

MONTGOMERY COUNTY CIRCUIT COURT (Condominium Plats) 1966- Plats 8532-8536, MSA_C2160_19, Date available 1992/08/20, Printed 01/15/2021.

FILED

AUG 20 2004

Clerk of the Circuit Court
Montgomery County, Md.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT CONSISTING OF FIVE (5) SHEETS IS CORRECT; THAT IT IS A CONDOMINIUM PLAT OF THE LAND KNOWN AS PARCEL B, BLOCK F AS SHOWN ON A SUBDIVISION RECORD PLAT ENTITLED "PARCELS B & F, BLOCK F, CLARKSBURG TOWN CENTER" DATED AUGUST 2001 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AS PLAT No. 22230; THAT IT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 11 OF THE REAL PROPERTY ARTICLE, SECTION 11-105, OF THE ANNOTATED CODE OF MARYLAND (2003), AS AMENDED; THAT THIS PLAT, TOGETHER WITH THE APPLICABLE WORDING OF THE DECLARATION, IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS, AS CONSTRUCTED, CAN BE DETERMINED FROM THEM.

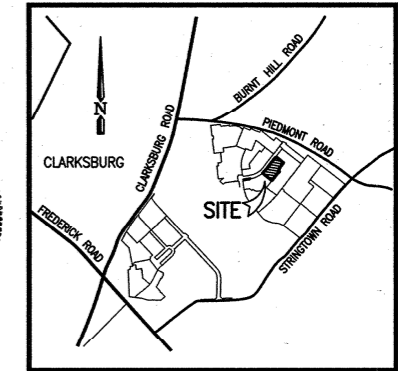
DATE 8-12-2004

R. Collier

RONALD L. COLLIER
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 20014



RECORDED: 8532
CONDOMINIUM PLAT NO.:



VICINITY MAP
NOT TO SCALE

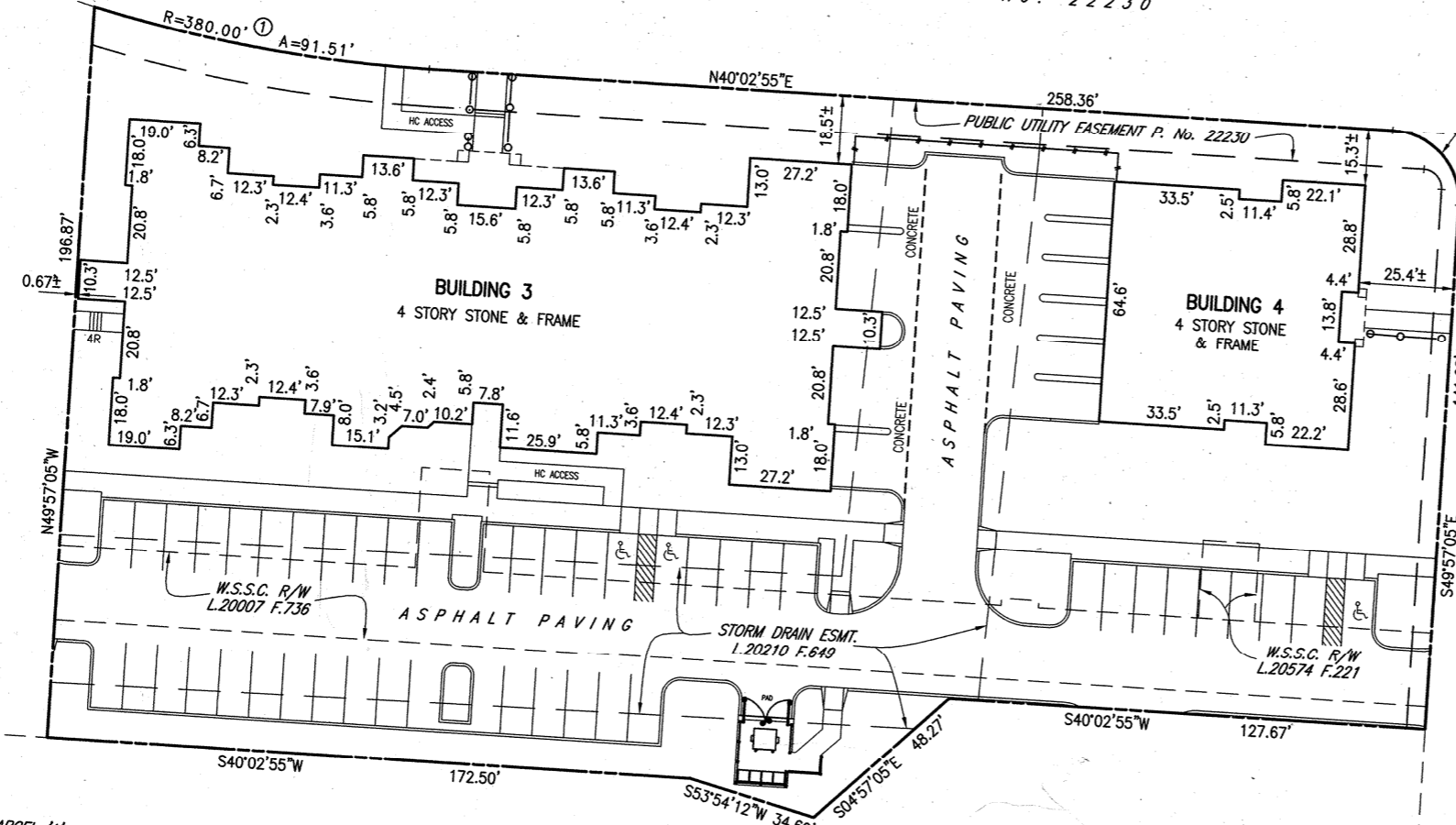
SCALE: 1"=30'
MARYLAND STATE PLANE
DATUM (NAD 83/91)
VERTICAL DATUM (NGVD 29)

