

Plat Name: Cabin Branch

Plat #: 220151150

Location: Located in the southwest quadrant of the intersection of Skimmer Street and Cabin Branch Avenue.

Master Plan: Clarksburg Master Plan

Plat Details: CRT zone (formerly MXPB); 26 lots, 1 parcel

Applicant: Winchester Homes, Inc. and NVR, Inc.

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. 820110080 (Certified Site Plan dated August 16, 2012) 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.

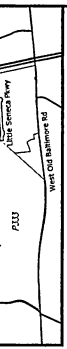
G	DETA
FE	50'00'00"
JW	50'00'00"
ZW	50'10'14"
LW	50'10'14"
FE	50'50'17"
FE	80'50'17"

I hereby certify that the data shown hereon is correct; that is a plat of part of the property acquired by Winchester Homes Inc., a Delaware corporation, from Building One, LLC, a Maryland limited liability company, by a deed dated January 17, 2012 and recorded among the Land Records of Montgomery County, Maryland, and that the property was subsequently acquired by NVR, Inc., a Virginia corporation, from TOLL ROAD X LIMITED PARTNERSHIP, a Maryland limited partnership, by a deed dated September 21, 2015 and recorded among the Land Records of Montgomery County, Maryland, in Liber 51061 at folio 45; and I further certify that once engaged as described in the 50-24(6) of the Montgomery County Code. The total area included on this plat is 69630 square feet or 1.59842 acres of land, of which none is dedicated to public use. The work reflected hereon was prepared by me or under my direct supervision and I am a duly responsible and licensed in accordance with COMAR Title 19, Chapter 06, Regulation 12.1.

Plat No.

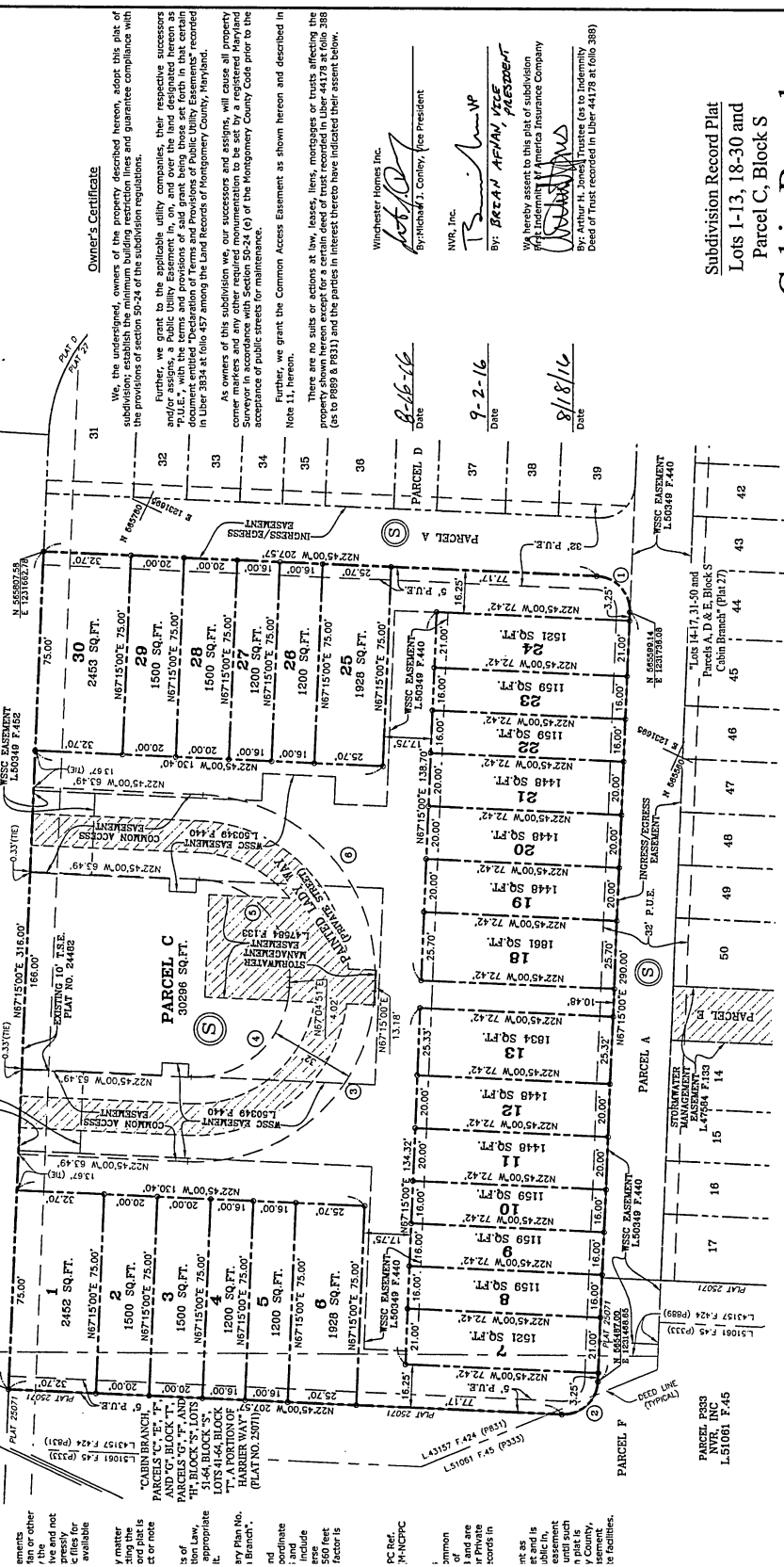
Area Tabulation	
26 Lots(s)	39334 sq.ft. or 0.90283 Acres
1 Parcel(s)	30296 sq.ft. or 0.69549 Acres
Total Area	69630 sq.ft. or 1.59842 Acres
Annual Tax Account	
E03272333 (NVR, Inc.):	0.00006 Acres
E03272333 (Building One, LLC):	0.00006 Acres
E03270899 (Winchester):	1.59235 Acres

