

Plat Name: The Courts at Clarksburg
Plat #: 220160190 - 220160270

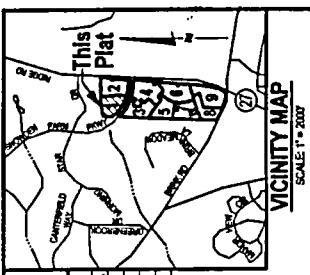
Location: Located in the northwest quadrant of the of Brink Road and Ridge Road (MD 27).

Master Plan: Clarksburg Master Plan

Plat Details: PRC zone, 140 lots, 25 parcels

Applicant: Pulte Home Corporation

The subdivision plats have been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 120050060 (MCPB Resolution No. 15-95), and Site Plan No. 820150030 (Certified Site Plan dated January 15, 2016) 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.

CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN	CHD BEARING	CHD DIST.
1	54°07'59"	172.00	182.47	67.67	N15°17'37" E	156.50
2	52°40'17"	126.00	134.37	67.56	S59°00'06" W	116.57
3	87°52'25"	590.00	640.00	41.00	N15°46'00" W	643.97
4	33°28'41"	650.00	681.34	256.32	N15°28'42" W	574.02

AREA TABULATION

11 Lots: 54,229 Square Feet or 1.4745 Acres
 3 Parcels: 127,900 Square Feet or 2.9307 Acres
 Street Dedication: 17,422 Square Feet or 0.3989 Acres

Total by the plat: 209,551 Square Feet or 4.8051 Acres

NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, showing development of the property approved by the Montgomery County Planning Board are intended to survive and shall be enforceable by the execution of the plat unless expressly contravened by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- The subdivision record plat is not intended to show every matter affecting the ownership and use of the property, but is intended to replace an examination of the title or deed or note of matters affecting the property. The subdivision record plat is not intended to replace an examination of the title or deed or note of matters affecting the property. The subdivision record plat is not intended to replace an examination of the title or deed or note of matters affecting the property. The subdivision record plat is not intended to replace an examination of the title or deed or note of matters affecting the property.
- This property is subject to the terms and conditions of Preliminary Plan No. 129150080 and Site Plan No. E20150000, both entitled "THE COURTS AT CLARKSBURG", as amended.
- Parcels A, B, and C, Block A, shown herein are subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.
- Parcels A, B, and C, Block A, shown herein are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 51665 at Folio 474.
- The Washington Suburban Sanitary Commission (WSSC) Easement (B-14459-F-60) shown herein within the County right of way to be dedicated to public use, is subject to a "Subordination Easement and Right of Way Agreement" recorded among the Land Records of Montgomery County, Maryland in Liber 52011 at Folio 258.
- The property apposes on Montgomery County Tax Map FY122 and EY652: WSSC G44 Z20 NW 11.
- The property is served by public water and sewer systems only.
- The property shown herein is zoned PRC (Planned Retirement Community Zone).

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt the plat of subdivision, dedicate the streets shown herein to public use, establish the minimum building setback lines, and grant to Montgomery County, Maryland, a temporary easement (lines (15) lie wide across the property, adjacent, contiguous and parallel to the public street right-of-way line shown herein) said easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land herein described as a Public Utility Easement, designated herein as "PUE", with said terms and provisions of a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easement" and recorded among the Land Records of Montgomery County, Maryland in Liber 3534 at Folio 457.

Further, we grant to Montgomery County, Maryland, its successors and assigns, however, an easement in, on and over the land herein identified as "Public Improvements Easement" and identified as PUE herein with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Easement" recorded among the aforesaid Land Records, in Liber 51976 at Folio 57 which said terms incorporated herein by this reference.

All owners of the 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 50-24(b)(2) of the Montgomery County Code.

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

PLUTE HOME CORPORATION, a Michigan corporation
 By: *[Signature]* Date: 6/24/2016
 By: *[Signature]* Date: 6/24/2016

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown herein is correct, and that it is a subdivision plan of the property described in a conveyance from THEODORE H. BUTZ, THOMPSON H. BUTZ, JR., ROBERT T. BUTZ, and JEREMY F. BUTZ, to PLUTE HOME CORPORATION, a Michigan corporation, by deed dated November 23, 2015, and recorded among the Land Records of Montgomery County, Maryland in Liber 51964 at Folio 272.

And that once engaged as described in the Owner's Certificate herein, all property corner markers shown thereon shall be set as delineated herein in accordance with the provisions of Section 50-24(b)(2) of the Montgomery County Code.

The total area included in the subdivision record plat is 209,551 square feet or 4.8051 acres of land, the total area dedicated to public use is 17,422 square feet or 0.3989 acres of land.

By: *[Signature]* Date: 6/24/2016
 Brian L. Wood
 Professional Land Surveyor
 Maryland Registration No. 10085
 License Expires: 05/08/19

HORIZONTAL CONTROL NOTE:

Horizontal Datum shown herein is Mean Sea Level, NAD 83 and is based upon the following CORS Station:

ID	Designation	North	East
AM487	HAG2 Hagerstown 2 CORS ARP	687,982.26	1,110,970.52
AF652	GAT Catonsville CORS ARP	534,571.86	1,240,651.23
AM428	ANP Annapolis 1 CORS ARP	489,555.01	1,423,368.92

