

**Plat Name:** Clarksburg Village  
**Plat #:** 220120740 - 220120750

**Location:** Located at the intersection of Newcut Road and Winding Woods Way.  
**Master Plan:** Clarksburg Master Plan  
**Plat Details:** R-200/TDR zone; 24 lots, 4 parcels  
Community Water, Community Sewer  
**Owner:** Clarksburg Village, LC

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. 12001030F (MCPB Resolution No. 12-47) 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.

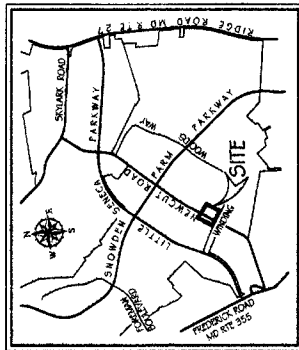
**Surveyor's Certificate**

I hereby certify that the information shown hereon is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village, L.L.C., a Virginia limited liability company from Kingwood Village Joint Venture (JV) dated March 27, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14711 and Folio 473.

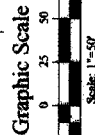
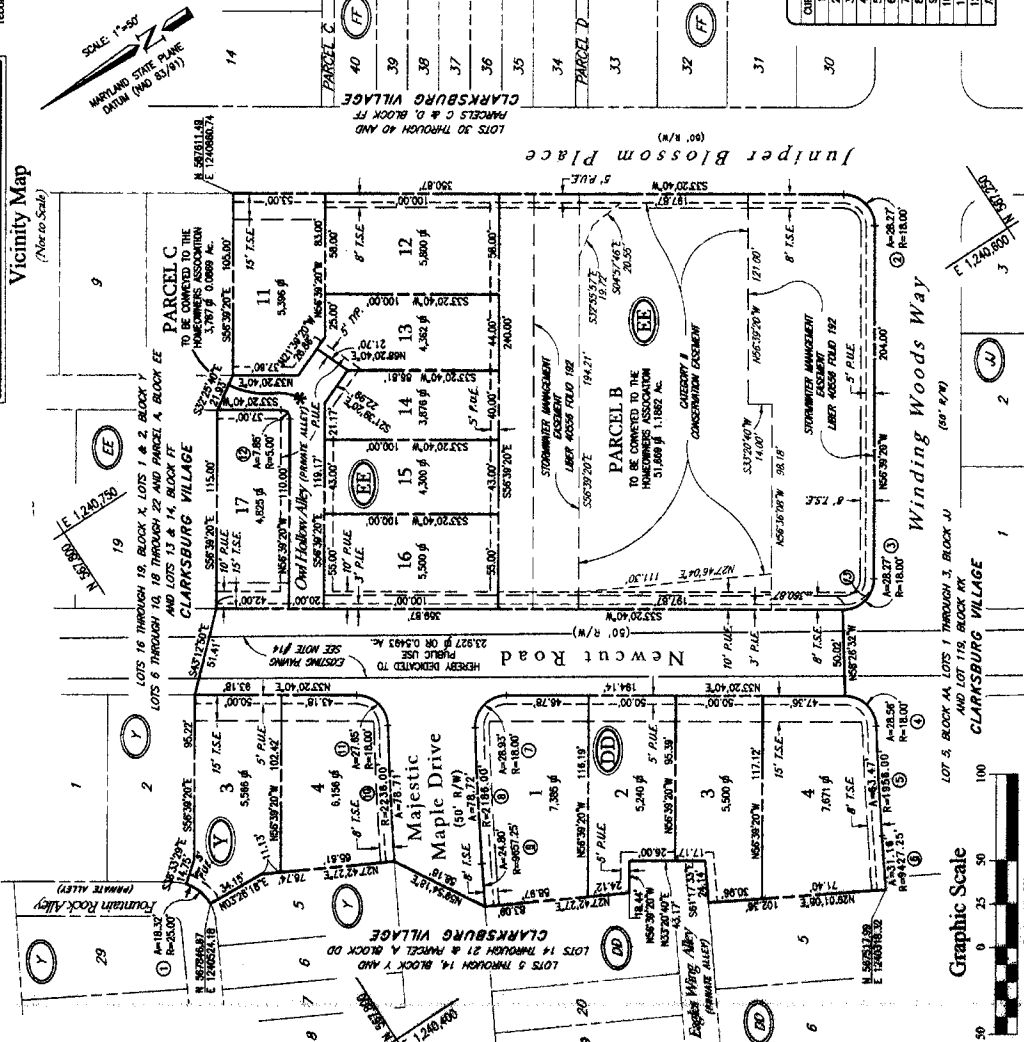
I also certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(c) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 150,960 square feet or 3.4656 acres of land, of which 23,927 square feet or 0.5493 of an acre of land is dedicated to public use.

