

Plat Name: Clarksburg Village
Plat #: 220120950 - 220121050

Location: Located on the north and south sides of Snowden Farm Parkway, approximately 650 feet southeast of Winding Woods Way.

Master Plan: Clarksburg

Plat Details: R-200/TDR zone; 111 lots, 17 parcels
Community Water, Community Sewer

Owner: CLKBG, LLC

The subdivision plats have been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 12001030E (MCPB Resolution No. 10-70) 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 plats do not alter the intent of the Board's previous approval of the aforesaid plans.

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 minimum building restriction lines, and grant to Montgomery County, Maryland, a Temporary Slope Easement, fifteen (15) feet wide across the property, adjacent, contiguous, and parallel to all street right-of-way lines unless shown otherwise; said slope easement shall be extinguished at such time as the improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland or other appropriate agency.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in on and over the land herein identified as "PUBLIC UTILITY EASEMENT" and identified as PUE hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms incorporated herein by this reference.

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 50-24(e)(2) of the Montgomery County Code.

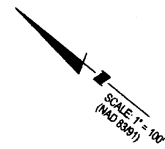
There are no recorded suits, actions at law, liens, leases, mortgages, or trusts affecting the property included in this plat of subdivision.

CLKBG, LLC, a Maryland limited liability company

Brian Arian 2-25-13 *[Signature]*
 Brian Arian Date Witness/Attest
 Market Manager-Land/ Authorized Person
 CLKBG, LLC

PLAT NO.

Curve Table					
Δ	Delta	Radius	Length	Tangent	Chord
1	29°35'42"	200.00'	103.31'	52.83'	S 19°
2	84°14'37"	20.00'	29.41'	18.08'	S 07°
3	101°57'12"	335.00'	596.11'	413.35'	S 78°
4	78°02'48"	265.00'	360.97'	214.77'	S 11°
5	101°57'12"	265.00'	471.55'	326.98'	N 78°
6	180°00'00"	265.00'	832.53'	*****	S 39°



SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that this is a subdivision of part of the property conveyed by CLARKSBURG VILLAGE PIEDMONT INVESTMENTS, LLC, a Delaware limited liability company to CLKBG recorded among the Land Records of Montgomery County, Maryland in Liber 4007

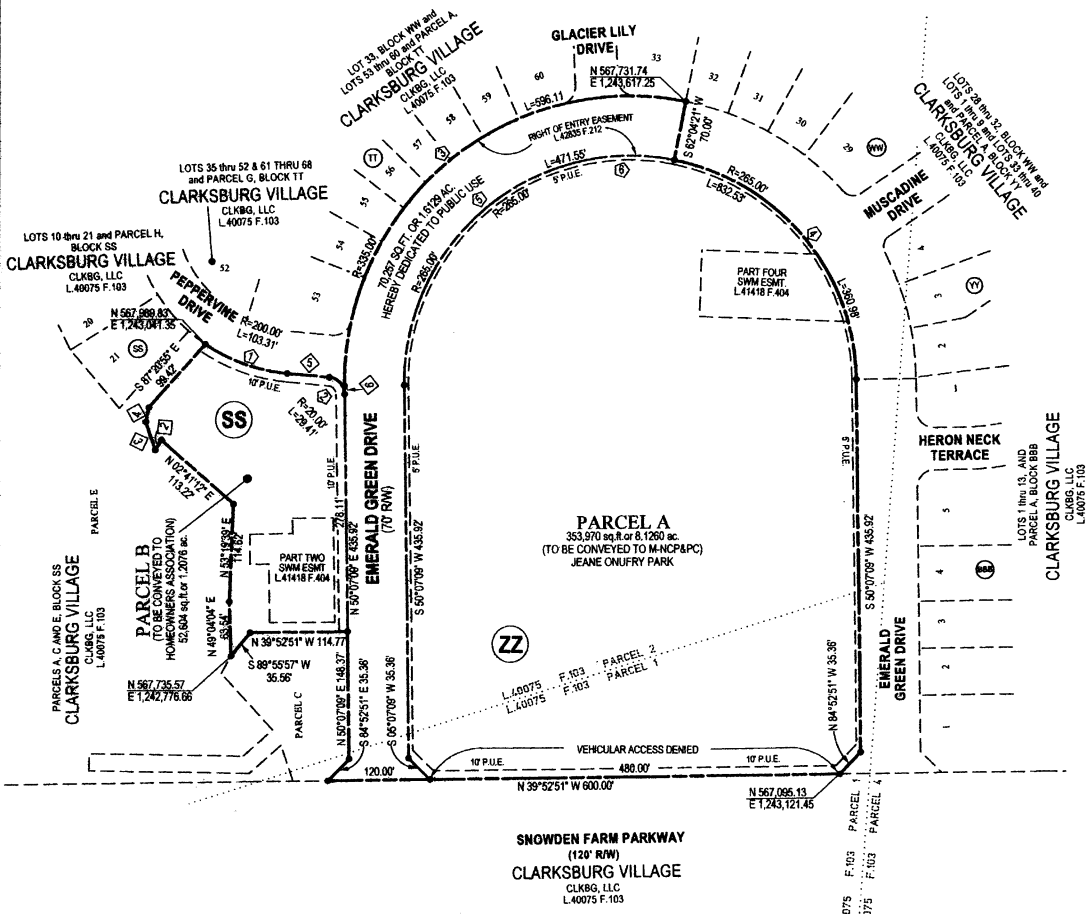
And that once engaged as described in the Owner's Certificate hereon, all property be set as delineated hereon in accordance with the provisions of Section 50-24(e)(2)

The total area included in this subdivision record plat is 476,831 square feet or 10.97 acres or 1.6129 acres of land s dedicated to public use.

Timothy F. Lee Feb 24, 2013
 Timothy F. Lee Date
 Professional Land Surveyor
 Maryland Registration No. 21509
 Expiration Date: 07/13/13

NOTES:

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plat, including the development of the property, approved by the Montgomery County Planning Board and the Final Forest Conservation Plan and appropriate Agreements Prior to issuance of the record plat, shall be deemed to be a part of this record plat and shall be available for review during normal business hours.
- The property shown hereon is subject to the requirements of Chapter 22A Montgomery County Code, which shall be deemed to be a part of this record plat and shall be available for review during normal business hours.
- This subdivision record plat is not intended to show any matter affecting the ownership and/or use of the property. The subdivision record plat is not intended to replace an examination of the original survey.
- W.S.S.C 200 scale reference: 231 NW 12.
- Tax Map EV.
- The plat is limited to the uses and conditions of Preliminary Plan No. 12001030F, entitled "Clarksburg Village Phase 2".
- Zoned R-200/TDR.
- Parcel B, Block SS, 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.
- Open space Parcel B, Block SS, will be maintained by the Homeowners associations. Maintenance of these facilities.
- Parcel B, Block SS, is subject to the terms of a Common Open Space Covenants recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.
- This development is served by public water and sewer systems only.
- Open space areas will be maintained by the Homeowners associations. Montgomery County Code shall apply to these facilities.
- The source of the 100-year floodplain shown hereon was taken from a flood plain study by the Montgomery County Department of Planning and Zoning dated August 26, 2011, approved by MCDPS in a letter dated September 8, 2011, Floodplain Study Report.



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

APPROVED _____

CHAIRMAN SECRETARY TREASURER

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

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

APPROVED _____ DATE _____

RECORDED _____ PLAT _____

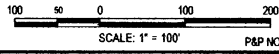
DIRECTOR

Line Table

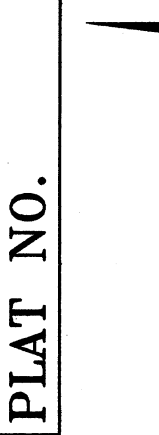
Δ	Bearing	Length
1	N 50°07'09" E	9.44'
2	S 82°22'55" W	13.88'
3	N 32°18'41" E	35.06'
4	N 62°28'53" E	17.09'
5	S 34°07'28" E	49.53'

AREA TABULATION

PARCELS =	406,574 SQ.FT. OR 9.3336 AC.
STREETS =	70,257 SQ.FT. OR 1.6129 AC.
TOTAL =	476,831 SQ.FT. OR 10.9465 AC.



2 Research Engineering Pl



OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, dedicate the streets shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland or other appropriate agency, a temporary slope easement, fifteen (15) feet wide across the property, adjacent, contiguous, and parallel to all street right-of-way lines unless otherwise stated; said slope easement shall be relinquished at such time as the improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland or other appropriate agency.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in on and over the land herein identified as "PUBLIC UTILITY EASEMENT" and identified as PUE hereon with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland in Liber 3634 at Folio 457, which said terms incorporated herein by this reference.

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

CLKBG, LLC, a Maryland limited liability company
 Brian African
 Marked Manager/Authorized Person
 CLKBG, LLC
 Date 2-25-13
 Witness/Agent

OWNER'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.L.C., a Virginia limited liability company and PIEDMONT INVESTMENTS, L.L.C., a Delaware limited liability company, to CLKBG, L.L.C., a Maryland limited liability company, by a deed dated September 14, 2010 and recorded among the Land Records of Montgomery County, Maryland in Liber 40075 at Folio 103.

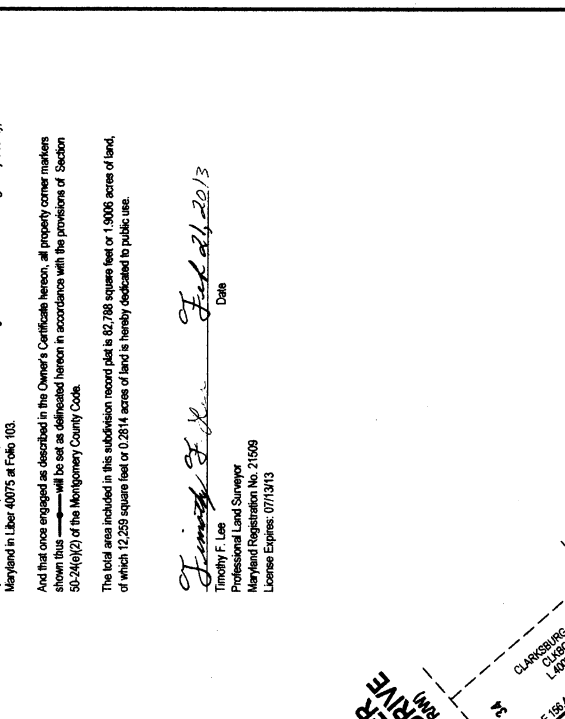
And that once engaged as described in this Owner's Certificate hereon, all property corner markers shown (thus \rightarrow) will be set as delineated hereon in accordance with the provisions of Section 50-24(e)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 82,788 square feet or 1.9006 acres of land, of which 12,259 square feet or 0.2814 acres of land is hereby dedicated to public use.

Timothy F. Lee
 Timothy F. Lee
 Professional Land Surveyor
 Maryland Registration No. 21509
 License Expires: 07/13/13
 Date Feb 21 2013

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 Chapter 22A Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan and appropriate Agreements Prior to issuance of the Statement of Control Permit. A copy of the approved plan may be viewed at 8787 Georgia Avenue, Silver Spring, Maryland.
- 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.
- W.S.S.C. 200 scale references: 231 NW 12.
- This property appears on Montgomery County Tax Map EY.
- This plat is limited to the uses and conditions of amended Preliminary Plan No. 12001030F entitled "Clarksburg Village" and Site Plan No. 82005610, entitled "Clarksburg Village, Phase 2".
- Zoned R-200/TDR.
- The property shown hereon is being developed in accordance with TDR-4 standards. The following has (2) Development Rights necessary for development have been conveyed to the owners as follows: Liber 36481 Folio 437, dated December 29, 2008 as TDRS: 20-6438 and 20-6439.



AREA TABULATION

STREETS - 12,259 SQ.FT. OR 0.2814 AC.
LOTS - 70,529 SQ.FT. OR 1.6192 AC.
TOTAL - 82,788 SQ.FT. OR 1.9006 AC.

Curve Table

Chord Dist.	Delta	Radius	Length	Tangent	Chord Bearing	Chord Dist.
26.83'	18.08'	29.41'	20.00'	18.08'	N 07°59'30" E	26.83'
71.70'	36.44'	72.09'	200.00'	72.09'	N 21°47'32" W	71.70'
213.44'	109.71'	215.00'	660.00'	215.00'	S 85°55'21" E	213.44'
57.41'	29.34'	57.76'	150.00'	57.76'	S 82°32'32" E	57.41'
520.52'	413.35'	596.11'	335.00'	413.35'	N 78°54'15" W	520.52'
53.78'	27.63'	54.07'	150.00'	54.07'	S 22°47'52" E	53.78'
26.43'	17.61'	27.59'	20.00'	17.61'	S 79°59'00" E	26.43'
25.30'	16.33'	27.59'	20.00'	16.33'	N 87°55'08" E	25.30'
27.51'	18.95'	30.34'	20.00'	18.95'	S 09°13'16" W	27.51'

SUBDIVISION RECORD PLAT
LOT 33, BLOCK WW and
LOTS 53 thru 60, BLOCK TT
CLARKSBURG VILLAGE
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50' SEPTEMBER 2012

Rockville Office
 2 Research Plaza, Suite 100
 Rockville, MD 20850 (301) 948-9067
 www.LLSAssociates.net

Rockwell Associates, Inc.
 Licensee
 Soletz Associates, Inc.

APPROVED _____ DATE _____ DIRECTOR _____

APPROVED _____ DATE _____ SECRETARY/TREASURER _____

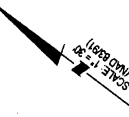
CHAPMAN _____ SECRETARY/TREASURER _____

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

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

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

PLAT NO.



AREA TABULATION

PARCEL = 37,798 SQ. FT. OR 0.7533 AC.
LOTS = 38,101 SQ. FT. OR 0.8978 AC.
STREETS = 17,388 SQ. FT. OR 0.3991 AC.
TOTAL = 89,253 SQ. FT. OR 2.0499 AC.

OWNER'S CERTIFICATE
 We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, dedicate the street shown herein to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland or other appropriate agency, a temporary slope easement, fifteen (15) feet wide across the property, adjacent, contiguous, and parallel to all street right-of-way lines unless shown otherwise; said slope easement shall be extinguished at such time as the improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland or other appropriate agency.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in and over the land herein described as public utility easement and identified as "PUE" herein with the terms and provisions of said grant being set forth in that certain document incorporated herein by this reference.

Further, we establish the "Common Access Easements" as shown herein and subject to all current and applicable regulations of all Federal, State and local governing agencies. 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 95-24(b)(2) of the Montgomery County Code.

