

Plat Name: Clarksburg Village
Plat #: 220120370

Location: Located in the eastern quadrant of the intersection of Little Seneca Parkway and Snowden Farm Parkway
Master Plan: Clarksburg
Plat Details: PD-4 zone; 7 parcels
Community Water, Community Sewer
Applicant: Clarksburg Village Center, L. L.C.

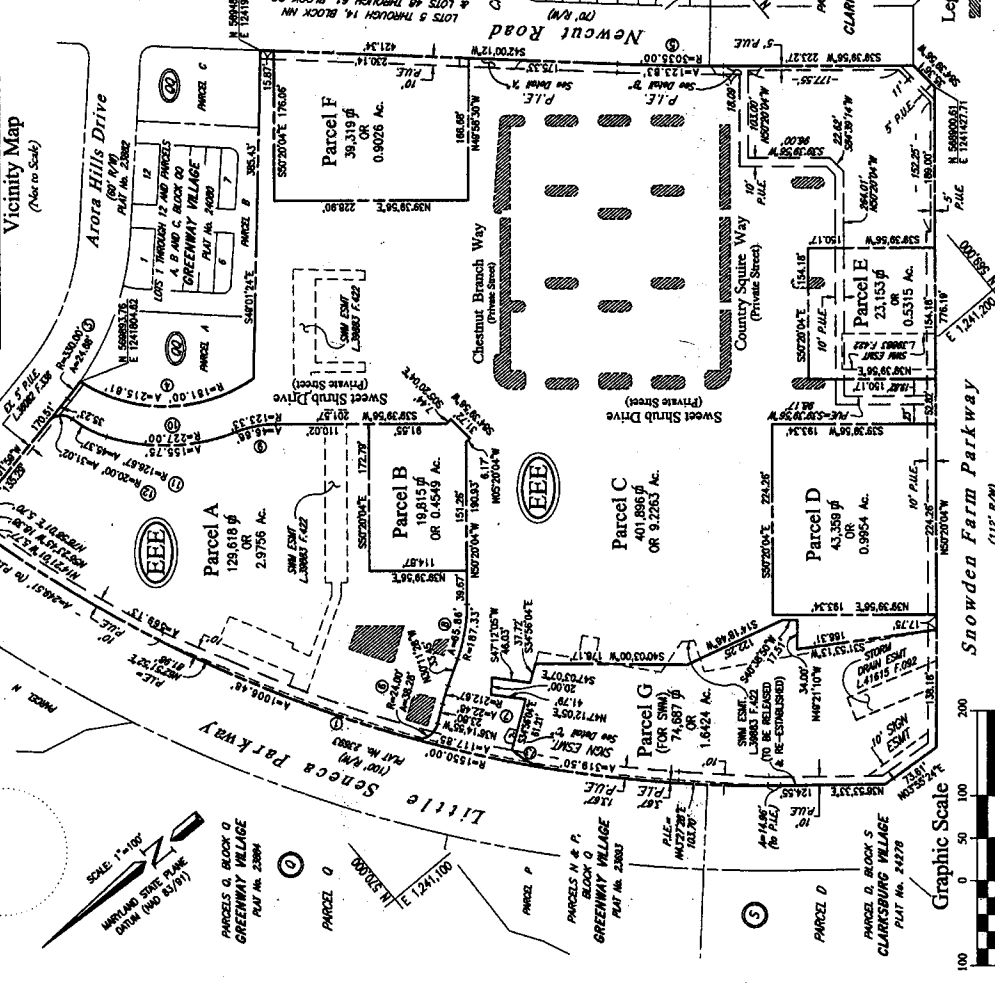
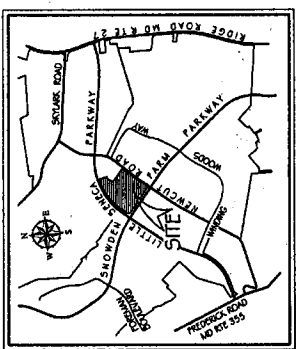
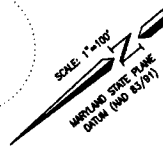
This subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 12001030E (MCPB Resolution No. 10-70), and Site Plan No. 820100040 (Certified Site Plan dated April 6, 2011), as approved 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 Clarksburg Village Center, L.L.C., a Virginia limited liability company from Clarksburg Village, L.L.C., a Virginia limited liability company and SkyMark Investments, LLC, a Delaware limited liability company by deed dated March 15, 2007 and recorded among the Land Records of Montgomery County, Maryland in Liber 24122 at Folio 610; I also certify that if requested, I will set all property owner markers in accordance with Section 50-24(a) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 731,847 square feet of 16,8008 acres of land. There is no street dedication by this plat.

