

Plat Name: Cabin Branch Center
Plat #: 220170180 & 220170190

Location: Located on the north side of relocated Clarksburg Road (MD 121), at the intersection of Gosnell Farm Drive.

Master Plan: Clarksburg Master Plan

Plat Details: CRT (formerly MXPB) zone; 2 parcels

Applicants: SMTM Cabin Branch East, LLC

The subdivision plat has been reviewed by M-NCPPC staff and determined to be in conformance with Preliminary Plan No. 12003110B (MCPB Resolution No. 08-117), and Site Plan No. 820060240 (Certified Site Plan dated March 7, 2013), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

PLAT NO.

This Plat

No.	Decls.	Radius	Ac	Tangent	Chord
1	7°57'38"	1478.67	206.42	102.88	S 23°24'44" W 206.26
2	17°01'55"	80.07	16.87	8.43	S 72°03'02" W 16.77
3	5°55'30"	93.67	11.21	6.34	S 43°44'56" W 10.62
4	28°43'41"	190.00	58.32	38.41	S 23°47'42" W 74.42
5	1°47'47"	1890.00	58.32	28.16	S 37°16'59" W 58.32
6	18°51'55"	290.00	76.53	38.58	S 64°25'51" W 76.36
7	8°55'05"	68.00	112.85	74.32	S 65°46'45" W 100.34
8	38°21'02"	80.00	50.35	28.27	S 55°25'23" W 49.31
9	8°31'35"	1463.50	217.93	109.17	N 23°45'52" E 217.73

No.	Decls.	Radius	Ac	Tangent	Chord
10	7°57'38"	1478.67	206.42	102.88	S 23°24'44" W 206.26
11	17°01'55"	80.07	16.87	8.43	S 72°03'02" W 16.77
12	5°55'30"	93.67	11.21	6.34	S 43°44'56" W 10.62
13	28°43'41"	190.00	58.32	38.41	S 23°47'42" W 74.42
14	1°47'47"	1890.00	58.32	28.16	S 37°16'59" W 58.32
15	18°51'55"	290.00	76.53	38.58	S 64°25'51" W 76.36
16	8°55'05"	68.00	112.85	74.32	S 65°46'45" W 100.34
17	38°21'02"	80.00	50.35	28.27	S 55°25'23" W 49.31
18	8°31'35"	1463.50	217.93	109.17	N 23°45'52" E 217.73

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, accept this plat of subdivision; establish the minimum building restriction lines; dedicate the street to public use; and guarantee compliance with the provisions of Section 50-24 of the Subdivision Regulations.

As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required monuments to be placed in accordance with the Surveyor in accordance with Section 50-24(a) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

There are no sales or advances at law, leases, liens, mortgages or trusts affecting the property shown herein.