Date: 6/24/13  
 Daniel F. DeBolt  
 Property Line Surveyor  
 Maryland No. 526  
 Exp. 02/17/2015



Vicinity Map  
(Not to Scale)



**Owner's Certificate**

The undersigned, owner of the property above and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plat, Establishes the minimum building restriction lines and dedicates the streets to public use; Grants to Montgomery County, Maryland, Temporary Slope Easements as shown hereon and designated as T.S.E., adjacent, contiguous, and parallel to all street right of way lines, said Temporary Slope Easements shall be extinguished after all public improvement shunting said easements have been accepted for public maintenance; Grants Public Utility Easements as shown hereon and designated as P.U.E., to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference; Grants Public Improvements Easements as shown hereon and designated as P.I.E., to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Improvements Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, which said terms and provisions are incorporated herein by this reference; Establishes the Category II Conservation Easement shown hereon with the terms and provisions of said easement being set forth in that certain document entitled "Conservation Easement Agreement, Category II" and recorded among the aforesaid Land Records in Liber 13178 at Folio 421; Subject to all current and applicable regulations of all federal, state and local governing agencies.

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

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

We hereby assent to this subdivision Record Plat.

Clarksburg Village, L.L.C.  
 a Virginia limited liability company  
 By: Thomas E. Marshall  
 Thomas E. Marshall, Manager  
 Wells Fargo Bank National Association  
 Trustee: Alexandra M. Johns, Trustee  
 Trustee: Gian Paolo Galluzzi, Trustee

**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 plan, unless expressly contemplated by the plan as approved. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- The property shown hereon is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This development is served by public water and sewer systems only.
- This plat is limited to the uses and conditions of Amended Preliminary Plan No. 120010301 entitled "Clarksburg Village".
- The development is subject to the terms and conditions as required by M-NCR&PC Site Plan No. 820050410, as amended, entitled "Clarksburg Village Phase 2".
- W.S.S.C. 200 scale reference: 2:1 NW 12.
- This property is zoned R-2000TDR.
- This development conforms with the requirements of Chapter 25(c) of the Montgomery County Code to provide moderately priced dwelling units.

CURVE	POINTS	ARC	DELTA	TANGENT	BEARING	CHORD
1	25.00	18.32	41°59'47"	8.60	N77°28'24"E	17.92
2	18.00	26.27	90°00'00"	18.00	S28°20'40"W	25.46
3	18.00	26.27	90°00'00"	18.00	N11°38'20"W	24.94
4	18.00	26.27	90°00'00"	18.00	S77°12'20"W	24.94
5	18.00	26.27	90°00'00"	18.00	N65°51'40"E	24.94
6	18.00	26.27	90°00'00"	18.00	S24°43'12"E	24.94
7	18.00	26.27	90°00'00"	18.00	S64°42'36"E	24.94
8	18.00	26.27	90°00'00"	18.00	N24°43'12"E	24.94
9	18.00	26.27	90°00'00"	18.00	S64°42'36"E	24.94
10	18.00	26.27	90°00'00"	18.00	N24°43'12"E	24.94
11	18.00	26.27	90°00'00"	18.00	S64°42'36"E	24.94
12	18.00	26.27	90°00'00"	18.00	N24°43'12"E	24.94
13	18.00	26.27	90°00'00"	18.00	S64°42'36"E	24.94
14	18.00	26.27	90°00'00"	18.00	N24°43'12"E	24.94

Subdivision Record Plat  
 Lots 3 & 4, Block Y, Lots 1 through 4, Block DD,  
 Lots 11 through 17 and Parcels B & C, Block EE  
**Clarksburg Village**  
 Clarksburg (2nd) District  
 Montgomery County, Maryland  
 June, 2013 Scale: 1" = 50'

Area Tabulation  
 Lots: 71,577 sq ft or 1.6432 Ac.  
 Parcels: 55,456 sq ft or 1.2731 Ac.  
 Streets: 13,927 sq ft or 0.3193 Ac.  
 Total: 150,960 sq ft or 3.4656 Ac.

13 Lots  
 2 Parcels  
 Tax Map ID:  
**220120750**  
 P.L.A. No.:

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
 Chairman

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
 Asst. Secretary/Treasurer

Recorded: \_\_\_\_\_ Date: \_\_\_\_\_  
 Director

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

Department of Permitting Services,  
 Montgomery County

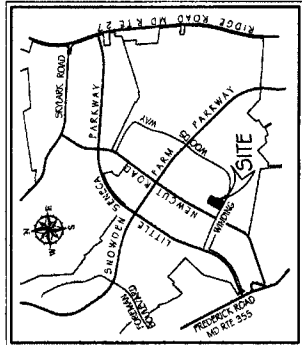
**Surveyor's Certificate**

I hereby certify that the information shown herein is correct, that it is a subdivision of a part of the property acquired by Clarksburg Village, L.C., a Virginia limited liability company from Kinquest Manor, Inc. (venue by deed dated March 27, 1997 and recorded among the Land Records of Montgomery County, Maryland in Liber 14771 at folio 473;