CLARKSBURG SQUARE ROAD (60' R/W)
P. No. 22230

CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
1	380.00	91.51	13°47'51"	45.98	N46°56'50"E	91.29
2	19.00	29.85	90°00'00"	19.00	N85°02'55"E	26.87

PARCELS B & F, BLOCK F
CLARKSBURG TOWN CENTER
P. No. 22230

CONDOMINIUM PLAT
CLARKSBURG
CONDOMINIUM I
CONDOMINIUM
PLAT No. 8469



NOTES:

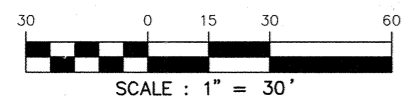
1. "±" DENOTES A TOLERANCE OF PLUS OR MINUS 0.5 FEET.
2. ALL DIMENSIONS ARE EXTERIOR WALL MEASUREMENTS.
3. ALL PROPERTY OTHER THAN THE UNITS OR LIMITED COMMON ELEMENTS, APPURTENANT TO SAID LIMITS, AS DEFINED IN THE DECLARATION AND/OR SHOWN HEREON IS GENERAL COMMON ELEMENT.
4. OTHER THAN THE BUILDINGS, NOT ALL IMPROVEMENTS SHOWN HEREON ARE COMPLETE AT THE TIME OF THIS SURVEY AND ARE SHOWN HEREON AS THEY APPEAR ON THE APPROVED SITE PLAN.

LOTS 29 THROUGH 53 & PARCELS A AND D,
BLOCK F AND LOTS 9 THROUGH 24
& PARCELS A, BLOCK O
CLARKSBURG TOWN CENTER
P. No. 22228

CLARKSMEADE DRIVE
(50' R/W)
P. No. 22228

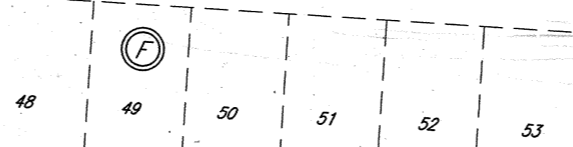
CONDOMINIUM PLAT
AS-BUILT PLAN
CLARKSBURG
CONDOMINIUM II
CLARKSBURG (2ND) DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' AUGUST, 2004

CPI Charles P. Johnson & Associates, Inc.
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191 ELLTON ROAD SUITE 200 SILVER SPRING, MARYLAND 20906
PHONE: (301) 444-3000 FAX: (301) 444-3004



SCALE: 1" = 30'

LOTS 29 THROUGH 53 & PARCELS A AND D,
BLOCK F AND LOTS 9 THROUGH 24
& PARCELS A, BLOCK O
CLARKSBURG TOWN CENTER
P. No. 22228



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Maryland State Archives

MONTGOMERY COUNTY CIRCUIT COURT (Condominium Plats) 1966- Plats 8532-8536, MSA_C2160_19. Date available 1992/08/20. Printed 01/15/2021.

