

LINE TABLE

LINE	BEARING	LENGTH
L1	N 44°10'57" E	7.41'
L2	N 48°56'47" E	21.56'
L3	N 48°56'47" E	33.80'
L4	N 44°11'34" E	72.01'
L5	DUE NORTH	70.61'

PLAT No.
25584

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; GRANT PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS "P.U.E." TO THE PARTIES LISTED AND WITH THE "TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" AS 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;

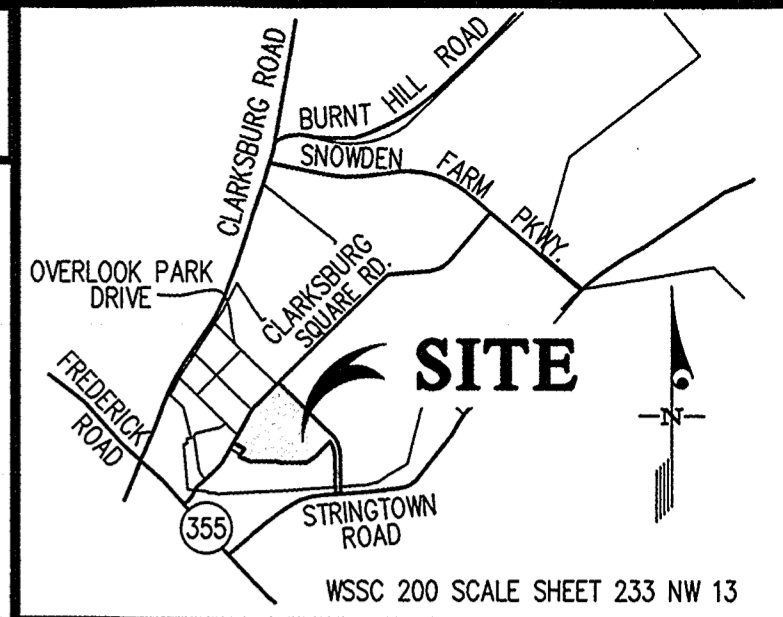
AS OWNERS OR OUR SUCCESSORS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTS, TO BE SET BY A REGISTERED MARYLAND LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(e) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO SUITS OR ACTIONS OF LAW, TRUSTS, LEASES, MORTGAGES OR LIENS INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT A CERTAIN DEED OF TRUST RECORDED IN BOOK 58967 AT PAGE 135 AND THE PARTY OF INTEREST HAS INDICATED THEIR ASSENT BELOW.

FOR: THIRD TRY, L.C., A MARYLAND LIMITED LIABILITY COMPANY
 BY: John M. Clarke, Managing Member DATE 7/11/2019 ATTEST [Signature]

WE HEREBY ASSENT TO THIS PLAT OF SUBDIVISION

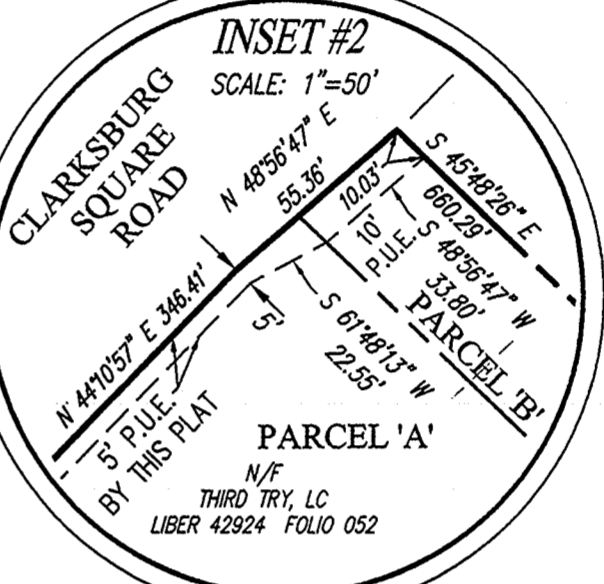
FOR: WELLS FARGO BANK, NATIONAL ASSOCIATION
 BY: Charles Schulz, Vice President DATE 7/11/2019 ATTEST [Signature]



VICINITY MAP
SCALE 1" = 2,000'

