

OWNER'S CERTIFICATE AND GRANT OF EASEMENTS

We, the undersigned, owners of the property described hereon, adopt this plan of subdivision, consisting of seven (7) sheets, establish the minimum building restriction lines, dedicate the public streets to public use; grant to Montgomery County, Maryland, storm drainage easements shown hereon, if any; and guarantee compliance with the provisions of section 50-24 of the subdivision regulations.

Further, we grant to the Montgomery County, Maryland slope easements to the building restriction line, adjacent, contiguous and parallel to all public streets. Slope easements shall be extinguished at such time as the Public Improvements on the abutting public streets have been lawfully completed and accepted for maintenance by Montgomery County, Maryland.

Further, we grant to the Washington Suburban Sanitary Commission, (W.S.S.C.) such exclusive rights as necessary for the construction, reconstruction, operation, maintenance and repair of sanitary sewers and/or water mains and appurtenances within the water and/or sewer rights of ways/easements shown hereon, if any, subject to and together with the conditions contained in a right of way document from the grantors, their successors or assigns to the W.S.S.C. and to be recorded hereafter.

Further, we grant to the applicable utility companies, and to each of them and their successors or assigns, a Public Utility Easement in, on, and over the land designated hereon as "P.U.E.", if any, with the terms and provisions of said grant being those set forth in that certain document entitled "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland.

Further, we establish the common driveway easements shown herein for the benefit of the abutting lot owners.

Category I Conservation Easements shown hereon are granted in accordance with the terms of a document recorded in Liber 13178 at Folio 412.

Category II Conservation Easements shown hereon are granted in accordance with the terms of a document recorded in Liber 13178 at Folio 421.

As owners of this subdivision we, our successors and assigns, will cause all property 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.

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 and the parties in interest thereto have indicated their assent below.

Natelli Clarksburg, LLC
a Maryland limited liability company
By: Natelli Communities limited partnership, General Manager
By: Natelli Communities, Inc., general partner

DATE: 12/13/02
Witness: *John Jay Colson*
By: *THOMAS A. NATELLI*, Authorized Person

THE COLUMBIA BANK
DATE: 12/13/02
Witness: *Scott C. Nicholson*
DATE: 12/13/02
Witness: *John A. Scalfaro Jr.*, Trustee

GENERAL NOTES:

- APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC WATER AND SEWER.
- THIS PLAT: 159 LOTS, AND 17 PARCELS, ZONED: RMX-2.
- 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.
- DEVELOPMENT OF THIS SUBDIVISION IS SUBJECT TO A SITE PLAN ENFORCEMENT AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD (MNCPPC FILE #8-02031), AND AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING ADEQUATE PUBLIC FACILITIES.
- 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.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1992, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT.
- THIS PLAT IS LIMITED TO THE USES AND CONDITIONS OF PRELIMINARY PLAN #1-01078.
- THIS SURVEY IS IN THE NORTH AMERICAN DATUM OF 1983, 1991 ADJUSTMENT, (NAD83/91) AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS INCORPORATING WASHINGTON SUBURBAN SANITARY COMMISSION (WSSC) CONTROL STATIONS 20754 & 20755.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO A "DECLARATION OF COVENANTS FOR PRIVATE OPEN SPACE" RECORDED IN LIBER 23369 AT FOLIO 314 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- TAX MAP: EW; WSSC SHEET NO. 233 NW 13
- ACCESS IS DENIED ALONG CLARKSBURG ROAD AND MID COUNTY HIGHWAY (A-305) OTHER THAN AT THE APPROVED ENTRANCE LOCATION.
- PARCELS DESIGNATED HEREON AS HOA ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

203073101678\11005802031RMX

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
Approved September 12, 2002
Bruce CHAIRMAN
Minikoupe Demetris ASST. SECRETARY-TREASURER
MNCPPC Record File No. 620-16

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
Approved FEBRUARY 28, 2003
Michael DIRECTOR

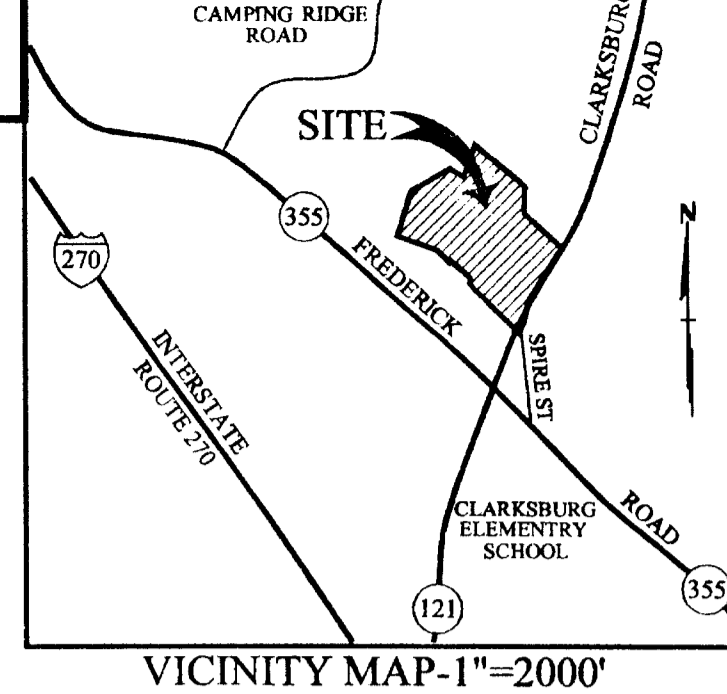
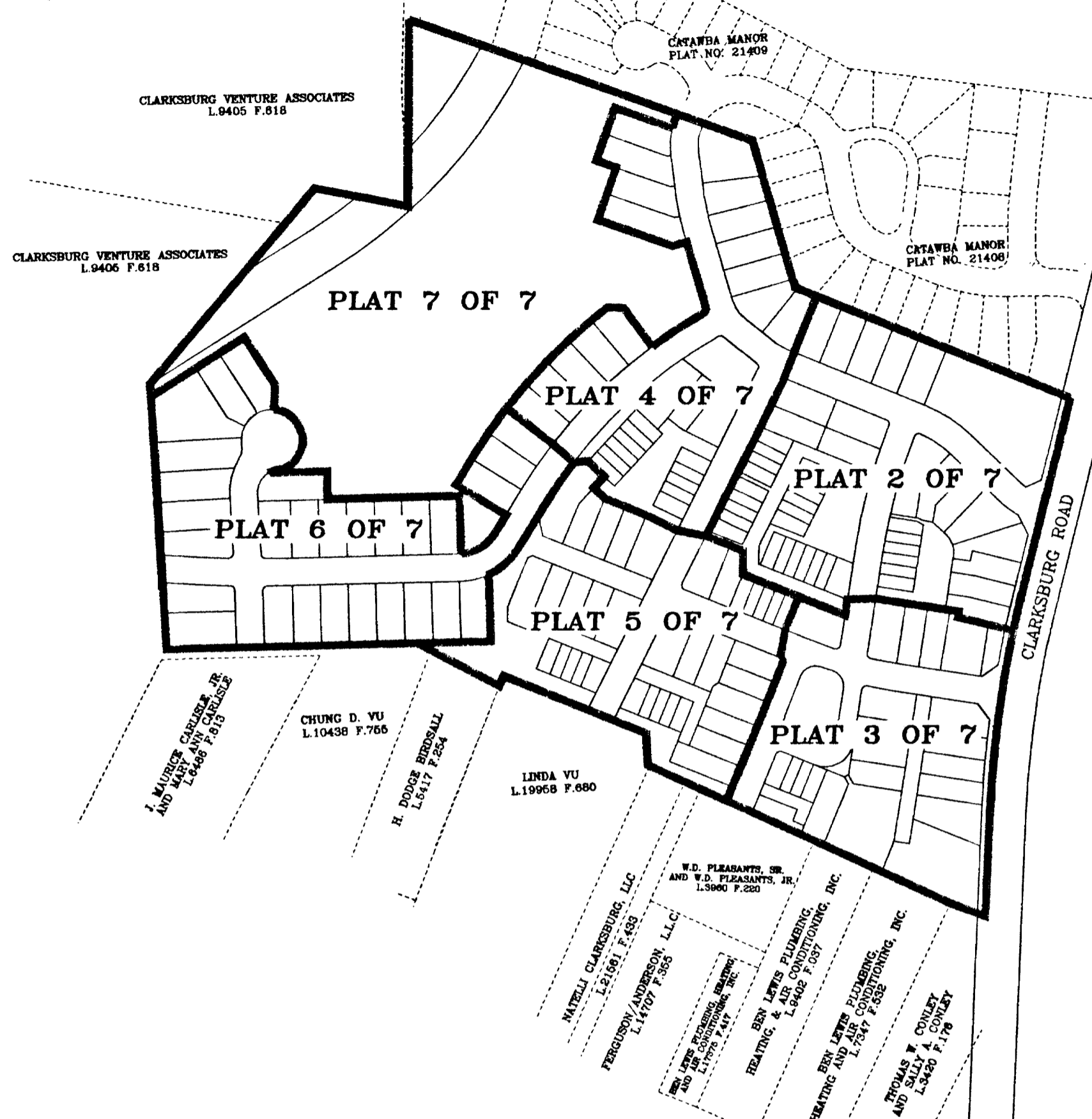
DRAWN: JLB
COMPUTED: TPQ
CHECKED: TPQ
RECORDED: _____
PLAT BOOK: _____
PLAT NO.: _____



Rodgers Consulting, Inc.
9260 Gather Road
Gaithersburg, MD 20877
301.948.4700
301.948.6254 (fax)
301.293.6609
www.rodgers.com

FILED
MAR 07 2003
Clerk of the Circuit Court
Montgomery County, Md.