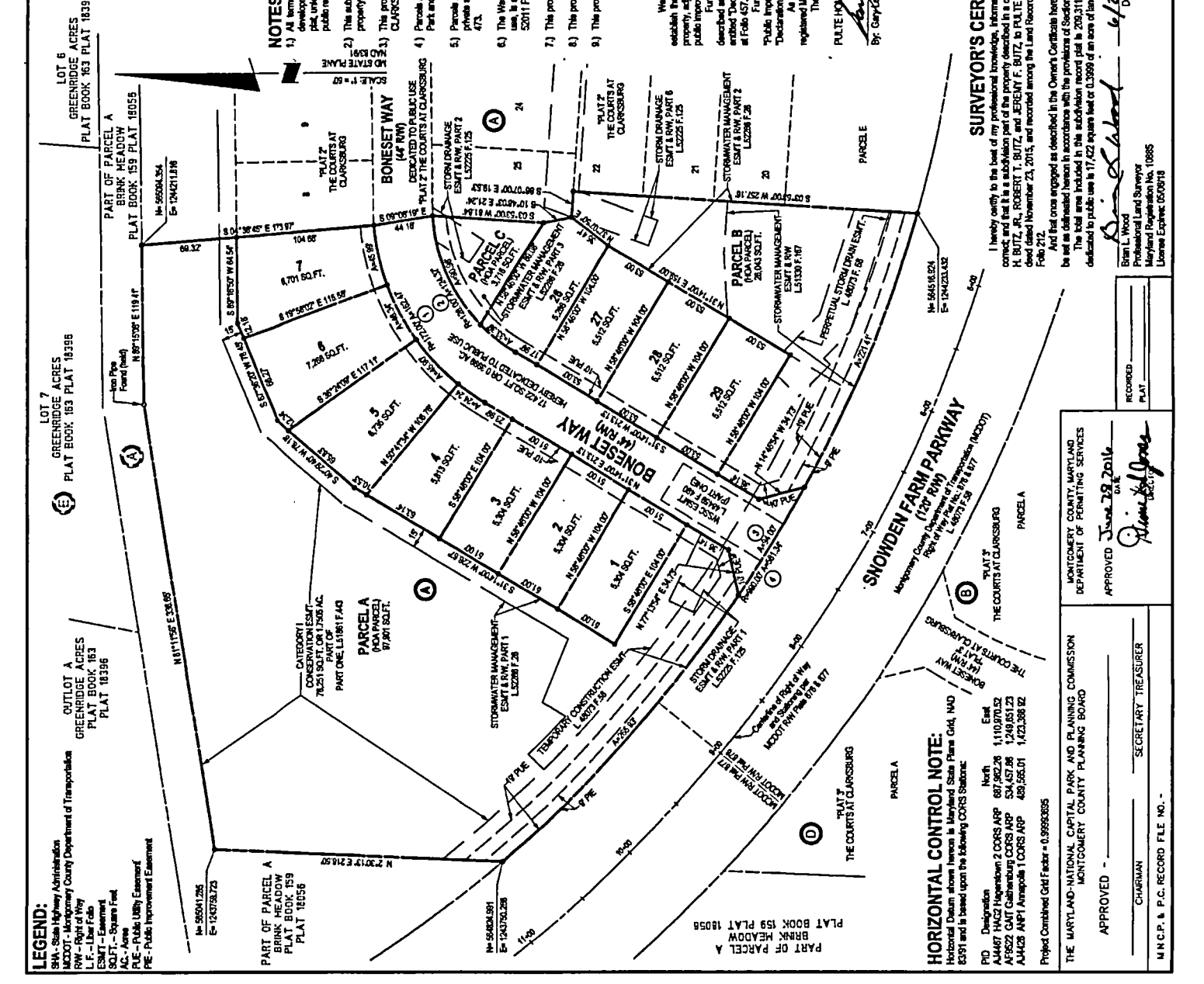
Project Combined Grid Factor = 0.99993695

APPROVED -

CHAIRMAN: _____ SECRETARY/TREASURER: _____

APPROVED: *[Signature]* Date: June 29, 2016
 MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

RECORDED: _____
 PLAT: _____



LEGEND:

SHA - State Highway Administration
 MCDOT - Montgomery County Department of Transportation
 RW - Right of Way
 L.F. - Lot Fido
 ESMT - Easement
 SOJT - Square Foot
 AC - Acre
 PUE - Public Utility Easement
 PIE - Public Improvement Easement

APPROVED - _____
 SECRETARY/TREASURER

APPROVED: *[Signature]* Date: June 29, 2016
 MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

RECORDED: _____
 PLAT: _____

PLAT NO.

HORIZONTAL CONTROL NOTE:

Horizontal Control shown herein is Maryland State Plane GAD, NAD 83 and is based upon the following CORS Station:

NO.	DETA	QUAD	ARC	TRM	CHD	BEARING	LENG
1	19-2503	2200	36.42	18.74	N51°10'18"E	3.58	
2	19-2503	2200	7.82	25.82	N17°52'30"W	4.11	
3	19-2503	2200	7.48	39.87	N15°55'46"W	70.72	
4	19-2503	2200	7.48	39.87	N15°55'46"W	70.72	
5	19-2503	2200	7.48	39.87	N15°55'46"W	70.72	
6	19-2503	2200	7.48	39.87	N15°55'46"W	70.72	
7	19-2503	2200	7.48	39.87	N15°55'46"W	70.72	
8	19-2503	2200	7.48	39.87	N15°55'46"W	70.72	
9	19-2503	2200	7.48	39.87	N15°55'46"W	70.72	
10	19-2503	2200	7.48	39.87	N15°55'46"W	70.72	
11	19-2503	2200	7.48	39.87	N15°55'46"W	70.72	
12	19-2503	2200	7.48	39.87	N15°55'46"W	70.72	

Project Combined GAD Factor = 0.99993865

NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, showing development of this property, approved by the Montgomery County Planning Board are hereby adopted and shall be incorporated by the recordation of this plat. Any other provisions not specifically contemplated by the plan as approved. The official public law for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- The subdivision record is not intended to show every matter affecting the ownership and use, nor every matter affecting the ownership and use, of this property. The subdivision record is not intended to replace an examination of the title or to depict or note all matters affecting title.
- This property is subject to the terms and conditions of Preliminary Plan No. 1201-S0089 and Site Plan No. 2201-S0000, both entitled "THE COURTS AT CLARKSBURG", as amended.
- Parcels D, E, and F, Block A, shown herein are subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 676.
- Parcels D, E, and F, Block A, shown herein are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 51905 at Folio 473.
- This property appears on Montgomery County Tax Map FY12Z and EY36Z, WSSC Gld 220 HW 11.
- This property is served by public water and sewer systems only.
- This property shown herein is zoned PRC (Planned Retirement Community Zone).

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt the plat of subdivision, declare the streets shown herein to be public use, establish the minimum building setback lines, and grant to Montgomery County, Maryland, a temporary slope easement (15) feet wide across the property, contiguous and parallel to the public use right-of-way line shown hereon, said easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land herein described as a Public Utility Easement, designated herein as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easement" and recorded among the Land Records of Montgomery County, Maryland in Liber 3034 at Folio 457.