SMTM Cabin Branch West, LLC, a Maryland limited liability company

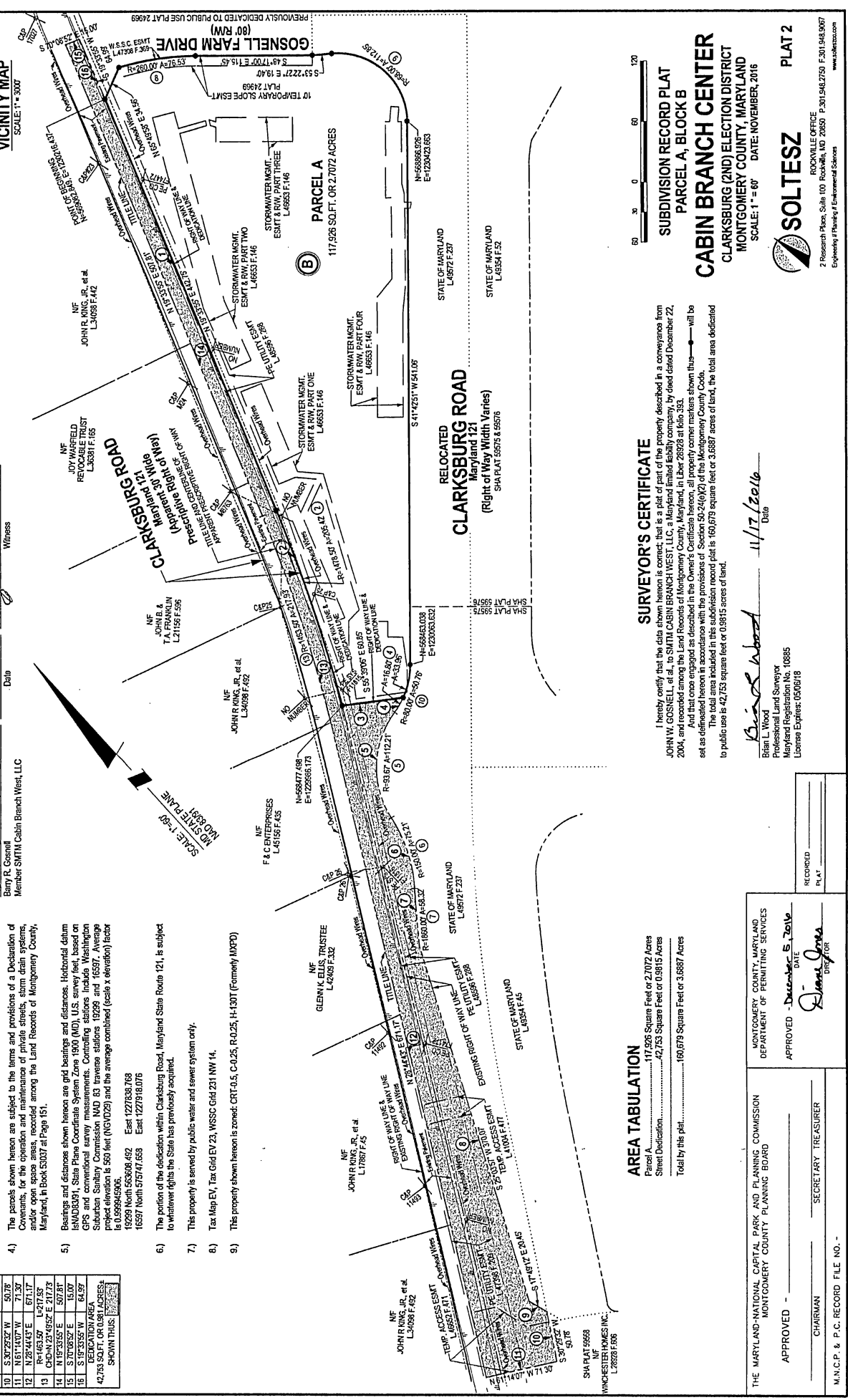
[Signature] Date 11/17/2016

[Signature] Witness

Benny R. Gosnell
Member SMTM Cabin Branch West, LLC

NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and shall not be nullified by the recording of this plat, unless expressly contemplated by the plan as approved. The official plan files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and 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 plat is limited to the use and conditions of Preliminary Plan No. 120031103 and Site Plan No. 82066240 (as amended), entitled "Cabin Branch".
- The parcels 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 Book 53037 at Page 151.
- Bearings and distances shown herein are grid bearings and distances. Horizontal datum is NAD83/0391, State Plane Coordinate System Zone 1800 (MD), U.S. survey feet, based on GPS and conventional survey measurements. Controlling stations include Washington Suburban Sanitary Commission NAD 83 traverse stations 19299 and 16597. Average project elevation is 590 feet (NGVD29) and the average combined (curse x elevation) factor is 0.999945906.
- 18299 North 96209.492 East 1227183.709
16597 North 975747.658 East 1227918.076
- The portion of the dedication within Clarksburg Road, Maryland State Route 121, is subject to whatever rights the State has previously acquired.
- This property is served by public water and sewer system only.
- Tax Map EV, Tax Grid EV 23, WSSC Grid 231 NW 14.
- This property shown herein is zoned: CRT-U.S., C-0.25, R-0.25, H-130T (Formerly MRPD).



SUBDIVISION RECORD PLAT
PARCEL A, BLOCK B
CABIN BRANCH CENTER
CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 60' DATE: NOVEMBER, 2016

117,926 SQ. FT. OR 2.7072 ACRES

RELOCATED
CLARKSBURG ROAD
Maryland 121
(Right of Way Width Varies)
SHA PLAT 85075 & 95676

SURVEYOR'S CERTIFICATE

I hereby certify that the data shown herein is correct, that is a plat of part of the property described in a conveyance from JOHN W. GOSNELL, et al., to SMTM CABIN BRANCH WEST, LLC, a Maryland limited liability company, by deed dated December 22, 2004, and recorded among the Land Records of Montgomery County, Maryland, in Liber 28928 at folio 381.