PLAT NO. 22487



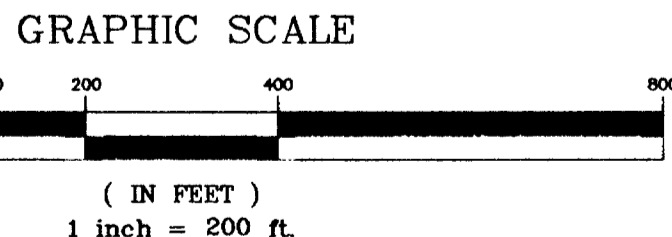
SURVEYOR'S CERTIFICATE

I hereby certify that the data shown hereon is correct; that it is a subdivision of all of the property acquired by Natelli Clarksburg, LLC, a Maryland limited liability company, from Henry Alan Waterman and Marcella J. Waterman, by deed dated June 28, 2002 and recorded among the Land Records of Montgomery County, Maryland in Liber 21355 at Folio 299; and all of the property acquired by Natelli Clarksburg, LLC, from John A. Baker, Kathleen D. Baker and Ronald R. Lewis, surviving Tenant by the Entirety of Georgia L. Lewis, by deed dated June 28, 2002 and recorded among the Land Records of Montgomery County, Maryland in Liber 21355 at Folio 294; and part of the property acquired by Natelli Clarksburg LLC from Lawrence A. Funt, by deed dated July 19, 2002 and recorded among the Land Records of Montgomery County, Maryland in Liber 21561 at Folio 443 I further certify that once engaged as described in the owners dedication hereon, all property markers show this - 0 - will be set as delineated hereon in accordance with the provisions of Section 50-24 (e) of the Montgomery County Code; The total area encompassed by the seven (7) plats of this subdivision is 1517767 square feet or 34.84312 acres of land, of which 256791 square feet or 5.89511 acres of land is dedicated to public use.

DATE: 12-17-02
TIMOTHY P. QUINN
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 20002

SHEET INDEX:

- SHEET 1: TITLE SHEET
- SHEET 2: LOTS 8-12 & PARCEL A, BLOCK F; LOTS 1-8, 13-18 & PARCEL A, BLOCK G; LOTS 1-16, 25-34 & PARCELS A & B, BLOCK H
- SHEET 3: LOTS 1-15 & PARCELS A, B, C, D & E, BLOCK A; PARCEL A, BLOCK B; LOTS 9-12 & PARCEL B, BLOCK G; LOT 17, BLOCK H
- SHEET 4: LOTS 1-14 & PARCELS A, B & C, BLOCK D; LOTS 1-9, BLOCK E; LOTS 1-7, BLOCK F
- SHEET 5: LOTS 1-14 & PARCELS A & B, BLOCK C; LOTS 15-29 & PARCEL D, BLOCK D; LOTS 18-24, BLOCK H
- SHEET 6: LOTS 30-37, BLOCK D; LOTS 10-27, BLOCK E; LOTS 1 & 2, BLOCK I
- SHEET 7: PARCEL A, BLOCK E; PARCEL A, BLOCK J; PARCEL A, BLOCK K

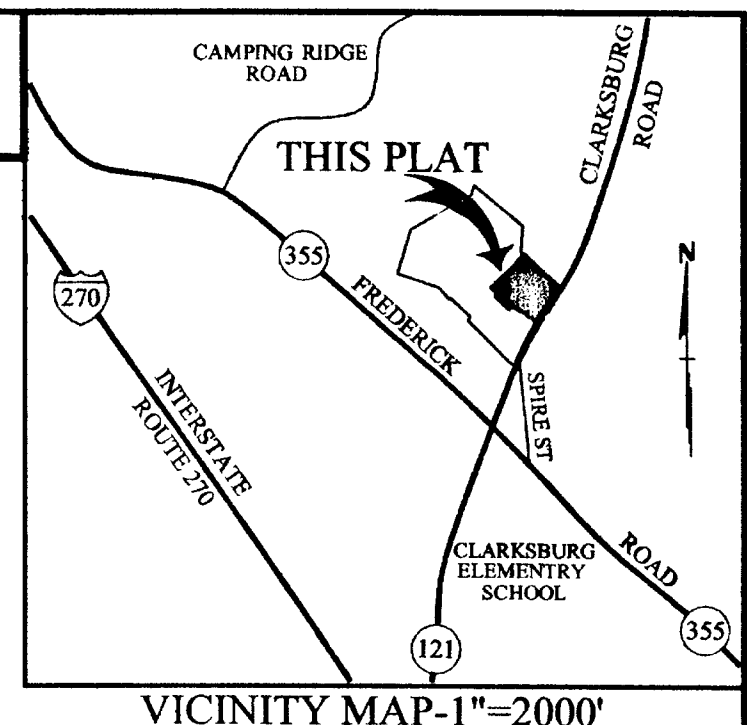


COVER SHEET
SUBDIVISION RECORD PLAT
CLARKSBURG RIDGE
CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 200' AUGUST, 2002
PLAT SHEET 1 OF 7
JOB NO. 529U3

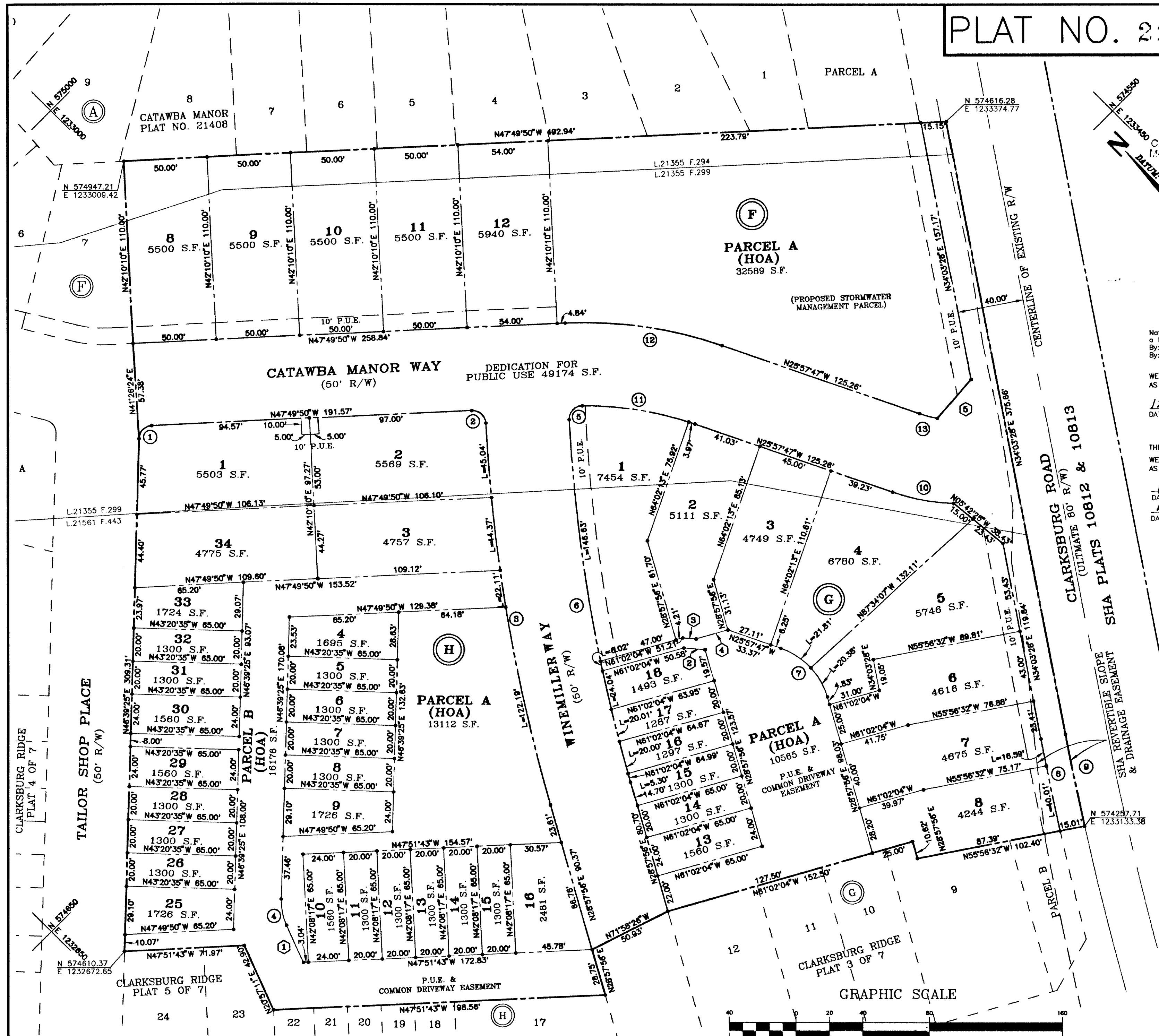
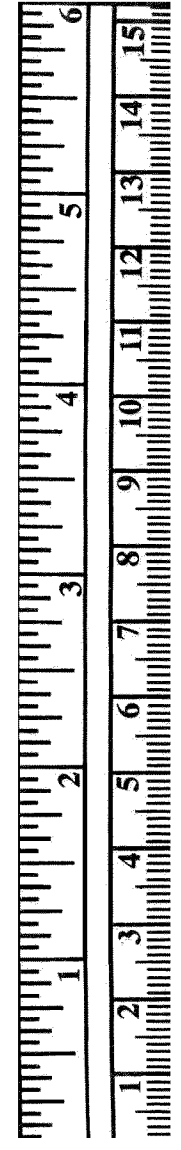
MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 22487-22493, MSA_S1249_28335. Date available 2003/03/07. Printed 06/17/2020.

