject to a Corrected Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 49408 at Folio 319.
- Parcel H, Block B 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.
- Private streets and private open space areas will be maintained by the Homeowners Association, Montgomery County, Maryland will not participate in the maintenance of these private facilities.
- Parcel H, Block B is subject to a Corrected Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 49408 at Folio 319.
- Parcel H, Block B 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.
- Private streets and private open space areas will be maintained by the Homeowners Association, Montgomery County, Maryland will not participate in the maintenance of these private facilities.

Information Chart	Item	Value
WSSC 200 Scale Reference	EV	231 NW 13
Zoning Category	PD - 11	
Preliminary Plan No.		120060240
Preliminary Plan Name		Garmkirk Farms
Site Plan No.		820120100
Site Plan Name		Garmkirk Farms
Forest Conservation Plan		820120100

Subdivision Record Plat
 Lots 83 through 104 and
 Parcel H, Block B
Garmkirk Farms
 Clarksburg (2nd) District
 Montgomery County, Maryland
 October, 2015 Scale: 1" = 30'

Curve Table	Curve	Radius	Chord	Area	Offset
22.222' = 0.8976 ac. 1 Parcel = 30.924 ac. or 0.7093 ac. Total = 94,408 sq. ft. or 2.1673 ac.	C1	15.00	87.00	7.50	127.8543'
	C2	15.00	87.00	7.50	127.8543'
	C3	15.00	87.00	7.50	127.8543'



Recorded: _____ Plat No.: _____

Approved: [Signature] Date: _____
 Ass. Secretary-Treasurer

Approved: _____ Date: _____
 Chairman

MANPCRPC Record File No. _____

220150880

March 24, 2016
[Signature]
 Director

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

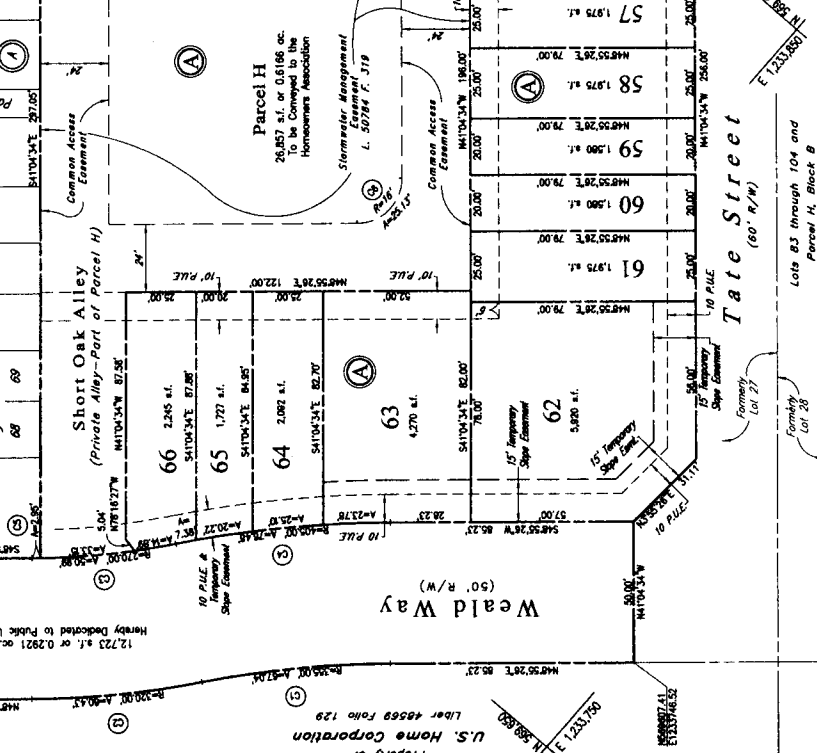
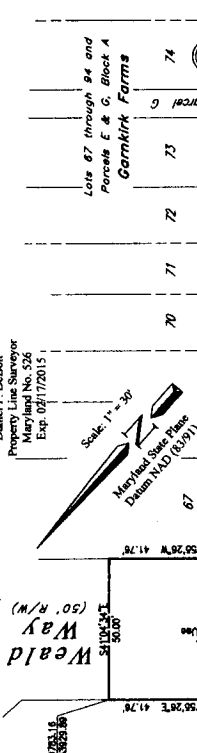
Surveyor's Certificate

I hereby certify that the information shown herein is correct, that it is a subdivision of a part of the property acquired by U.S. Home Corporation, a Delaware corporation DB/A Lerner, from Garnkirk, Inc., a Maryland corporation, by deed dated March 4, 2014 and recorded among the Land Records of Montgomery County, Maryland in Liber 48589 at Folio 129. That it is also a redivision of part of Lots 27 and 28 as shown on a Subdivision Record Plat entitled "Garnkirk Farms" and recorded among the Land Records in Plat Book 31, at Plat No. 1292.