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

The land area included in this subdivision record plat is 160,679 square feet or 3.6887 acres of land, the total area dedicated to public use is 42,750 square feet or 0.9815 acres of land.

[Signature] Date 11/17/2016

Brian L. Wood
Professional Land Surveyor
Maryland Registration No. 10885
License Expires: 05/08/18

AREA TABULATION

Parcel A..... 117,926 Square Feet or 2.7072 Acres
Street Dedication..... 42,750 Square Feet or 0.9815 Acres

Total by this plat..... 160,679 Square Feet or 3.6887 Acres

SOLTESZ
2 Research Plaza, Suite 100 Rockville, MD 20850 P: 301.548.2750 F: 301.548.9697
www.soltesz.com
Engineering | Planning | Environmental Solutions

APPROVED _____ DATE December 5, 2016

SECRETARY TREASURER

CHAIRMAN _____

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

APPROVED _____ DATE December 5, 2016

SECRETARY TREASURER

CHAIRMAN _____

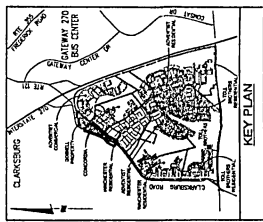
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APPROVED _____ DATE December 5, 2016

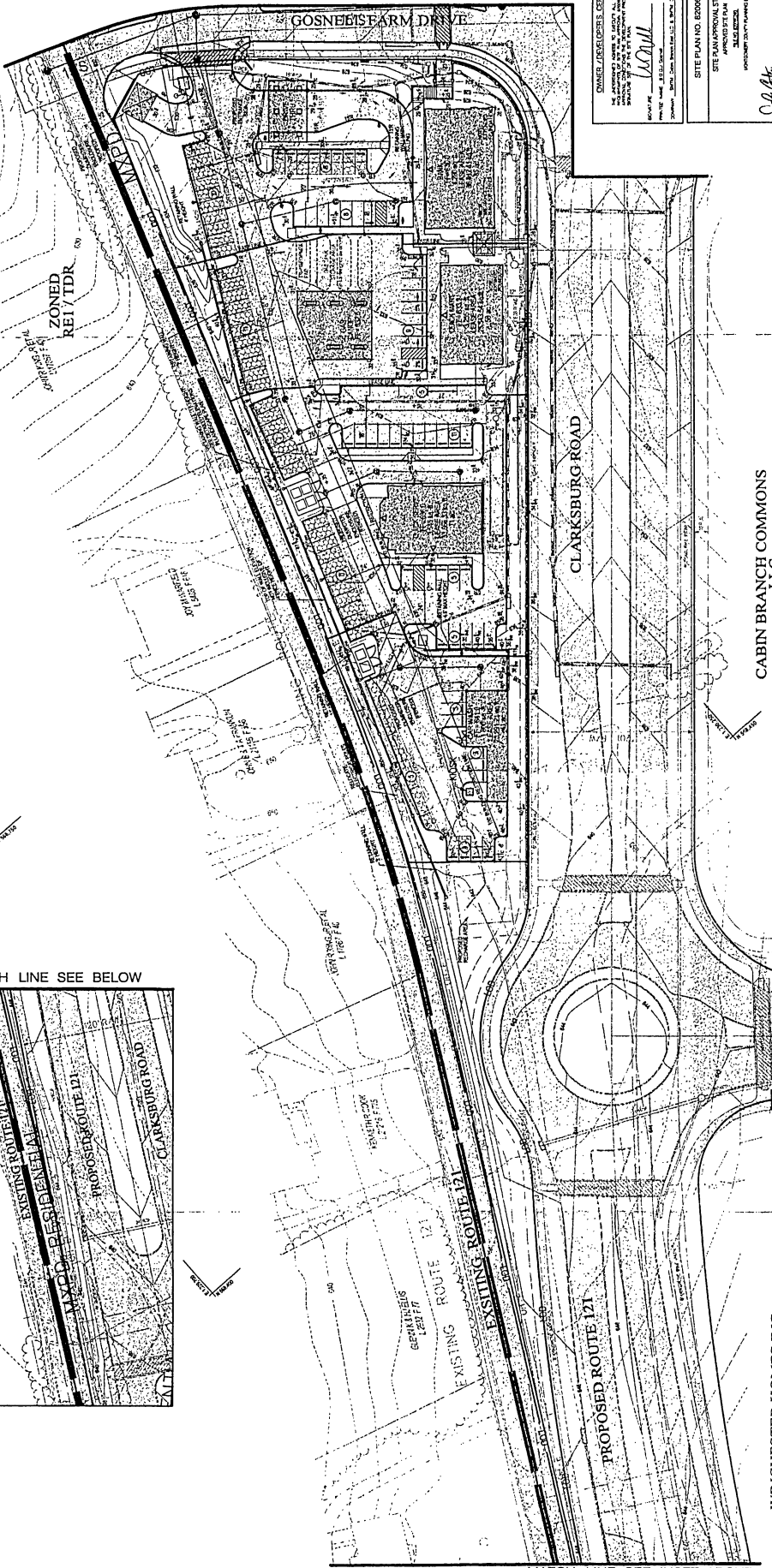
SECRETARY TREASURER

CHAIRMAN _____

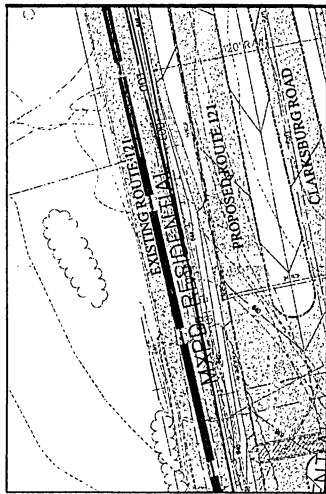
M.A.N.C.P. & P.C. RECORD FILE NO. _____



MATCHLINE SEE SHEET 5



MATCH LINE SEE BELOW



DONALD J. GOSNELL, CERTIFICATE
 I, DONALD J. GOSNELL, CERTIFICATE, do hereby certify that the above described plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Maryland.
 DATE: 11/9/13
 SIGNATURE: [Signature]
 TITLE: [Title]

WINCHESTER HOMES INC.
 SITE PLAN APPROVAL STAMP
 APPROVED FOR: [Signature]
 APPROVED DATE: 11/11/13

CLARKSBURG
 SITE PLAN NO. 20090240
 APPROVED FOR: [Signature]

CERTIFIED SITE PLAN NO. 22060240

GOSNELL-1
CABIN BRANCH
CLARKSBURG, MARYLAND

CLARKSBURG, MARYLAND
 20746
 11/11/13
 4
 5



CABIN BRANCH COMMONS
LLC
ZONED MXPDP

NO.	DATE	DESCRIPTION
1	11/11/13	ISSUED
2	11/11/13	ISSUED
3	11/11/13	ISSUED
4	11/11/13	ISSUED
5	11/11/13	ISSUED

OWNER/DEVELOPER/PLANNING
 WINCHESTER HOMES INC. Cabin Branch, LLC & Spill Cabin Branch, LLC
 7 Reservoir Park, Suite 100
 Rockville, MD 20850
 TEL: 301-584-2759 FAX: 301-584-5957