There are no recorded sales, mortgages, or trusts affecting the property included in this plat of subdivision.

CLMBS, LLC, a Maryland limited liability company

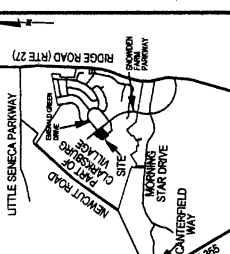
Brian Allen
 Brian Allen
 Registered Professional Authorized Person
 CLMBS, LLC
 Date: 2-25-13
 Witness/Notary

Kimberly F. Lee
 Kimberly F. Lee
 Registered Land Surveyor
 License Expires: 07/13/13

SURVEYOR'S CERTIFICATE
 I hereby certify to the best of my professional knowledge, information and belief that the information shown herein is correct, that it is a subdivision of part of the property owned by CLMBS, LLC, a Maryland limited liability company, and that the same is being subdivided in accordance with the Maryland Land Records Act, by a deed dated September 14, 2010 and recorded among the Land Records of Montgomery County, Maryland in Liber 40075, at Folio 103.

And that each of the lots shown on this plat is owned by CLMBS, LLC, as property corner and is shown in accordance with the provisions of Section 50-24(b)(2) of the Montgomery County Code.

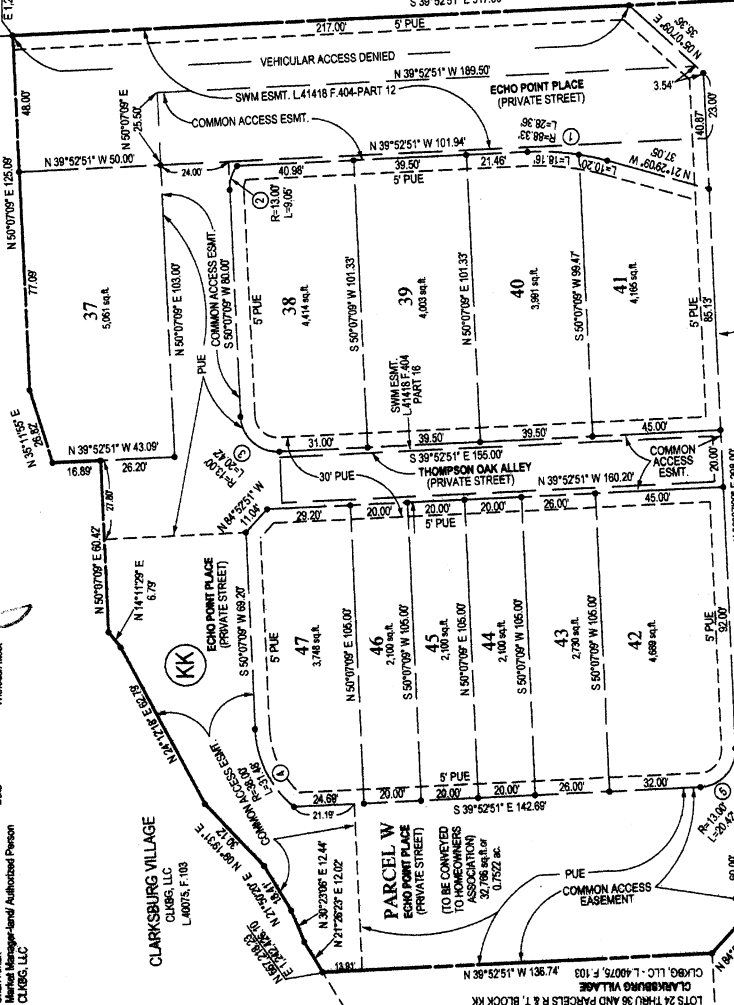
The total area included in this subdivision record plat is 89,253 square feet or 2.0499 acres of land, of which 17,388 square feet or 0.3991 of an acre of land is dedicated to public use.



VICINITY MAP
 SCALE: 1" = 300'

SNOWDEN FARM PARKWAY

(120' R/W)
 PART OF STREET DEDICATION OF SNOWDEN FARM PARKWAY
 CLARKSBURG VILLAGE
 CLMBS, LLC
 L40075, F.103

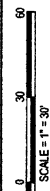


HONEY HILL WAY

(60' R/W)
 17,388 SQ. FT. OR 0.3991 AC.
 HEREBY DEDICATED TO PUBLIC USE

Curve Table

Chord Dist.	Chord Bearing	Radius	Length	Tangent
1.872143'	88.33'	28.36'	14.30'	N 50°11'00" W
3.357268'	13.00'	9.05'	4.71'	S 70°05'12" W
3.907600'	13.00'	20.42'	13.00'	S 05°07'09" W
4.472747'	36.00'	31.48'	16.71'	S 26°23'15" W
5.907000'	13.00'	20.42'	13.00'	S 84°52'51" E



NOTES:

- All easements, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property shown herein as intended to survive and not be extinguished by the recording 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 herein is subject to the requirements of Chapter 22A Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan and Easements Prior to issuance of the Statement of Intent Permit. A copy of the approved plan may be viewed at 8187 Georgia Avenue, Silver Spring, Maryland.
- 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 files or to depict or robe all matters affecting title.
- This development is served by public water and sewer systems only.
- W.S.S.C. 200 scale reference: Z31 NW 12.
- This property appears on Montgomery County Tax Map EV.
- This plat is limited to the uses and conditions of amended Preliminary Plan No. 12001030F entitled "Clarksburg Village" and Site Plan No. 82060410, entitled "Clarksburg Village - Phase Z".
- Zoned F-20/UDR.
- The property shown herein is being developed in accordance with TDR-3 standards. The following two (2) Development Rights necessary for development have been conveyed to the owners as follows: Liber 42301 Folio 462, dated September 26, 2011 as TDRS 17-7685 and 17-7686.
- Parcel W, Block KK 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 28945 at Folio 376.
- Parcel W, Block KK, allow 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 41582 at Folio 141.
- Open space areas will be maintained by the Homeowners Associations, Montgomery County, Maryland will not participate in the maintenance of these facilities.
- Parcel W, Block KK is subject to a Common Access Easement as delineated herein, over Echo Point Place and Thompson Oak Alley (private streets) and is intended to provide unobstructed access to the general public in, over and throughout the roads and sidewalks, with said easement area. The Public Access Easement is intended to provide unobstructed access to the general public in, over and throughout the roads and sidewalks, with said easement area. The Public Access Easement is intended to provide unobstructed access to the general public in, over and throughout the roads and sidewalks, with said easement area. The Public Access Easement is intended to provide unobstructed access to the general public in, over and throughout the roads and sidewalks, with said easement area. The Public Access Easement is intended to provide unobstructed access to the general public in, over and throughout the roads and sidewalks, with said easement area.

SUBDIVISION RECORD PLAT
LOTS 37 thru 47, and PARCEL W
BLOCK KK
CLARKSBURG VILLAGE
 CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30' SEPTEMBER 12, 2012

ROCKVILLE OFFICE
 2 Research Place, Suite 100
 Rockville, MD 20850 | 301.948.9067
 www.LSAAssociates.com



LS Associates, Inc.
 Lorraine Soltész Associates, Inc.

APPROVED _____ DATE _____

APPROVED _____ DATE _____

CHAIRMAN _____ SECRETARY/TREASURER _____

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

RECORDED _____

PLAT _____

DIRECTOR _____

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.L.C., a Virginia limited liability company and PIEDMONT INVESTMENTS, L.L.C., a Delaware limited liability company to CLKRBG, LLC, a Maryland limited liability company, by a deed dated 08/25/10 and recorded among the Land Records of Montgomery County, Maryland in Liber 40875 at Folio 103.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thereon were set by a delineated hereon in accordance with the provisions of Section 53-2(a)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 114,391 square feet or 2.6260 acres of land, of which 29,811 square feet is dedicated to public use.

[Signature]
 Title: **Surveyor**
 Montgomery Registration No. 21569
 Expiration Date: 07/15/13

PARCEL W
 LOTS 37 THRU 47 & PARCEL W, BLOCK KK
 CLARKSBURG VILLAGE
 L-40075 F. 103

PARCEL W
 LOTS 48 THRU 58
 CLARKSBURG VILLAGE
 L-40075 F. 103

PARCEL W
 LOTS 59 THRU 66
 CLARKSBURG VILLAGE
 L-40075 F. 103

PARCEL W
 LOTS 67 THRU 73
 CLARKSBURG VILLAGE
 L-40075 F. 103

PARCEL W
 LOTS 74 THRU 80
 CLARKSBURG VILLAGE
 L-40075 F. 103

PARCEL W
 LOTS 81 THRU 87
 CLARKSBURG VILLAGE
 L-40075 F. 103

PARCEL W
 LOTS 88 THRU 94
 CLARKSBURG VILLAGE
 L-40075 F. 103

PARCEL W
 LOTS 95 THRU 101
 CLARKSBURG VILLAGE
 L-40075 F. 103

PARCEL W
 LOTS 102 THRU 108
 CLARKSBURG VILLAGE
 L-40075 F. 103

PARCEL W
 LOTS 109 THRU 115
 CLARKSBURG VILLAGE
 L-40075 F. 103

PARCEL W
 LOTS 116 THRU 122
 CLARKSBURG VILLAGE
 L-40075 F. 103

PARCEL W
 LOTS 123 THRU 129
 CLARKSBURG VILLAGE
 L-40075 F. 103

PARCEL W
 LOTS 130 THRU 136
 CLARKSBURG VILLAGE
 L-40075 F. 103

PARCEL W
 LOTS 137 THRU 143
 CLARKSBURG VILLAGE
 L-40075 F. 103

PARCEL W
 LOTS 144 THRU 150
 CLARKSBURG VILLAGE
 L-40075 F. 103

PARCEL W
 LOTS 151 THRU 157
 CLARKSBURG VILLAGE
 L-40075 F. 103

PARCEL W
 LOTS 158 THRU 164
 CLARKSBURG VILLAGE
 L-40075 F. 103

PARCEL W
 LOTS 165 THRU 171
 CLARKSBURG VILLAGE
 L-40075 F. 103

PARCEL W
 LOTS 172 THRU 178
 CLARKSBURG VILLAGE
 L-40075 F. 103

PARCEL W
 LOTS 179 THRU 185
 CLARKSBURG VILLAGE
 L-40075 F. 103

PARCEL W
 LOTS 186 THRU 192
 CLARKSBURG VILLAGE
 L-40075 F. 103

PARCEL W
 LOTS 193 THRU 199
 CLARKSBURG VILLAGE
 L-40075 F. 103

PARCEL W
 LOTS 200 THRU 206
 CLARKSBURG VILLAGE
 L-40075 F. 103

PARCEL W
 LOTS 207 THRU 213
 CLARKSBURG VILLAGE
 L-40075 F. 103

PARCEL W
 LOTS 214 THRU 220
 CLARKSBURG VILLAGE
 L-40075 F. 103

PARCEL W
 LOTS 221 THRU 227
 CLARKSBURG VILLAGE
 L-40075 F. 103

AREA TABULATION

PARCELS = 21,740 SQ. FT. OR 0.5279 AC.
LOTS = 69,840 SQ. FT. OR 1.5977 AC.
STREETS = 29,811 SQ. FT. OR 0.6814 AC.
TOTAL = 114,391 SQ. FT. OR 2.6260 AC.

SCALE: 1" = 50'

SCALE: 1" = 200'

SCALE: 1" = 50'

SCALE: 1" = 50'

SCALE: 1" = 50'

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SCALE: 1" = 50'

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision, dedicate the streets shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary slope easement, fifteen (15) feet wide across the property, adjacent to the streets shown hereon, for the purpose of providing for the installation and maintenance of utility lines established at such time as any improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement for the installation, maintenance, and repair of utility lines for electric, gas, water, sewer, and storm water with the terms and provisions of said grant being set forth in the certain document entitled "Declaration of Easements for Public Utility Easements" incorporated among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms incorporated herein by this reference.

Further, we establish the "Common Access Easements" as shown hereon and subject to all current and applicable regulations of all Federal, State and local governing agencies.

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 53-2(a)(2) 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.

CLKRBG, LLC, a Maryland limited liability company

[Signature]
 Date: **2-25-13**
 Title: **Market Manager/Land/Authorized Person**
 Name: **Brian Anan**
 Company: **CLKRBG, LLC**

NOTES

- All terms, condition, agreements, limitations, and requirements associated with any preliminary plan, including any other preliminary plan, showing the development of the property, approved by the Montgomery County Planning Board, shall apply to this subdivision. The official files for any such Plan (s) 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 Chapter 22A, Montgomery County Forest Conservation Law, including the provisions of the Forest Conservation Control Permit. A copy of the approved plan may be viewed at 5787 Georgia Avenue, Silver Spring, Maryland.
- This subdivision record plat is not intended to show any matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of the property. The same shall not be construed as intended to replace an examination of title or to depict or note all matters affecting title.
- W.S.S.C 200 scale reference : 211 NW 12.
- Text Map: EV.
- This plat is limited to the uses and conditions of Preliminary Plan No. 12001030F, entitled "Clarksburg Village" and Site Plan No. S20050410 entitled, "Clarksburg Village Phase 2".
- Zoned R-200/TDR.
- The property shown hereon is being developed in accordance with TDR-3 standards. The following Two (2) Development Rights necessary for development have been conveyed to the owners as follows: Liber 42301 Folio 462, dated September 26, 2011 as TDRS 17-7967 and 17-7968.
- Parcels A and B, Block DDD are subject to the terms and conditions of a Common Open Space Covenants 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 and B, Block DDD, shown hereon are subject to the terms and provisions of a Declaration of Covenant for the location and maintenance of private streets, storm drain systems and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 41592 at Folio 141.
- Open space areas will be maintained by the Homeowners Associations (H.O.A.), Montgomery County, Maryland will not participate in the maintenance of these facilities.
- Parcels A and B, Block DDD is subject to a Common Access Easement as delineated hereon, over Echo Point Place and Thompson Oak Alley (private alleys) and is intended to provide unobstructed access to the general public in, over and through the roads and sidewalks, within said easement area. The Public Access of this area shall remain in effect until the easement is terminated. The easement shall not be construed as intended to restrict the maintenance of Montgomery County, Maryland will not participate in the maintenance of these private facilities.
- This development is served by public water and sewer systems only.