80231 MSA SSU 1249-28335-1 620-16

PLAT NO. 22488



FILED
MAR 07 2003
Clerk of the Circuit Court
Montgomery County, Md.



OWNER'S CERTIFICATE AND GRANT OF EASEMENTS

Notelli Clarksburg, LLC
a Maryland limited liability company
By: Notelli Communities limited partnership, General Manager
By: Notelli Communities, Inc., general partner

WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND THE CERTIFICATES AS SET FORTH ON SHEET ONE OF SEVEN, HEREWITH.

DATE: 12/13/02 *Sean Jay Colona* Witness: *THOMAS A. NATELLI*, Authorized Person

THE COLUMBIA BANK

WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND THE CERTIFICATES AS SET FORTH ON SHEET ONE OF SEVEN, HEREWITH.

DATE: 12/13/02 *Judy N...* Witness: *Timothy P. Quinn*, Professional Land Surveyor

12-17-02
TIMOTHY P. QUINN
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION No. 20002

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	8.00	11.94	7.40	10.86	N89°24'47\"	85°30'45\"
2	8.00	12.55	7.96	11.30	N02°54'02\"	89°51'37\"
3	1025.00	233.71	117.36	233.20	N35°29'51\"	1°30'50\"
4	36.00	16.15	8.21	16.02	N33°48'18\"	25°42'13\"
5	8.00	12.90	8.34	11.55	N88°12'05\"	92°22'47\"
6	975.00	222.00	111.48	221.52	N35°29'19\"	1°30'45\"
7	44.00	42.18	22.87	40.59	N01°30'05\"	64°55'44\"
8	1949.88	56.60	28.30	56.60	N33°13'34\"	1°39'48\"
9	1834.88	56.60	28.30	56.60	N33°13'11\"	1°40'34\"
10	125.00	37.24	18.76	37.11	N34°29'55\"	17°04'16\"
11	200.00	86.58	34.63	68.24	N35°47'09\"	19°38'44\"
12	250.00	95.41	48.29	94.84	N36°53'48\"	21°52'03\"
13	75.00	10.93	5.48	10.93	N30°08'24\"	8°21'13\"

LINE	BEARING	LENGTH
1	N20°57'11\"	24.67
2	N40°43'11\"	12.75
3	N40°43'11\"	8.04
4	N61°02'04\"	19.82
5	N85°50'58\"	30.93

SUBDIVISION RECORD PLAT
LOTS 8-12 & PARCEL A, BLOCK F
LOTS 1-8, 13-18 & PARCEL A, BLOCK G
LOTS 1-16, 25-34 & PARCELS A AND B, BLOCK H

CLARKSBURG RIDGE
CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE 1\" = 40' AUGUST, 2002

PLAT SHEET 2 OF 7
JOB NO. 52803

703074101078111005862031RMX

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

Approved September 12, 2002
Bar CHAIRMAN
Mimikitty Ferestone ASST. SECRETARY-TREASURER
MNCP&PC Record File No. 620-17

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

Approved FEBRUARY 28, 2003
Robert... DIRECTOR

DRAWN: JLB
COMPUTED: _____
CHECKED: TPQ
RECORDED: _____
PLAT BOOK: _____
PLAT NO.: _____

RODGERS CONSULTING, INC.
2260 Galther Road
Gaithersburg, MD 20877
301.948.4700
301.948.6296 (fax)
301.253.6608
www.rodgers.com

(IN FEET)
1 inch = 40 ft.

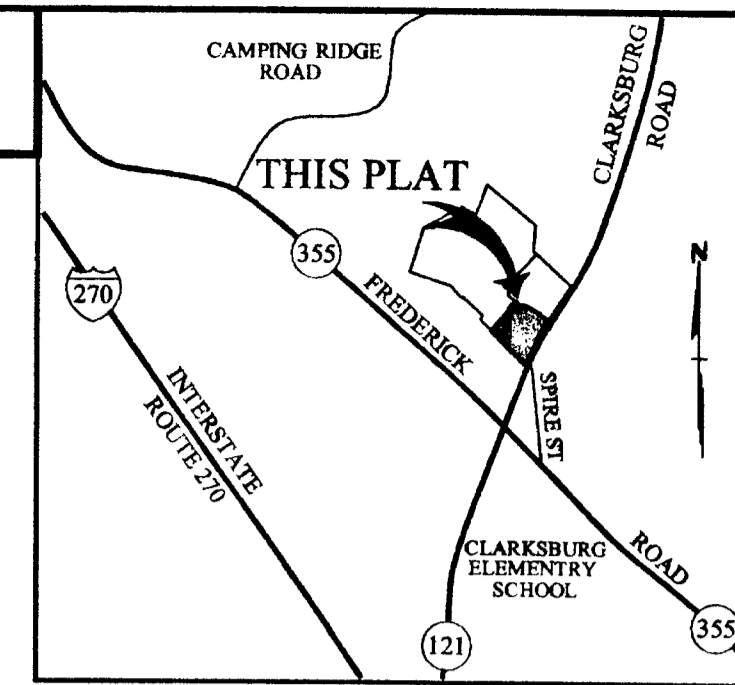
AREA TABULATION:

AREA OF LOTS	132388 S.F. OR	3.03921 ACRES
AREA OF PARCELS	72442 S.F. OR	1.66302 ACRES
STREET DEDICATION	49174 S.F. OR	1.12890 ACRES
TOTAL AREA OF PLAT	254004 S.F. OR	5.83113 ACRES
TOTAL NO. OF LOTS	45 LOT(S) 4 PARCEL(S)	

Q:\projects\5290\dwg\SURVE\1800\PLAT SHEET 2 OF 7.dwg 12/06/02

MSA SSU 1249-28335-2 620-17

PLAT NO. 22489



OWNER'S CERTIFICATE AND GRANT OF EASEMENTS

Natelli Clarksville, LLC
 a Maryland limited liability company
 By: Natelli Communities limited partnership, General Manager
 By: Natelli Communities, Inc., general partner

FILED

MAR 07 2003

WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND THE CERTIFICATES AS SET FORTH ON SHEET ONE OF SEVEN, HERewith.

Clerk of the Circuit Court
 Montgomery County Md.

DATE: 12/13/02 *John Jay Colina* BY: *THOMAS A. NATELLI*
John Jay Colina Witness THOMAS A. NATELLI, Authorized Person

THE COLUMBIA BANK

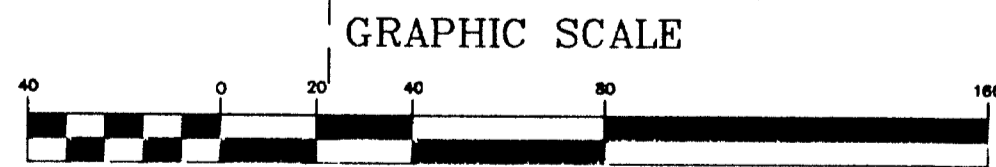
WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND THE CERTIFICATES AS SET FORTH ON SHEET ONE OF SEVEN, HERewith.

DATE: 12/13/02 *Scott C. Nicholson* BY: *John A. Scudera Jr.*
Scott C. Nicholson Witness JOHN A. SCUDERA JR., Trustee

12-17-02
 TIMOTHY P. QUINN
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 20002

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	1949.86	66.69	33.35	66.69	N31°24'53"E	1°57'35"
2	725.00	46.86	23.44	46.86	N59°10'57"W	3°42'13"
3	8.00	12.05	7.50	10.94	N14°10'57"W	86°17'47"
4	8.00	13.82	9.37	12.17	N78°28'18"E	99°00'44"
5	725.00	52.64	26.33	52.63	N49°56'31"W	4°09'37"
6	8.00	12.57	8.00	11.31	N02°51'43"W	90°00'00"
7	8.00	12.23	7.67	11.07	N85°55'49"E	87°35'04"
8	775.00	39.95	19.98	39.94	N51°45'15"W	2°57'12"
9	8.00	11.48	8.98	10.52	N120°57'57"W	82°11'47"
10	8.00	13.04	8.49	11.64	N75°39'40"E	93°23'28"
11	775.00	45.87	22.94	45.86	N59°20'20"W	3°23'28"
12	18.00	32.41	22.70	28.21	N80°33'07"E	103°10'21"
13	8.00	12.57	8.00	11.31	N02°51'43"W	90°00'00"
14	8.00	12.57	8.00	11.31	N87°08'17"E	90°00'00"
15	1949.86	168.07	84.09	168.02	N25°01'38"E	4°56'19"
16	62.00	111.64	78.19	97.16	N80°33'07"E	103°10'21"
17	1934.86	331.75	166.28	331.34	N27°28'11"E	9°49'28"