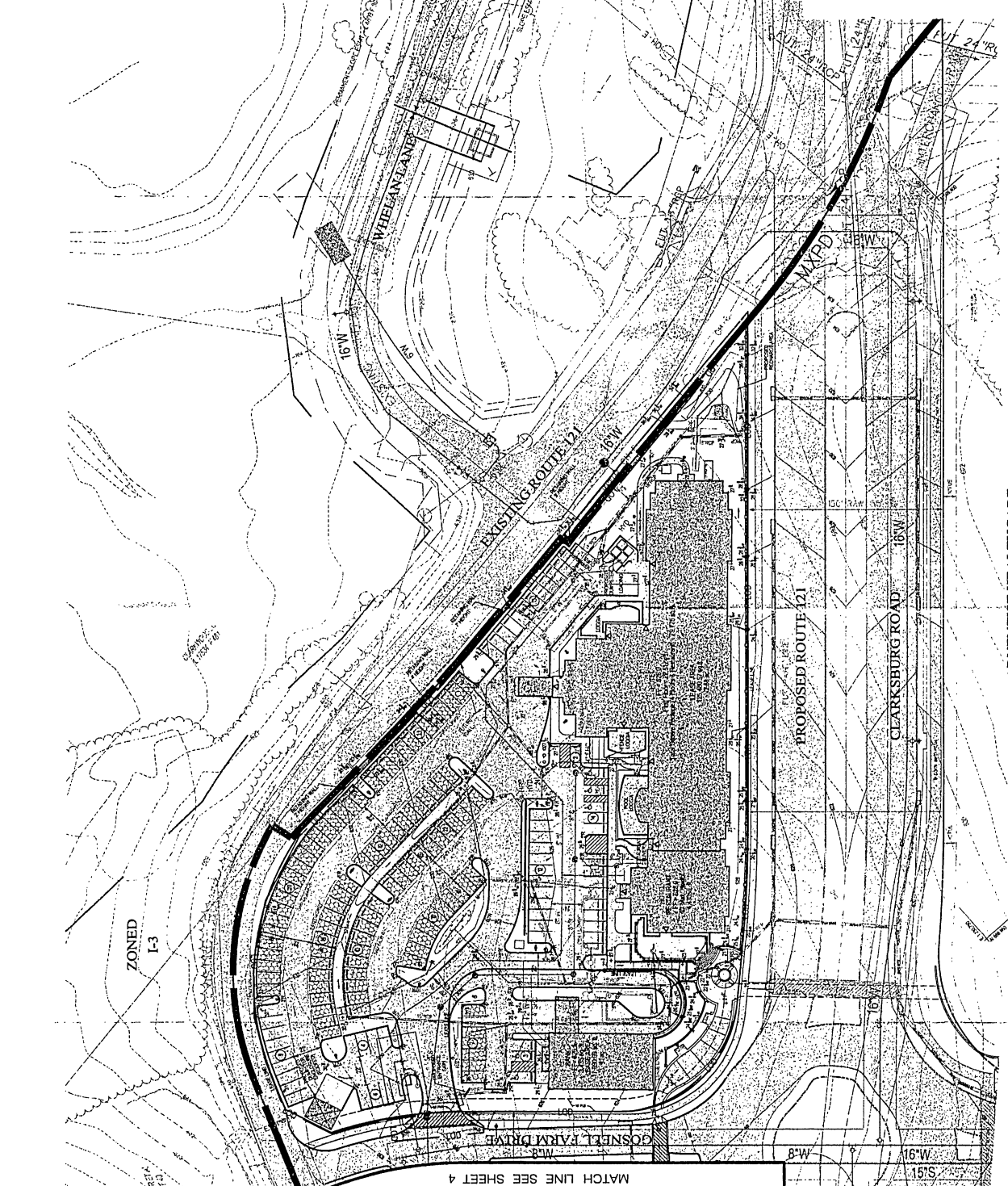
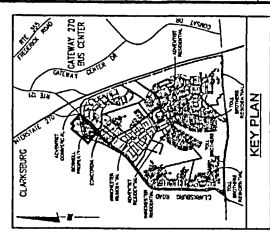
MISCELLANEOUS NOTE
 THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE CLARKSBURG ZONING BOARD. THE ZONING BOARD HAS THE FINAL SAY IN THE MATTER OF WHETHER THIS PLAN IS APPROVED OR NOT. THIS PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.

NO.	DATE	DESCRIPTION
1	11/11/13	ISSUED
2	11/11/13	ISSUED
3	11/11/13	ISSUED
4	11/11/13	ISSUED
5	11/11/13	ISSUED

WINCHESTER HOMES INC.
 L 28928 F 6606
 ZONED MXPDP

WINCHESTER HOMES INC.
 ROCKVILLE OFFICE
 7 Reservoir Park, Suite 100
 Rockville, MD 20850
 TEL: 301-584-2759 FAX: 301-584-5957





GOSNELL-1 CABIN BRANCH CLARKSBURG, MARYLAND <small>CERTIFIED SITE PLAN FOR THE PROPOSED DEVELOPMENT</small>	
PROJECT NO. 191179 DATE: 08/11/2010 SCALE: AS SHOWN	
CERTIFIED SITE PLAN NO. 820060240	

CONTRACTOR: GOSNELL-1 191179 2000 W. CLARKSBURG ROAD CLARKSBURG, MD 21713	OWNER: ADVENTIST HEALTHCARE 128928 F 640 ZONED MXPD
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DESIGNER: GOSNELL-1 191179 2000 W. CLARKSBURG ROAD CLARKSBURG, MD 21713	DATE: 08/11/2010
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PROJECT NO.: 191179	DATE: 08/11/2010
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ADVENTIST HEALTHCARE, 128928 F 640, ZONED MXPD