9-6-2016
Date
For: Rodgers Consulting, Inc.
Timothy Paul Quinn
Surveyor
Maryland Registration No. 20002
(License Expiration Date: 09-20-2018)



Vicinity Map: 1" = 2000'

"Cabin Branch Avenue
Parkway" (Plat D)
Plat No. 24978



Owner's Certificate
We, the undersigned, owners of the property described herein, adopt this plat of subdivision; establish the minimum building restriction lines and guarantee compliance with the provisions of section 50-24 of the subdivision regulations.

Further, we grant to the applicable utility companies, their respective successors and/or assigns, a Public Utility Easement in, on, and over the land designated herein as "P.U.E.", which the provisions of said grant being those set forth in that certain instrument in Liber 3834 at folio 457 among the Land Records of Montgomery County, Maryland.

As aware of this subdivision, we, our successors and assigns, will cause all necessary corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24 (e) of the Montgomery County Code prior to the acceptance of public streets for maintenance.

Further, we grant the Common Access Easement as shown hereon and described in Note 11, hereon.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown hereon except for a certain deed of trust recorded in Liber 44178 at folio 388 (as to 9889 & 9831) and the parties in interest thereto have indicated their assent below.

Winchester Homes Inc.
By: *Michael J. Conley*, Vice President
NVR, Inc.
By: *BRETT AFAN, VICE PRESIDENT*
We hereby assent to this plat of subdivision and understand that America Insurance Company
By: *[Signature]*
By: Arthur H. Jones Trustee (as to indemnity Deed of Trust recorded in Liber 44178 at folio 388)

Bobbie
Date
9-2-16
Date
8/18/16

Subdivision Record Plat
Lots 1-13, 18-30 and
Parcel C, Block S
Cabin Branch
Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1" = 30' November, 2014

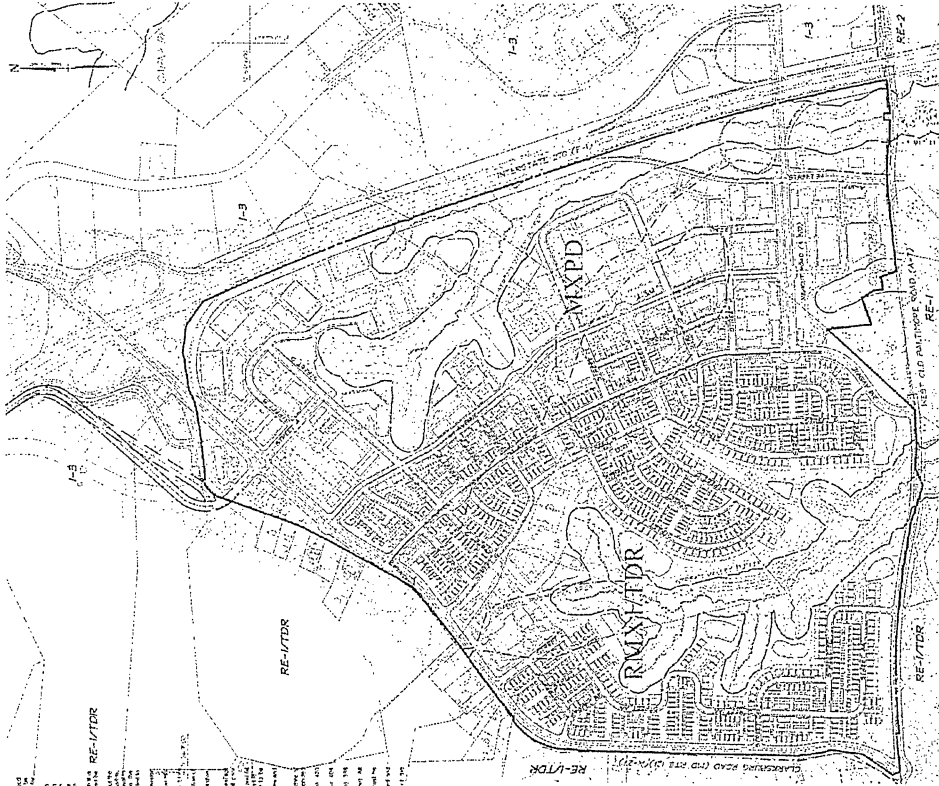
Plat No. 26
RCL Job No.: 50904
MNCPC Plan No. 20013110

RODGERS CONSULTING
Surveyor - Certifying - Training - Valuer

Commission	Montgomery County Department of Permitting Services
Drawn	SLL
Computed	SLL
Checked	
Date Recorded	
Plat No.	