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 plat is 77,973 square feet or 1,7900 acre s of land, of which 12,723 square feet or 0.2921 of an acre of land is dedicated to public use.

Date: 10/16/15
 Daniel F. DeBolt
 Property Line Surveyor
 Maryland No. 526
 Exp. 02/17/2015



Area Tabulation

Lot	Area (sq. ft.)	Area (Acres)
18 Lots	38,931 s.f. or 0.8814 ac.	
1 Parcel	26,857 s.f. or 0.6166 ac.	
Street	12,723 s.f. or 0.2921 ac.	
Total	77,973 s.f. or 1.7900 ac.	

Approved: March 24, 2015
 Aileen R. DeGale
 Director

Recorded: 220150920
 Plat No.

Owner's Certificate

We U.S. Home Corporation, a Delaware corporation DB/A Lerner, owner of the property shown herein and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat; Establish the minimum building restriction lines and dedicate the same to public use; Establish the "Common Access Easements" Grant to Montgomery County, Maryland, a Temporary Slope Easement as shown hereon, adjacent, contiguous, and parallel to the street right of way lines, said Temporary Slope Easements shall be extinguished after all public improvements abutting said easements have been accepted for public maintenance; Grant the Public Utility Easements as shown hereon and designated as P.U.E., to the parties listed and with the terms and provisions set forth in certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, 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 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 deeds of trust, recorded in Liber 48589 at Folio 127 and the parties in interest therein have below indicated their assent.

Date: Oct. 24, 2015
 Joseph Martino, Vice President
 I hereby assent to this subdivision Record Plat

Witness: Adriack
 Garnkirk, Inc.
 a Maryland Corporation
 Trustee: Shore Pollin, Trustee

- Notes**
- All terms, conditions, agreements, limitations, and covenants shown hereon shall apply to the entire Site. This Plan, Project Plan, or any other plan showing 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 and any such plan(s) 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 Law of 1992, including 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.
 - Parcel H, Block A is subject to a Corrected Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 49408 at Folio 315.
 - Parcel H, Block A is subject to the terms of a Common Open Space Covenant recorded among the Land Records of Montgomery County, Maryland in Liber 28945 at Folio 578.
 - Private streets and private open space areas will be maintained by the Homeowners Association, Montgomery County, Maryland will not participate in the maintenance of these private facilities.
 - Parcel H, Block A is encumbered by a Grant to Stormwater Management Easement that was granted to Montgomery County, Maryland and recorded in the Land Records of Montgomery County Maryland in Liber 50784 at Folio 319.

Parcel H, Block A is subject to a Common Access Easement as shown hereon, which easement is intended to provide unobstructed access to the general public, in order and throughout the roads and sidewalks, within said easement area. The public access to this area shall remain in effect until such time the property is redeveloped and a new subdivision plat is recorded which assents/confirm its removal. Montgomery County, Maryland is not the beneficiary of the Common Access Easement and will not participate in the maintenance of these private facilities.

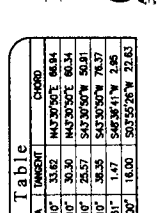
Information Chart

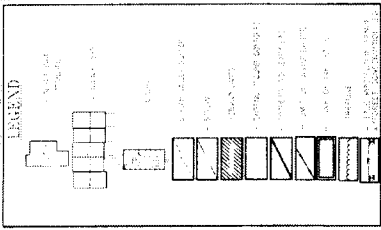
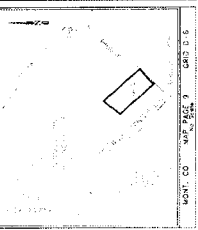
Item	Value
Tax Map	EV, EW
WSSC 200 State Reference	231 NW 13
Zoning Category	PD - 11
Preliminary Plan No.	120080240
Preliminary Plan Name	Garnkirk Farms
Site Plan No.	820120100
Site Plan Name	Garnkirk Farms
Forest Conservation Plan	820120100

Subdivision Record Plat
 Lots 53 through 66, 80 through 83 and Parcel H, Block A
Garnkirk Farms
 Clarksburg (2nd) District
 Montgomery County, Maryland
 October, 2015 Scale: 1" = 30'

