

Plat Name: Cabin Branch
Plat #: 220151140

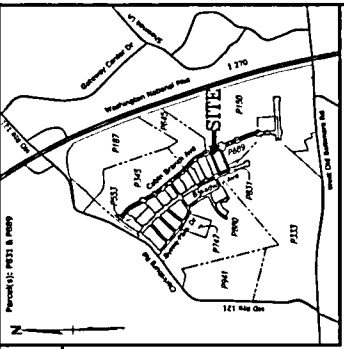
Location: Located in the northwest quadrant of the intersection of Skimmer Street and Cabin Branch Avenue.

Master Plan: Clarksburg Master Plan

Plat Details: CRT zone (formerly MXPB); 44 lots, 4 parcels

Applicant: Winchester Homes, 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.



Vicinity Map: 1" = 2000'
Surveyor's Certificate

I hereby certify that the data shown herein is correct; that it is a part of the record of the Survey of the Cabin Branch & Little Seneca Parkway, Maryland Limited Liability Company, by a deed dated January 17, 2012 and recorded among the Land Records of Montgomery County, Maryland in the Office of the County Clerk of the County of Montgomery, Maryland, and that the same is in accordance with the provisions of Section 50-24(e) of the Montgomery County Code. The total area included on this plat is 13222 square feet or 2.82871 acres of land, none of which is subject to any other recorded easement or interest, and the same is subject to the responsible charge and is in accordance with COMAR Title 06, Subtitle 13, Chapter 06, Regulation 13.

FOR RECORD ONLY
BY: Timothy Paul Quinn
Professional Land Surveyor
Montgomery License No. 26025
(License Expiration Date: 09-20-2018)

Plat No.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	61.00'	95.82'	61.00'	122.71'	N27°13'00"E	90°00'00"
2	13.00'	20.42'	13.00'	11.38'	N67°43'00"W	90°00'00"
3	13.00'	20.42'	13.00'	11.38'	N27°13'00"E	90°00'00"
4	13.00'	20.42'	13.00'	11.38'	N67°43'00"W	90°00'00"
5	13.00'	20.42'	13.00'	11.38'	N27°13'00"E	90°00'00"
6	67.33'	105.76'	67.33'	92.32'	N27°13'00"E	90°00'00"
7	35.33'	55.59'	35.33'	48.96'	N67°43'00"W	90°00'00"
8	67.33'	105.76'	67.33'	92.32'	N27°13'00"E	90°00'00"
9	67.33'	105.76'	67.33'	92.32'	N67°43'00"W	90°00'00"

Area Tabulation	Area (Acres)
44 Lot(s)	70887 sq. ft. or 1.62733 Acres
4 Parcel(s)	52333 sq. ft. or 1.20139 Acres
Total Area	132222 sq. ft. or 2.82871 Acres

- GENERAL NOTES:**
- The development is served by public water and sewer systems only.
 - This Plat: 44 Lots, 4 Parcels; Zoned: MCPP.
 - Tax Map: EV, WSSC 2007 Sheet No. 231HW14.
 - All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project or other plan, showing development of this property, approved by the Montgomery County Planning Board are incorporated by reference into this plat. Any such plan is 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 development and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depend on title as the source of information.
 - This plat is limited to the uses and conditions of Preliminary Plan No. 120011108 and Site Plan No. 820110080, entitled "Cabin Branch".
 - Bearings and distances shown herein are grid bearings and distances. Horizontal datum is NAD83/91, State Plane Coordinate System, Zone 1800 (NAD), U.S. survey feet, based on GPS and conventional survey measurements. Controlling stations include MDSD2010 and MDSD2011. Vertical datum is MDD 83 Inverse Mean Sea Level (IMSL) datum, based on datum 16597. Average project elevation is 560 feet above sea level. Elevation of Cabin Branch (P&C) is 560 feet above sea level. Elevation of Cabin Branch (P&C) is 560 feet above sea level.
 - The property is the subject of approved NRP/PSD (N-MCPC Ref. #4-020108) dated April 2, 2003.
 - Parcels A, C, D and E, Block B shall be maintained by the Homeowners Association. Said parcels are subject to the terms of the Declaration of Condominium for Private Open Space recorded among the above-referenced Land Records in Liber 46552 at folio 166.
 - Parcel C, Block B, is subject to a Common Access Easement as delineated herein, over Pained Lady Way, a private street and is intended to provide unobstructed access to the Common Access Easement and the public street and sidewalks within said easement area. The public access of the area shall remain in effect until such time as the property is subdivided and a new Common Access Easement and plat is recorded. The plat is not intended to restrict the use of the property, nor is it the beneficiary of the Common Access Easement and will not participate in the maintenance of these private facilities.