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
①	275.00'	213.58'	112.50'	208.25'	S 23°33'28" E	44°29'56"
②	220.00'	170.86'	90.00'	166.60'	N 23°33'28" W	44°29'56"
③	19.33'	14.81'	7.79'	14.46'	N 07°14'21" E	43°54'22"
④	300.00'	52.74'	26.44'	52.68'	N 34°13'46" E	10°04'24"
⑤	220.00'	57.56'	28.94'	57.39'	N 36°41'16" E	14°59'23"
⑥	120.00'	92.56'	48.72'	90.28'	S 67°54'13" E	44°11'34"
⑦	180.00'	97.04'	49.73'	95.87'	S 74°33'18" E	30°53'23"
⑧	120.00'	92.56'	48.72'	90.28'	N 67°54'13" W	44°11'34"
⑨	180.00'	138.84'	73.08'	135.42'	N 67°54'13" W	44°11'34"



NOTES:

- 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 THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- 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 NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF CHAPTER 22A, THE MONTGOMERY COUNTY FOREST CONSERVATION LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN.
- THE PARCELS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN 11995042B, ENTITLED CLARKSBURG TOWN CENTER. ANY PROPOSED CHANGES IN USE WILL REQUIRE FURTHER PLANNING BOARD REVIEW AND APPROVAL. DEVELOPMENT OF THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF SITE PLAN FILE NO. 82007022F (ENTITLED CLARKSBURG TOWN CENTER) AND APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD AS MCPB RESOLUTION No. 15-86
- THE PROPERTY SHOWN HEREON IS ZONED CRT-0.75 (FORMERLY RMX-2) AT THE TIME OF THIS SUBDIVISION AND LOCATED ON TAX MAP EW.
- THE PROPERTY SHOWN HEREON IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
- THIS PLAT IS SUBJECT TO A RECORDED COVENANT FOR THE MAINTENANCE AND OPERATION OF PRIVATE OPEN SPACES AND PRIVATE STORM DRAINS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 19561 FOLIO 342.
- PARCEL 'E', BLOCK "CC" (ST. CLAIR ROAD - PRIVATE) IS SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS (FOR PRIVATE ROADS) RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY IN BOOK 54062 AT PAGE 338.
- OVERLOOK PARK DRIVE WAS PREVIOUSLY DEDICATED TO PUBLIC USE BY PLAT No. 22364 AS A 60' WIDE RIGHT OF WAY, THE RIGHT-OF-WAY WIDTH WAS REDUCED BY COUNTY COUNCIL RESOLUTION No. 18-543 RECORDED IN BOOK 52630, PAGE 379 TO 53 FEET WIDE BY RECORDATION OF PLAT No. 25252 AND PLAT Nos. 25336-25338)

SURVEYOR'S CERTIFICATE

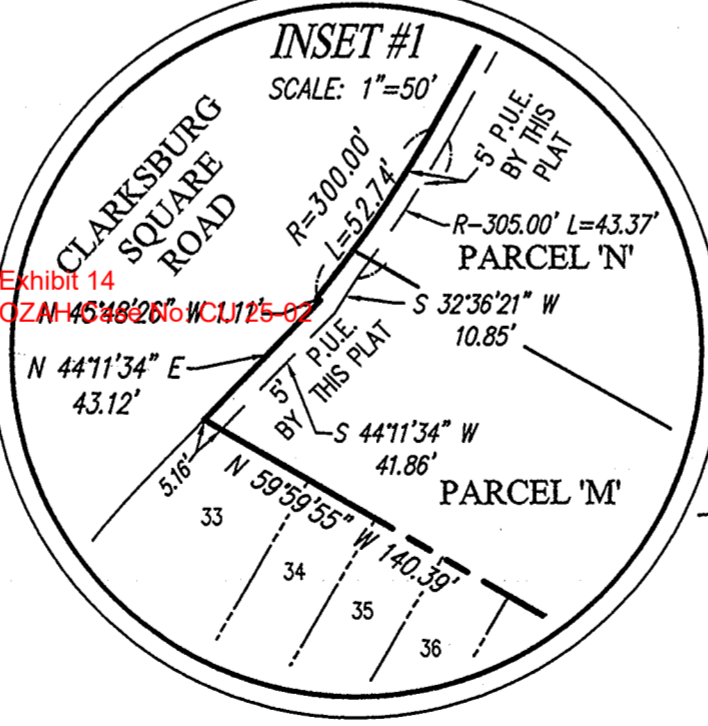
I HEREBY CERTIFY THE PLAT OF SUBDIVISION SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND CONVEYED BY NNP II-CLARKSBURG, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO THIRD TRY, L.C., A MARYLAND LIMITED LIABILITY COMPANY BY A DEED DATED MARCH 16, 2005 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 42924 AT FOLIO 052 AND ALSO BEING A RESUBDIVISION OF PART OF PARCEL A, BLOCK JJ, AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "SUBDIVISION RECORD PLAT, PARCEL A, BLOCK JJ, CLARKSBURG TOWN CENTER" AND RECORDED AMONG SAID LAND RECORDS AS PLAT No. 22364 AND FURTHER BEING A PART OF OVERLOOK PARK DRIVE AND CLARKSBURG SQUARE ROAD ABANDONED BY COUNTY COUNCIL RESOLUTION 18-543 AND RECORDED IN LIBER 52630 AT FOLIO 379.