**SUBDIVISION RECORD PLAT
 LOTS 1 thru 14 AND
 PARCELS A and B, BLOCK DDD
 CLARKSBURG VILLAGE**

CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50' SEPTEMBER 2011



ROCKVILLE OFFICE
 2 Research Place, Suite 100, Rockville, MD 20850 L.301.948.9067
 www.LSAassociates.net

Curve Table

Curve	Radius	Length	Chord Bearing	Chord Dist.
1	231.225'	175.00'	70.91' S 55.91° W	70.91'
2	31.290'	150.00'	82.35' S 70.71° W	82.35'
3	72.470'	13.00'	16.51' S 76.67° E	15.43'
4	14.380'	200.00'	51.09' S 75.00° E	200.00'
5	19.451'	125.00'	43.19' N 74° 05' 32" E	42.88'
6	34.903'	58.33'	34.67' N 48° 44' 20" W	34.16'
7	17.425'	88.33'	27.31' N 48° 44' 20" W	27.20'
8	14.428'	140.00'	35.99' S 75.00° E	35.85'
9	51.413'	13.00'	12.18' S 75.00° E	11.74'
10	65.390'	120.00'	11.82' S 70° 03' 11" W	11.82'

Line Table

Line	Bearing	Length
1	N 05° 07' 09" E	15.35'
2	S 81° 38' 09" W	6.21'
3	N 05° 32' 23" E	48.77'
4	N 17° 35' 48" W	40.32'

APPROVED _____ DATE _____

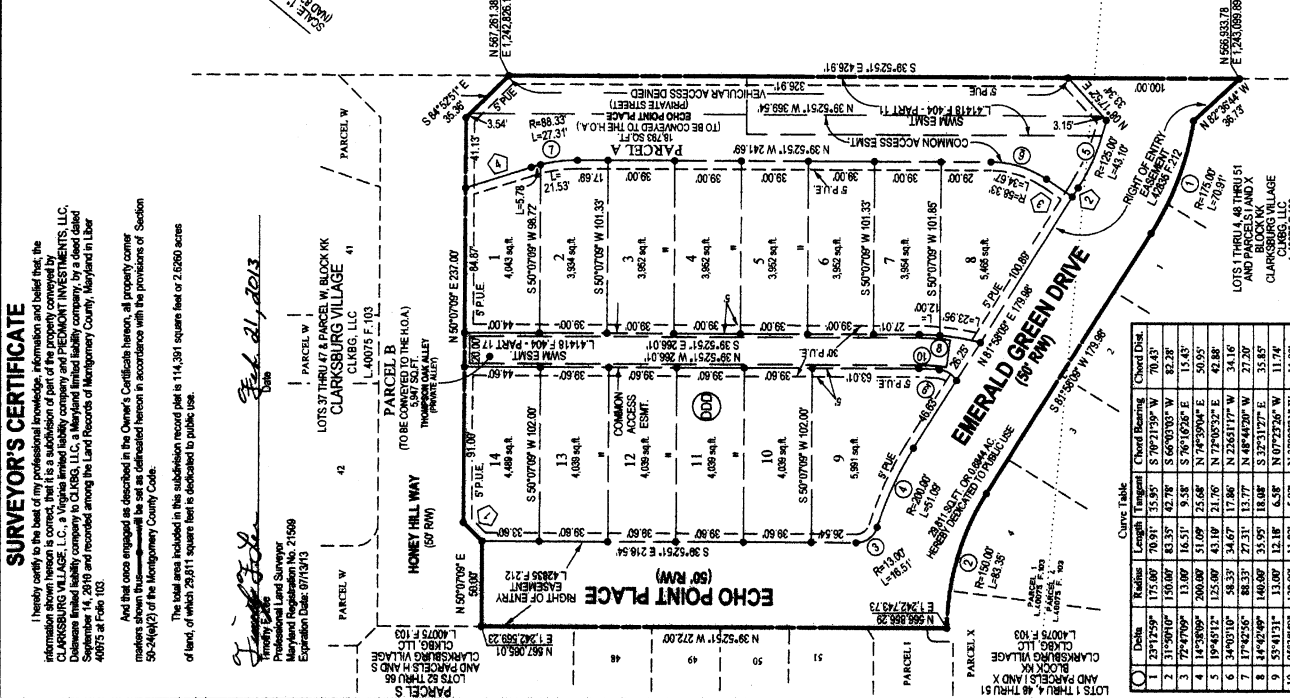
CHAIRMAN _____ SECRETARY/TREASURER _____

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

RECORDED _____

PLAT _____

CLARKSBURG VILLAGE



PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby certify that the plat of subdivision, establish the minimum building setback lines, and grant to Montgomery County, Maryland or other appropriate agency, a temporary stop-work easement, fifteen (15) feet wide across the property, adjacent, contiguous, and parallel to all street right-of-way lines unless shown otherwise; said stop-work easement shall be extinguished at such time as the improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland or other appropriate agency.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in and over the land herein described as public utility easement and identified as "PUE" herein with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland in Liber 3854 of Folio 467, which said terms incorporated herein by this reference.

Further, we establish the "Common Access Easements" as shown herein and subject to all current and applicable regulations of all Federal, State and local governing agencies. Further, we grant to Maryland National Capital Park and Planning Commission (MNCPPC) the Category I Conservation Easement, as shown herein, subject to the terms and conditions as set forth in a certain document recorded among said Land Records in Liber 13178 of Folio 412.

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 50-24(e)(2) of the Montgomery County Code.

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

CLBGS, LLC, a Maryland limited liability company

Brian Altan
 Brian Altan
 Market Manager/land/ Authorized Person
 Date **2-25-13**
 Witness/Altan
 CLBGS, LLC

Line Table for common Access Easement		
Access Easement	Bearing	Length
1	S 39°25'51" E	57.54'
2	S 39°07'09" W	138.32'
3	S 39°25'51" E	88.80'
4	S 39°07'09" W	25.00'
5	S 39°25'51" E	5.00'
6	S 39°07'09" W	22.33'
7	N 39°25'51" W	25.50'
8	S 39°07'09" W	25.50'
9	N 39°25'51" W	140.33'
10	N 39°07'09" W	91.16'
11	N 39°25'51" W	2.83'
12	S 39°07'09" W	20.00'
13	S 39°25'51" E	1.83'
14	N 39°07'09" E	86.59'

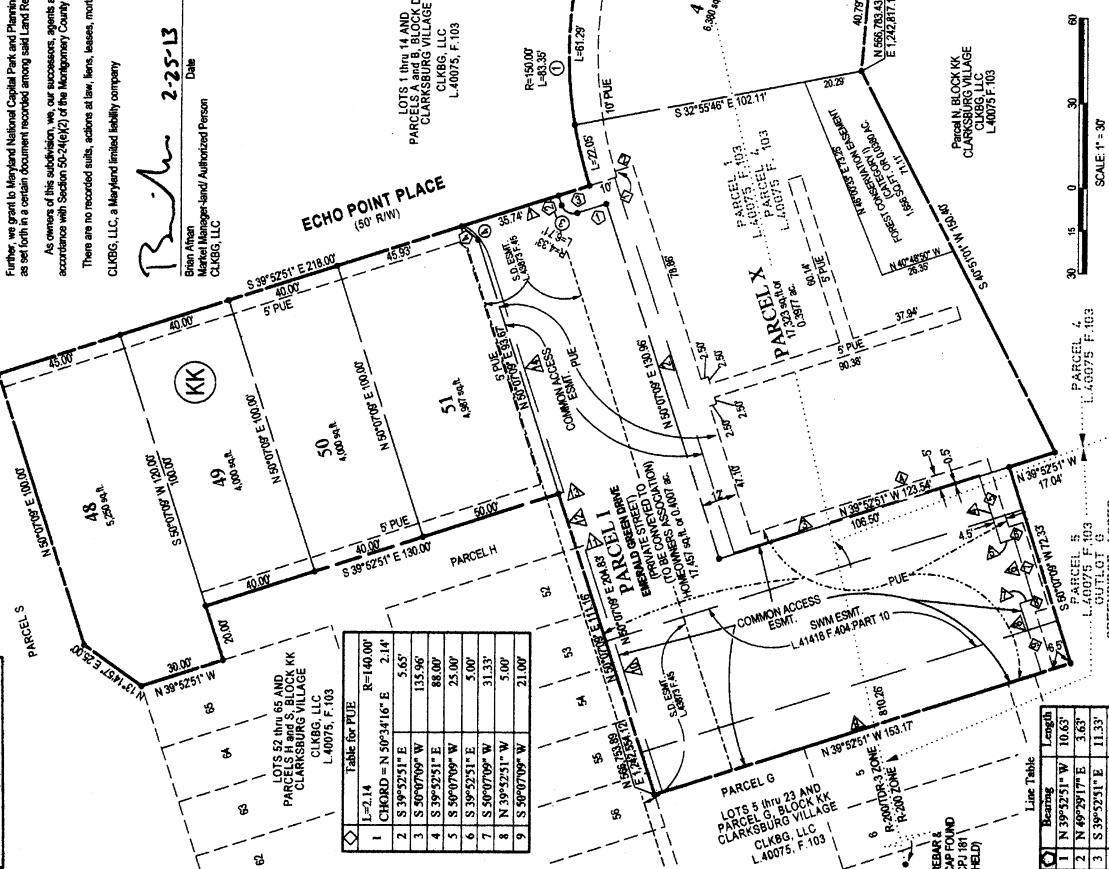
ECHO POINT PLACE (60' R/W)

EMERALD GREEN DRIVE (60' R/W)

Curve Table			
Delta	Radius	Tangent	Chord Bearing
1	31°50'00"	83.35'	N 65°03'03" E 82.28'
2	06°27'35"	175.00'	N 78°44'31" E 19.72'
3	88°43'28"	4.33'	N 04°28'55" E 6.06'
4	43°40'25"	18.83'	N 28°18'17" E 14.01'

AREA TABULATION	
PARCEL - 34,786 SQ.FT. OR 0.786 AC.	
LOTS - 40,600 SQ.FT. OR 0.930 AC.	
TOTAL - 75,386 SQ.FT. OR 1.706 AC.	

Line Table for PUE		
1	CHORD = N 50°34'16" E	2.14'
2	S 39°25'51" E	5.65'
3	S 39°07'09" W	135.96'
4	S 39°25'51" E	88.80'
5	S 39°07'09" W	25.00'
6	S 39°25'51" E	5.00'
7	S 39°07'09" W	31.33'
8	S 39°25'51" W	5.00'
9	S 39°07'09" W	21.00'



Line Table	
1	N 39°25'51" W 10.63'
2	N 49°29'17" E 3.60'
3	S 39°25'51" E 11.33'
4	N 17°28'02" E 7.52'

APPROVED _____ SECRETARY TREASURER

APPROVED _____ DIRECTOR

APPROVED _____ DATE

James E. ...
 James E. ...
 Professional Land Surveyor
 Maryland Registration No. 21509
 License Expires: 07/31/13

DATE **Feb 21, 2013**

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, shall be incorporated into this plat. The official files for any such plan (a) are maintained by the Planning Board and are available for review during normal business hours.
- The property shown herein 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 Subdivision Control Permit. A copy of the approved plan may be viewed at 6707 Georgia Avenue, Silver Spring, Maryland.
- 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.
- W.S.S.C. 200 scale reference: 231 NW 12.
- This property appears on Montgomery County Tax Map EV.
- This plat is limited to the uses and conditions of amended Preliminary Plan No. 12001030F entitled "Clarksburg Village" and Site Plan No. 82006410, entitled "Clarksburg Village-phase 2".
- Zoned R-200/TDR AND R-200.
- This development conforms with the requirements of Chapter 25(A) of the Montgomery County Code to provide moderately priced dwelling units.
- The property shown herein is being developed R-200 MPDV standards and R-200 TDR-3 standards. The following three (3) Development Rights necessary for development have been conveyed to the owners as follows: Liber 4291 Folio 462, dated September 26, 2011 as TDRS 17-7968, 17-7970 and 17-7971.
- Parcel L, Block KK are subject to the terms and conditions of a Common Open Space Consents with the Maryland-National Capital Park and Planning Commission recorded among the Land Records of Montgomery County, Maryland in Liber 28045, 8F Folio 578.
- Parcel L, Block KK, 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 41592, at Folio 141.
- Open space areas and private streets will be maintained by the Homeowners Associations, Montgomery County, Maryland will not participate in the maintenance of these facilities.

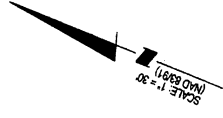
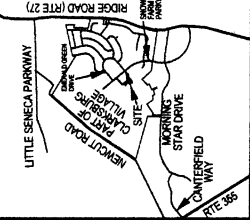
14. Parcel L, Block KK is subject to a Common Access Easement as delineated herein, over Emerald Green Drive (urban, street) and is intended to provide unobstructed access to the general public, in, over and throughout the roads and sidewalks, within said easement area. The Public Access of this area shall remain in effect until such time the property is redeveloped and a new subdivision record plat is recorded. This easement continues in perpetuity. Montgomery County, Maryland will not participate in the maintenance of these private facilities.

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown herein is correct, that it is a subdivision of part of the property owned by CLARKSBURG VILLAGE, L.C., a Virginia limited liability company and controlled by CLBGS, LLC, a Maryland limited liability company, as shown on the attached Survey, dated February 14, 2013, and that the same is a subdivision of a portion of the land shown on the Land Records of Montgomery County, Maryland in Liber 40075 of Folio 103 and being a resubdivision of a portion of OUTLOT G, GREENBRIDGE ACRES, LOTS 48 THRU 51 AND OUTLOTS E, F AND G, GREENBRIDGE ACRES, and recorded among the said Land Records as plat book 194 as Plat No. 16533.

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(e)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 75,386 square feet or 1.706 acres of land, of which no land is dedicated to public use.

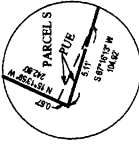


SUBDIVISION RECORD PLAT LOTS 1 thru 4, 48 thru 51 and PARCELS I and X, BLOCK KK CLARKSBURG VILLAGE IN PART BEING A RESUBDIVISION OF OUTLOT G, BLOCK F, GREENBRIDGE ACRES CLARKSBURG (2nd) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND SCALE: 1" = 30' SEPTEMBER 2011



LOCKMAN
 SOLTZ ASSOCIATES, INC.
 2 Research Place, Suite 100
 Rockville, MD 20850
 301.948.9067
 www.LSAassociates.net

PLAT NO.



AREA TABULATION

PARCEL = 54,100 SQ. FT. OR 1.2420 AC.
LOTS = 20,580 SQ. FT. OR 0.4724 AC.
TOTAL = 74,680 SQ. FT. OR 1.7144 AC.

INSET
(NOT TO SCALE)

SCALE: 1" = 30'

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt the plan of subdivision and establish the minimum building restriction lines; grant to Montgomery County, Maryland, a temporary show stoppage, fifteen (15) feet wide across the property, adjacent, contiguous, and parallel to all street right-of-way lines unless shown otherwise; said stoppage shall be established at such time as the improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement in and over the land herein described as public utility easement and identified as "PUE" herein with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland in Liber 2004 at Page 457, which said terms incorporated herein by the reference.