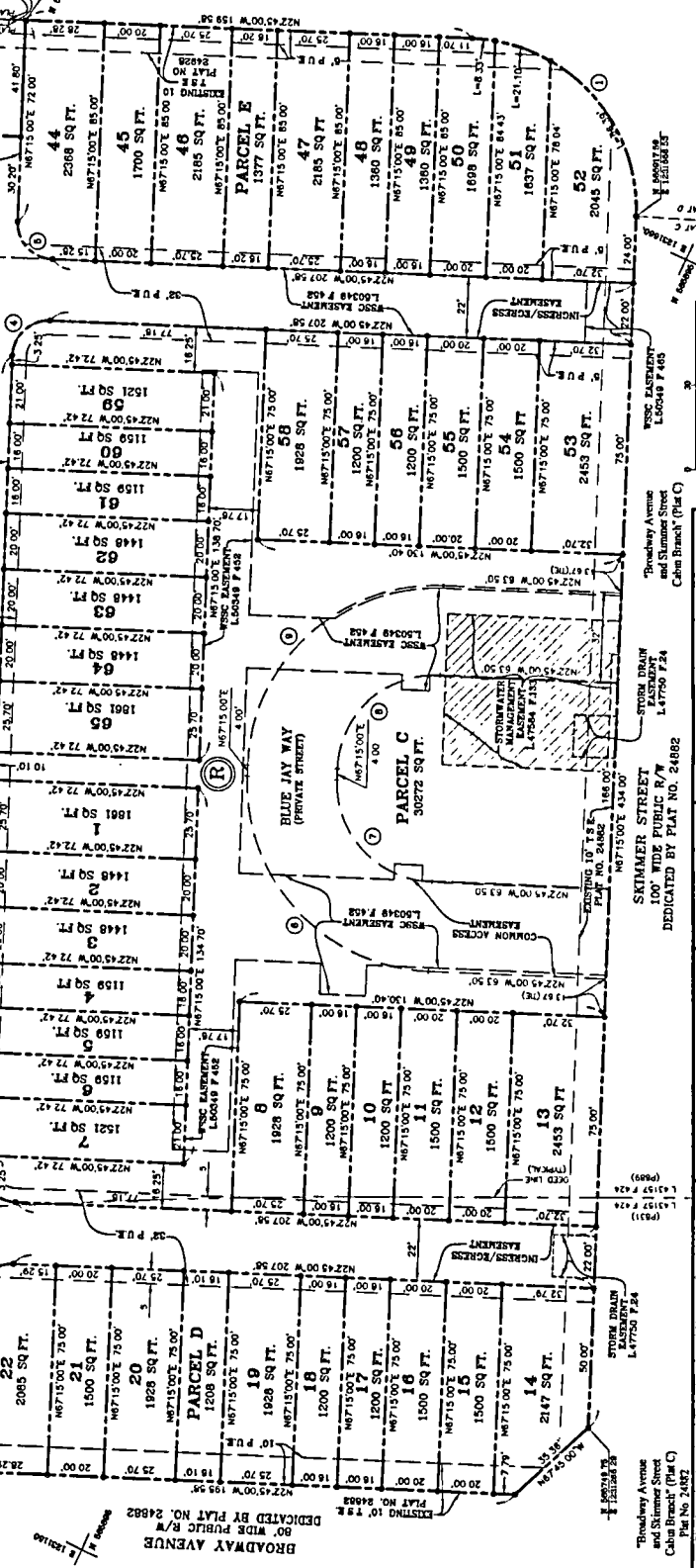
As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other monuments to be placed and maintained in accordance with the provisions of Section 50-24 (f) of the Montgomery County Code prior to the commencement of public streets for maintenance.

There are no suits or actions at law, leases, liens, mortgages or trusts affecting the property shown herein except for a certain deed of trust recorded in Liber 44178 at folio 398 (to & from 989 B & P31) and the parties in interest therein have indicated their assent below.