I HEREBY CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS WILL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 633,861 SQUARE FEET OR 14.5514 ACRES, NONE OF WHICH IS DEDICATED TO PUBLIC USE.



William E. Grueninger 07/10/2019
 FOR: GUTSCHICK, LITTLE & WEBER, P.A.
 WILLIAM E. GRUENINGER, III
 MD. REGISTRATION No. 21542 (Exp./RENEWAL 12/21/2019)



STRINGTOWN ROAD
 (VARIABLE WIDTH RIGHT-OF-WAY)
 PREVIOUSLY DEDICATED BY PLAT Nos. 1808, 22364, 22625 & DOT PLAT 953
 LIBER 23381 FOLIO 140 & LIBER 51949 FOLIO 188

RECEIVED
 SEP 27 2019
 Clerk of the Circuit Court
 Montgomery County, Md.

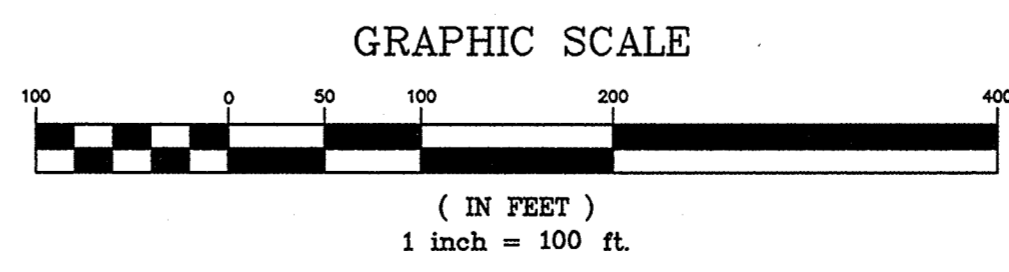
SUBDIVISION RECORD PLAT
 PARCELS 'A', 'B', 'C', 'D', 'E' & 'F', BLOCK "CC"
 AND PARCELS 'K', 'M' & 'N', BLOCK "GG"

CLARKSBURG TOWN CENTER

CLARKSBURG ELECTION DISTRICT NO. 2
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1"=100' JUNE 2019



3909 National Drive, Suite 250
 Burtonsville, MD 20866
 301-421-4024 | Fax: 301-421-4186
 GLWPA.COM



THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD Approved <u>September 19, 2019</u> [Signature] CHAIRMAN [Signature] ASST. SECRETARY/TREASURER	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES Approved <u>8-27-2019</u> DATE BY: <u>[Signature]</u> Acting DIRECTOR	RECORDED: _____ PLAT NO.: _____ DRAWN BY: STJ/AR CHECKED BY: <u>Weg</u> GLW FILE NO.: 11104
M.N.C.P. & P.C. RECORD FILE No. <u>641-58</u>		MNCPPC FILE No. 220161140

MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 25584, MSA 51249-31127. Date available 2019/09/27. Printed 01/17/2020.

S:\Survey Drawings\1104\PLATS\1104.ctb Bk's CC & GG.dwg, PLOTTED: 7/10/2019 2:15 PM, LAST SAVED: 7/10/2019 1:52 PM, PLOTTED BY: Bill Grueninger