Further, we establish the "Common Access Easements" as shown hereon and subject to all current and applicable regulations of all Federal, State and local governing agencies.

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 56-24(a)(2) 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.

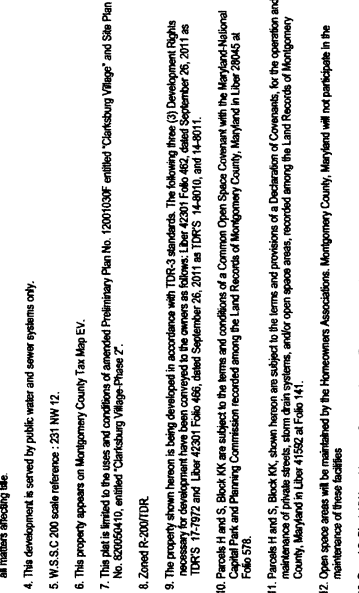
CHBSG, LLC, a Maryland limited liability company

Witness My Hand

Blair Altan
Market Manager/land/ Authorized Person
Date: 2-25-13

Witness My Hand

- NOTES:**
- All terms, conditions, 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 extinguished by the recordation of this plan, unless expressly contemplated by the plan as approved. The official files for any said Plan (B) 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 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. A copy of the approved plan may be viewed at 8737 Georgia Avenue, Silver Spring, Maryland.
 - This subdivision record plat is not intended to show every matter affecting the ownership and/or use, nor every matter respecting 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.
 - W.S.S.C 200 scale reference: 731 NW 12.
 - This property appears on Montgomery County Tax Map EV.
 - This plat is limited to the uses and conditions of amended Preliminary Plan No. 120010306 entitled "Clarksburg Village" and Site Plan No. 620065410, entitled "Clarksburg Village-Phase 2".
 - Zoned R-200TDR.
 - The property shown hereon is being developed in accordance with TDR-3 standards. The following three (3) Development Rights necessary for development have been conveyed to the owners as follows: Liber 42301 Folio 482, dated September 26, 2011 as TDRS 17-797 and Liber 42301 Folio 486, dated September 26, 2011 as TDRS 14-8010, and 14-8011.
 - Parcel H and S, Block KK 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 2004 at Folio 578.
 - Parcel H and S, Block KK, 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 11552 at Page 141.
 - Open space areas will be maintained by the Homeowners Associations. Montgomery County, Maryland will not participate in the maintenance of these facilities.
 - Parcel S, Block KK is subject to a Common Access Easement as delineated hereon, over Honey Hill Way and Parcel H (private street and alley) and is intended to provide unobstructed access to the general public to, over and throughout the street and sidewalks, within said easement area. The Public Access of this area shall remain in effect until such time the property is subdivided and a new subdivision plat is recorded which assembles and confirms its removal. Montgomery County, Maryland will not participate in the maintenance of these private facilities.



APPROVED

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

APPROVED _____ DATE _____

CHAIRMAN _____ SECRETARY/TREASURER _____

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

RECORDED
PLAT

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.L.C., a Delaware limited liability company, to CHBSG, LLC, a Maryland limited liability company, by a deed dated September 14, 2012 and recorded among the Land Records of Montgomery County, Maryland in Liber 40073 at Folio 102.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thereon shall be set as delineated hereon in accordance with the provisions of Section 56-24(a)(5) of the Montgomery County Code.

The total area included in this subdivision record plat is 74,680 square feet or 1.7144 acres of land, of which two land is dedicated to public use.

Terrell F. Lee
Professional Land Surveyor
Montgomery License No. 21599
License Expiration: 07/31/13

Date: Feb 26 2013

AREA TABULATION

PARCEL = 54,100 SQ. FT. OR 1.2420 AC.
LOTS = 20,580 SQ. FT. OR 0.4724 AC.
TOTAL = 74,680 SQ. FT. OR 1.7144 AC.

INSET
(NOT TO SCALE)

SCALE: 1" = 30'

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt the plan of subdivision and establish the minimum building restriction lines; grant to Montgomery County, Maryland, a temporary show stoppage, fifteen (15) feet wide across the property, adjacent, contiguous, and parallel to all street right-of-way lines unless shown otherwise; said stoppage shall be established at such time as the improvements on the abutting right-of-way have been completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement in and over the land herein described as public utility easement and identified as "PUE" herein with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland in Liber 2004 at Page 457, which said terms incorporated herein by the reference.

Further, we establish the "Common Access Easements" as shown hereon and subject to all current and applicable regulations of all Federal, State and local governing agencies.

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 56-24(a)(2) 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.

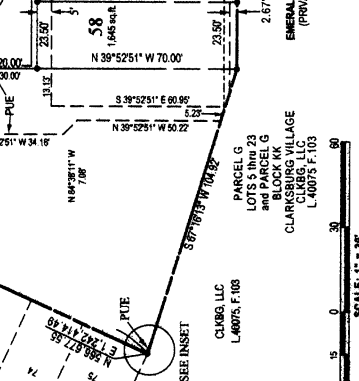
CHBSG, LLC, a Maryland limited liability company

Witness My Hand

Blair Altan
Market Manager/land/ Authorized Person
Date: 2-25-13

Witness My Hand

- NOTES:**
- All terms, conditions, 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 extinguished by the recordation of this plan, unless expressly contemplated by the plan as approved. The official files for any said Plan (B) 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 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. A copy of the approved plan may be viewed at 8737 Georgia Avenue, Silver Spring, Maryland.
 - This subdivision record plat is not intended to show every matter affecting the ownership and/or use, nor every matter respecting 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.
 - W.S.S.C 200 scale reference: 731 NW 12.
 - This property appears on Montgomery County Tax Map EV.
 - This plat is limited to the uses and conditions of amended Preliminary Plan No. 120010306 entitled "Clarksburg Village" and Site Plan No. 620065410, entitled "Clarksburg Village-Phase 2".
 - Zoned R-200TDR.
 - The property shown hereon is being developed in accordance with TDR-3 standards. The following three (3) Development Rights necessary for development have been conveyed to the owners as follows: Liber 42301 Folio 482, dated September 26, 2011 as TDRS 17-797 and Liber 42301 Folio 486, dated September 26, 2011 as TDRS 14-8010, and 14-8011.
 - Parcel H and S, Block KK 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 2004 at Folio 578.
 - Parcel H and S, Block KK, 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 11552 at Page 141.
 - Open space areas will be maintained by the Homeowners Associations. Montgomery County, Maryland will not participate in the maintenance of these facilities.
 - Parcel S, Block KK is subject to a Common Access Easement as delineated hereon, over Honey Hill Way and Parcel H (private street and alley) and is intended to provide unobstructed access to the general public to, over and throughout the street and sidewalks, within said easement area. The Public Access of this area shall remain in effect until such time the property is subdivided and a new subdivision plat is recorded which assembles and confirms its removal. Montgomery County, Maryland will not participate in the maintenance of these private facilities.



APPROVED

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

APPROVED _____ DATE _____

CHAIRMAN _____ SECRETARY/TREASURER _____

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

RECORDED
PLAT



Leademan
Solesz Associates, Inc.

ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850 | 301.948.2750 | 301.948.9067
www.LSAssociates.com

P&P NO. 220121000-plat 18
Engineering, Planning, Surveying, Environmental Sciences

PLAT NO.

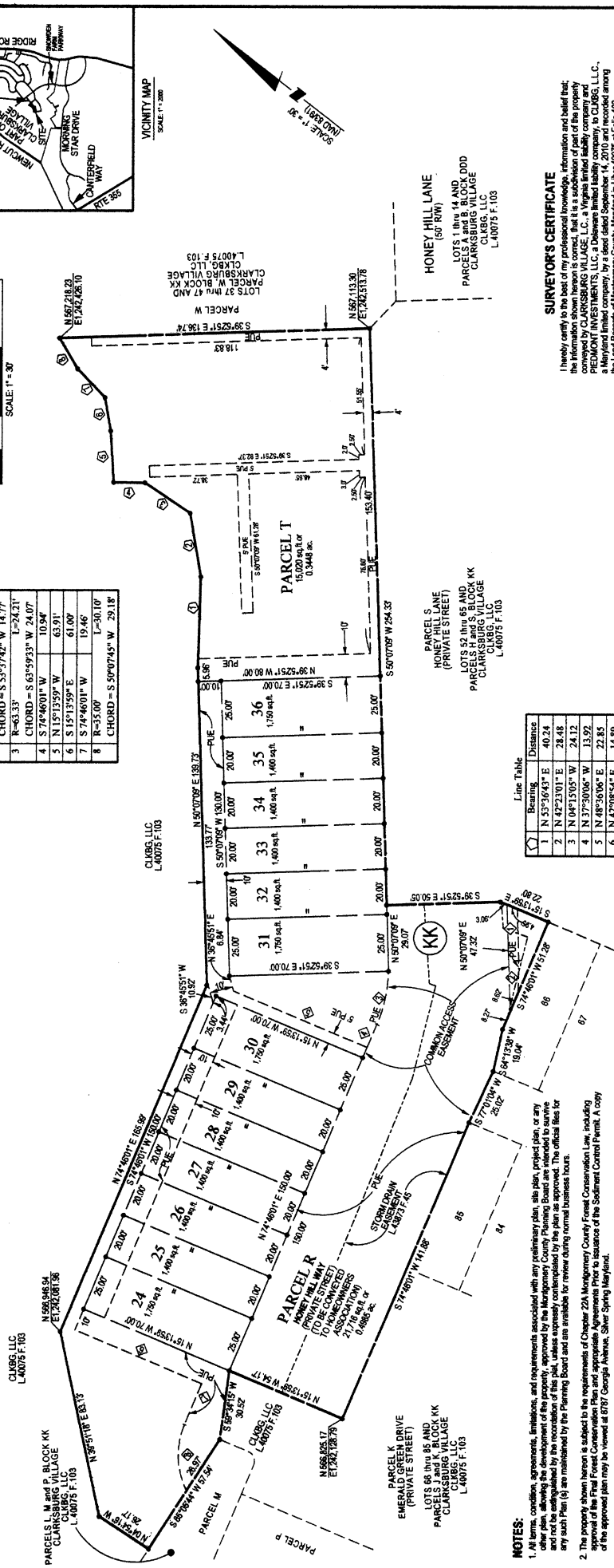
TABLE FOR PUE'S COURSES

1	S 50°07'09" W	22.68'
2	R=120.67'	L=14.78'
3	CHORD=S 53°37'42" W	14.77'
4	R=63.33'	L=24.21'
5	S 74°46'01" W	10.94'
6	S 15°13'59" E	63.91'
7	S 74°46'01" W	19.46'
8	R=35.00'	L=30.10'
9	CHORD=S 50°07'45" W	29.18'

NOTES: CONTINUED
 14. Parcel R, Block KK is subject to a Common Access Easement as delineated hereon, over Honey Hill Way (private street) and is intended to provide unobstructed access to the general public in, over and throughout the roads and sidewalks, within said easement areas. The Public Use of the easement shall remain in full effect until the time the property is redeveloped and a new subdivision plat is recorded which expressly confirms to the relevant Montgomery County, Maryland, that the easement is not to be maintained by the owners of these private facilities.

AREA TABULATION

PARCELS =	37962.50 FT. OR 0.6623 AC.
LOTS =	19,600.50 FT. OR 0.4500 AC.
TOTAL =	57,563.00 FT. OR 1.2333 AC.



Line Table

Point	Bearing	Distance
1	N 53°26'43" E	40.24'
2	N 42°21'01" E	28.48'
3	N 04°15'05" W	24.12'
4	N 37°30'06" W	13.92'
5	N 8°45'06" E	22.85'
6	N 42°08'54" E	14.89'
7	N 08°20'12" E	17.41'
8	N 21°26'23" E	15.79'

NOTES:
 1. All terms, conditions, agreements, endorsements, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, including any amendments, of the development shown hereon shall be deemed to be incorporated by reference to the entire record plat and not be enlarged by the recitation of this plat, unless expressly contemplated by the plan approved. The official fees for any such plan (a) 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 Chapter 22A, Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan by the Montgomery County Board of Public Works.
 3. This subdivision record plat is not intended to show any matter affecting the ownership and/or use, not every matter restricting the use of the property. This subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
 4. The development is served by public water and sewer systems only.
 5. W.S.S.C 200 state reference: Z1 1W/12.
 6. The property appears on Montgomery County Tax Map EV.
 7. The plat is limited to the uses and conditions of amended Preliminary Plan No. 1200110307, entitled "Clarksburg Village" and Site Plan No. 62000410, entitled "Clarksburg Village - Phase 2".
 8. Zoned R-200/TDR.
 9. The development conforms with the requirements of Chapter 25(A) of the Montgomery County Code to provide moderately priced density units.
 10. The property shown hereon is being developed in accordance with TDR-3 standards. The following three (3) Development Rights necessary for development have been conveyed to the owners as follows: Liber 42301 (Case 468, dated September 26, 2011) as TDRS 14-0012, 14-0013 and 14-0014.
 11. Parcel R, Block KK was 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 2806 at Folio 276.
 12. Parcel R, Block KK, shown hereon are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private site storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 4162 at Folio 141.
 13. Open space areas will be maintained by the Homeowners Associations, Montgomery County, Maryland will not participate in the maintenance of these facilities.