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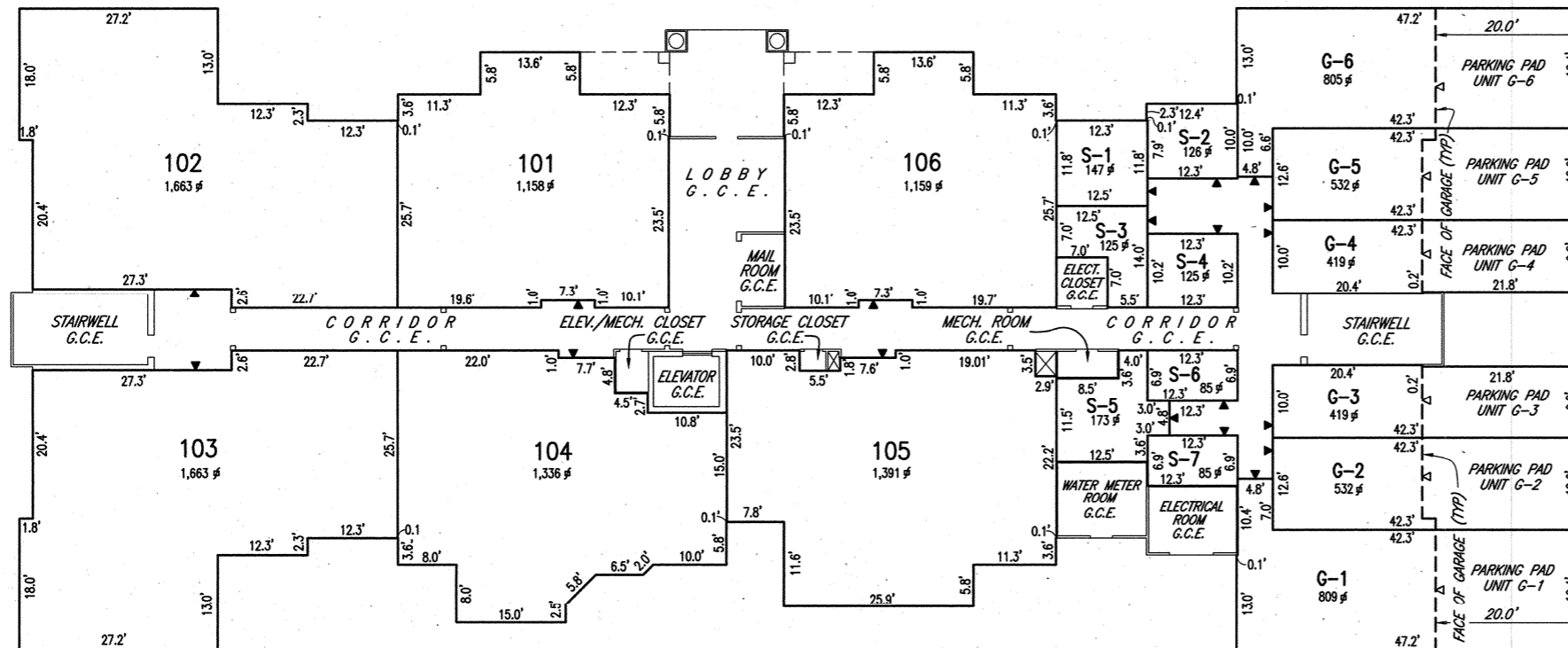
Clerk of the Circuit Court
Montgomery County, Md.

RECORDED:

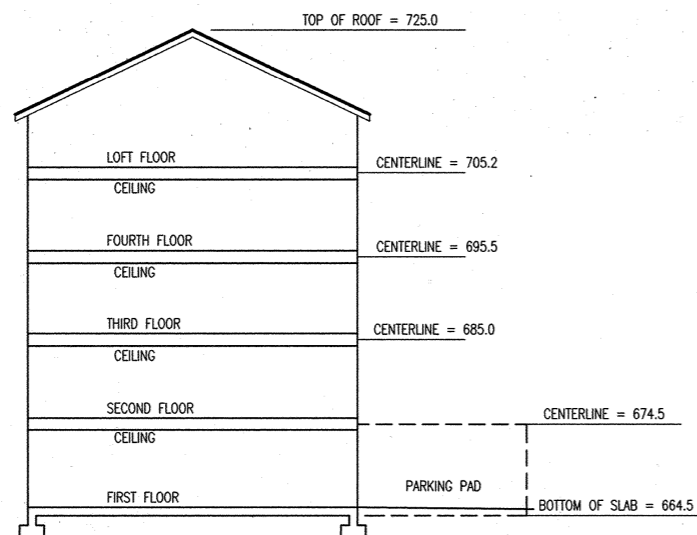
CONDOMINIUM PLAT NO.:

8533

1. THIS UNIT GROUP IS A 4 STORY STRUCTURE WITH LOFT AND INCLUDES 30 RESIDENTIAL, 6 INTERNAL GARAGE AND 7 STORAGE UNITS.
2. EACH CONDOMINIUM UNIT IS DESIGNATED BY BUILDING NUMBER AND A UNIT NUMBER. A TYPICAL EXAMPLE IS BUILDING 3, UNIT 201.
3. UNIT BOUNDARIES ARE SHOWN THUS NOT ALL INTERIOR WALLS ARE SHOWN.
4. THE DEFINITION OF EACH RESIDENTIAL UNIT, STORAGE UNIT AND GARAGE UNIT SHALL BE THE SPACE BOUNDED BY AND CONTAINED WITHIN:
 - (i) WITH RESPECT TO THE VERTICAL LIMITS OF WALLS ABUTTING ANOTHER UNIT, THE CENTERLINE OF SUCH WALLS (I.E., THE FIRST HALF OF SUCH WALLS TO THE MIDDLE THEREOF SHALL FORM A PART OF THE UNIT IN QUESTION AND THE REMAINING HALF SHALL FORM A PART OF THE ADJACENT UNIT); AND
 - (ii) WITH RESPECT TO THE VERTICAL LIMITS OF WALLS NOT ABUTTING ANOTHER UNIT, THE OUTERMOST EDGE OF THE LAST LAYER OF THE EXTERIOR COVERING OF THE BUILDING WITHIN WHICH SUCH UNIT IS CONTAINED, INCLUDING, WITHOUT LIMITATION, THE SIDING, BRICK, PAINT, EAVES, FASCIA OR OTHER MATERIAL COVERING THE EXTERIOR OF SUCH BUILDING; AND
 - (iii) WITH RESPECT TO ANY WINDOW OPENING OR DOORWAY OPENING TO THE OUTSIDE SURFACE OF ANY OF THE WALLS DESCRIBED IN SECTION 3.2.4(A)(i) OF THE DECLARATION, THE EXTERIOR SURFACE (IN THE CLOSED POSITION) OF THE OUTERMOST WINDOW (INCLUDING STORM WINDOW), OR THE OUTERMOST DOOR (INCLUDING GARAGE DOORS), SET WITHIN SUCH OPENING; AND
 - (iv) WITH RESPECT TO THE UPPER HORIZONTAL LIMIT OF UNITS LOCATED ON LEVELS OF BUILDINGS HAVING OTHER UNITS LOCATED ABOVE SUCH UNIT, THE CENTERLINE OF SUCH CEILING (I.E., THE FIRST HALF OF SUCH CEILING TO THE MIDDLE THEREOF SHALL FORM PART OF THE UNIT IN QUESTION AND THE REMAINING HALF SHALL FORM A PART OF THE UNIT LOCATED ABOVE SUCH UNIT); AND
 - (v) WITH RESPECT TO THE UPPER HORIZONTAL LEVEL OF UNITS LOCATED ON THE TOP FLOOR OF BUILDINGS WITHIN THE CONDOMINIUM, THE TOP OUTERMOST EDGE OF THE LAST LAYER OF THE EXTERIOR COVERING OF THE BUILDING WITHIN WHICH SUCH UNIT IS CONTAINED, INCLUDING, WITHOUT LIMITATION, THE SHINGLES, FLASHING AND OTHER ROOFING MATERIAL COVERING THE EXTERIOR ROOF OF SUCH BUILDING; AND
 - (vi) WITH RESPECT TO THE LOWER HORIZONTAL LIMIT OF UNITS LOCATED ON LEVELS OF BUILDINGS HAVING OTHER UNITS LOCATED BELOW SUCH UNIT, THE CENTERLINE OF SUCH FLOOR (I.E., THE FIRST HALF OF SUCH FLOOR TO THE MIDDLE THEREOF SHALL FORM PART OF THE UNIT IN QUESTION AND THE REMAINING HALF SHALL FORM A PART OF THE UNIT LOCATED BELOW SUCH UNIT); AND
 - (vii) WITH RESPECT TO THE LOWER HORIZONTAL LIMIT OF A UNIT LOCATED ON THE TERRACE (LOWERMOST) LEVEL OF A BUILDING, THE LOWER EDGE OF THE BOTTOM OF THE CONCRETE SLAB
 - (viii) WITH RESPECT TO THE REAR OF THE GARAGE UNIT, THE DESIGNATED PARKING PAD SHALL BE THE SPACE BOUNDED BY AND CONTAINED WITHIN THE LIMITS DESCRIBED BELOW:
 - (A) THE VERTICAL LIMIT SHALL BE TWO (2) EXTENSIONS OF THE VERTICAL LIMITS DESCRIBED ABOVE IN CLAUSES 4(i) AND 4(ii), OR AS OTHERWISE NOTED HEREON, AS APPLICABLE, EXTENDING INTO THE PARKING PAD TO THE END OF THE DESIGNATED PARKING PAD AS SHOWN HEREON AND INTERSECTING A VERTICAL PLANE WHICH CONNECTS SUCH TWO (2) VERTICAL LIMITS; AND
 - (B) THE UPPER HORIZONTAL LIMIT SHALL BE AN IMAGINARY HORIZONTAL PLANE EXTENDING OUTWARD FROM THE LIMIT DESCRIBED IN CLAUSE 4(vi) ABOVE TO THE END OF THE PARKING PAD AS SHOWN HEREON; AND
 - (C) THE LOWER HORIZONTAL LIMIT SHALL BE AN IMAGINARY HORIZONTAL PLANE EXTENDING OUTWARD FROM THE LIMIT DESCRIBED IN CLAUSE 4(vii) ABOVE TO THE END ON THE PARKING PAD AS SHOWN HEREON.