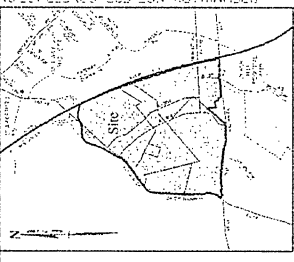
Approved: *September 2016*
Diana Jones, Director

CABIN BRANCH Clarksburg, Maryland and PRELIMINARY PLAN



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LEGEND

ASPHALT DRIVEWAY	CONCRETE DRIVEWAY
GRAVEL DRIVEWAY	PAVED DRIVEWAY
UNPAVED DRIVEWAY	UNPAVED DRIVEWAY
UNPAVED DRIVEWAY	UNPAVED DRIVEWAY

NOTES:

1. All lots shown on this plan are subject to the provisions of the Clarksburg Comprehensive Zoning Ordinance, Chapter 25, Article 10, Subchapter 10-101, and the Clarksburg Comprehensive Zoning Ordinance, Chapter 25, Article 10, Subchapter 10-102.
2. All lots shown on this plan are subject to the provisions of the Clarksburg Comprehensive Zoning Ordinance, Chapter 25, Article 10, Subchapter 10-101, and the Clarksburg Comprehensive Zoning Ordinance, Chapter 25, Article 10, Subchapter 10-102.
3. All lots shown on this plan are subject to the provisions of the Clarksburg Comprehensive Zoning Ordinance, Chapter 25, Article 10, Subchapter 10-101, and the Clarksburg Comprehensive Zoning Ordinance, Chapter 25, Article 10, Subchapter 10-102.
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6. All lots shown on this plan are subject to the provisions of the Clarksburg Comprehensive Zoning Ordinance, Chapter 25, Article 10, Subchapter 10-101, and the Clarksburg Comprehensive Zoning Ordinance, Chapter 25, Article 10, Subchapter 10-102.
7. All lots shown on this plan are subject to the provisions of the Clarksburg Comprehensive Zoning Ordinance, Chapter 25, Article 10, Subchapter 10-101, and the Clarksburg Comprehensive Zoning Ordinance, Chapter 25, Article 10, Subchapter 10-102.
8. All lots shown on this plan are subject to the provisions of the Clarksburg Comprehensive Zoning Ordinance, Chapter 25, Article 10, Subchapter 10-101, and the Clarksburg Comprehensive Zoning Ordinance, Chapter 25, Article 10, Subchapter 10-102.
9. All lots shown on this plan are subject to the provisions of the Clarksburg Comprehensive Zoning Ordinance, Chapter 25, Article 10, Subchapter 10-101, and the Clarksburg Comprehensive Zoning Ordinance, Chapter 25, Article 10, Subchapter 10-102.
10. All lots shown on this plan are subject to the provisions of the Clarksburg Comprehensive Zoning Ordinance, Chapter 25, Article 10, Subchapter 10-101, and the Clarksburg Comprehensive Zoning Ordinance, Chapter 25, Article 10, Subchapter 10-102.
11. All lots shown on this plan are subject to the provisions of the Clarksburg Comprehensive Zoning Ordinance, Chapter 25, Article 10, Subchapter 10-101, and the Clarksburg Comprehensive Zoning Ordinance, Chapter 25, Article 10, Subchapter 10-102.
12. All lots shown on this plan are subject to the provisions of the Clarksburg Comprehensive Zoning Ordinance, Chapter 25, Article 10, Subchapter 10-101, and the Clarksburg Comprehensive Zoning Ordinance, Chapter 25, Article 10, Subchapter 10-102.
13. All lots shown on this plan are subject to the provisions of the Clarksburg Comprehensive Zoning Ordinance, Chapter 25, Article 10, Subchapter 10-101, and the Clarksburg Comprehensive Zoning Ordinance, Chapter 25, Article 10, Subchapter 10-102.
14. All lots shown on this plan are subject to the provisions of the Clarksburg Comprehensive Zoning Ordinance, Chapter 25, Article 10, Subchapter 10-101, and the Clarksburg Comprehensive Zoning Ordinance, Chapter 25, Article 10, Subchapter 10-102.
15. All lots shown on this plan are subject to the provisions of the Clarksburg Comprehensive Zoning Ordinance, Chapter 25, Article 10, Subchapter 10-101, and the Clarksburg Comprehensive Zoning Ordinance, Chapter 25, Article 10, Subchapter 10-102.

OWNERS LIKE:

Advanced Healthcare
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Wagner Property
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NO.	DATE	DESCRIPTION
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CABIN BRANCH
 Clarksburg, Maryland

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