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 owned by CLARKSBERG VILLAGE LLC, a Virginia limited liability company, PREMIUM INVESTMENTS, LLC, a Delaware limited liability company, and a Maryland limited liability company, by a deed dated September 14, 2010 and recorded among the Land Records of Montgomery County, Maryland in Liber 40075 at Folio 103.
 And that each person engaged as described in the Owners' Certificate hereon, all property corner monuments and easements shown hereon, all easements and encroachments with the provisions of Section 50-246(c) of the Montgomery County Code.
 The total area included in this subdivision record plat is 56,337 square feet or 1.2933 acres of land, of which no land is dedicated to public use.
 Timothy J. Slocum
 Registered Land Surveyor
 License No. 1509
 License Expires 07/13/13

OWNER'S CERTIFICATE
 We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines.
 Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in and over the land herein described as public utility easement and identified as "PUE," hereon with the terms and provisions of said grant being set forth in that certain Document entitled "Declaration of Terms and Provisions for Public Utility Easement," recorded among the Land Records of Montgomery County, Maryland in Liber 3036 at Folio 167, which said terms incorporated herein by this reference.
 Further, we establish the "Common Access Easements" as shown hereon and subject to all current and applicable regulations of all Federal, State and local governing agencies.
 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 50-246(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 plan of subdivision.
 CLARKSBERG, LLC, a Maryland limited liability company
 Brian Alan
 Master/Manager-Land/ Authorized Person
 CLARKSBERG, LLC
 Date: 2-25-13
 Witness/Notary

OWNERS CERTIFICATE
 We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines.
 Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in and over the land herein described as public utility easement and identified as "PUE," hereon with the terms and provisions of said grant being set forth in that certain Document entitled "Declaration of Terms and Provisions for Public Utility Easement," recorded among the Land Records of Montgomery County, Maryland in Liber 3036 at Folio 167, which said terms incorporated herein by this reference.
 Further, we establish the "Common Access Easements" as shown hereon and subject to all current and applicable regulations of all Federal, State and local governing agencies.
 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 50-246(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 plan of subdivision.
 CLARKSBERG, LLC, a Maryland limited liability company
 Brian Alan
 Master/Manager-Land/ Authorized Person
 CLARKSBERG, LLC
 Date: 2-25-13
 Witness/Notary

NOTES:
 1. All terms, conditions, agreements, endorsements, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, including any amendments, of the development shown hereon shall be deemed to be incorporated by reference to the entire record plat and not be enlarged by the recitation of this plat, unless expressly contemplated by the plan approved. The official fees for any such plan (a) 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 Chapter 22A, Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan by the Montgomery County Board of Public Works.
 3. This subdivision record plat is not intended to show any matter affecting the ownership and/or use, not every matter restricting the use of the property. This subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
 4. The development is served by public water and sewer systems only.
 5. W.S.S.C 200 state reference: Z1 1W/12.
 6. The property appears on Montgomery County Tax Map EV.
 7. The plat is limited to the uses and conditions of amended Preliminary Plan No. 1200110307, entitled "Clarksburg Village" and Site Plan No. 62000410, entitled "Clarksburg Village - Phase 2".
 8. Zoned R-200/TDR.
 9. The development conforms with the requirements of Chapter 25(A) of the Montgomery County Code to provide moderately priced density units.
 10. The property shown hereon is being developed in accordance with TDR-3 standards. The following three (3) Development Rights necessary for development have been conveyed to the owners as follows: Liber 42301 (Case 468, dated September 26, 2011) as TDRS 14-0012, 14-0013 and 14-0014.
 11. Parcel R, Block KK was 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 2806 at Folio 276.
 12. Parcel R, Block KK, shown hereon are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private site storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 4162 at Folio 141.
 13. Open space areas will be maintained by the Homeowners Associations, Montgomery County, Maryland will not participate in the maintenance of these facilities.

SUBDIVISION RECORD PLAT LOTS 24 thru 36 and PARCELS R and T and BLOCK KK CLARKSBERG VILLAGE CLARKSBERG (2nd) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND SCALE: 1" = 30' SEPTEMBER 2011

Rockville Office
 2 Research Plaza, Suite 100 Rockville, MD 20850 1.301.948.9067
 www.LSAssociates.net

LS
 Lockwood
 Sobczak Associates, Inc.
 2 Research Plaza, Suite 100 Rockville, MD 20850 1.301.948.9067
 P&P NO. 20121010P-plat 19 Engineering Planning Surveying Environmental Sciences
 www.LSAssociates.net

APPROVED _____ SECRETARY TREASURER
 CHAIRMAN _____

APPROVED _____ DATE _____ DIRECTOR

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

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

PLAT NO.

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.L.C., a Virginia limited liability company, a Maryland limited liability company to CLKRG, LLC, a Maryland limited liability company, and that the same is in accordance with the provisions of the Land Records of Montgomery County, Maryland in Liber 40075 of Folio 103, and being a resubdivision of Outlot K, Block F, GREENBRIDGE ACRES, and recorded among the said Land Records as Plat No. 21572.

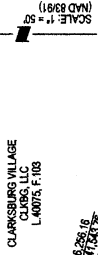
And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus \rightarrow will be set as delineated hereon in accordance with the provisions of Section 59-24(a)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 52,552 square feet or 1.2064 acres of land, of which no land is dedicated to public use.

Timothy F. Lee
 Timothy F. Lee
 Professional Land Surveyor
 Registration No. 21569
 Expiration Date: 07/13/15
 Date: *Feb 21 2015*

CLARKSBURG VILLAGE
 CLKRG, LLC
 L.40075, F.103

AREA TABULATION
LOTS 14, 16, BLOCK F GREENBRIDGE ACRES TOTAL = 52,552 SQ.FT. OR 1.2064 AC.



OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision, and establish the minimum building restriction lines.

Further, we hereby establish a Easement, and Utility Easement as delineated hereon for the benefit of Lots 130 and 131, Block KK, subject to the terms and conditions set forth in a Memorandum of Subdivision document to be recorded hereafter.

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 59-24(a)(2) of the Montgomery County Code.

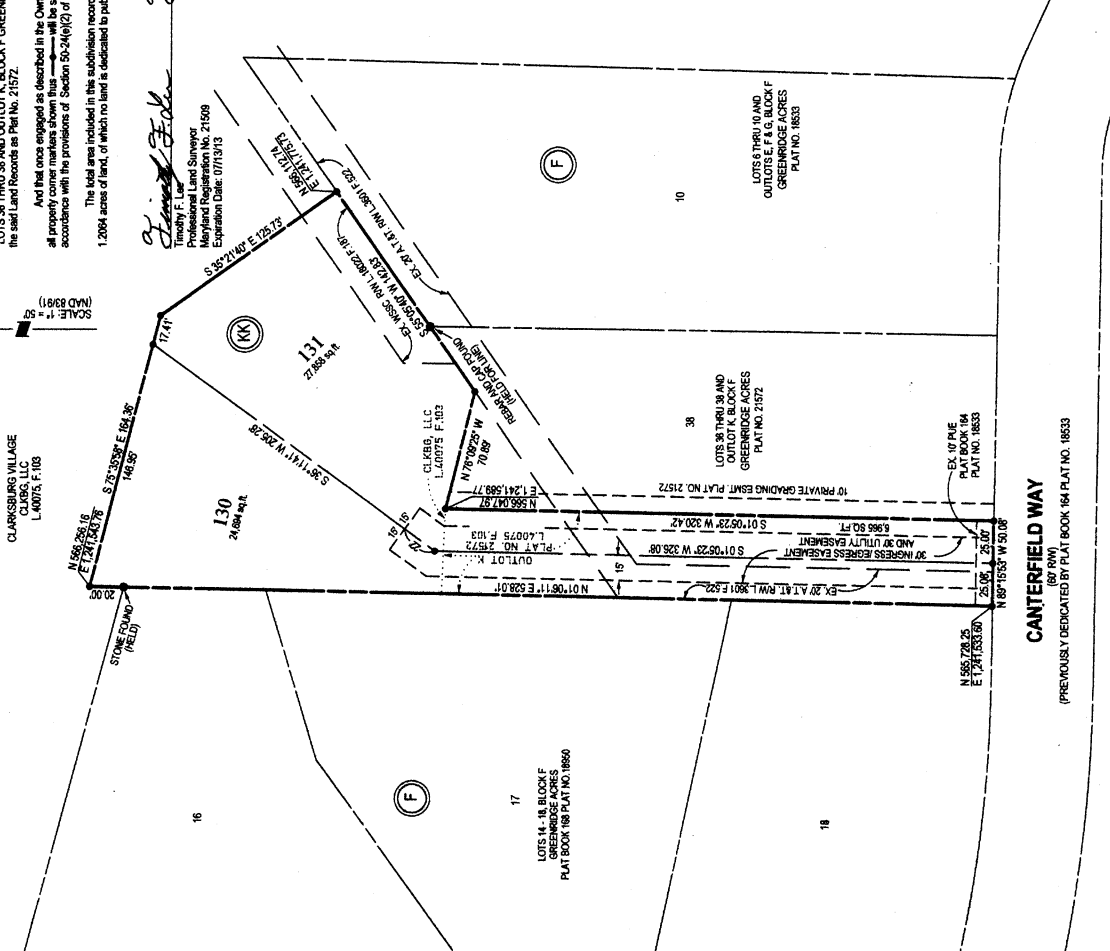
There are no recorded suits, actions at law, liens, leases, mortgages, or trusts affecting the property included in this plat of subdivision.

CLKRG, LLC, a Maryland limited liability company

Brick
 Brian Aftan
 Authorized Person
 CLKRG, LLC
 Date: *2-25-13*
 Witness/Agent

NOTES:

- All new utility, appurtenant, easements, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, showing the development of the entire project, by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording 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 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. A copy of the approved plan may be viewed at 6787 Georgia Avenue, Silver Spring Maryland.
- 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.
- W.S.C.200 scale reference: 231 NW 12
- TAX MAP: EV
- The plat is limited to the use and conditions of Preliminary Plan No. 12001030F, entitled "Clarksville Village and Site Plan 16202050410 entitled "Clarksville Village-Phase Z".
- Zoned R-200/TDR.
- The property shown hereon is being developed in accordance with TDR-3 standards. The following information is provided for the convenience of the owners as follows:
 Liber 36481 Folio 447, dated December 28, 2009 as TDRS: 10-948.



THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	APPROVED _____ CHAIRMAN	APPROVED _____ SECRETARY TREASURER
MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES AND AVALANCHES, PUBLIC SAFETY AND WATER	APPROVED _____ DATE _____ DIRECTOR	RECORDED PLAT _____

SUBDIVISION RECORD PLAT
LOTS 130 AND 131, BLOCK KK
CLARKSBURG VILLAGE
 BEING A RESUBDIVISION OF
 OUTLOT K, BLOCK F, GREENBRIDGE ACRES
 PLAT NO. 21572
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 50' SEPTEMBER 2011



Leadman
 Schaez Associates, Inc.
 2 Research Place, Suite 100
 Rockville, MD 20850 1.301.948.9067
 www.LSassociates.net

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt the plat of subdivision and establish the minimum building restriction lines. Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in and over the land herein described as public utility easement and identified as "PUE" herein with the terms and provisions of said grant being set forth in that certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland in Liber 3824 at Folio 457, which said terms identified herein by this reference.

Further, we establish the "Common Access Easement" as shown herein and subject to all current and applicable regulations of all Federal, State and local governing agencies. 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 50-24(e)(2) 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.

Brian Allan
 Brian Allan
 Maryland General Land/Authorized Person
 CLUGS, LLC

Witness/Agent
 Witness/Agent

Date: **2-25-13**

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown herein is correct, that it is a subdivision of part of the property owned by CLARKSBURG VILLAGE, L.C., a Virginia limited liability company and a subsidiary of CLUGS, LLC, a Maryland limited liability company, to CLUGS, LLC, a Maryland limited liability company, as shown on the Land Records of Montgomery County, Maryland in Liber 4077 at Folio 103, and being a resubdivision of a part of Parcel G, as shown on a plat of subdivision entitled, "LOTS 6 THRU 10 AND OUTLOTS E, F AND G, GREENRIDGE ACRES" and recorded among the said Land Records at Plat Book 154 at Page No. 18533.

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

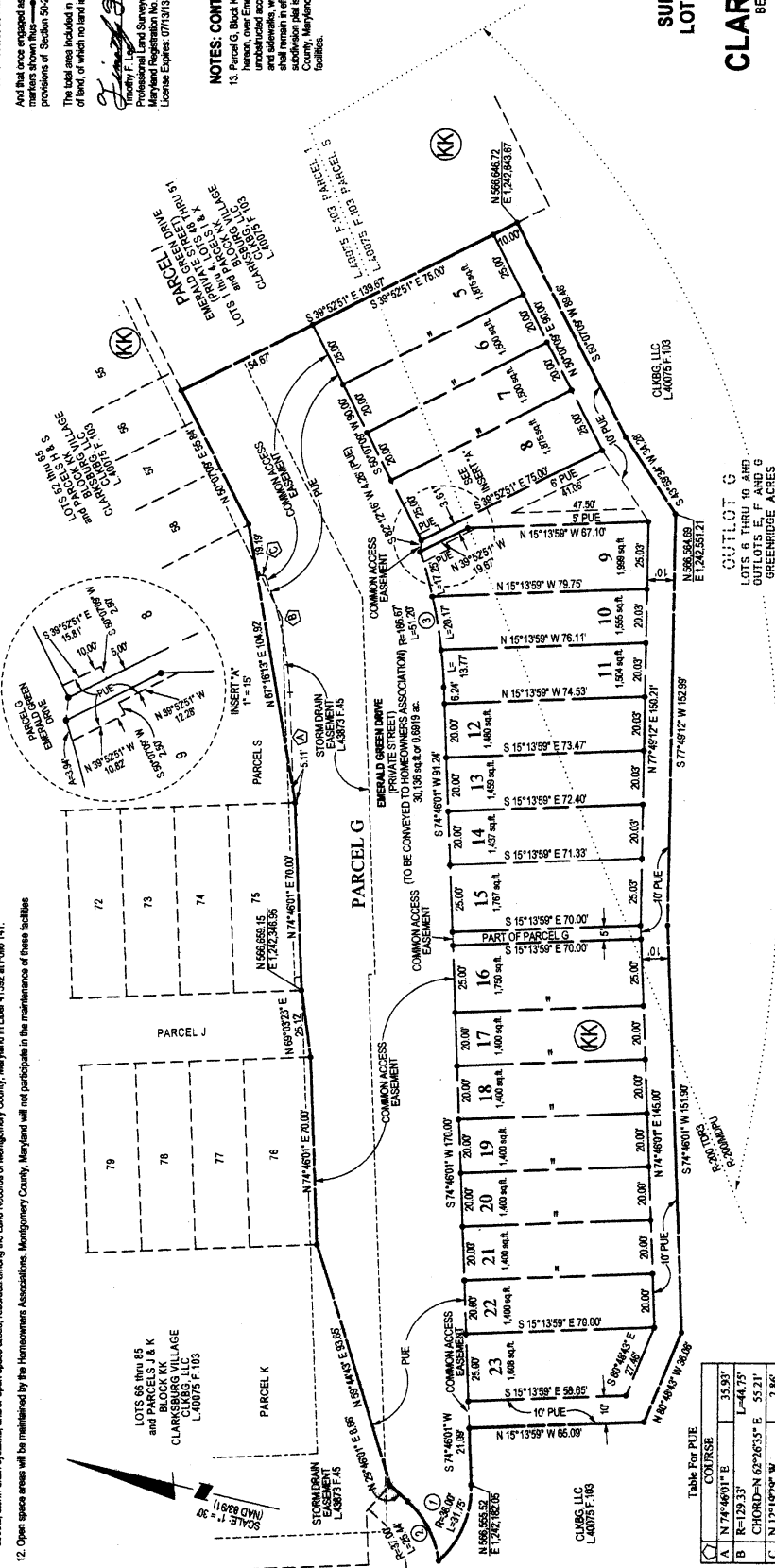
The total area included in this subdivision record plat is 59.845 square feet or 1.3739 acres of land, of which no land is dedicated to public use.