FIRST FLOOR
BUILDING 3



BUILDING 3
TYPICAL SECTION
(NO SCALE)

- LEGEND:
- sq - SQUARE FEET
 - S-1 - STORAGE UNIT NUMBER
 - G-1 - INTERNAL GARAGE UNIT NUMBER
 - 101 - UNIT NUMBER
 - G.C.E. - GENERAL COMMON ELEMENT
 - W.S.S.C. - WASHINGTON SUBURBAN SANITARY COMMISSION
 - ▶ UNIT ENTRANCE
 - ▷ GARAGE DOOR ENTRANCE

CONDOMINIUM PLAT
UNIT PLAN
BUILDING 3
CLARKSBURG
CONDOMINIUM II
CLARKSBURG (2ND) DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=15' AUGUST, 2004

CPJ Associates
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SHEET 2 OF 5

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16-CC2-S2.DWG

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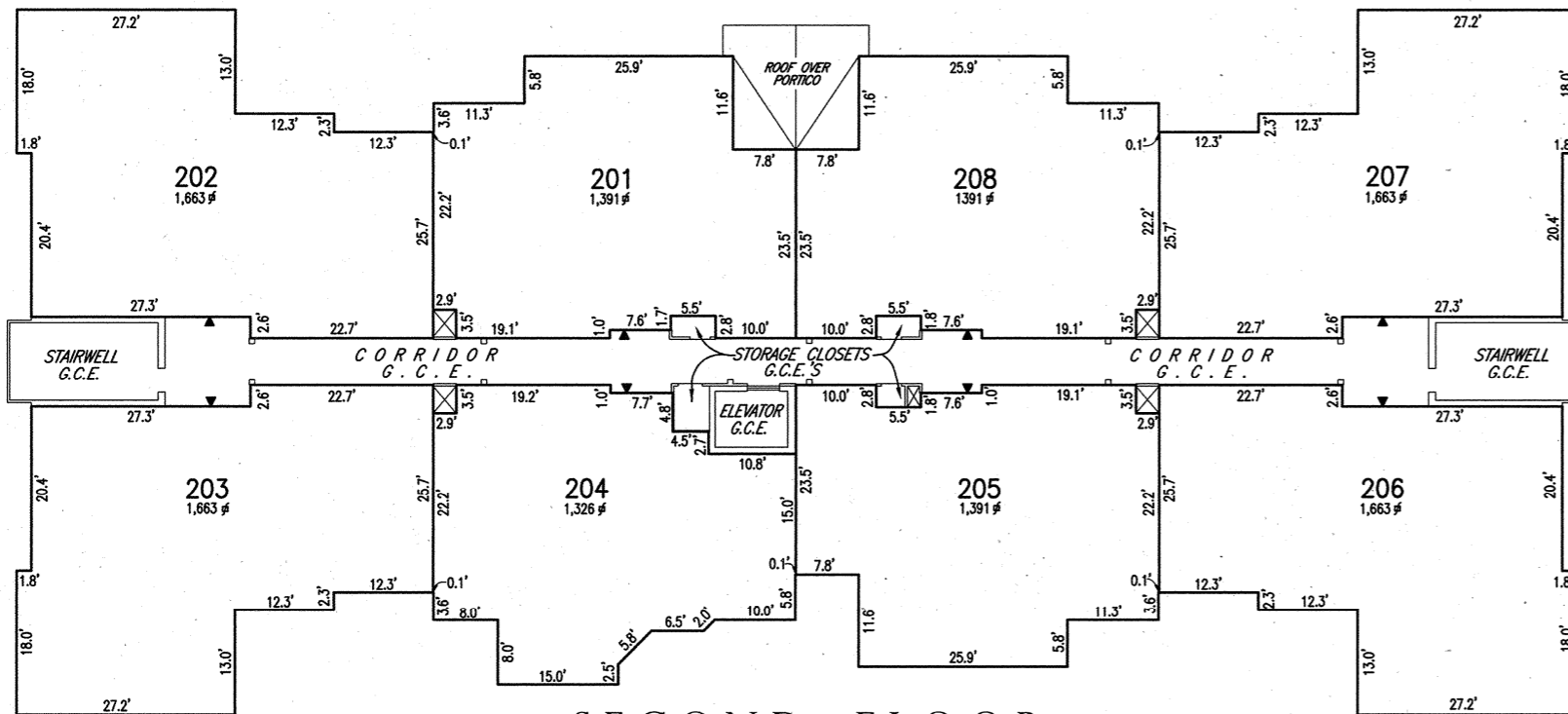
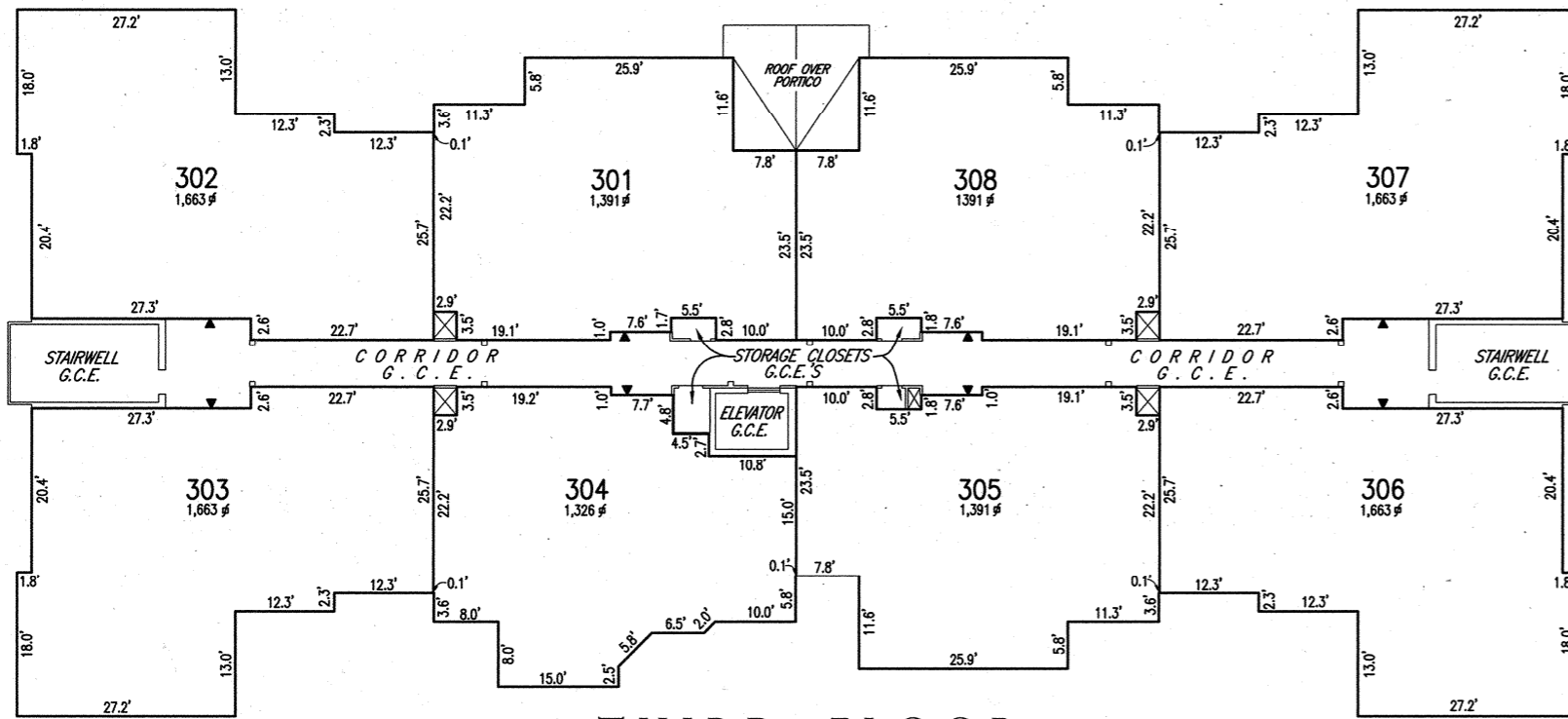
AUG 20 2004