Curve Table

Curve	Radius	ARC	DELTA	TANGENT	CHORD
C1	350.00	67.04	10.46° 07'	33.82	143.39/201.67
C2	300.00	60.43	10.46° 07'	30.36	143.39/201.67
C3	270.00	54.09	10.46° 07'	25.57	143.39/201.67
C4	465.00	76.48	10.46° 07'	38.28	143.39/201.67
C5	270.00	2.95	80° 27' 31"	1.47	543.39/617.78
C6	18.00	25.13	80° 27' 31"	10.00	503.52/578.22





ENGINEER CERTIFICATE
 I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE REPRESENTATION OF THE PROJECT AS SHOWN ON THE PRELIMINARY PLAN.

ENGINEER CERTIFICATE
 I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND ACCURATE REPRESENTATION OF THE PROJECT AS SHOWN ON THE PRELIMINARY PLAN.

MUNICIPAL OFFICIAL STAMP
 OFFICIAL USE ONLY

PRELIMINARY PLAN
GARKIRK FARMS
 CLARIBURG ZONING DISTRICT
 MONTGOMERY COUNTY, MARYLAND

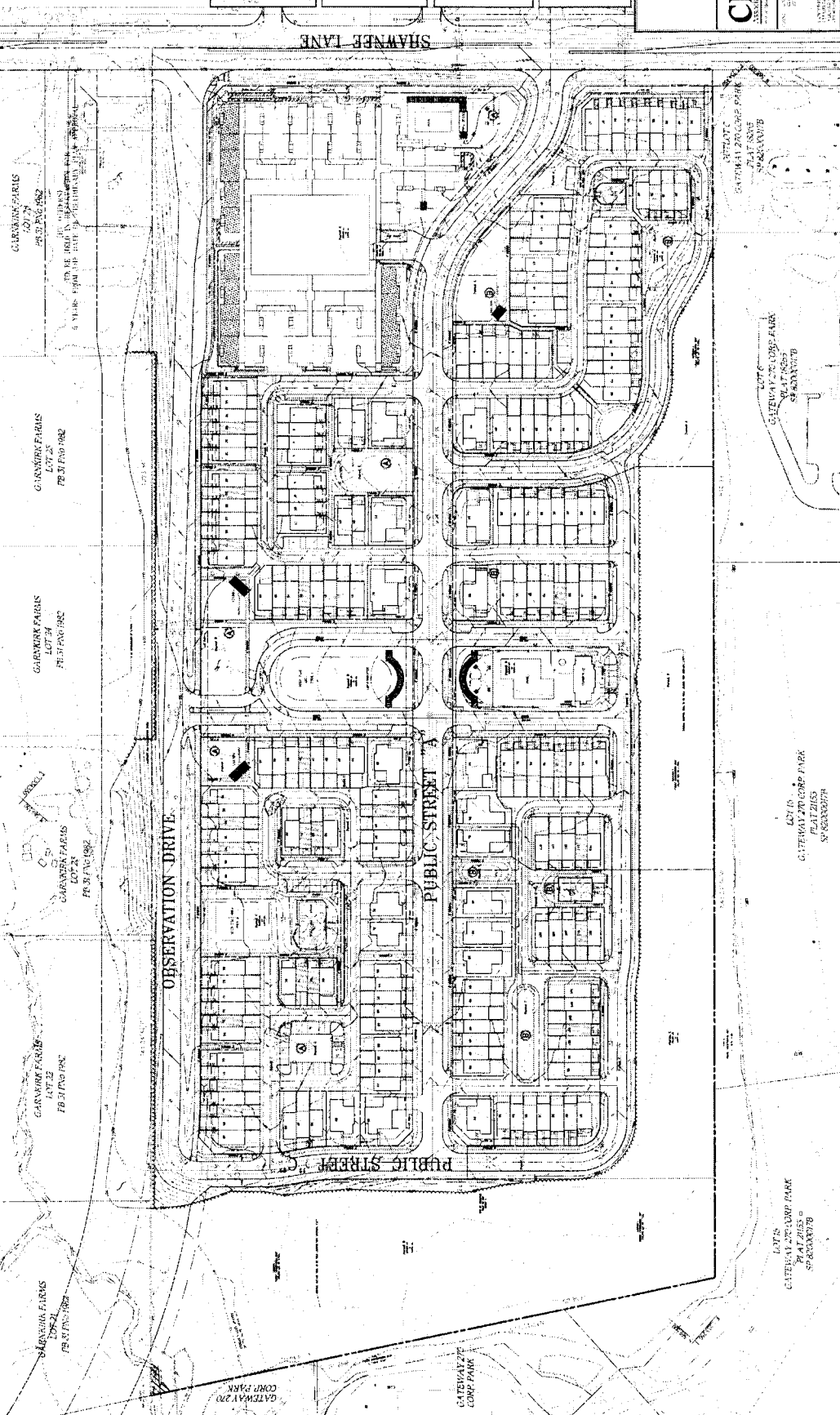
CPJ Charles P. Johnson & Associates, Inc.
 REGISTERED PROFESSIONAL ENGINEER
 MONTGOMERY COUNTY, MARYLAND
 12345 GATEWAY CORP PARK
 SUITE 200
 CLARIBURG, MARYLAND 20829
 PHONE: (301) 424-4000
 FAX: (301) 424-4001
 WWW: WWW.CPJINC.COM