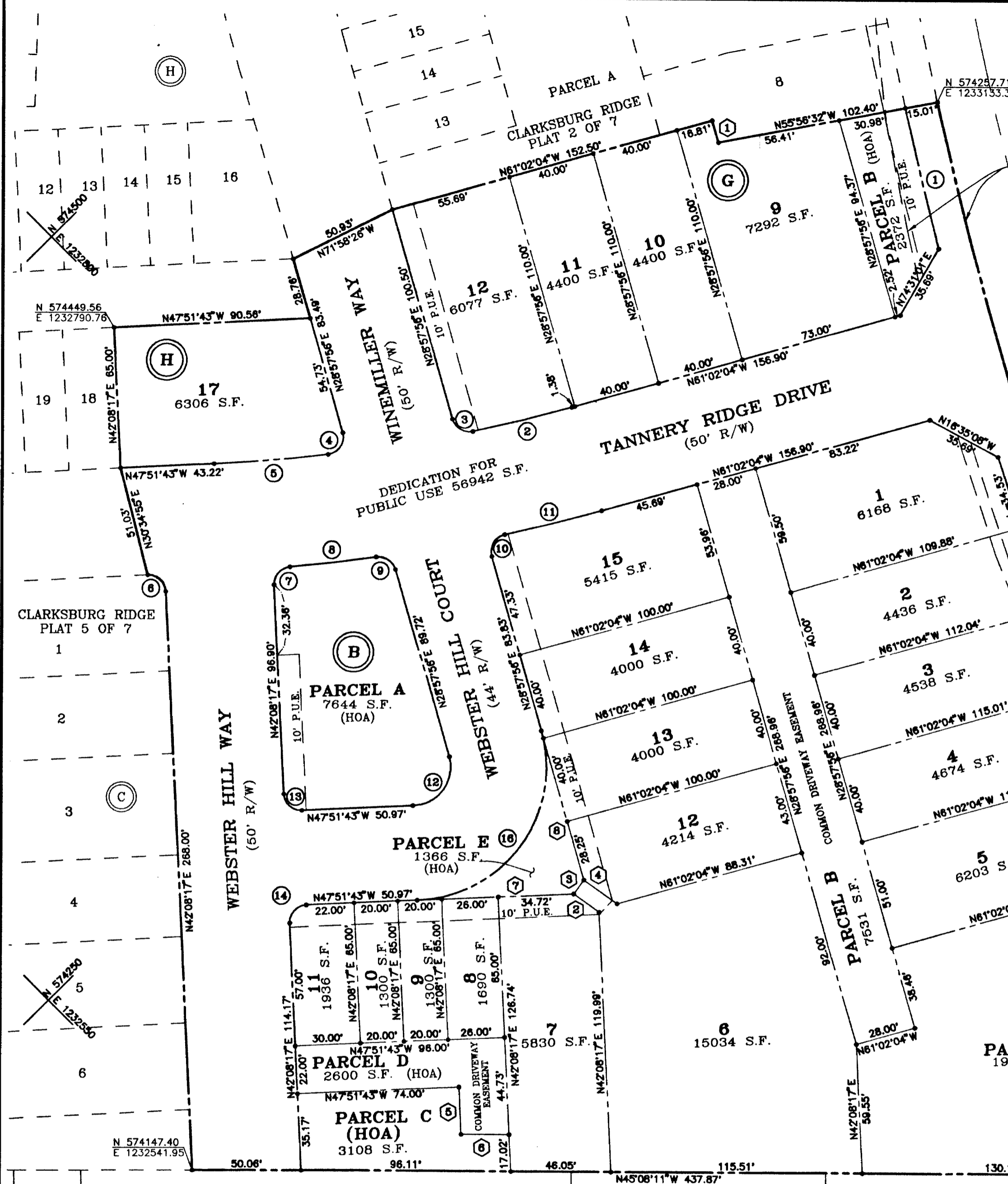
LINE	BEARING	LENGTH
1	N28°57'56"E	10.62
2	N09°26'53"W	14.40
3	N80°33'07"E	8.00
4	N09°26'53"W	18.82
5	N42°08'17"E	21.68
6	N45°08'11"W	22.02
7	N47°51'43"W	71.75
8	N28°57'56"E	71.75



SUBDIVISION RECORD PLAT
 LOTS 1-15 AND PARCELS A, B, C, D AND E, BLOCK A
 LOTS 9-12 AND PARCEL B, BLOCK G
 LOT 17, BLOCK H AND PARCEL A, BLOCK B
CLARKSBURG RIDGE
 CLARKSBURG (2ND) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 40' AUGUST, 2002

AREA TABULATION:

AREA OF LOTS	-	99213 S.F. OR	2.27762 ACRES
AREA OF PARCELS	-	43643 S.F. OR	1.00190 ACRES
STREET DEDICATION	-	56942 S.F. OR	1.30720 ACRES
TOTAL AREA OF PLAT	-	199798 S.F. OR	4.58672 ACRES
TOTAL NO. OF LOTS	-	20 LOT(S)	7 PARCEL(S)



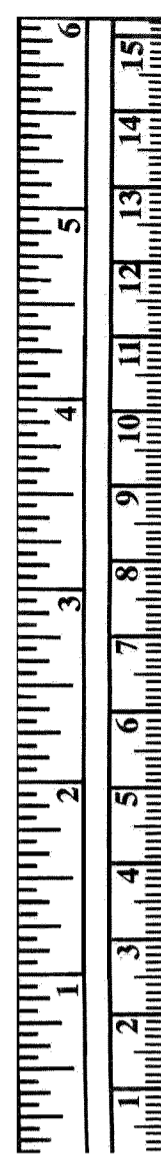
20307510107811005802031RMX
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 Approved September 12, 2002
 Chairman: *Ben* ASST. SECRETARY-TREASURER: *Minikrup Jemstone*
 MNCP&PC Record File No. 620-18

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
 Approved FEBRUARY 28, 2003
 Director: *Alex P. Huhlfeld*

RODGERS CONSULTING
 Enhancing the value of land assets
 Rodgers Consulting, Inc.
 9280 Galter Road
 Gaithersburg, MD 20877
 301.948.4700
 301.948.6206 (fax)
 301.293.6609
 www.rodgers.com

DRAWN: JLB
 COMPUTED: TPQ
 CHECKED: TPQ
 RECORDED: _____
 PLAT BOOK: _____
 PLAT NO.: _____

Q:\projects\529u\dwg\SURVEY\3800\PLAT SHEET 3 OF 7.dwg 12/06/02



OWNER'S CERTIFICATE AND GRANT OF EASEMENTS

THE COLUMBIA BANK
 WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND THE CERTIFICATES AS SET FORTH ON SHEET ONE OF SEVEN, HEREWITH.

12/13/02 DATE
 12/13/02 DATE

By: *Thomas A. Natelli*
 THOMAS A. NATELLI, Authorized Person

Witness: *John A. Scardino Jr.*
 John A. Scardino Jr., Trustee

Witness: *Judy Non*
 Judy Non, Witness

Witness: *Scott C. Nicholson*
 Scott C. Nicholson, Trustee

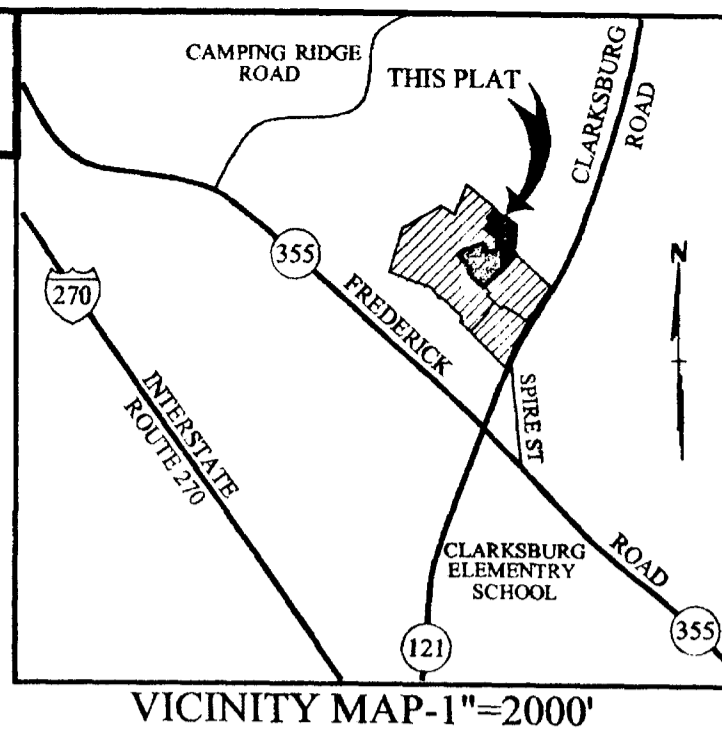
WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND THE CERTIFICATES AS SET FORTH ON SHEET ONE OF SEVEN, HEREWITH.