Date: 5/17/12
 Daniel F. DeBok
 Property Line Surveyor
 Maryland Reg. No. 526
 Exp. 2/17/2013



Approved: _____ Date: _____
 Chairman

Approved: _____ Date: _____
 Asst. Secretary/Treasurer

Recorded: _____ Plat No.: 220120370
 The Maryland-National Capital Park and Planning Commission
 Department of Permitting Services,
 Montgomery County

7 Parcels
 Tax Map: EV
 220120370

Owner's Certificate

The undersigned, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this subdivision record plat. Establishes the minimum building restriction lines; Grants to Montgomery County, Maryland, Temporary Slope Easements, 10 feet wide, adjacent, contiguous, and parallel to all street right of way lines, said Temporary Slope Easements shall be extinguished after all public improvements including said easements have been accepted for public maintenance; Revises and re-establishes the Public Utility Easements, as shown hereon and designated "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; Grants to Montgomery County, Maryland, said easements, signs and assigns a Public Improvement Easement, as shown hereon and designated "P.I.E.", with the terms and provisions of said easement recorded among the Land Records in Liber 4348 at Folio 271; Establishes a Right of Way Easement from the front of the property shown hereon to the front of the street shown hereon in a certain document to be recorded hereafter, subject to all current and applicable regulations of all federal, state and 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(a) 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 4109 at folio 402, and the parties in interest therein have below indicated their assent.

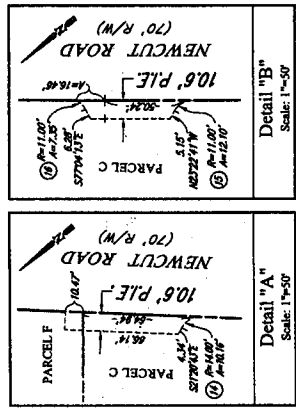
Date: 5-17-12

Witness: *Anna E. Marshall*
 Theresa E. Marshall, Member

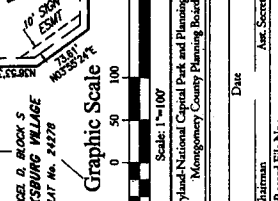
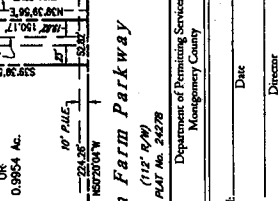
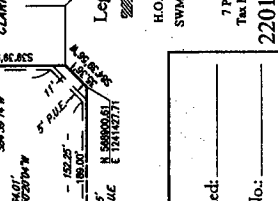
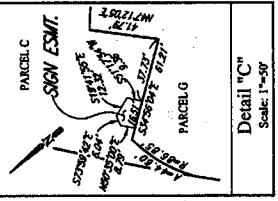
Witness: *Thomas E. Marshall*
 Thomas E. Marshall, Member

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 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 of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or show all matters affecting title.
- This development is served by public water and sewer systems only.
- This plat is limited to the use and conditions of Amended Preliminary Plan No. 120010308 entitled "Clarksburg Village".
- The development is subject to the terms and conditions as required by M-CR-08-01-01-01, as amended, as recorded against Clarksburg Village Plats 37.