NOT TO SCALE
 1" = 20'-0"

DATE: 06/21/01

BY: [Signature]

PROJECT: GARKIRK FARMS
 SHEET: 1 OF 2



GARKIRK FARMS
 LOT 22
 FEB 21, 1982

GARKIRK FARMS
 LOT 23
 FEB 21, 1982

GARKIRK FARMS
 LOT 24
 FEB 21, 1982

GARKIRK FARMS
 LOT 25
 FEB 21, 1982

GARKIRK FARMS
 LOT 26
 FEB 21, 1982

GARKIRK FARMS
 LOT 27
 FEB 21, 1982

GARKIRK FARMS
 LOT 28
 FEB 21, 1982

GARKIRK FARMS
 LOT 29
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 LOT 30
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GARKIRK FARMS
 LOT 31
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 LOT 32
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 LOT 95
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 LOT 96
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 LOT 97
 FEB 21, 1982

GARKIRK FARMS
 LOT 98
 FEB 21, 1982

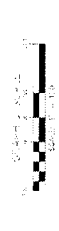
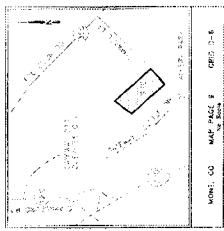
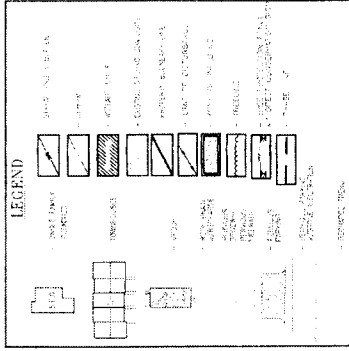
GARKIRK FARMS
 LOT 99
 FEB 21, 1982

GARKIRK FARMS
 LOT 100
 FEB 21, 1982

UNIFORM/SPR INSTRUCTION NUMBER	DATE	BY
UNIFORM/SPR 03/04/00/01	01/01/01	...
UNIFORM/SPR 03/04/00/01	01/01/01	...
UNIFORM/SPR 03/04/00/01	01/01/01	...

The use of the Uniform/SPR 03/04/00/01 Manual is required for all projects...

GARNKIRK FARMS STREET NAMES	PREVIOUS/AS SHOWN IN PLANNING BOARD SET AND RESOLUTION	TYPE
Garn Kirk Farm Drive	Street A	Public
Garn Kirk Lane	Street B	Private
Woodstock Alley	Street C	Private
Aged Wood Alley	P45 Street A	ASR
Green Cedar Alley	P45 Street B	ASR
Green Oak Alley	P45 Street C	ASR
Green Locust Alley	P45 Street D	ASR
Green Elm Alley	P45 Street E	ASR
Green Maple Alley	P45 Street F	ASR
Green Birch Alley	P45 Street G	ASR
Green Willow Alley	P45 Street H	ASR



Scale: 1" = 50' (1" = 15.24m)

DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
Residential	10,000	10.0%
Commercial	20,000	20.0%
Office	30,000	30.0%
Industrial	40,000	40.0%
Public	100,000	100.0%

STATE NOTES:
 1. The State of Maryland has no jurisdiction over this project.
 2. The State of Maryland has no jurisdiction over this project.
 3. The State of Maryland has no jurisdiction over this project.

ENGINEER'S CERTIFICATE:
 I, the undersigned, being a duly licensed Professional Engineer in the State of Maryland, do hereby certify that the above is a true and correct copy of the original as submitted to the Planning Board.