12/13/02 DATE
 12/13/02 DATE

By: *John J. Colan*
 JOHN J. COLAN, Witness

Witness: *John A. Scardino Jr.*
 John A. Scardino Jr., Trustee

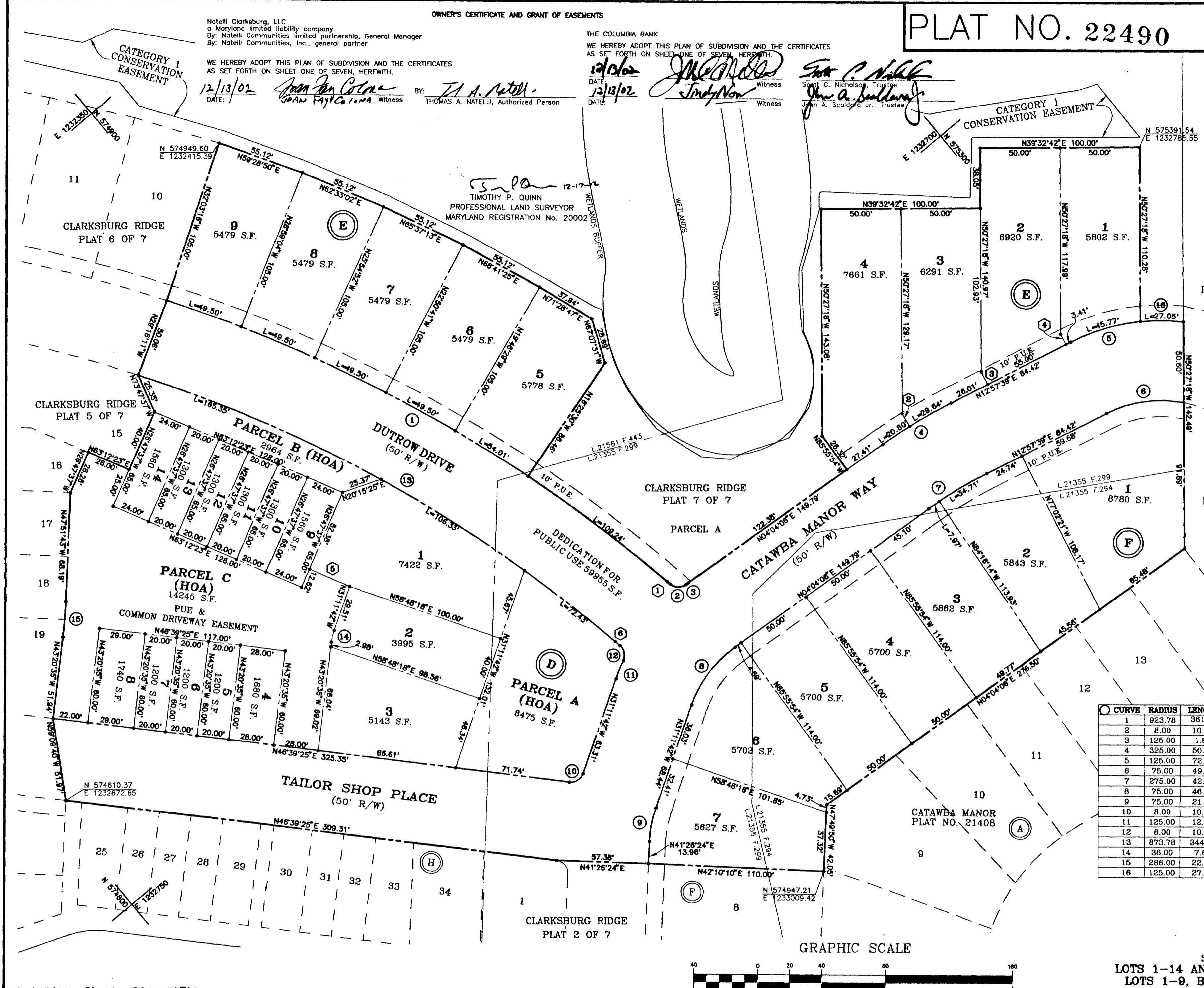
PLAT NO. 22490



FILED

MAR 07 2003

Clerk of the Circuit Court
 Montgomery County, Md.

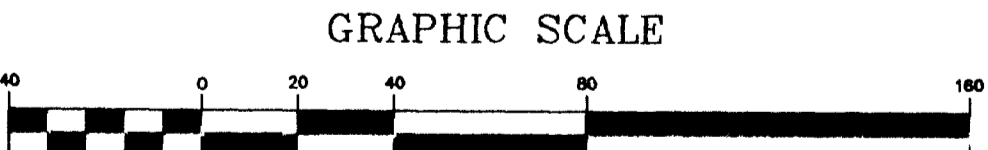


LINE TABLE

LINE	BEARING	LENGTH
1	N80°21'01"E	2.18
2	N82°15'53"W	9.31
3	N77°02'21"W	9.01
4	N77°02'21"W	7.19
5	N63°12'23"E	27.35
6	N80°21'01"E	3.92

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	923.78	361.23	182.95	358.93	S69°08'52"W	22°24'17"
2	8.00	10.77	6.38	9.98	N41°46'47"E	77°08'28"
3	125.00	1.87	0.94	1.87	N03°38'19"E	0°51'33"
4	325.00	50.44	25.27	50.39	N08°39'53"E	8°53'34"
5	125.00	72.83	37.48	71.80	N29°39'08"E	33°22'56"
6	75.00	49.89	25.80	48.79	N31°56'32"E	37°57'46"
7	275.00	42.88	21.38	42.64	N08°30'53"E	8°53'34"
8	75.00	46.16	23.84	45.43	N13°33'48"W	35°15'48"
9	75.00	21.78	10.97	21.70	N39°30'46"W	16°38'09"
10	8.00	10.87	6.46	10.05	N07°43'51"E	77°51'06"
11	125.00	12.35	6.18	12.35	N28°21'52"W	5°39'40"
12	8.00	10.35	6.04	9.64	N62°35'30"W	74°08'58"
13	873.78	344.11	174.31	341.89	N69°04'05"E	22°33'51"
14	36.00	7.63	3.83	7.62	N37°16'09"W	12°08'54"
15	286.00	22.56	11.28	22.55	N45°38'09"W	4°31'08"
16	125.00	27.05	13.58	27.00	S40°08'35"W	12°24'03"



7030761010711005802031RMY

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

Approved September 12, 2002

Chairman
 CHAIRMAN

Asst. Secretary-Treasurer
 ASST. SECRETARY-TREASURER

MNCP&PC Record File No. 620-19

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

Approved February 28, 2003

Director
 DIRECTOR

DRAWN: JLB
 COMPUTED: TPQ
 CHECKED: TPQ
 RECORDED:
 PLAT BOOK:
 PLAT NO.:

RODGERS CONSULTING, INC.

5760 Calver Road
 Gaithersburg, MD 20877
 301.948.4700
 301.948.6296 (fax)
 301.253.6609
 www.rodgers.com

Enhancing the value of land assets

(IN FEET)
 1 inch = 40 ft.

AREA TABULATION:

AREA OF LOTS	- 129482 S.F. OR	2.97250 ACRES
AREA OF PARCELS	- 25684 S.F. OR	0.58962 ACRES
STREET DEDICATION	- 59955 S.F. OR	1.37637 ACRES
TOTAL AREA OF PLAT	- 215121 S.F. OR	4.93849 ACRES
TOTAL NO. OF LOTS	- 30	LOT(S) 3 PARCEL(S)

SUBDIVISION RECORD PLAT
 LOTS 1-14 AND PARCELS A, B, AND C, BLOCK D
 LOTS 1-9, BLOCK E AND LOTS 1-7, BLOCK F

CLARKSBURY RIDGE

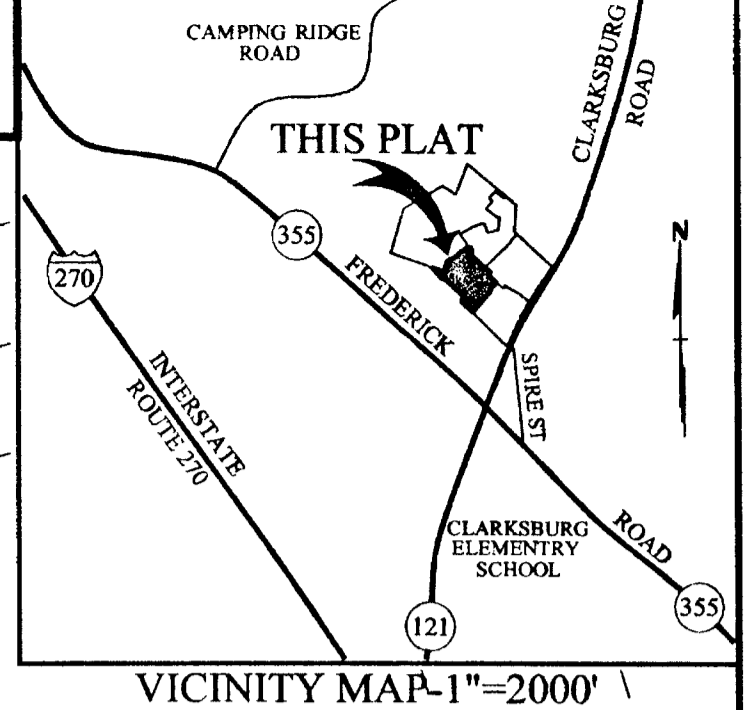
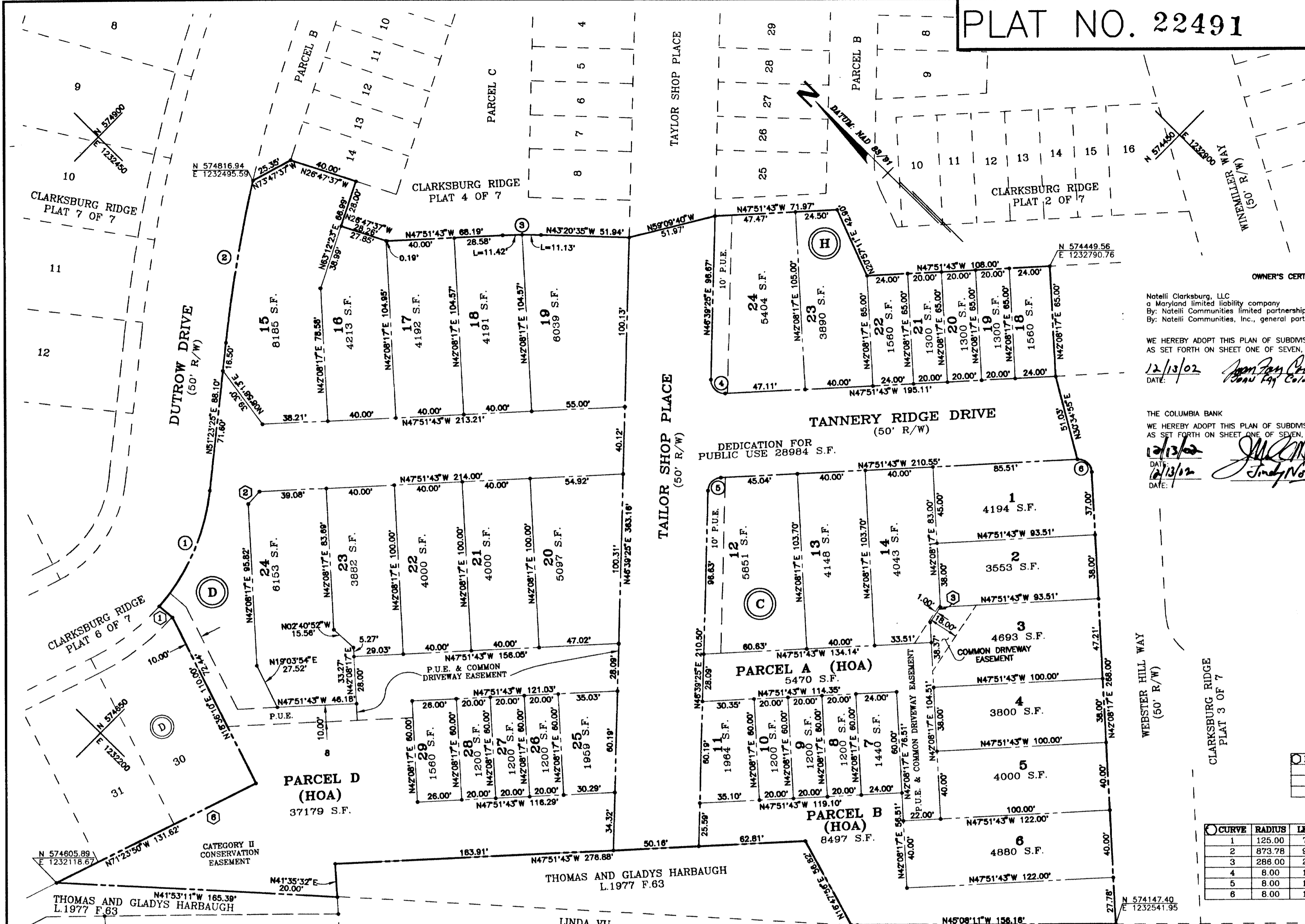
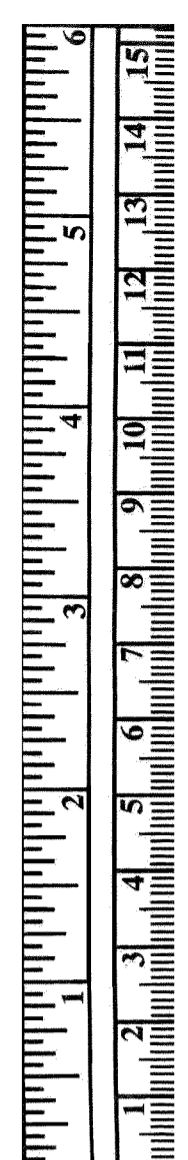
CLARKSBURY (2ND) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SCALE 1" = 40' AUGUST, 2002