Further, we grant to Montgomery County, Maryland, its successors and assigns, knowen, an easement in, on and over the land herein identified as "Public Improvements Easement" and identified as "PUE" herein with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Easement" recorded among the Land Records, in Liber 51970 at Folio 07 which said terms incorporated herein by this reference.

As consent of the subdivision, we, our successors, agents and assigns do hereby cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24(a)(2) of the Montgomery County Code.

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

PLATE HOME CORPORATION, a Michigan corporation
 By: *[Signature]* Date: *6/24/2016*
 Witness/Agent

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown herein is correct and that the subdivision as shown herein was prepared in accordance with the provisions of THEODORE H. BUTZ, THOMPSON H. BUTZ, JR., ROBERT T. BUTZ, and SELWYN F. BUTZ, by PLATE HOME CORPORATION, a Michigan corporation, by and for the account of the said owner, on or about November 23, 2015, and recorded among the Land Records of Montgomery County, Maryland in Liber 51384 at Folio 272.

I did not cross check as described in the Owner's Certificate herein, all property corner monuments shown herein as well as the total area included in this subdivision record, plat is 235,444 square feet or 5.4050 acres of land, the total area dedicated to public use is 27,118 square feet or 0.6225 acres of land.

Brian L. Wood
 Professional Land Surveyor
 Maryland Registration No. 10685
 License Expires: 05/05/18

APPROVED: *[Signature]* DATE: *June 26, 2016*

SECRETARY TREASURER

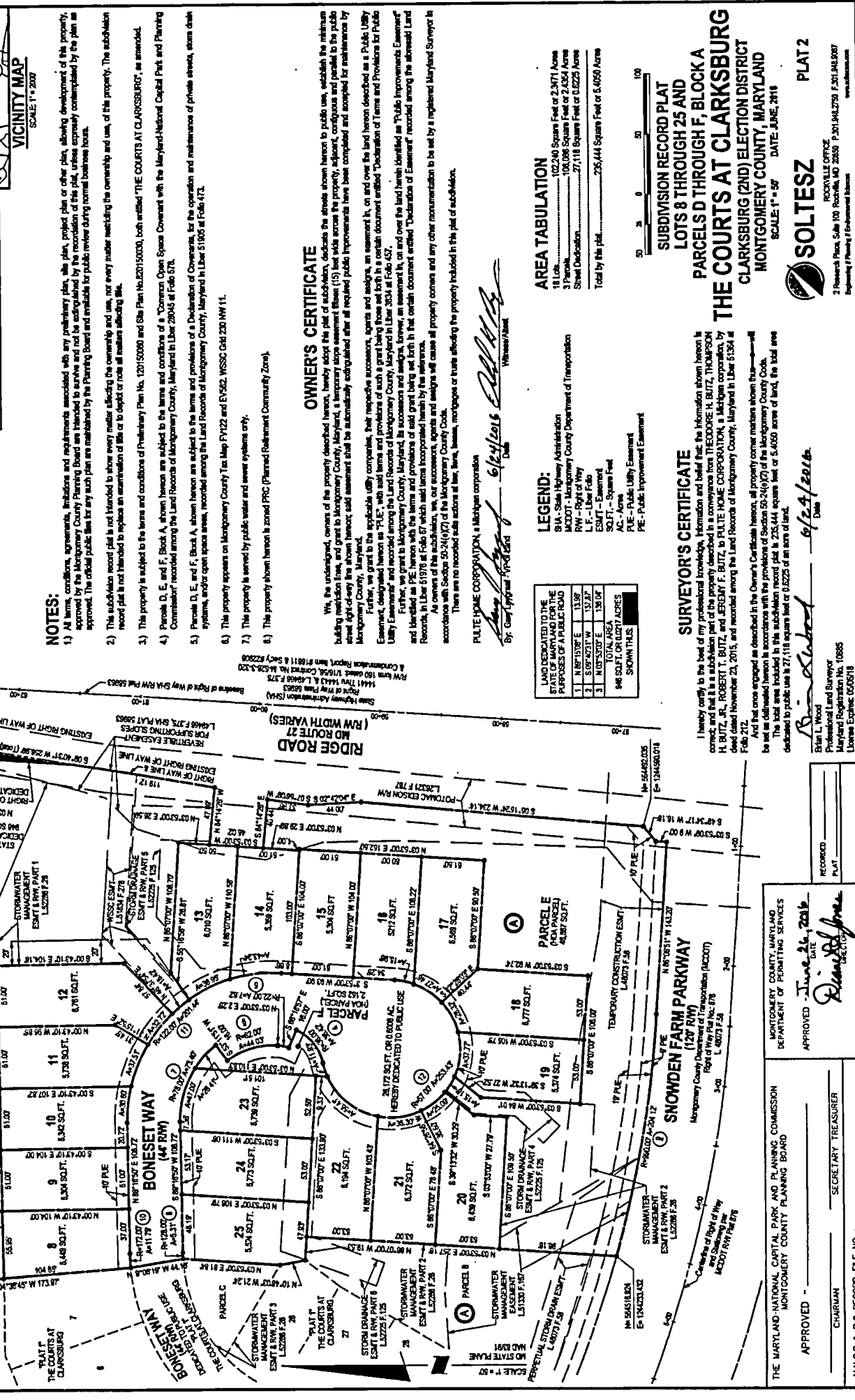
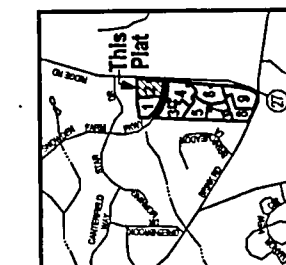
CHAIRMAN

M.N.C.P. & P.C. RECORD FILE NO. -

RECORDED PLAT

APPROVED

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



AREA TABULATION

18 Lots	102,540 Square Feet or 2.3471 Acres
37 Stormwater	100,000 Square Feet or 2.3344 Acres
Street Dedication	27,118 Square Feet or 0.6225 Acres
Total by this plat	235,444 Square Feet or 5.4050 Acres