John F. ...
 John F. ...
 Professional Land Surveyor
 Maryland Registration No. 21599
 License Expires 07/31/13

Date: **Feb 24 2013**

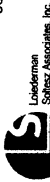
NOTES: CONTINUED

13. Parcel G, Block KK is subject to a Common Access Easement as delineated herein, over Emerald Green Drive (private street) and is intended to provide unobstructed access to the general public in, over and throughout the roads and sidewalks, within said easement area. The Public Access of this area shall remain in effect until such time the property is redeveloped and a new subdivision plat is recorded among the Land Records of Montgomery County, Maryland which will not participate in the maintenance of these private facilities.



SUBDIVISION RECORD PLAT
LOTS 5 thru 23 and PARCEL G
BLOCK KK
CLARKSBURG VILLAGE
 BEING A RESUBDIVISION OF A PART OF
 PARCEL G, GREENRIDGE ACRES
 PLAT NO. 18533

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30' SEPTEMBER 2011
 PAP NO. 220121000-plat.21



Clarksburg
 Sublett Associates, Inc.
 2 Research Plaza, Suite 100
 Rockville, MD 20850
 301.948.9667
 Engineering Planning Surveying Environmental Sciences
 www.LSAssociates.net

Curve Table

Delta	Radius	Length	Tangent	Chord Bearing	Chord Dist.
1	50°31'27"	36.00'	31.75'	N 79°58'15" W	30.73'
2	39°23'51"	37.00'	25.44'	N 49°27'56" E	24.94'
3	15°42'54"	186.67'	51.20'	S 66°54'34" W	51.04'

AREA TABULATION

PARCEL - 30,198 SQ. FT. OR 0.6919 AC.
LOTS - 7,976 SQ. FT. OR 0.1820 AC.
TOTAL - 38,174 SQ. FT. OR 0.8739 AC.

APPROVED _____ DATE _____

CHAIRMAN _____ SECRETARY/TREASURER _____

DIRECTOR _____

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

- 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 distinguished by the recitation of this plat, unless expressly contraindicated 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 herein 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. A copy of the approved plan may be viewed at 8107 Greenleaf Avenue, Silver Spring, Maryland.
 - 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.
 - The development is served by public water and sewer systems only.
 - M.S.S.C. 200 (scale reference): 231 NW 12.
 - The property appears on Montgomery County Tax Map EV.
 - This plat is linked to the uses and conditions of amended Preliminary Plan No. 12001030F, entitled "Clarksburg Village" and Site Plan No. 82050410, entitled "Clarksburg Village-Phase 2".
 - Zoned R-20MFD and R-20MFDU.
 - The property shown herein is being developed in accordance with R-200 MFDU and R-200 TDR-3 standards. The following three (3) Development Rights necessary for development have been conveyed to the owners as follows: L-2301 Folio 465, dated September 26, 2011 as TDRS 44-8015; 14-8016 and 14-8017.
 - Parcel G, Block KK is 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 2804 at Folio 576.
 - Parcel G, Block KK, shown herein is 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 4152 at Folio 141.
 - Open space areas will be maintained by the Homeowners Associations, Montgomery County, Maryland will not participate in the maintenance of these facilities.

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

PLAT NO.

AREA TABULATION
PARCEL = 35,381 SQ.FT. OR 0.8118 AC.
LOTS = 30,787 SQ.FT. OR 0.7063 AC.
TOTAL = 66,178 SQ.FT. OR 1.5181 AC.

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 a subsidiary of CLARKSBURG VILLAGE, L.P., a Delaware limited liability company, to CLBG, L.L.C., a Maryland limited liability company, on 04/27/2013, and that the same is in accordance with the Land Records of Montgomery County, Maryland in Liber 400715 at Folio 103.

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 59-24(a)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 66,178 square feet or 1.5181 acres of land, of which no land is dedicated to public use.

Timothy F. Lee
 Timothy F. Lee
 Professional Land Surveyor
 Maryland Registration No. 2169
 License Expires 07/15/16
 Date: 2/27/2013



OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat of subdivision and establish the minimum building restriction lines.

Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in and over the land herein described as public utility easement and defined as "PUE" herein with the terms and provisions of said grant being set forth in the certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" recorded among the Land Records of Montgomery County, Maryland in Liber 385 at Folio 471, which said terms incorporated herein by this reference.

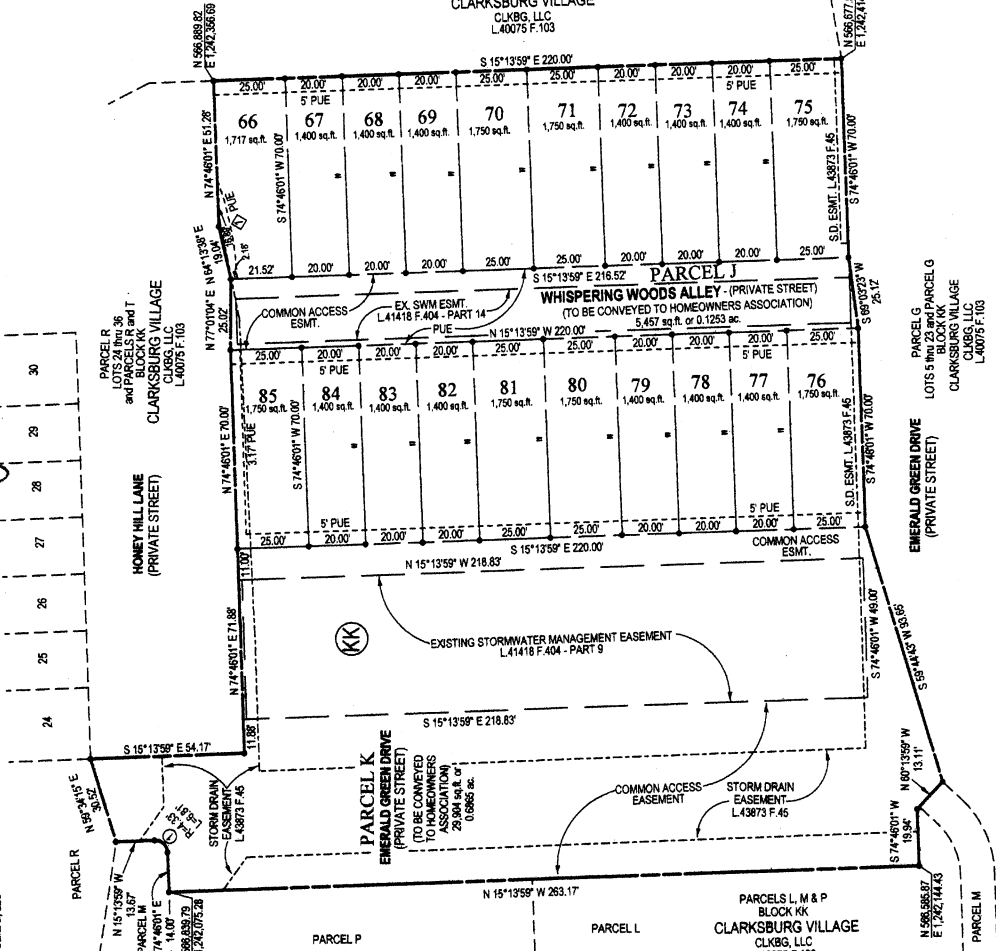
Further, we establish the "Common Access Easements" as shown hereon and subject to all current and applicable regulations of all Federal, State and local governing agencies.

As owners of the subdivisions, 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 59-24(a)(2) 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.

CLBG, L.L.C., a Maryland limited liability company

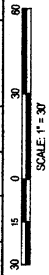
Date: 2-25-13
 Witness/Noted: *[Signature]*
 Brian African
 Market Management/Authorized Person
 CLBG, L.L.C.



Curve Table For PUE - Lot 66

Delta	Radius	Tangent	Chord Bearing	Chord Dist.
1° 17' 11.11"	120.67'	18.23'	S 65° 43' 53" W	35.96'

Delta	Radius	Tangent	Chord Bearing	Chord Dist.
1° 00' 00.00"	4.33'	6.81'	N 29° 46' 00" E	6.13'



RECORDED: _____
 PLAT: _____

APPROVED: _____ DATE: _____ DIRECTOR: _____

APPROVED: _____ SECRETARY: _____ TREASURER: _____

CHAIRMAN: _____

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

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

NOTES:

- All terms, conditions, agreements, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, including the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recording 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 Chapter 22A Montgomery County Forest Conservation Law, including approval of the Final Forest Conservation Plan and appropriate Agreements Prior to Issuance of the Submittal Control Permit. A copy of the approved plan may be viewed at 8787 Georgia Avenue, Silver Spring, Maryland.
- This subdivision record plat is not intended to show any matter affecting the ownership and/or use of the property, nor every matter affecting the ownership and/or use of the property. This subdivision record plat is not intended to replace an examination of files or to depict or make matters affecting the use of the property.
- This development is served by public, water and sewer systems only.
- W.S.S.C. 200 scale references: 231 NW 12.
- This property appears on Montgomery County Tax Map EV.
- This plat is limited to the uses and conditions of amended Preliminary Plan No. 12001006F entitled "Clarksborg Village" and Site Plan No. 620009410, entitled "Clarksborg Village - Phase 2".
- Zoned R-200/TDR.
- The property shown hereon is being developed in accordance with TDR-3 standards. The following three (3) Development Rights necessary for this project have been conveyed to the owners as follows: Liber 42301 Folio 466, dated December 23, 2008 as TDRS: 14-8018, 14-8019 and 14-8020.
- Parcels J and K, Block KK 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 268M5 at Folio 578.
- Parcels J and K, Block KK, 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 41562, at Folio 141.
- Open space areas will be maintained by the Homeowners' Associations. Montgomery County, Maryland will not participate in the maintenance of these facilities.
- Parcels J and K, Block KK is subject to a Common Access Easement as delineated hereon, over Emerald Green Drive and Whispering Woods Alley (private streets and alley) and is intended to provide unobstructed access to the general public in, over and throughout the roads and sidewalks, within said easement area. The Public Access of this area shall remain in effect until such time the property is redeveloped and a new subdivision plat is recorded which assents to confirm its removal. Montgomery County, Maryland will not participate in the maintenance of these private facilities.

SUBDIVISION RECORD PLAT LOTS 66 thru 85 and PARCELS J & K BLOCK KK

CLARKSBURG VILLAGE

CLARKSBURG (2nd) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 30' SEPTEMBER 2011
 PFP NO. 220121040-plat 22



Landman
 Software Associates, Inc.
 ROCKVILLE OFFICE
 2 Research Plaza, Suite 100
 Rockville, MD 20850 1.301.948.9067
 Engineering, Planning, Surveying, Environmental Sciences
 www.LSAassociates.net

PLAT NO.

Courses For PUE		
1	R= 35.00'	L= 24.88'
2	Chord = S 05°10'45" W 24.36'	
3	S 15°13'59" E	L= 266.33'
4	R= 45.00'	L= 24.22'
5	Chord = S 30°38'55" E	L= 23.92'

SCALE: 1" = 40'

OWNER'S CERTIFICATE
 We, the undersigned, owners of the property described herein, hereby adopt this plat of subdivision and establish the minimum building restriction lines. Further, we grant to the applicable utility companies, their respective successors, and assigns, an easement, in and over the land herein described as public utility easement and identified as "PUE" herein with the terms and provisions of said grant to be read in conjunction with the Declaration of Public Utility Easements recorded among the Land Records of Montgomery County, Maryland in Liber 385 of Folio 427, which said terms incorporated herein by this reference.
 As owners of this subdivision, we, our successors, agents and assigns will cause all property owners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 90-24(a)(3) of the Montgomery County Code.
 There are no recorded sales, sections of law, liens, leases, mortgages, or trusts affecting the property included in the plat of subdivision.
 CLMBG, LLC, a Maryland limited liability company
 Brian Allen
 Montgomery County Authorized Person
 CLMBG, LLC
 Date: 2-25-13
 Witness/Agent: [Signature]

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown herein is correct, that it is a subdivision of part of the property conveyed by CLARKSBURG VILLAGE, L.C., a Virginia limited liability company and PEDMONY INVESTMENTS, LLC, a Delaware limited liability company, to CLMBG, LLC, a Maryland limited liability company, by a deed recorded among the Land Records of Montgomery County, Maryland in Liber 46075 of Folio 103.
 And that once engaged as described in the Owner's Certificate herein, all property owners and assigns will cause all property owners and any other monumentation to be set by a registered Maryland Surveyor in accordance with the provisions of Section 90-24(a)(3) of the Montgomery County Code.
 The total area included in this subdivision record plat is 86,756 square feet or 1.9916 acres of land, of which no land is dedicated to public use.
 [Signature]
 Montgomery County
 Professional Land Surveyor
 Maryland Registration No. 21599
 License Expires: 07/31/13

2-21-2013
 Date

2-21-2013
 Date

2-21-2013
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2-21-2013
 Date

2-21-2013
 Date

2-21-2013
 Date

NOTES:

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site 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 nullified by the recording 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 herein 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. A copy of the approved plan may be viewed at 8787 Georgia Avenue, Silver Spring, Maryland.
- This subdivision record plat is not intended to show any matter affecting the ownership and/or use, nor every matter affecting the ownership and/or use of the property. This 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.
- W.S.S.C 209 scale reference: 231 NW 12.
- This property appears on Montgomery County Tax Map EV.
- This plat is limited to the uses and conditions of amended Preliminary Plan No. 12001000F, entitled "Clarksburg Village", and Site Plan No. 820600410, entitled "Clarksburg Village Phase 2".
- Zoned R-200TDR.
- This development conforms with the requirements of Chapter 25(A) of the Montgomery County Code to provide moderately priced dwelling units.
- The property shown herein is being developed in accordance with TD6-3 standards. The following Development Rights necessary for development have been conveyed to the owners as follows: Liber 4201 Folio 468, dated December 29, 2008 as TD6S 14-2011.
- Parcel M, Block KK is 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 28466 at Folio 576.
- Parcel M, Block KK, shown herein is 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 41582 at Folio 141.
- Open space areas will be maintained by the Homeowners Associations. Montgomery County, Maryland will not participate in the maintenance of these facilities.