PLAT SHEET 4 OF 7
 JOB NO. 52903

MSA SSU 1249-28335-4 620-19

MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 22491-28335, MSA_S1249_28335. Date available 2003/03/07. Printed 06/17/2020.



OWNER'S CERTIFICATE AND GRANT OF EASEMENTS FILED MAR 07 2003

Natelli Clarksbury, LLC a Maryland limited liability company By: Natelli Communities limited partnership, General Manager By: Natelli Communities, Inc., general partner

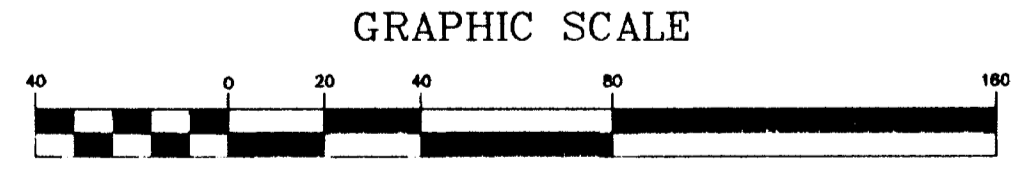
WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND THE CERTIFICATES AS SET FORTH ON SHEET ONE OF SEVEN, HERewith. DATE: 12/13/02

THE COLUMBIA BANK WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND THE CERTIFICATES AS SET FORTH ON SHEET ONE OF SEVEN, HERewith. DATE: 12/13/02

TIMOTHY P. QUINN PROFESSIONAL LAND SURVEYOR MARYLAND REGISTRATION No. 20002

LINE TABLE with columns: LINE, BEARING, LENGTH

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA



SUBDIVISION RECORD PLAT LOTS 1-14 AND PARCELS A AND B, BLOCK C LOTS 15-29 AND PARCEL D, BLOCK D LOTS 18-24, BLOCK H CLARKSBURY RIDGE CLARKSBURY (2ND) ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND SCALE 1" = 40' AUGUST, 2002

PLAT SHEET 5 OF 7 JOB NO. 529U3

203077101078 111065 802031 RMX THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD Approved September 12, 2002

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES Approved FEBRUARY 28, 2003



Rodgers Consulting, Inc. 9260 Gather Road Catonsville, MD 21037 301.948.4700 301.948.6296 (fax) 301.253.6609 www.rodgers.com

AREA TABULATION: AREA OF LOTS - 119552 S.F. OR 2.74452 ACRES AREA OF PARCELS - 51146 S.F. OR 1.17415 ACRES STREET DEDICATION - 28984 S.F. OR 0.66539 ACRES TOTAL AREA OF PLAT - 199682 S.F. OR 4.58406 ACRES TOTAL NO. OF LOTS - 36 LOT(S) 3 PARCEL(S)

Q:\projects\529u\dwg\SURVEY\3800\PLAT SHEET 5 OF 7.dwg 12/16/02

MSA SSU 1249-28335-5 620-20

PLAT NO. 22492

OWNER'S CERTIFICATE AND GRANT OF EASEMENTS

Notelli Clarkeburg, LLC
 a Maryland limited liability company
 By: Notelli Communities limited partnership, General Manager
 By: Notelli Communities, Inc., general partner

WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND THE CERTIFICATES AS SET FORTH ON SHEET ONE OF SEVEN, HEREWITH.

DATE: 12/13/02 *John Jay Colona* Witness *Thomas A. Natelli* Authorized Person

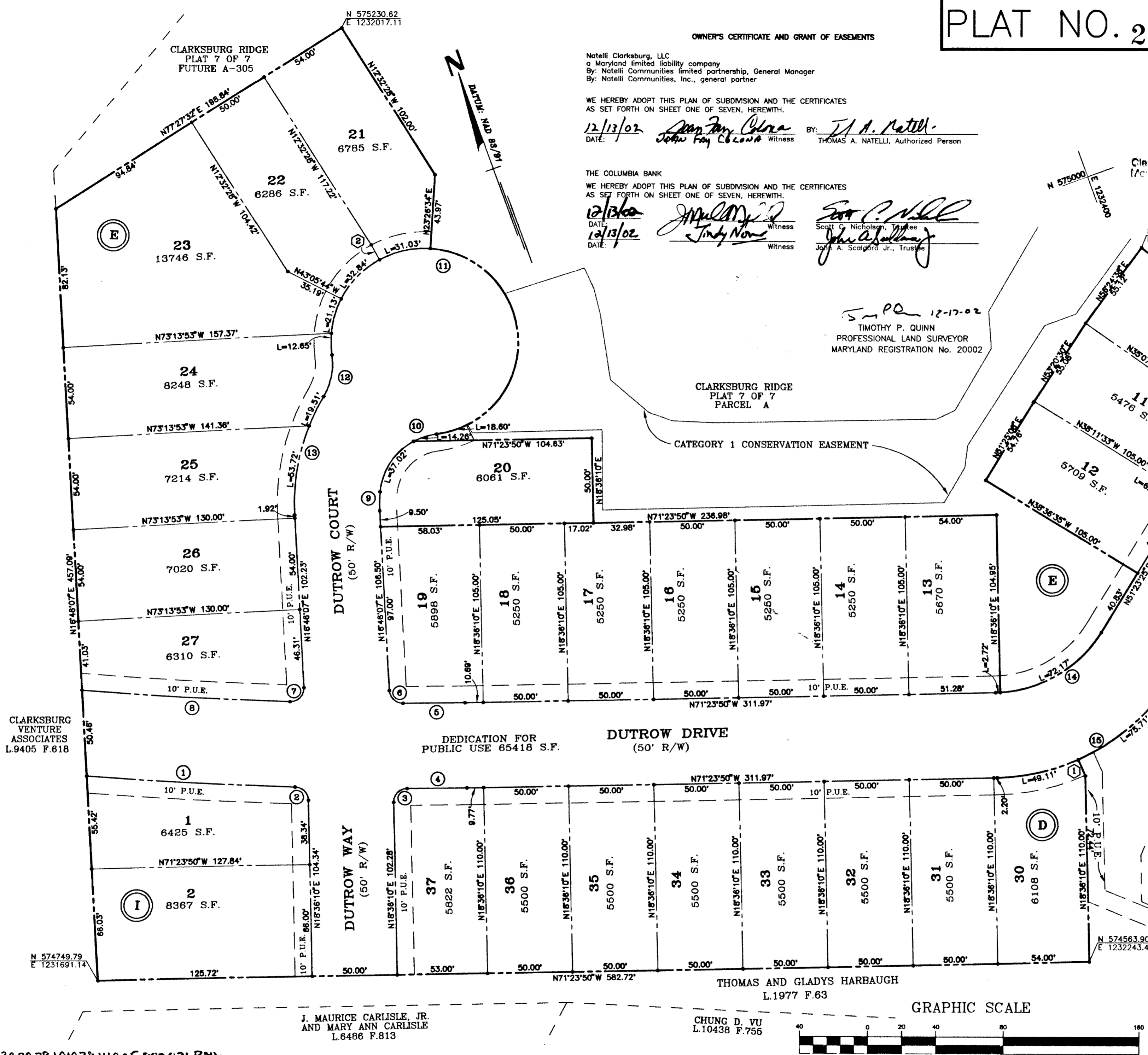
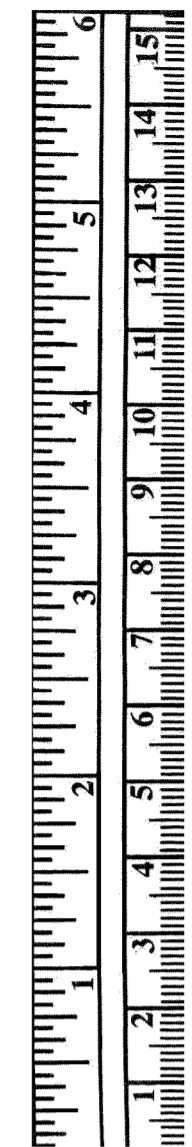
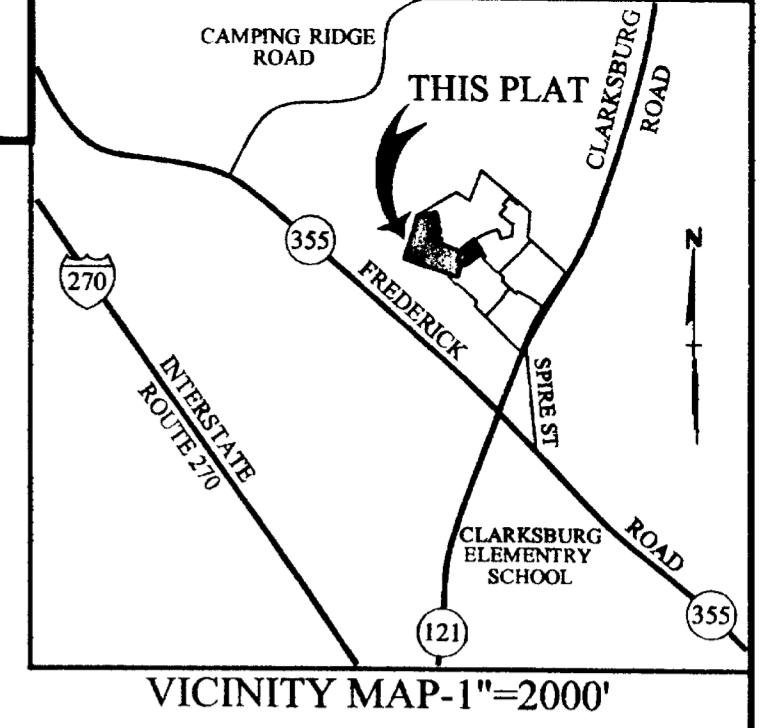
THE COLUMBIA BANK
 WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND THE CERTIFICATES AS SET FORTH ON SHEET ONE OF SEVEN, HEREWITH.