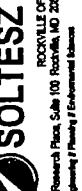


SUBDIVISION RECORD PLAT

LOTS 8 THROUGH 25 AND
 PARCELS D THROUGH F, BLOCK A
 THE COURTS AT CLARKSBURG
 CLARKSBURG (2ND) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50'

DATE: JUNE, 2016

PLAT 2

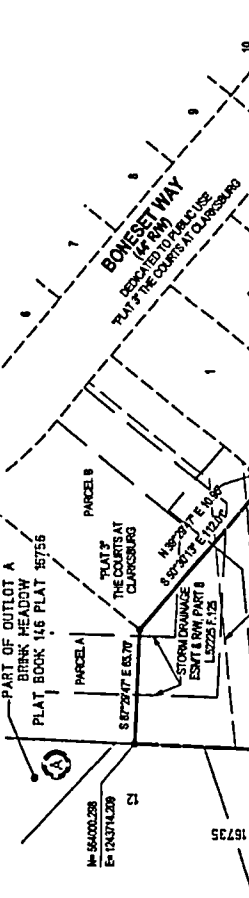


PLAT NO.

HORIZONTAL CONTROL NOTE:
Horizontal Datum shown herein is Maryland State Plane 64, NAD 83 and is based upon the following CORS Station:

Station	North	East
ALBERT	1110.0752	871.4228
AR522	1240.5512	1240.5512
AR428	488.5657	1423.3612

Project Combined Grid Factor = 0.99993065



CURVE DATA

NO.	DELTA	RADIUS	ARC	TAL	CHORD BEARINGS & DIST.
1	27°43'56"	638.00'	105.00'	105.00'	S 25°27'48" W 301.07'
2	27°43'56"	672.00'	105.00'	105.00'	S 25°27'48" W 320.38'
3	27°43'56"	638.00'	105.00'	105.00'	S 25°27'48" W 301.07'
4	27°43'56"	672.00'	105.00'	105.00'	S 25°27'48" W 320.38'
5	27°43'56"	638.00'	105.00'	105.00'	S 25°27'48" W 301.07'
6	27°43'56"	672.00'	105.00'	105.00'	S 25°27'48" W 320.38'

AREA TABULATION

13 Lots	78,424 Square Feet or 1,7544 Acres
2 Parcels	113,197 Square Feet or 2,5984 Acres
Street Dedication	15,600 Square Feet or 0.3500 Acres
Total by the plat	206,291 Square Feet or 4.7128 Acres

NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, showing development of the property, approved by the Montgomery County Planning Board as indicated to survive and not be extinguished by the recording of this plat, unless expressly compensated by the plan as approved. The official public file for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This subdivision record plat is not intended to replace an examination of the site or to depict or make all easements affecting the site.
- This property is subject to the terms and conditions of Preliminary Plan No. 120150050 and Site Plan No. 620150030, both entitled "THE COURTS AT CLARKSBURG", as amended.
- Parcel C, Block C, and Parcel D, shown herein are subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland in Liber 29045 of Folio 578.
- Parcel C, Block C, and Parcel D, shown herein are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 51905 of Folio 473.
- This property appears on Montgomery County Tax Map PY122 and EV952, WSSC G48 230 NW 11.
- This property is served by public water and sewer systems only.
- This property shown herein is zoned PRC (Planned Retirement Community Zone).

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt the plat of subdivision, dedicate the streets shown herein to public use, establish the minimum building setback lines, and grant to Montgomery County, Maryland, a temporary easement (15) feet wide across the property, adjacent, contiguous and parallel to the public street right-of-way line shown herein, said easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland, with the exception of those improvements which are shown as being to be provided by Montgomery County, Maryland, as a Public Utility Easement, designated herein as "PUE", with said lines and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easement" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 of Folio 457.

As owners of the subdivision, we, our successors, agents and assigns will cause all property corners and any other monuments to be set by a registered Maryland Surveyor in accordance with Section 50-24(a)(2) of the Montgomery County Code.

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

PLUTE HOME CORPORATION, a Michigan corporation
By: *[Signature]*
Title: *[Title]*