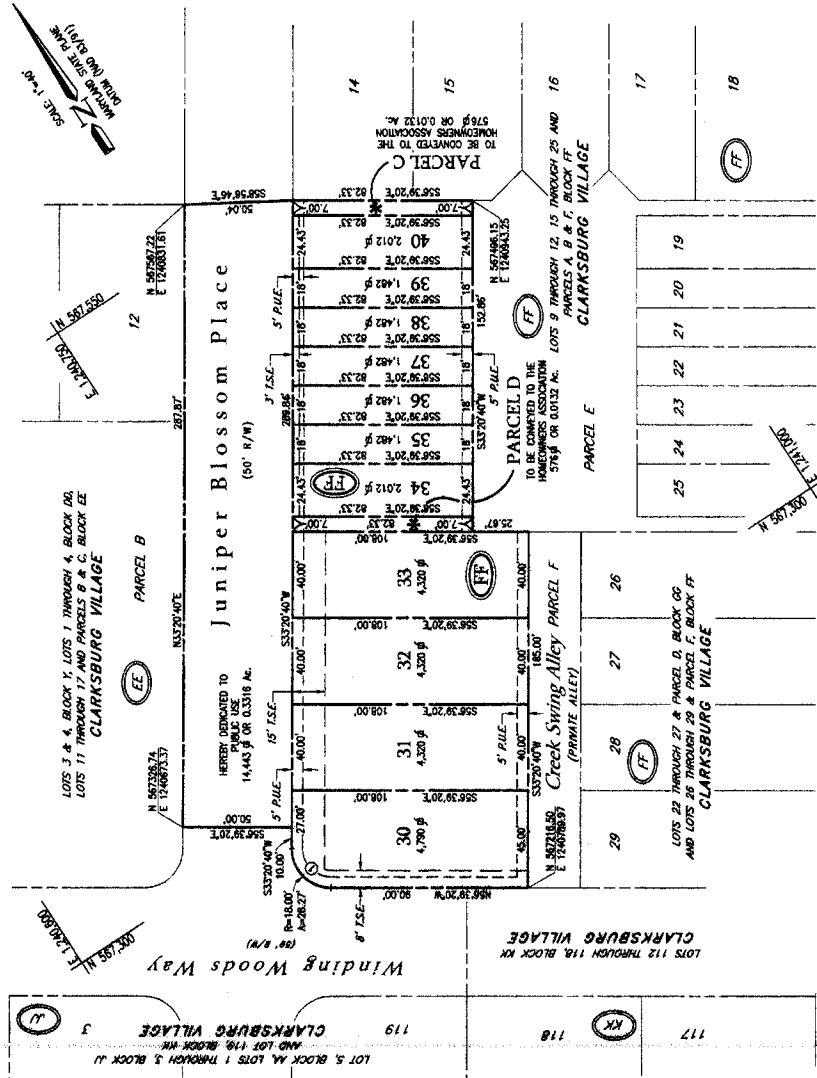
I also certify that, if engaged, I will set all property corner markers in accordance with Section 50-24(g) of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plan is 44,779 square feet or 1.0280 acres of land, of which 14,443 square feet or 0.3310 acre of land is dedicated to public use.

Date: 6/24/13  
 Daniel F. DeBolt  
 Property Lines Surveyor  
 License No. 5453  
 Exp. 02/17/2015



Vicinity Map  
(Not to Scale)



**CURVE TABLE**

CHORD	ARC	BECA	TANGENT	BEARING	CHORD
18.00	26.37	80.00000	18.00	N11.39/20°W	25.16

**Area Tabulation**

Lots:	29, 184 sq ft or 0.6700 Ac.
Parcels:	1, 152 sq ft or 0.0064 Ac.
Streets:	14,443 sq ft or 0.3316 Ac.
Total:	44,779 sq ft or 1.0280 Ac.

**Owner's Certificate**

The undersigned, owner of the property shown herein and described in the Surveyor's Certificate, hereby adopts this Subdivision Record Plan; Establishes the minimum building restriction lines and dedicates the street to public use; Grants to Montgomery County, Maryland, Temporary Slope Easements as shown herein and designated as T.S.E., adjacent, contiguous, and parallel to all street right of way lines, said Temporary Slope Easements shall be contiguous after all public improvements abutting said easements have been accepted for public maintenance; Grants Public Utility Easements as shown herein and designated as P.U.E., to the parties listed and with the terms and provisions being set forth in that certain document entitled "Declaration of Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3634 at folio 57; which said terms and provisions are incorporated herein by this reference; Subject to all current and applicable regulations of all federal, state and local governing agencies.