DATE: 12/13/02 *Scott C. Nicholson* Witness *John A. Scalapora Jr.* Trustee

FILED

MAR 07 2003

Clerk of the Circuit Court
 Montgomery County, MD



LINE TABLE

LINE	BEARING	LENGTH
1	N03°54'30"W	10.31
2	N08°52'47"W	10.00

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	2185.00	122.33	61.18	122.31	N87°08'51"W	3°12'28"
2	8.00	12.20	7.64	11.05	N25°04'28"W	87°21'16"
3	8.00	12.89	8.13	11.40	N84°03'47"E	90°55'14"
4	2185.00	35.10	17.55	35.10	N70°56'13"W	0°55'14"
5	2135.00	36.38	18.19	36.38	N70°54'33"W	0°58'35"
6	8.00	12.17	7.62	11.03	N26°49'34"W	87°11'22"
7	8.00	13.21	8.67	11.76	N64°03'53"E	94°35'32"
8	2135.00	122.10	61.07	122.08	N67°00'03"W	3°16'36"
9	75.00	11.27	5.65	11.26	N21°04'27"E	8°36'39"
10	38.00	51.28	30.40	47.48	N64°02'19"E	77°19'06"
11	55.00	260.12	54.07	77.11	N32°47'34"W	270°58'51"
12	38.00	25.61	13.31	25.13	N31°01'28"E	38°38'54"
13	125.00	73.22	37.70	72.18	N33°33'01"E	33°33'48"
14	75.00	74.89	40.90	71.82	N79°59'47"E	57°12'45"
15	125.00	124.82	68.17	119.70	N79°59'47"E	57°12'45"
16	873.78	97.54	48.82	97.49	N54°35'17"E	6°23'45"
17	923.78	105.89	52.90	105.83	N54°40'04"E	6°33'19"

12-17-02
 TIMOTHY P. QUINN
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 20002

DEDICATION FOR PUBLIC USE 65418 S.F.
DUTROW DRIVE
 (50' R/W)

DEDICATION FOR PUBLIC USE 6425 S.F.
DUTROW WAY
 (50' R/W)

THOMAS AND GLADYS HARBAUGH
 L.1977 F.63

J. MAURICE CARLISLE, JR.
 AND MARY ANN CARLISLE
 L.6486 F.813

GRAPHIC SCALE

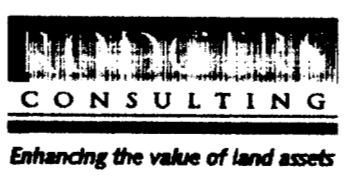


SUBDIVISION RECORD PLAT
 LOTS 10-27, BLOCK E AND LOTS 1-2, BLOCK I
CLARKSBURG RIDGE
 CLARKSBURG (2ND) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 40' AUGUST, 2002

263078 101078 111005 802031 RMX
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 Approved September 12, 2002
Ben Minick Chairman
Minick ASST. SECRETARY-TREASURER
 MNCP&PC Record File No. 620-21

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
 Approved February 28, 2003
Robert DIRECTOR

DRAWN: JLB
 COMPUTED: TPQ
 CHECKED: TPQ
 RECORDED:
 PLAT BOOK:
 PLAT NO.:



Rodgen Consulting, Inc.
 9260 Gather Road
 Gaithersburg, MD 20877
 301.948.4700
 301.948.6296 (fax)
 301.253.6609
 www.rodgen.com

AREA TABULATION:

AREA OF LOTS	-	175876	S.F. OR	4.03755	ACRES
AREA OF PARCELS	-	0	S.F. OR	0	ACRES
STREET DEDICATION	-	65418	S.F. OR	1.50179	ACRES
TOTAL AREA OF PLAT	-	241294	S.F. OR	5.53934	ACRES
TOTAL NO. OF LOTS	-	28	LOT(S) 0	PARCEL(S)	

PLAT SHEET 6 OF 7
 JOB NO. 528US

80236
 MSA 55U 1249-28335-6 620-21

Q:\projects\529u\dwg\SURVEY\3800\PLAT SHEET 6 OF 7.dwg 10/31/02



T.P. QUINN 12-17-02
 TIMOTHY P. QUINN
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 20002

OWNER'S CERTIFICATE AND GRANT OF EASEMENTS

Notelli Clarksburg, LLC
 a Maryland limited liability company
 By: Notelli Communities limited partnership, General Manager
 By: Notelli Communities, Inc., general partner

WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND THE CERTIFICATES AS SET FORTH ON SHEET ONE OF SEVEN, HEREWITH.

DATE: 12/13/02 *John Fay Colona* Witness
 DATE: 12/13/02 *John Fay Colona* Witness
 DATE: 12/13/02 *Thomas A. Natelli* Authorized Person

THE COLUMBIA BANK
 WE HEREBY ADOPT THIS PLAN OF SUBDIVISION AND THE CERTIFICATES AS SET FORTH ON SHEET ONE OF SEVEN, HEREWITH.

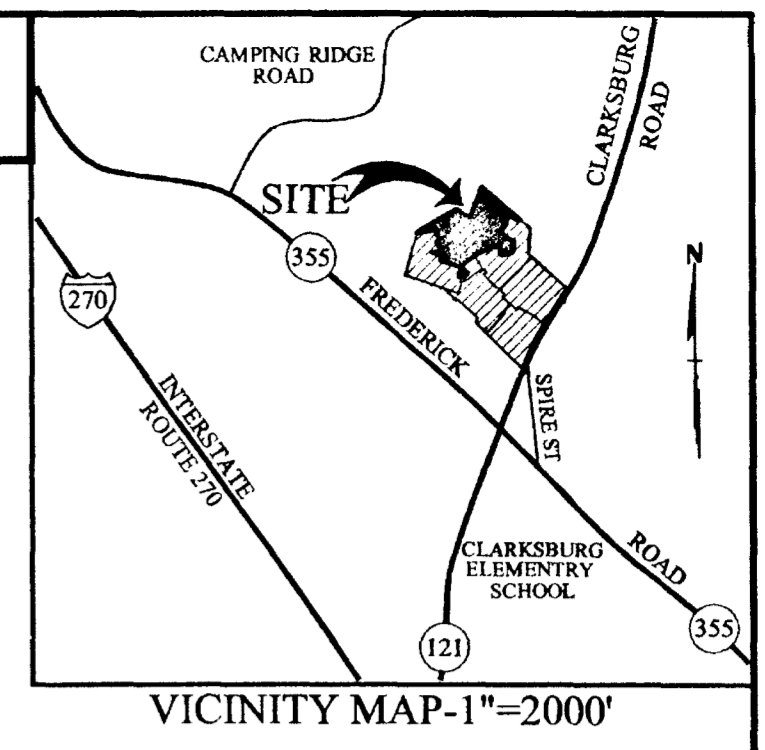
DATE: 12/13/02 *Scott C. Nicholson* Witness
 DATE: 12/13/02 *John A. Scordara Jr.* Witness

PLAT No. 22493

FILED

MAR 07 2003

Clerk of the Circuit Court
 Montgomery County, Md.