Ann. 9. 2014
Date: _____
By: _____
Montgomery County, Vice President

8/21/16
Date: _____
By: _____
First Deputy of America Insurance Company

8/21/16
Date: _____
By: Arthur H. Jones, III (to & from Indemnity Deed of Trust recorded in Liber 44178 at folio 398)



Subdivision Record Plat
Lots 1-22, 44-65 and
Parcels A, C, D & E, Block B
Cabin Branch
Clarksburg (2nd) Election District
Montgomery County, Maryland
Scale: 1" = 30' November, 2014

1310-Montgomery/Clarksburg Regent/Clarksburg/MD/PC-14-23-24
Montgomery County Department of Permitting & Inspections & Enforcement
The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board

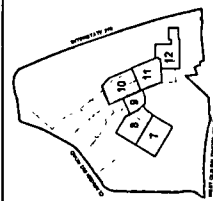
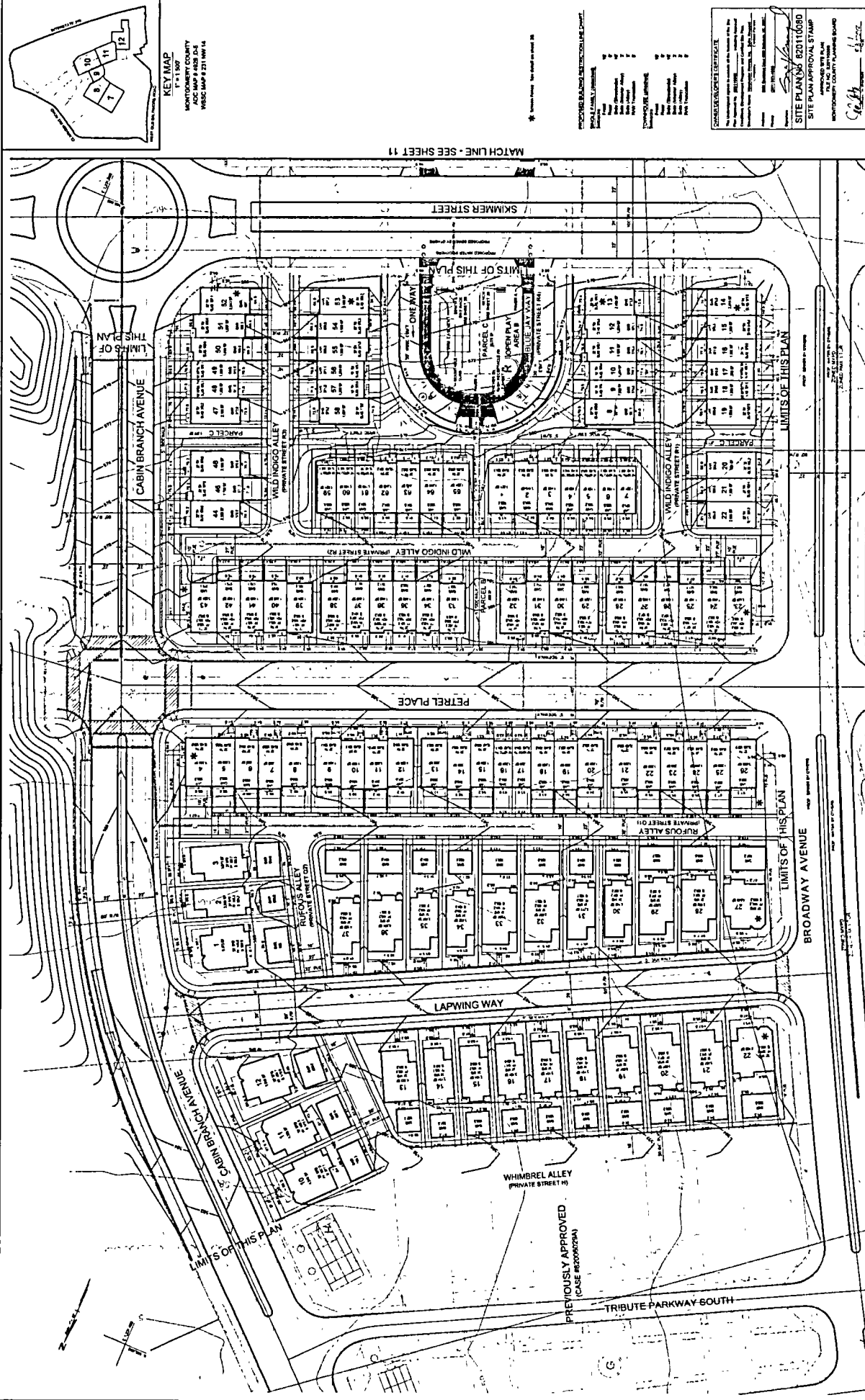
Chairman
Approved: _____
Vice Chairman
Approved: _____
Secretary/Treasurer
Approved: _____
SIL
Checked
Recorded
Plat No.