Rockville Office
 2 Research Place, Suite 100, Rockville, MD 20850 1.301.946.2790 1.301.946.9667
 www.LSAAssociates.net

Engineering Planning Surveying Environmental Sciences

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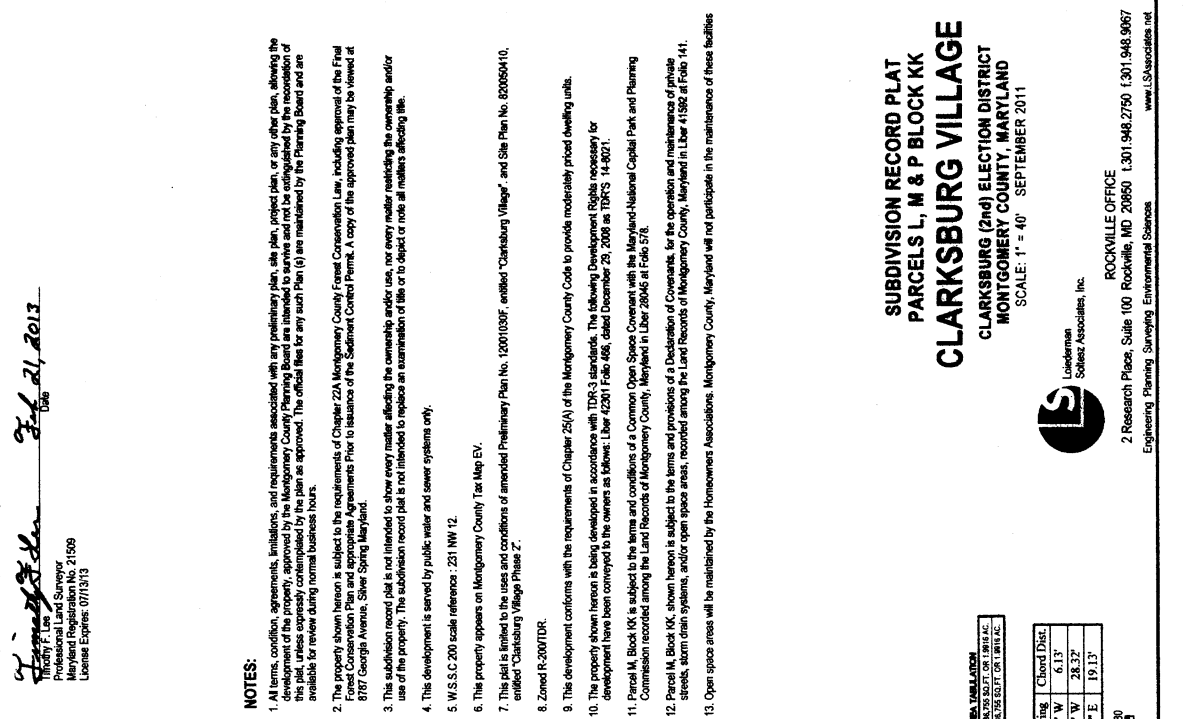
Engineering Planning Surveying Environmental Sciences

Rockville Office

2 Research Place, Suite 100, Rockville, MD 20850 1.301.946.2790 1.301.946.9667

www.LSAAssociates.net

Engineering Planning Surveying Environmental Sciences



AREA TABULATION

PARCELS: 84,352.50 SQ. FT. OR 1.911 AC.
 TOTAL: 86,756.32 SQ. FT. OR 1.991 AC.

Parcel	Area (sq. ft.)	Area (Acres)
1	84,352.50	1.911
2	2,403.82	0.055
3	1,999.99	0.045
Total	86,756.32	1.991

Curve Table

Curve	Delta	Radius	Length	Tangent	Chord	Chord Dist.
1	90°00'00"	4.33	6.81	4.33	S 29°46'00" W	6.17'
2	45°00'00"	37.00	29.06	15.33	S 32°16'01" W	28.37'
3	45°00'00"	23.00	19.63	10.36	N 52°16'01" E	19.13'

SCALE: 1" = 40'

RECORDED

PLAT

DATE

DIRECTOR

SECRETARY

TREASURER

CHAIRMAN

APPROVED

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MONTGOMERY COUNTY PLANNING BOARD

MONTGOMERY COUNTY, MARYLAND

DEPARTMENT OF PERMITTING SERVICES

APPROVED

DATE

DIRECTOR

SECRETARY

TREASURER

CHAIRMAN

APPROVED

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

Line Table

Line	Bearing	Length
1	S 15°13'59" E	13.67'
2	N 7°46'01" E	19.94'
3	S 69°13'59" E	13.11'
4	S 29°46'01" W	8.66'
5	S 32°12'15" E	19.02'
6	S 84°08'36" E	16.90'
7	N 29°46'01" E	8.66'
8	S 69°13'59" E	1.11'

INSET NOT TO SCALE

CLMBG, LLC

L46075 F.103

CLMBG, LLC

L46075 F.103

CLMBG, LLC

L46075 F.103

CLMBG, LLC

L46075 F.103

CLMBG, LLC

L46075 F.103

CLMBG, LLC

L46075 F.103

CLMBG, LLC

L46075 F.103

CLMBG, LLC

L46075 F.103

CLMBG, LLC

L46075 F.103

CLMBG, LLC

L46075 F.103

CLARKSBURG VILLAGE

CPJ
 Associates
 Charles F. Johnson & Associates, Inc.
 Architects, Engineers, Planners, and Surveyors
 10010 Oldover Drive, Suite 100
 Bethesda, Maryland 20814
 Phone: (301) 414-9500
 Fax: (301) 414-9501

AMENDED PRELIMINARY PLAN
 CLARKSBURG VILLAGE
 CLARKSBURG AND BERTON PASTOR
 MONTGOMERY COUNTY, MARYLAND

PRELIMINARY PLAN # 1-2001030F

DATE	DESCRIPTION
10/1/84	PRELIMINARY PLAN # 1-2001030F
10/1/84	PRELIMINARY PLAN # 1-2001030F
10/1/84	PRELIMINARY PLAN # 1-2001030F

DEVELOPER'S CERTIFICATE
 I, the undersigned, hereby certify that I am the owner of the property described herein and that I am duly qualified to execute this certificate.

 Date: _____

ENGINEER'S CERTIFICATE
 I, the undersigned, hereby certify that I am a duly licensed Professional Engineer in the State of Maryland and that I have prepared the plan herein for the purpose stated.

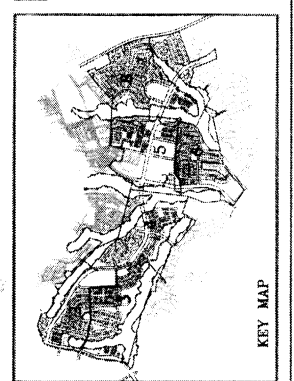
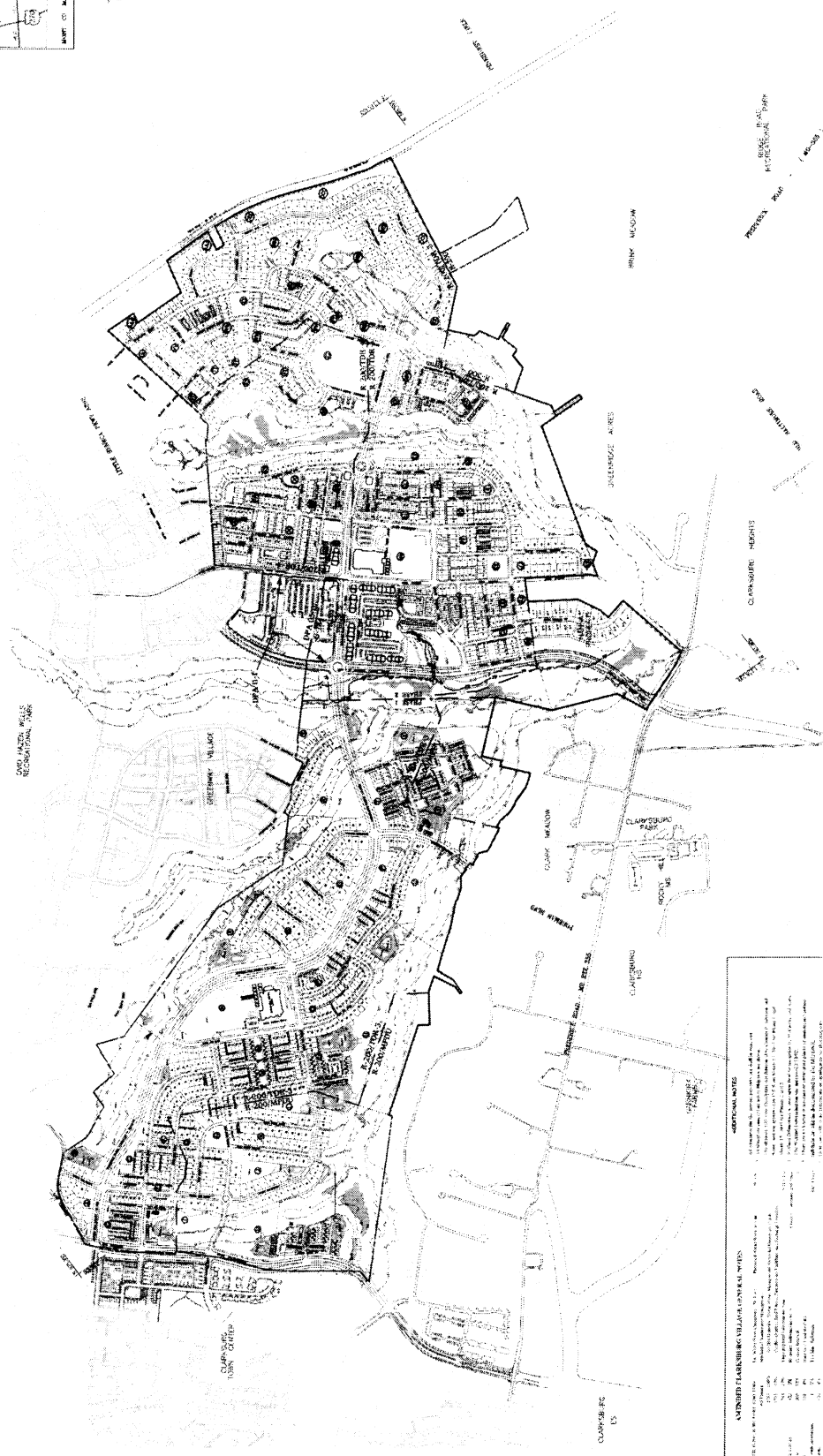
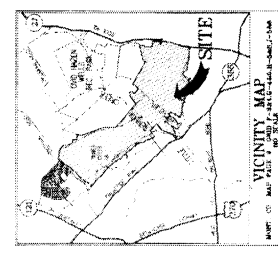
 Date: _____

PLANNING BOARD CERTIFICATE
 I, the undersigned, hereby certify that I am a duly licensed Professional Planner in the State of Maryland and that I have prepared the plan herein for the purpose stated.

 Date: _____

MAYOR'S CERTIFICATE
 I, the undersigned, hereby certify that I am the Mayor of the City of Clarksburg and that I have approved the plan herein for the purpose stated.

 Date: _____



LEGEND

	PROPOSED MAINTENANCE LANE
	EXISTING MAINTENANCE LANE
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	PROPOSED DRIVEWAY
	EXISTING DRIVEWAY
	PROPOSED DRIVE
	EXISTING DRIVE
	PROPOSED TRAIL
	EXISTING TRAIL

ADDITIONAL NOTES:

1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

2. ALL LOT DIMENSIONS ARE TO CORNER UNLESS OTHERWISE NOTED.

3. ALL DRIVEWAY DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

4. ALL DRIVEWAY DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

5. ALL DRIVEWAY DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

PROJECT INFORMATION:

Project Name: CLARKSBURG VILLAGE

Client: CLARKSBURG AND BERTON PASTOR

Location: MONTGOMERY COUNTY, MARYLAND

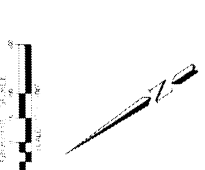
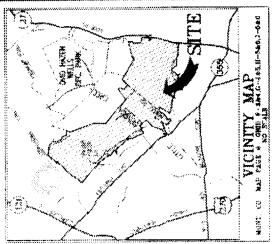
Scale: AS SHOWN