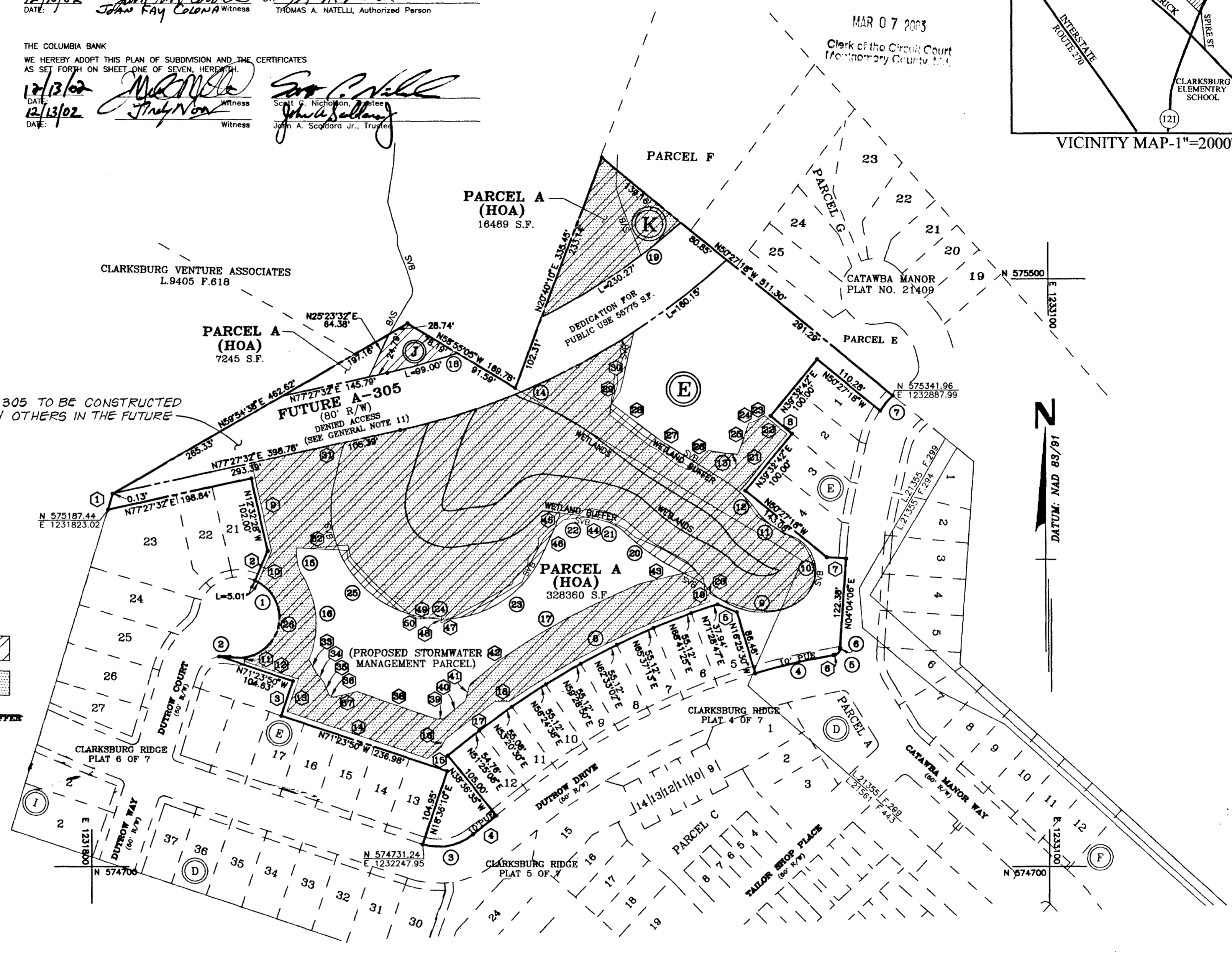
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	55.00	182.47	584.83	109.52	N18°04'13"E	169°15'17"
2	38.00	14.28	7.22	14.18	N88°03'20"W	21°30'23"
3	75.00	72.17	39.15	69.42	N78°57'28"E	55°08'06"
4	823.78	109.24	54.68	109.17	N76°57'45"E	6°48'31"
5	8.00	10.77	6.38	9.98	N41°46'47"E	77°08'28"
6	125.00	1.87	0.94	1.87	N03°38'19"E	0°51'33"
7	125.00	27.05	13.58	27.00	N40°08'35"E	12°24'03"
8	1018.46	305.24	153.77	304.09	N63°36'32"E	17°10'18"
9	94.25	113.99	65.14	107.17	N88°57'09"E	69°17'49"
10	51.05	110.87	96.43	90.24	N11°40'02"W	124°12'28"
11	141.11	48.94	24.72	48.70	N55°02'17"W	19°52'22"
12	161.07	41.42	20.83	41.31	N40°27'38"W	14°44'04"
13	343.28	40.82	20.43	40.78	N82°25'20"W	6°48'48"
14	970.00	346.47	175.10	344.83	N67°13'34"E	20°27'56"
15	80.51	33.26	18.87	33.02	N07°40'37"W	23°40'04"
16	125.92	125.22	68.34	120.12	N05°40'18"W	56°58'30"
17	1005.99	219.30	110.09	218.87	N61°26'38"E	12°29'24"
18	890.00	99.00	49.55	98.95	N74°16'20"E	6°22'24"
19	890.00	230.27	115.78	229.83	N55°39'36"E	14°49'27"
20	329.83	106.39	53.66	105.93	N54°43'24"W	18°29'33"
21	61.89	28.00	14.24	27.76	N66°02'57"W	25°55'05"
22	467.97	29.31	14.68	29.30	N82°50'24"E	3°35'18"
23	150.00	166.48	92.99	158.07	N54°18'56"E	57°49'17"
24	150.00	19.14	9.58	19.13	N85°59'26"E	7°18'41"
25	150.00	136.41	73.33	131.78	N47°43'36"E	52°06'10"
26	55.00	138.07	168.45	104.57	N10°34'34"E	143°50'05"

LINE	BEARING	LENGTH
1	N18°46'07"E	22.89
2	N23°26'34"E	43.97
3	N18°36'10"E	50.00
4	N51°23'25"E	40.83
5	N87°07'31"W	28.89
6	N80°21'01"E	2.18
7	N85°55'54"W	26.32
8	N50°27'18"W	38.05
9	N12°32'28"W	123.82
10	N23°26'34"E	45.82
11	N07°57'49"W	5.65
12	N71°49'20"W	76.35
13	N19°31'07"E	47.23
14	N71°28'37"W	200.68
15	N50°40'43"E	23.88
16	N27°33'44"E	13.31
17	N52°35'00"E	84.11
18	N90°00'00"W	19.50
19	N02°41'28"W	11.77
20	N61°02'59"W	22.40
21	N39°47'43"E	101.13
22	N49°47'29"W	39.32
23	N80°25'46"E	15.76
24	N74°31'43"E	8.08
25	N19°01'47"E	45.43
26	N44°32'50"E	23.34
27	N57°55'11"W	56.73
28	N52°39'07"W	84.55
29	N36°06'42"E	19.87
30	N13°22'41"E	83.43
31	N77°27'32"E	206.27
32	N87°22'38"W	57.05
33	N29°01'33"W	20.39
34	N37°53'22"W	15.87
35	N22°35'32"W	19.91
36	N64°28'55"W	6.38
37	N76°01'54"E	32.92
38	N70°38'34"W	113.50
39	N88°38'07"E	9.94
40	N50°48'48"E	38.53
41	N15°25'05"E	23.60
42	N50°42'16"E	50.62
43	N78°33'58"E	61.32
44	N77°57'08"W	23.10
45	N47°32'28"E	16.22
46	N24°28'05"E	35.83
47	N85°51'01"E	12.81
48	N06°48'52"E	4.93
49	N83°02'47"E	12.18
50	N58°05'47"W	11.56

LEGEND

- CATEGORY I CONSERVATION EASEMENT
- FOREST CONSERVATION AREA
- SVB DESIGNATES STREAM VALLEY BUFFER

A-305 TO BE CONSTRUCTED BY OTHERS IN THE FUTURE



GRAPHIC SCALE



SUBDIVISION RECORD PLAT
 PARCEL A, BLOCK E; PARCEL A, BLOCK J
 AND PARCEL A, BLOCK K
CLARKSBURG RIDGE
 CLARKSBURG (2ND)-ELECTION DISTRICT
 MONTGOMERY COUNTY MARYLAND
 SCALE 1" = 100' AUGUST, 2002

PLAT SHEET 7 OF 7
 JOB NO. 529U3

203079101078111005802031RMx

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 Approved: *September 12, 2002*
 Chairman: *Minister F. Feinstein*
 ASST. SECRETARY-TREASURER

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
 Approved: *February 28, 2003*
 Director: *John A. Scordara Jr.*

DRAWN: JLB
 COMPUTED: TPQ
 CHECKED: TPQ
 RECORDED:
 PLAT BOOK:
 PLAT NO.:



Rodgers Consulting, Inc.
 9260 Gather Road
 Gaithersburg, MD 20877
 301.948.4700
 301.948.6296 (fax)
 301.253.6609
 www.rodgers.com

(IN FEET)
 1 inch = 100 ft.

AREA TABULATION:

AREA OF LOTS	= 0	S.F. OR	0	ACRES
AREA OF PARCELS	= 352094	S.F. OR	8.08296	ACRES
STREET DEDICATION	= 55775	S.F. OR	1.28042	ACRES
TOTAL AREA OF PLAT	= 407869	S.F. OR	9.36339	ACRES
TOTAL NO. OF LOTS	= 0	LOT(S)	3	PARCEL(S)

Q:\projects\529a\dwg\SURV\FY\3800\PLAT 31\FCT 7 of 7.dwg 12/06/02

MSA SSU 1249-28 335-7 620-22