STATE OF MARYLAND
 PLANNING BOARD

PLANNING BOARD
 2015...

APPROVED BY THE BOARD

DATE: 01/01/01

PROJECT NO. 12345

PROJECT NAME: GARNKIRK FARMS

ADDRESS: 12345...

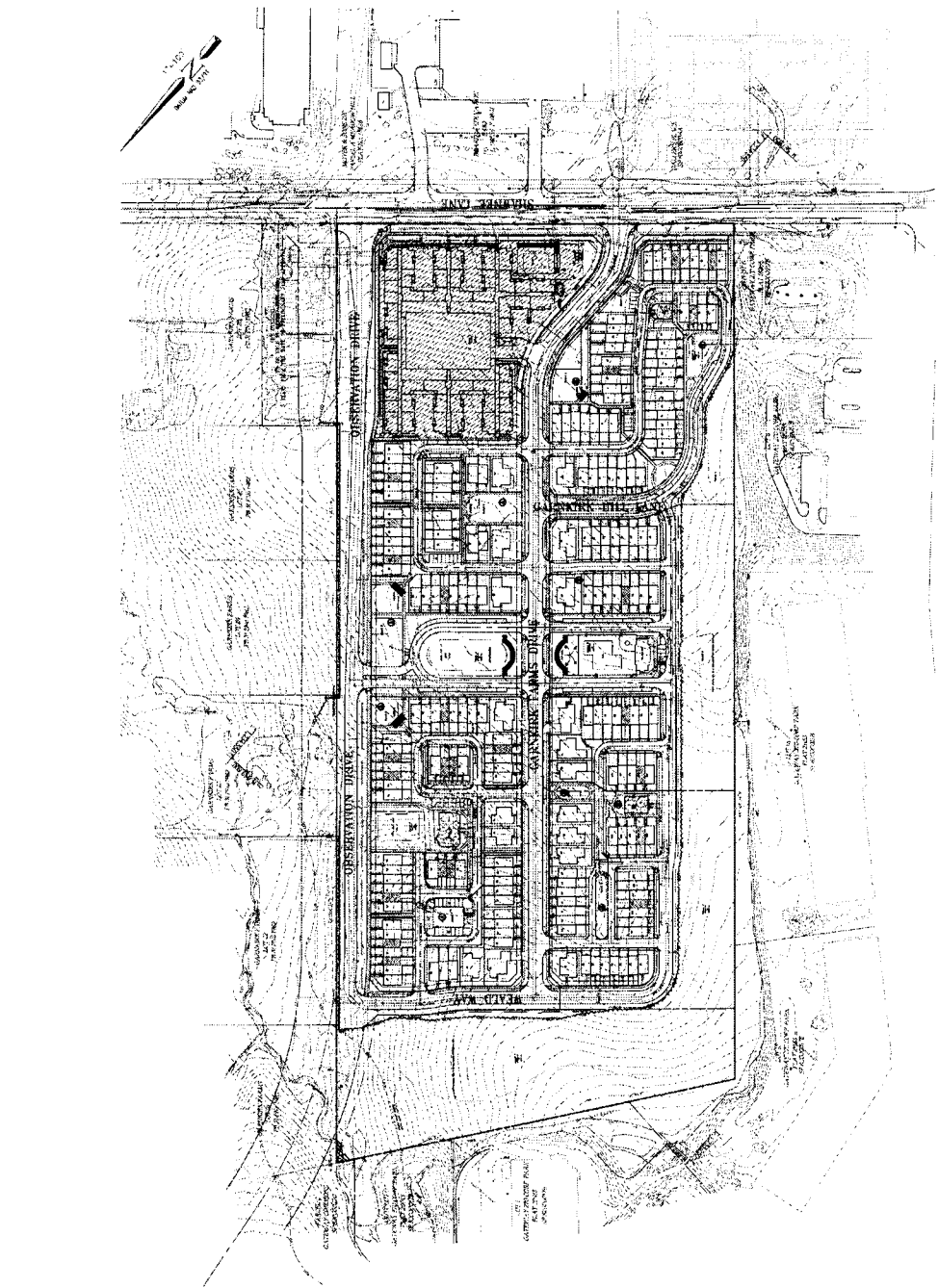
CITY: CLARKE COUNTY

STATE: MARYLAND

COUNTY: CLARKE

TOWNSHIP: CLARKE

PRECINCT: CLARKE



UNIFORM/SPR 03/04/00/01
 DATE: 01/01/01
 BY: [Signature]

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