Montgomery County Department of Permitting & Inspections & Enforcement
Approved: *S. B. 2016*
Date: _____
Sad & Marie Landis
Director

RODGERS CONSULTING
INCORPORATED
10000 WOODBURN ROAD
BETHESDA, MD 20814
301.271.4000
www.rodgersconsulting.com

Montgomery County Department of Permitting & Inspections & Enforcement
The Maryland-National Capital Park and Planning Commission
Montgomery County Planning Board

Chairman
Approved: _____
Vice Chairman
Approved: _____
Secretary/Treasurer
Approved: _____
SIL
Checked
Recorded
Plat No.



KEY MAP
 MONTGOMERY COUNTY
 ADC MAP # 832 D-5
 MDC MAP # 231 MW 14

PROPOSED BASED ON THE FOLLOWING:
 1. ALL UTILITIES
 2. ALL EXISTING AND PROPOSED EASEMENTS
 3. ALL EXISTING AND PROPOSED ENCUMBRANCES
 4. ALL EXISTING AND PROPOSED RIGHTS OF WAY
 5. ALL EXISTING AND PROPOSED ZONING REGULATIONS
 6. ALL EXISTING AND PROPOSED DEEDS AND INSTRUMENTS
 7. ALL EXISTING AND PROPOSED SURVEYS
 8. ALL EXISTING AND PROPOSED RECORDS

CONSULTANTS/CERTIFICATE
 THE ENGINEER HAS REVIEWED THE SITE PLAN AND APPROVES THE SAME FOR THE PURPOSES OF THE SUBMITTAL TO THE MONTGOMERY COUNTY PLANNING BOARD.
 DATE: 02/11/2011
 PROJECT NO: 2011-0680
 SITE PLAN APPROVAL STAMP
 MONTGOMERY COUNTY PLANNING BOARD

PROFESSIONAL CERTIFICATE
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that I am the author of the above described plan and that I am a duly Licensed Professional Engineer in the State of Maryland.
 DATE: 02/11/2011
 PROJECT NO: 2011-0680
 RELEASE FOR: []
 RELEASE DATE: []

CALL "MISS UTILITY" AT 800-442-2262
 BEFORE YOU DIG. Call before you dig to locate underground utilities. Digging without proper precautions can be dangerous and costly. Call before you dig to locate underground utilities. Digging without proper precautions can be dangerous and costly.

NOTE: ALL UTILITIES, ROUTES, AVENUES AND DRIVES ARE PUBLIC. ALL RESIDENTIAL ALLEYS ARE PRIVATE. ALL UTILITIES, ROUTES, AVENUES AND DRIVES ARE SUBJECT TO CHANGE AT FINAL ENGINEERING.

RODGERS ENGINEERING & SURVEYING, INC.
 10000 WOODBURN ROAD
 WASHINGTON, DC 20004
 TEL: (703) 433-8800
 FAX: (703) 433-8801
 WWW.RODGERS-ENG.COM

**WINCHESTER PHASE 2
 CABIN BRANCH**
 ELECTION DISTRICT NO. 2
 MONTGOMERY COUNTY, MARYLAND

THIS SITE PLAN REFINES AND SUPERSEDES SPECIFIC AREAS COVERED BY THE IMPROVEMENTS PHASE ONLY LIMITED SITE PLAN AMENDMENT (MDC 2000-11) APPROVED GRADE OF ADJACENT PHASE. SEE SEDIMENT CONTROL PLAN FOR IMPROVEMENTS (MDC 2000-11).

NO.	DATE	DESCRIPTION
1	02/11/2011	ISSUED FOR PERMITTING
2	02/11/2011	ISSUED FOR PERMITTING
3	02/11/2011	ISSUED FOR PERMITTING
4	02/11/2011	ISSUED FOR PERMITTING
5	02/11/2011	ISSUED FOR PERMITTING
6	02/11/2011	ISSUED FOR PERMITTING
7	02/11/2011	ISSUED FOR PERMITTING
8	02/11/2011	ISSUED FOR PERMITTING
9	02/11/2011	ISSUED FOR PERMITTING
10	02/11/2011	ISSUED FOR PERMITTING
11	02/11/2011	ISSUED FOR PERMITTING
12	02/11/2011	ISSUED FOR PERMITTING

GRAPHIC SCALE
 1" = 40'

PREVIOUSLY APPROVED (CASE #2000293A)

CONTRACTOR: WINCHESTER HOMES, INC.
 4000 Rockville Pike, Suite 800
 Rockville, Maryland 20850
 Phone: (301) 811-4470
 Fax: (301) 811-4471
 Project No. W-11-0680

GRAPHIC SCALE
 1" = 40'