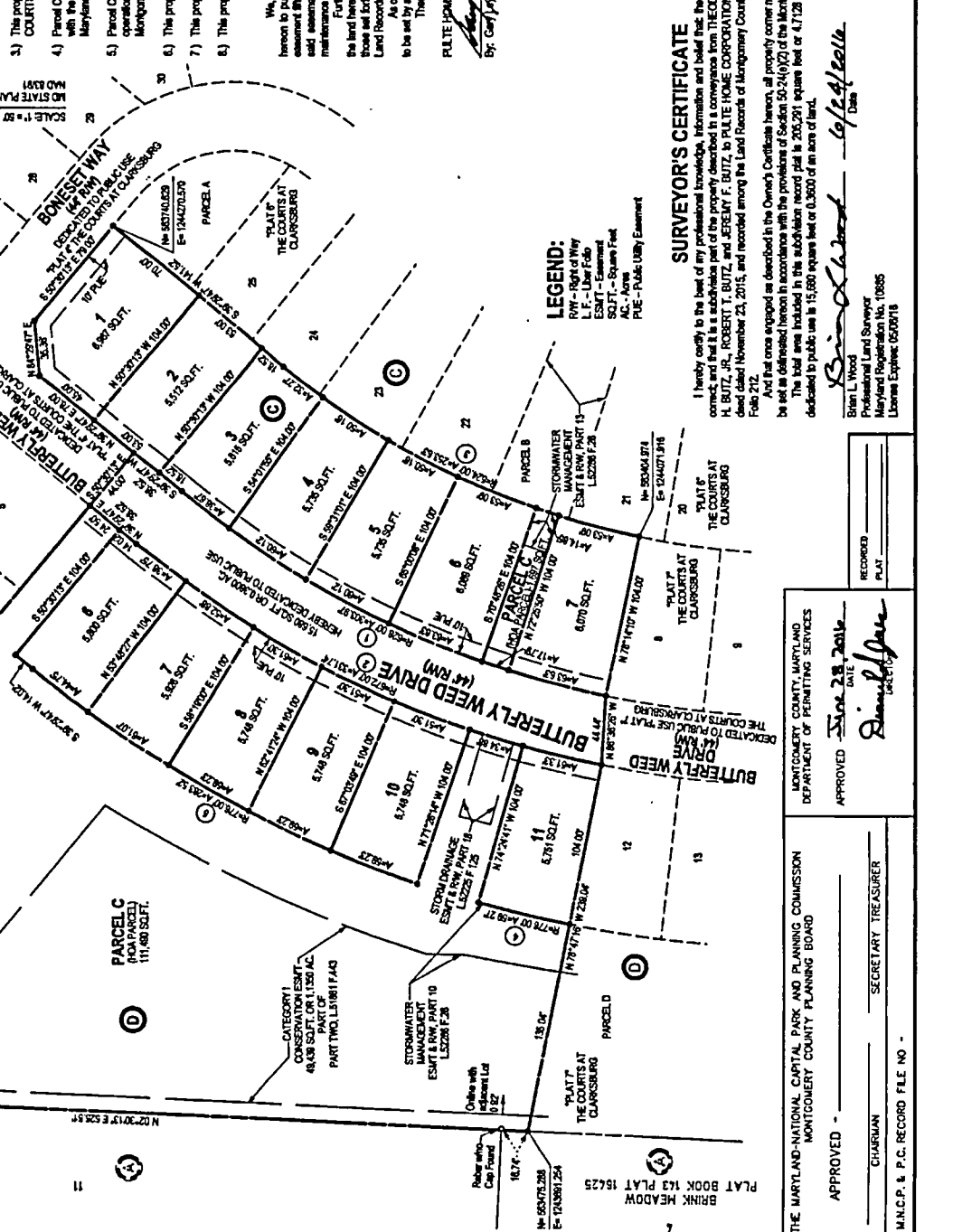
SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown herein is correct and that it is a subdivision of the property described in a conveyance from THEODORE N. BUTZ, THOMPSON H. BUTZ, JR., ROBERT T. BUTZ, and JEREMY F. BUTZ, to PLUTE HOME CORPORATION, a Michigan corporation, by deed dated November 23, 2016, and recorded among the Land Records of Montgomery County, Maryland in Liber 61364 of Folio 212.

And that once engaged as described in the Owner's Certificate herein, all property corner markers shown thereon will be set as delineated herein in accordance with the provisions of Section 50-24(a)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 206,291 square feet or 4.7128 acres of land, the total area dedicated to public use is 15,600 square feet or 0.3500 of an acre of land.

[Signature]
Date: *[Date]*



LEGEND:

- Right of Way
- Lot Fold
- ESMT & R/W PART 15
- SOFT - Square Feet
- AS - Acres
- PUE - Public Utility Easement

SUBMISSION RECORD PLAT
LOTS 1 THROUGH 7, AND PARCEL C, BLOCK C
LOTS 6 THROUGH 11, AND PARCEL C, BLOCK D
THE COURTS AT CLARKSBURG
CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50'
DATE: JUNE, 2018

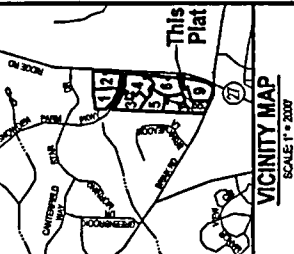
SOLTESZ
12000 RIVER ROAD, SUITE 100, ROCKVILLE, MD 20850 P: 301.948.2750 F: 301.948.9007
Engineering / Planning / Environmental Services

RECORDED
PLAT

APPROVED *[Signature]* DATE *[Date]*
CHAIRMAN SECRETARY TREASURER

APPROVED _____ SECRETARY TREASURER
M.N.C.P. & P.C. RECORD FILE NO. _____

PLAT NO.



CURVE DATA

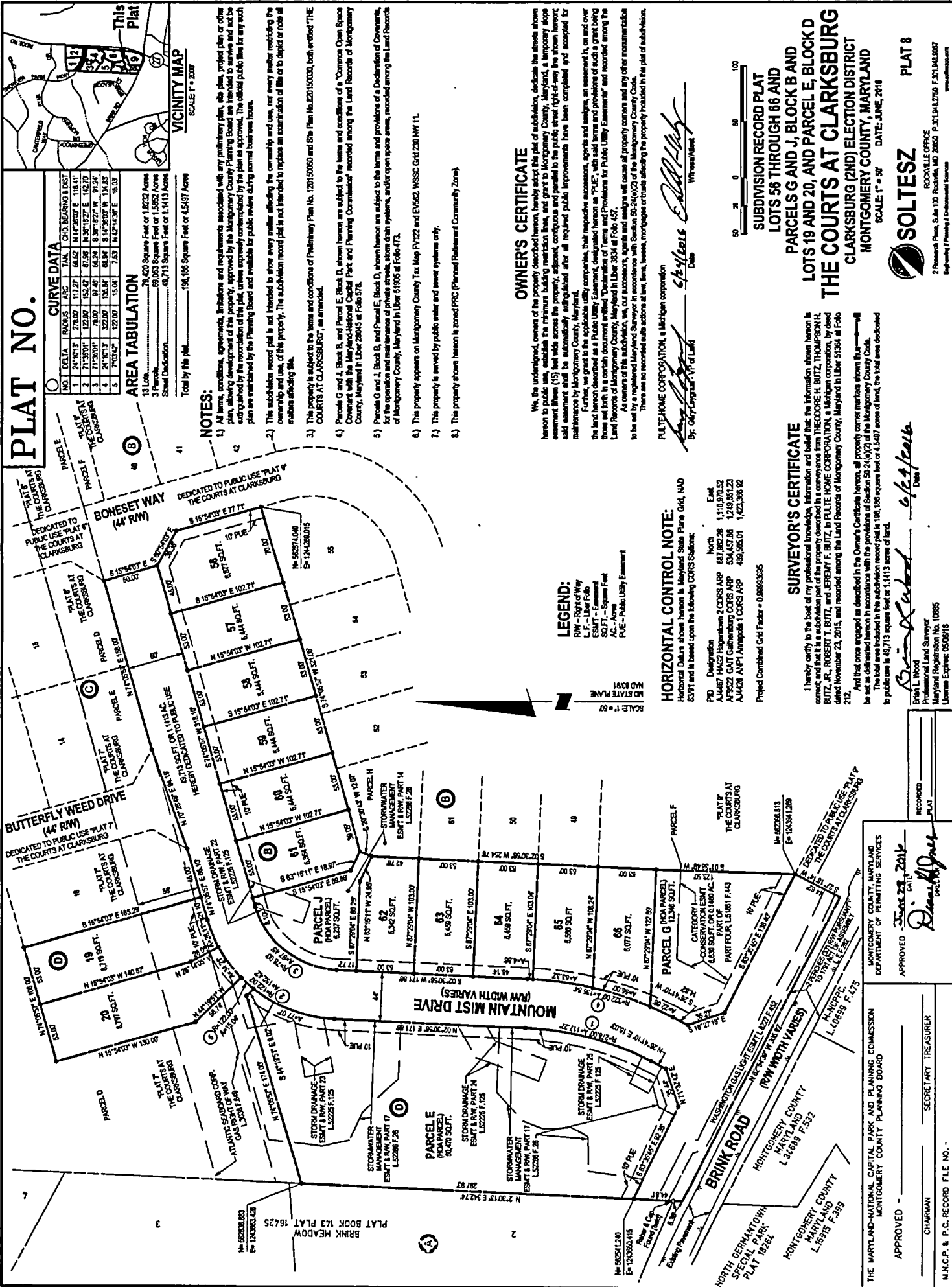
NO.	DELTA	ARC	TAN	CHD. BEARING	LRST
1	24°01'37"	278.07	117.27	66.92	N 1°30'52" E 118.41
2	71°50'11"	121.07	55.42	87.99	N 38°15'27" E 102.70
3	71°50'11"	78.07	37.61	88.24	S 38°15'27" W 92.54
4	24°01'37"	322.07	138.07	88.94	S 1°30'52" W 134.83
5	71°50'11"	121.07	55.42	134.74	N 42°14'38" E 130.07