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

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

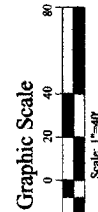
Clarksburg Village, L.C.  
 a Virginia limited liability company  
 Date: 6-24-13 By: Thomas E. Marshall  
 Thomas E. Marshall, Manager

We hereby assent to this subdivision Record Plan  
 Wells Fargo Bank National Association  
 Trustee: [Signature]  
 Alexander M. Johns, Trustee  
 Witness: [Signature]  
 Trustee: [Signature]  
 Gina Prato-Gallerini, Trustee

**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 recording of this plan. All easements and other interests in the property shown on this plan and all other plans are subject to the provisions of the Subdivision Record Plan and shall be subject to the review during normal business hours.
- The property shown herein is subject to the requirements of the Montgomery County Forest Conservation Law of 1997, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a subdivision control permit.
- This Subdivision Record Plan is not intended to show every matter affecting the ownership and/or use, nor every matter restricting the use and/or use of this property. The Subdivision Record Plan is not intended to replace an examination of title or to depict or state all matters affecting title.
- This development is served by public water and sewer systems only.
- This plan is limited to the uses and conditions of Amended Preliminary Plan No. 12001030P entitled "Clarksburg Village".
- The development is subject to the terms and conditions as required by M-NCPPAC Site Plan No. S20050410, as amended, entitled "Clarksburg Village Phase 2".
- W.S.S.C. 200 scale reference: 231 NW 12.
- This property is zoned R-200TDR.
- This development conforms with the requirements of Chapter 25(a) of the Montgomery County Code to provide moderately priced dwelling units.
- Private streets and private open space areas will be maintained by the Homeowners' Association, Montgomery County, Maryland and will not participate in the maintenance of these private facilities.
- Parcels C & D, Block FF are subject to a Declaration of Covenants for Private Open Space, recorded among the Land Records of Montgomery County, Maryland in Liber 30383 at folio 367.
- Parcels C & D, Block FF are subject to the terms of a Common Open Space Covenant with M-NCPPAC recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at folio 578.
- This Plan is subject to a Public Improvement Agreement (P.I.A.).
- The property shown herein is being developed in accordance with TDR-4 standards. The following one (1) development right necessary for development has been conveyed to the owners:  
 Title: DRS  
 Liber/Folio: L.30414 F.224  
 Date: July 13, 2005  
 16-8253

Subdivision Record Plan  
 Lots 30 through 40 and  
 Parcels C & D, Block FF



**Clarksburg Village**

Clarksburg (2nd) District  
 Montgomery County, Maryland  
 June, 2013 Scale: 1" = 40'

CPJ Charles P. Johnson & Associates, Inc.  
 4000 Rockville Pike, Suite 200, Rockville, MD 20850  
 301.761.1100

11 Lots  
 21 Parcels  
 The Map EV  
**220120740**  
 P.I.A. No.: \_\_\_\_\_

Recorded: \_\_\_\_\_ Date: \_\_\_\_\_ Director

Approved: \_\_\_\_\_ Date: \_\_\_\_\_ Director

Approved: \_\_\_\_\_ Date: \_\_\_\_\_ Director

Approved: \_\_\_\_\_ Date: \_\_\_\_\_ Director

# RECORD PLAT REVIEW SHEET

Plat Name: Clarksburg Village Plat Number: 220120740-220120750  
 Plan Name: Clarksburg Village Plan Number: 12001030E  
 Plat Submission Date: 12/6/11  
 DRD Plat Reviewer: W. Myrah  
 DRD Prelim Plan Reviewer: C. Coulon Checked: WM Date 8/19/13

## Background Review:

Signed Preliminary Plan - Date 11/2/10 Checked: Initial WM Date 8/19/13  
 Planning Board Resolution No. 10-70 Resolution Mailing Date 7/27/10  
 Site Plan Required? Yes:  No:  Verified By: WM (initial)  
 Site Plan Name: Clarksburg Village, Phase II Site Plan Number: 820050410  
 Site Plan Signature Set - Date 4/23/10 Checked: Initial WM Date 8/19/13  
 Planning Board Resolution No. 09-24

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

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	12/7/11	12/21/11		NO COMMENTS
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Keiona Clark				check street names

## Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>WM</u>	<u>9/17/13</u>
Final Mylar & DXF/DWG Received:	<u>WM</u>	<u>9/20/13</u>
Final Mylar Review Complete:	<u>WM</u>	<u>10/1/13</u>

## Board Approval of Plat:

	Initial	Date
Plat Agenda:	<u>WM</u>	<u>10/10/13</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____

## MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____

## Plat Reproduction:

Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Plat Books for Resubdivision:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

No. \_\_\_\_\_