CURVE	BEARING	DELTA	CHORD	ARC	AREA
1	S 71° 11' 00" W	101.022	37.203	503.78	8272.91
2	S 15° 00' 00" W	82.465	15.75	57.82	21.73
3	S 30° 00' 00" W	47.709	12.35	31.10	24.97
4	S 45° 00' 00" W	28.182	7.61	18.87	13.42
5	S 60° 00' 00" W	16.913	4.63	11.31	7.82
6	S 75° 00' 00" W	9.658	2.72	6.58	4.42
7	S 90° 00' 00" W	5.000	1.57	3.57	2.47
8	S 105° 00' 00" W	2.914	0.88	2.00	1.38
9	S 120° 00' 00" W	1.600	0.50	1.19	0.82
10	S 135° 00' 00" W	0.917	0.28	0.68	0.46
11	S 150° 00' 00" W	0.517	0.16	0.40	0.28
12	S 165° 00' 00" W	0.292	0.09	0.24	0.16
13	S 180° 00' 00" W	0.160	0.05	0.14	0.10
14	S 195° 00' 00" W	0.092	0.03	0.07	0.05
15	S 210° 00' 00" W	0.050	0.02	0.04	0.03
16	S 225° 00' 00" W	0.028	0.01	0.02	0.02
17	S 240° 00' 00" W	0.016	0.00	0.01	0.01
18	S 255° 00' 00" W	0.008	0.00	0.00	0.00
19	S 270° 00' 00" W	0.004	0.00	0.00	0.00
20	S 285° 00' 00" W	0.002	0.00	0.00	0.00
21	S 300° 00' 00" W	0.001	0.00	0.00	0.00
22	S 315° 00' 00" W	0.000	0.00	0.00	0.00
23	S 330° 00' 00" W	0.000	0.00	0.00	0.00
24	S 345° 00' 00" W	0.000	0.00	0.00	0.00
25	S 360° 00' 00" W	0.000	0.00	0.00	0.00



Subdivision Record Plat
 Parcels A, B, C, D, E, F & G, Block BEE
Clarksburg Village
 Clarksburg (2nd) District
 Montgomery County, Maryland
 March, 2012 Scale: 1" = 100'

CPJ
 Charles F. Johnson & Associates, Inc.
 10000 Rockville Pike, Suite 200, Rockville, MD 20850
 Telephone: (301) 761-1111 Fax: (301) 761-1112

RECORD PLAT REVIEW SHEET

Plat Name: Clarksburg Village Plat Number: 220120370
 Plan Name: Clarksburg Village Plan Number: 12001030E
 Plat Submission Date: 10-3-2011
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: C. Conlon Checked: _____ Date _____

Background Review:

Signed Preliminary Plan - Date 11-3-10 Checked: Initial SSS Date 12-5-2011
 Planning Board Resolution No. 10-70 Resolution Mailing Date 7/27/2010
 Site Plan Required? Yes: X No: _____ Verified By: SSS (initial)
 Site Plan Name: Clarksburg Village Phase III Site Plan Number: 820100040
 Site Plan Signature Set - Date 4-6-11 Checked: Initial SSS Date 12-5-2011
 Planning Board Resolution No. 10-77
 Site Plan Reviewer Check: Initial _____ Date _____

Review Items: Lot # & Layout _____ Lot Area _____ Zoning _____ Bearings & Distances _____
 Coordinates _____ Plan # _____ Road/Alley Widths _____ Easements _____ Open Space _____
 Non-standard BRLs _____ Adjoining Land _____ Vicinity Map _____ Septic/Wells _____
 TDR note _____ Child Lot note _____ Surveyor Cert _____ Owner Cert _____ Tax Map _____

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	10-5-11	10/19/11	10-10-11	NO REVISIONS
Research	Bobby Fleury			10-6-11	OIC
SHA	Corren Giles				
PEPCO	J. Chu				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):	<u>WM</u>	<u>12/7/11</u>
Final Mylar & DXF/DWG Received:	<u>WM</u>	<u>5/21/12</u>
Final Mylar Review Complete:	<u>WM</u>	<u>6/11/12</u>

Board Approval of Plat:

Plat Agenda:	<u>WM</u>	<u>6/21/12</u>
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 #:	_____	_____
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	_____	_____

No. _____