AREA TABULATION

13 Lots: 79,620 Square Feet or 1,832.22 Acres
 3 Parcels: 60,503 Square Feet or 1,382.22 Acres
 Street Dedication: 49,713 Square Feet or 1,113 Acres
 Total by this plat: 198,106 Square Feet or 4,547 Acres

NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, showing development of the property, approved by the Montgomery County Planning Board are intended to survive and not be abrogated by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public file for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter respecting the ownership and use, of the property. The subdivision record plat is not intended to replace a continuation of file or to depict or note all matters affecting file.
- This property is subject to the terms and conditions of Preliminary Plan No. 120150069 and Site Plan No. 220150003, both entitled "THE COURTS AT CLARKSBURG", as amended.
- Parcels G and J, Block B, and Parcel E, Block D, shown hereon are subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland in Liber 29045 of Folio 573.
- Parcels G and J, Block B, and Parcel E, Block D, shown hereon are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 51905 of Folio 173.
- This property appears on Montgomery County Tax Map FY122 and EY162, NCCC Gdd 230 NH 11.
- This property is served by public water and sewer systems only.
- This property shown hereon is zoned PRC (Planned Retirement Community Zone).



OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby accept the plat of subdivision, dedicate the streets shown hereon to public use, establish the minimum building setback lines, and grant to Montgomery County, Maryland, a temporary show easement fifteen (15) feet wide across the property, adjacent, contiguous and parallel to the public street (104' of way) shown hereon, said easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3504 of Folio 457.

As owners of the 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 30-24(a)(2) of the Montgomery County Code.

There are no recorded utility structures at line, level, base, mortgage or otherwise affecting the property included in the plat of subdivision.

PLATE HOME CORPORATION, a Maryland corporation
 By: *[Signature]* Date: *[Date]*
 Witness/Agent

HORIZONTAL CONTROL NOTE:

Horizontal Datum shown hereon is Maryland State Plane 644, NAD 83/91 and is based upon the following CORS Stations:

ID	Designation	North	East
AA467	HAGS2 Hagerstown 2 CORS ARP	687,982.26	1,110,970.32
A3522	GAT Galtersburg CORS ARP	634,452.88	1,249,851.23
AA428	ANP1 Annapolis 1 CORS ARP	489,565.01	1,423,369.92

Projected Combined Grid Factor = 0.999939395

SURVYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct and that it is a subdivision in accordance with the provisions of Sections 50-24(a)(2) of the Montgomery County Code. I, ROBERT T. BUTZ, and SERGEY F. BUTZ, of PLATE HOME CORPORATION, a Maryland corporation, by deed dated November 23, 2015, and recorded among the Land Records of Montgomery County, Maryland in Liber 51364 of Folio 212.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown hereon shall be set as delineated hereon in accordance with the provisions of Section 50-24(a)(2) of the Montgomery County Code.

The total area included in the subdivision record plat is 198,106 square feet or 4,547 acres of land, the total area dedicated to public use is 49,713 square feet or 1,113 acres of land.

[Signature] Date: *[Date]*
 Brian L. Wood
 Professional Land Surveyor
 Maryland Registration No. 10885
 License Expiration: 05/09/18