Date: 10/1/84

Drawn By: _____

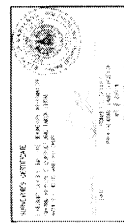
Checked By: _____

Approved By: _____



LEGEND

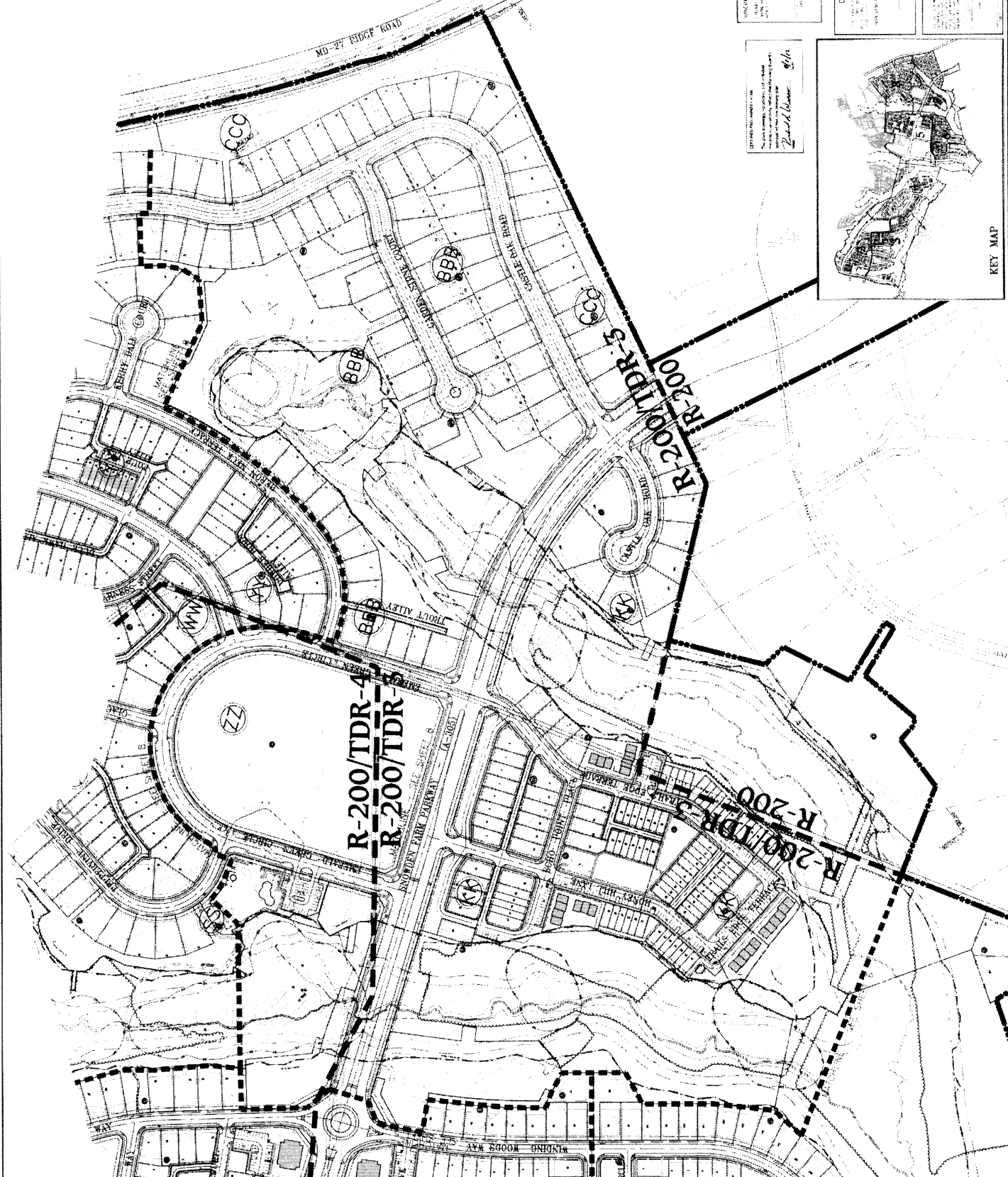
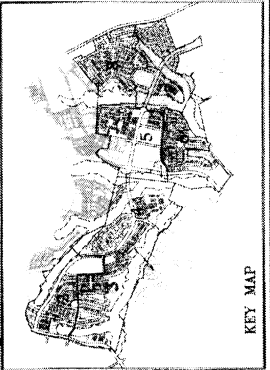
	PROPERTY BOUNDARY LINE
	ALTERNATE USE ZONE BOUNDARY
	STREAM VALLEY BUFFER LINE
	METHOD BUFFER
	EXISTING STREAM LINE
	PROPOSED TRAILLINE
	EXISTING TRAILLINE
	EXISTING FENCING
	EXISTING CURBLINE
	EXISTING ZONE
	EXISTING WALKWAY
	EXISTING DRIVEWAY



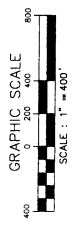
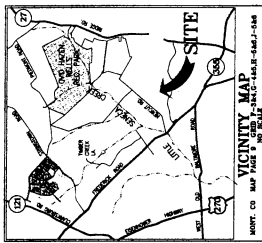
DEVELOPER'S CERTIFICATE
 I, the undersigned, hereby certify that the information furnished in this preliminary plan is true and correct to the best of my knowledge and belief, and that I am the owner of the land herein described.

ENGINEER'S CERTIFICATE
 I, the undersigned, hereby certify that I am a duly licensed professional engineer in the State of Maryland, and that I am the engineer of record for this preliminary plan.

CERTIFICATE OF TITLE
 I, the undersigned, hereby certify that I am a duly licensed professional engineer in the State of Maryland, and that I am the engineer of record for this preliminary plan.



CLARKSBURG VILLAGE PHASE 2



- SHEET INDEX**
- SHEET 1: SITE PLAN COVER SHEET
 - SHEET 1A: GENERAL NOTES & DEVELOPMENT STDS
 - SHEET 1B: PLANNING BOARD RESOLUTION
 - SHEET 1C: PRELIMINARY SITE PLAN
 - SHEET 1D: FINAL WATER QUALITY PLAN LETTER
 - SHEETS 02-43: SITE PLANS 30 SCALE
 - SHEETS 44-45: BUILDING HEIGHT EXHIBITS
- SEE LANDSCAPE PLANS FOR LANDSCAPE SHEET INDEX

DEVELOPER'S CERTIFICATE

I, the undersigned, being the owner or authorized agent of the above-named property, hereby certify that the above-named project is as shown on the site plan and general notes attached hereto, and that the same conform to the provisions of the applicable laws, ordinances and regulations of the State of Maryland.

John A. Johnson
John A. Johnson
Montgomery County, Maryland

ENGINEER'S CERTIFICATE

I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, hereby certify that I am a duly Licensed Professional Engineer in the State of Maryland, and that the above-named project is as shown on the site plan and general notes attached hereto, and that the same conform to the provisions of the applicable laws, ordinances and regulations of the State of Maryland.

John A. Johnson
John A. Johnson
Montgomery County, Maryland

DEVELOPER'S CERTIFICATE

I, the undersigned, being the owner or authorized agent of the above-named property, hereby certify that the above-named project is as shown on the site plan and general notes attached hereto, and that the same conform to the provisions of the applicable laws, ordinances and regulations of the State of Maryland.

John A. Johnson
John A. Johnson
Montgomery County, Maryland

MONTGOMERY COUNTY PLANNING BOARD

APPROVED FOR THE PLANNING BOARD

[Signature]
Montgomery County Planning Board

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

CPJ Charles P. Johnson & Associates, Inc.
12000 Rockville Pike, Suite 100
Rockville, MD 20850

REQUIREMENTS FOR CONFORMANCE WITH THE

1. All structures shall be built in accordance with the applicable laws, ordinances and regulations of the State of Maryland and the applicable laws, ordinances and regulations of the County of Montgomery.

2. All structures shall be built in accordance with the applicable laws, ordinances and regulations of the State of Maryland and the applicable laws, ordinances and regulations of the County of Montgomery.

R-2000 (DPS) & TORA DEVELOPMENT STANDARDS

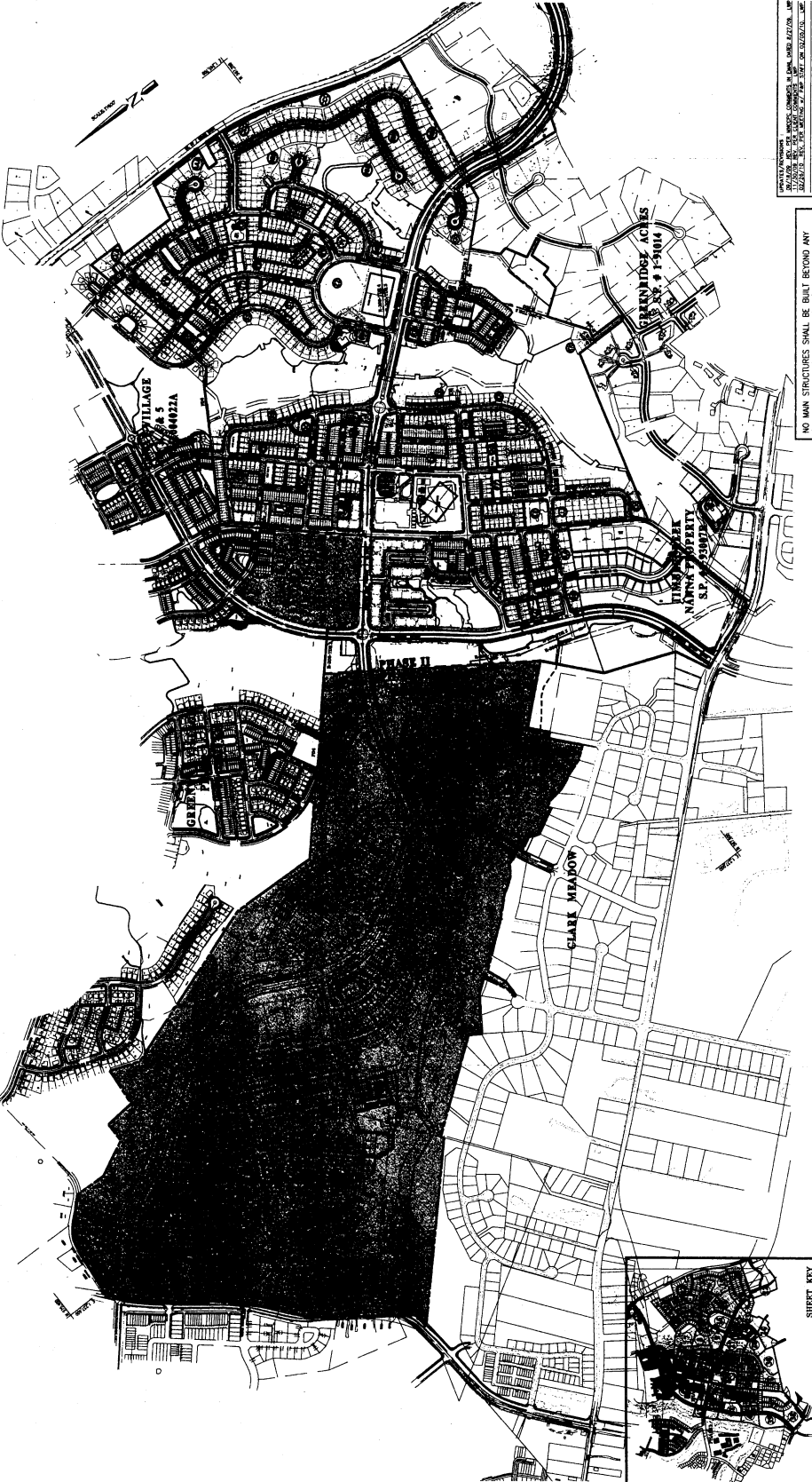
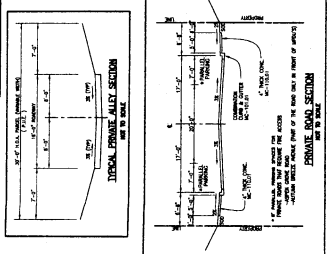
Category	Requirement	Notes
Maximum Density	40 units per acre	40 units per acre
Minimum Lot Area	2,500 sq. ft.	2,500 sq. ft.
Maximum Height	35 feet	35 feet
Setbacks	Front: 10 feet, Side: 5 feet, Rear: 10 feet	

R-2000 (DPS) DEVELOPMENT STANDARDS

Category	Requirement	Notes
Maximum Density	40 units per acre	
Minimum Lot Area	2,500 sq. ft.	
Maximum Height	35 feet	

CLARKSBURG VILLAGE

Category	Requirement	Notes
Maximum Density	40 units per acre	
Minimum Lot Area	2,500 sq. ft.	
Maximum Height	35 feet	



NO MAIN STRUCTURES SHALL BE BUILT BEYOND ANY BUILDING RESTRICTION LINES OR WITHIN ANY EASEMENTS

NO MAIN STRUCTURES SHALL BE BUILT BEYOND ANY BUILDING RESTRICTION LINES OR WITHIN ANY EASEMENTS

GRAPHIC SCALE
SCALE 1" = 20'



SHEET KEY

[Symbol]	SCHEMATIC FENCE
[Symbol]	ROCK FENCE
[Symbol]	SPOT FENCE
[Symbol]	CONCRETE FENCE OPENING
[Symbol]	TERRACE FENCE
[Symbol]	CAST-IRON RAILING
[Symbol]	SEWER
[Symbol]	WETLANDS
[Symbol]	100 YEAR FLOODPLAIN
[Symbol]	100 YEAR FLOODPLAIN WITH IMPROVED TREE LINE
[Symbol]	IMPROVED TREE LINE
[Symbol]	WETLANDS WITH DRAIN LINE
[Symbol]	SEWER WITH DRAIN LINE
[Symbol]	CONCRETE SIDEWALK
[Symbol]	ASPHALT SIDEWALK
[Symbol]	GRAVEL SIDEWALK
[Symbol]	PAVED DRIVE OR COOK.
[Symbol]	UNPAVED DRIVE OR COOK.
[Symbol]	PARK DRIVE
[Symbol]	NO LANDSCAPED LOTTING
[Symbol]	LANDSCAPED LOTTING
[Symbol]	CONCRETE RETAINING WALL
[Symbol]	RETAINING WALL - LANDSCAPE
[Symbol]	CONCRETE DRIVE
[Symbol]	ASPHALT DRIVE
[Symbol]	GRAVEL DRIVE
[Symbol]	PAVED DRIVE
[Symbol]	UNPAVED DRIVE
[Symbol]	PAVED DRIVE WITH LANDSCAPED
[Symbol]	UNPAVED DRIVE WITH LANDSCAPED
[Symbol]	PAVED DRIVE WITH LANDSCAPED AND SIDEWALK
[Symbol]	UNPAVED DRIVE WITH LANDSCAPED AND SIDEWALK
[Symbol]	PAVED DRIVE WITH LANDSCAPED AND SIDEWALK AND CURB
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DEVELOPER'S CERTIFICATE

WE UNDERTAKE TO EXECUTE ALL WORKS OF THE CONTRACT, TO MAINTAIN THE PROGRESS OF THE WORK AND TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS RELATING TO THE PROJECT.

DATE: 1/15/14
PROJECT: CLARKSBURG VILLAGE PHASE 2
ADDRESS: 1001 CLARKSBURG RD, CLARKSBURG, MD 20611

MACPCP APPROVAL STAMP

CERTIFIED SITE PLAN

DATE: 1/15/14

APPROVED: [Signature]

PROJECT: CLARKSBURG VILLAGE PHASE 2

ENGINEER'S CERTIFICATE

I, the undersigned, a Professional Engineer in the State of Maryland, do hereby certify that the design of the site plan and all other work shown thereon has been prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Maryland.

DATE: 1/15/14
PROJECT: CLARKSBURG VILLAGE PHASE 2
ADDRESS: 1001 CLARKSBURG RD, CLARKSBURG, MD 20611

CLARKE COUNTY PLANNING BOARD

RESOLUTION NO. 14-01
APPROVED: [Signature]

PHASE 2 SITE PLAN

CLARKSBURG VILLAGE

CLARKSBURG (2ND) ELECTION DISTRICT

MONTGOMERY COUNTY, MARYLAND

CPI Charles P. Johnson & Associates, Inc.

NO. OF SHEETS	45
NO. OF SHEETS SUBMITTED	26
NO. OF SHEETS APPROVED	26
NO. OF SHEETS REVISED	0
NO. OF SHEETS WITHDRAWN	0
NO. OF SHEETS REJECTED	0
NO. OF SHEETS NOT REVIEWED	0
NO. OF SHEETS NOT APPROVED	0
NO. OF SHEETS NOT REJECTED	0
NO. OF SHEETS NOT WITHDRAWN	0
NO. OF SHEETS NOT REJECTED	0