APPROVED - *[Signature]* DATE: *[Date]*

RECORDED PLAT

APPROVED - *[Signature]* DATE: *[Date]*

SECRETARY TREASURER

CHARMAN

APPROVED - *[Signature]* DATE: *[Date]*

SECRETARY TREASURER

CHARMAN

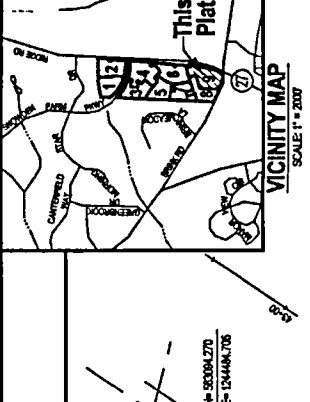
APPROVED - *[Signature]* DATE: *[Date]*

SECRETARY TREASURER

CHARMAN

SOLTESZ

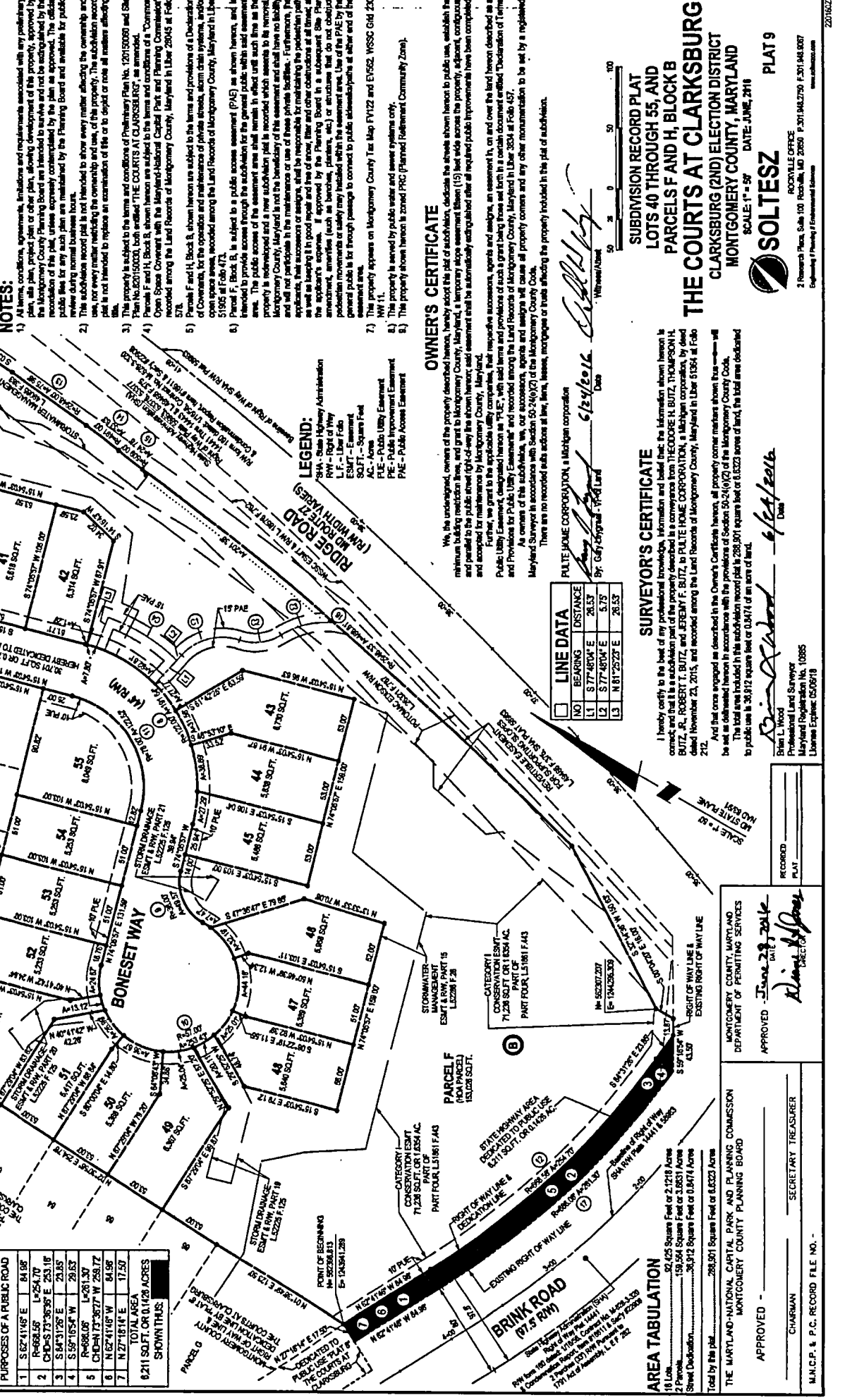
ROCKVILLE OFFICE
 2 Research Place, Suite 100 Rockville, MD 20850 P: 301.941.2790 F: 301.941.0907
 High-Precision Planning & Environmental Solutions
 www.soltesz.com



HORIZONTAL CONTROL NOTE:
Horizontal Datum shown hereon is Maryland State Plane Grid, NAD 83 and is based upon the following CORS Station:

Point	North	East
MD 4467	1110.97032	681.92228
PA 5222	1249.58123	644.48236
PA 4429	1422.50632	653.58071

PROJECT INFORMATION:
 Project: Combined Golf Course
 Project Number: 088030966



CURVE DATA

No.	Delta	Radius	ARC	TA	Chd. Bearing	Dist
1	90.0000	122.00	161.64	122.00	S 29°06'57" W	173.53
2	74.4733	35.00	48.87	26.02	S 30°41'1" W	46.13
3	254.4433	35.00	253.43	196	S 53°18'19" W	80.03
4	80.7000	68.00	122.52	78.00	N 30°25'57" E	103.31
5	21.4919	68.00	254.70	128.91	S 73°29'38" E	253.16
6	1.7629	2648.00	33.63	18.82	S 84°42'05" W	73.56
7	3.7629	691.00	33.63	18.82	S 07°40'17" W	33.62
8	71.4919	24.78	12.98	12.98	S 07°48'19" W	24.78
9	90.0000	298.00	408.81	298.00	S 11°07'59" W	408.82
10	21.4919	68.00	254.70	128.91	N 73°29'27" W	253.72
11	65.3178	45.00	51.46	26.96	S 65°02'19" E	48.17
12	50.7000	40.00	34.91	18.85	S 37°08'58" E	33.81
13	38.7000	70.00	46.57	24.17	S 67°00'07" E	45.59
14	25.4736	148.50	66.85	34.00	S 01°48'49" W	66.29

LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD

Lot	Area
1	1.62411487 AC
2	1.60683535 AC
3	0.38431729 AC
4	0.59119547 AC
5	0.688106 AC
6	0.62411487 AC
7	0.2718114 AC
8	0.2718114 AC
9	0.2718114 AC
10	0.2718114 AC
11	0.2718114 AC
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56	0.2718114 AC
57	0.2718114 AC
58	0.2718114 AC
59	0.2718114 AC
60	0.2718114 AC
61	0.2718114 AC
62	0.2718114 AC
TOTAL AREA	6211 SQ.FT. OR 0.1428 ACRES

AREA TABULATION

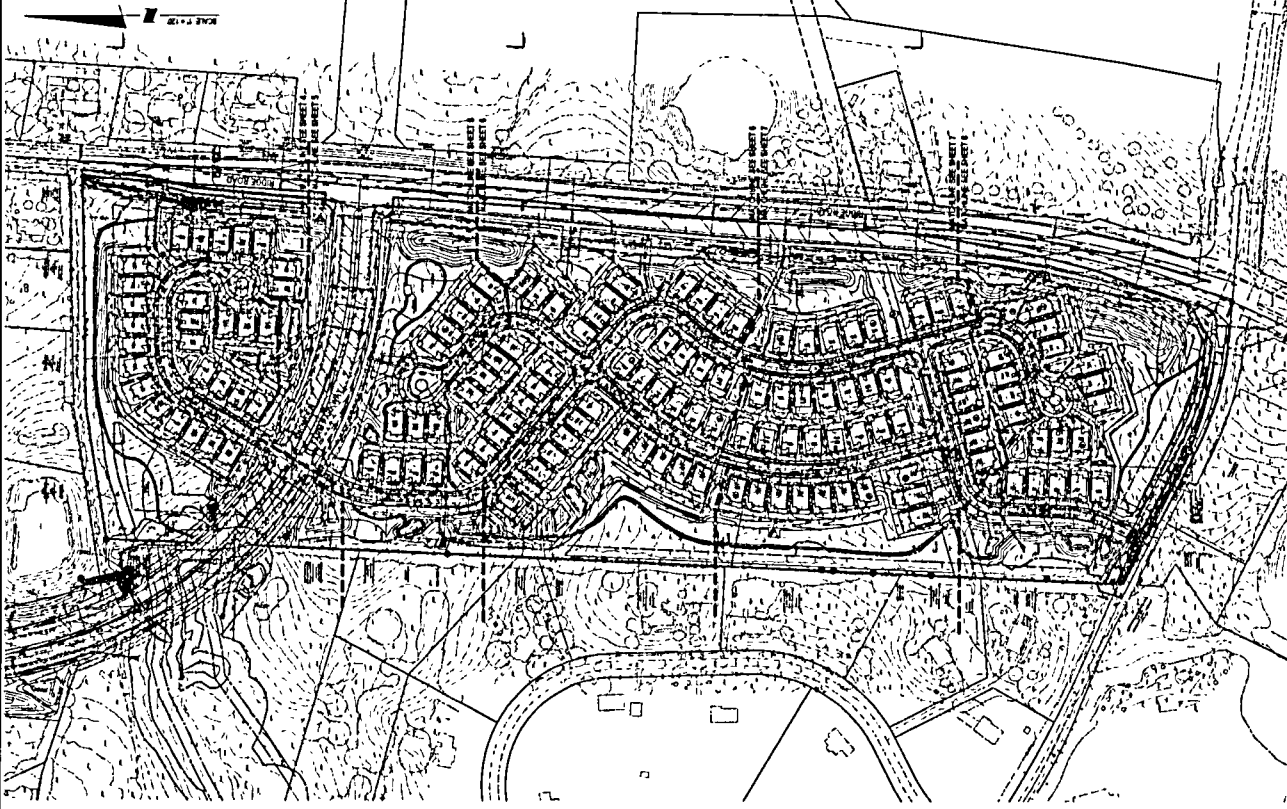
Description	Area
Lot Area	26,425 Square Feet or 2.1218 Acres
Public Road	158,584 Square Feet or 3.6053 Acres
Street Dedication	3,512 Square Feet or 0.0814 Acres
Total by this plat	288,521 Square Feet or 6.8285 Acres

APPROVED:
 [Signature]
 DATE: June 28, 2016
 DIRECTOR

APPROVED:
 [Signature]
 CHAIRMAN

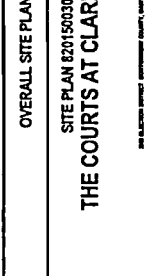
APPROVED:
 [Signature]
 SECRETARY/TREASURER

APPROVED:
 [Signature]
 M.N.C.P. & P.C. RECORD FILE NO. -



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE POLICY OF THE NATIONAL ARCHIVES TO MAKE ALL INFORMATION CONTAINED HEREIN AVAILABLE TO THE PUBLIC.

OVERALL SITE PLAN
SITE PLAN 820150030
THE COURTS AT CLARKSBURG
 AN ALLEGANY COUNTY DEVELOPMENT PROJECT, INCORPORATED



COUNTY OF ALLEGANY, WEST VIRGINIA
 PLANNING DEPARTMENT
 100 WEST MAIN STREET, CLARKSBURG, WV 26301

PROJECT NAME	THE COURTS AT CLARKSBURG
PROJECT NUMBER	820150030
DATE	10/15/03
SCALE	AS SHOWN

CONFORMANCE CERTIFICATION
 I, the undersigned, certify that the information contained in this site plan is true and correct to the best of my knowledge and belief, and that I am duly qualified to make such a statement.

NOTICE TO THE PUBLIC
 This site plan is a public document and is subject to public inspection. It is the policy of the County of Allegany to make all information contained herein available to the public.

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMIT	10/15/03	AS
2	REVISION TO PERMIT	10/15/03	AS
3	REVISION TO PERMIT	10/15/03	AS
4	REVISION TO PERMIT	10/15/03	AS
5	REVISION TO PERMIT	10/15/03	AS
6	REVISION TO PERMIT	10/15/03	AS
7	REVISION TO PERMIT	10/15/03	AS
8	REVISION TO PERMIT	10/15/03	AS
9	REVISION TO PERMIT	10/15/03	AS
10	REVISION TO PERMIT	10/15/03	AS

SOLTESZ
 ARCHITECTS
 100 WEST MAIN STREET, SUITE 100
 CLARKSBURG, WV 26301
 P 301.941.2298 F 301.941.9267

PLANNING DEPARTMENT USE ONLY (BY DATE)
 RECEIVED
 DATE