CLERK OF THE CIRCUIT COURT
MONTGOMERY COUNTY, Md.

RECORDED: **8534**
CONDOMINIUM PLAT NO.:

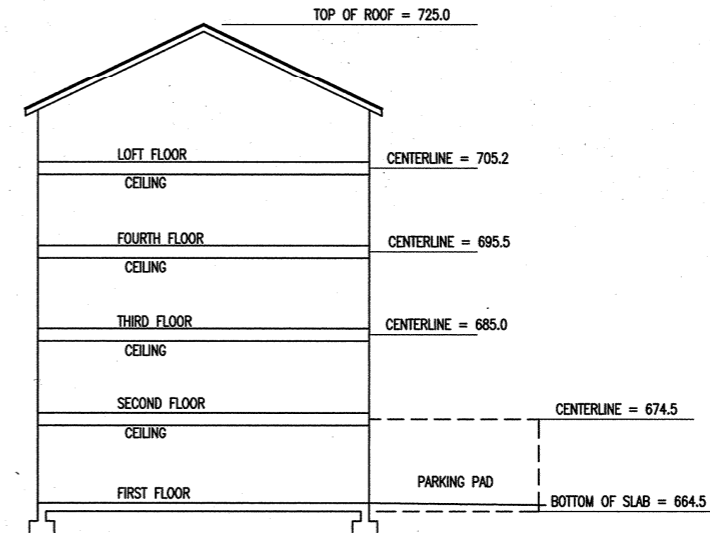
NOTES:

1. THIS UNIT GROUP IS A 4 STORY AND LOFT STRUCTURE AND INCLUDES 30 RESIDENTIAL, 6 GARAGE, AND 7 STORAGE UNITS.
2. EACH CONDOMINIUM UNIT IS DESIGNATED BY BUILDING NUMBER AND A UNIT NUMBER, A TYPICAL EXAMPLE IS BUILDING 3, UNIT 201.
3. UNIT BOUNDARIES ARE SHOWN THIS NOT ALL INTERIOR WALLS ARE SHOWN.
4. THE DEFINITION OF EACH RESIDENTIAL UNIT, STORAGE UNIT AND GARAGE UNIT SHALL BE THE SPACE BOUNDED BY AND CONTAINED WITHIN:
 - (I) WITH RESPECT TO THE VERTICAL LIMITS OF WALLS ABUTTING ANOTHER UNIT, THE CENTERLINE OF SUCH WALLS (I.E., THE FIRST HALF OF SUCH WALLS TO THE MIDDLE THEREOF SHALL FORM A PART OF THE UNIT IN QUESTION AND THE REMAINING HALF SHALL FORM A PART OF THE ADJACENT UNIT); AND
 - (II) WITH RESPECT TO THE VERTICAL LIMITS OF WALLS NOT ABUTTING ANOTHER UNIT, THE OUTERMOST EDGE OF THE LAST LAYER OF THE EXTERIOR COVERING OF THE BUILDING WITHIN WHICH SUCH UNIT IS CONTAINED, INCLUDING, WITHOUT LIMITATION, THE SIDING, BRICK, PAINT, EAVES, FASCIA OR OTHER MATERIAL COVERING THE EXTERIOR OF SUCH BUILDING; AND
 - (III) WITH RESPECT TO ANY WINDOW OPENING OR DOORWAY OPENING TO THE OUTSIDE SURFACE OF ANY OF THE WALLS DESCRIBED IN SECTION 3.2.4(A)(I) OF THE DECLARATION, THE EXTERIOR SURFACE (IN THE CLOSED POSITION) OF THE OUTERMOST WINDOW (INCLUDING STORM WINDOW), OR THE OUTERMOST DOOR (INCLUDING GARAGE DOORS), SET WITHIN SUCH OPENING; AND
 - (IV) WITH RESPECT TO THE UPPER HORIZONTAL LIMIT OF UNITS LOCATED ON LEVELS OF BUILDINGS HAVING OTHER UNITS LOCATED ABOVE SUCH UNIT, THE CENTERLINE OF SUCH CEILING (I.E., THE FIRST HALF OF SUCH CEILING TO THE MIDDLE THEREOF SHALL FORM PART OF THE UNIT IN QUESTION AND THE REMAINING HALF SHALL FORM A PART OF THE UNIT LOCATED ABOVE SUCH UNIT); AND
 - (V) WITH RESPECT TO THE UPPER HORIZONTAL LEVEL OF UNITS LOCATED ON THE TOP FLOOR OF BUILDINGS WITHIN THE CONDOMINIUM, THE TOP OUTERMOST EDGE OF THE LAST LAYER OF THE EXTERIOR COVERINGS OF THE BUILDING WITHIN WHICH SUCH UNIT IS CONTAINED, INCLUDING, WITHOUT LIMITATION, THE SHINGLES, FLASHING AND OTHER ROOFING MATERIAL COVERING THE EXTERIOR ROOF OF SUCH BUILDING; AND
 - (VI) WITH RESPECT TO THE LOWER HORIZONTAL LIMIT OF UNITS LOCATED ON LEVELS OF BUILDINGS HAVING OTHER UNITS LOCATED BELOW SUCH UNIT, THE CENTERLINE OF SUCH FLOOR (I.E., THE FIRST HALF OF SUCH FLOOR TO THE MIDDLE THEREOF SHALL FORM PART OF THE UNIT IN QUESTION AND THE REMAINING HALF SHALL FORM A PART OF THE UNIT LOCATED BELOW SUCH UNIT); AND
 - (VII) WITH RESPECT TO THE LOWER HORIZONTAL LIMIT OF A UNIT LOCATED ON THE TERRACE (LOWERMOST) LEVEL OF A BUILDING, THE LOWER EDGE OF THE BOTTOM OF THE CONCRETE SLAB
 - (VIII) WITH RESPECT TO THE REAR OF THE GARAGE UNIT, THE DESIGNATED PARKING PAD SHALL BE THE SPACE BOUNDED BY AND CONTAINED WITHIN THE LIMITS DESCRIBED BELOW:
 - (A) THE VERTICAL LIMIT SHALL BE TWO (2) EXTENSIONS OF THE VERTICAL LIMITS DESCRIBED ABOVE IN CLAUSES 4(I) AND 4(II), OR AS OTHERWISE NOTED HEREON, AS APPLICABLE, EXTENDING INTO THE PARKING PAD TO THE END OF THE DESIGNATED PARKING PAD AS SHOWN HEREON AND INTERSECTING A VERTICAL PLANE WHICH CONNECTS SUCH TWO (2) VERTICAL LIMITS; AND
 - (B) THE UPPER HORIZONTAL LIMIT SHALL BE AN IMAGINARY HORIZONTAL PLANE EXTENDING OUTWARD FROM THE LIMIT DESCRIBED IN CLAUSE 4(VI) ABOVE TO THE END OF THE PARKING PAD AS SHOWN HEREON; AND
 - (C) THE LOWER HORIZONTAL LIMIT SHALL BE AN IMAGINARY HORIZONTAL PLANE EXTENDING OUTWARD FROM THE LIMIT DESCRIBED IN CLAUSE 4(VII) ABOVE TO THE END OF THE PARKING PAD AS SHOWN HEREON.



LEGEND:

- # - SQUARE FEET
- S-1 - STORAGE UNIT NUMBER
- G-1 - INTERNAL GARAGE UNIT NUMBER
- 101 - UNIT NUMBER
- G.C.E. - GENERAL COMMON ELEMENT
- ▶ UNIT ENTRANCE
- ▷ GARAGE DOOR ENTRANCE



BUILDING 3
TYPICAL SECTION
(NO SCALE)

CONDOMINIUM PLAT
UNIT PLAN
BUILDING 3
CLARKSBURG
CONDOMINIUM II

CLARKSBURG (2ND) DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=15' AUGUST, 2004

CPJ Charles P. Johnson & Associates, Inc.
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SHEET 3 OF 5
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29-100-16-CC2A

16-CC2-S3.DWG

MONTGOMERY COUNTY CIRCUIT COURT (Condominium Plans) 1900-Plats 8532-8536, MSA_C2102-15, Date available 15/02/06, 20, Printed 07/17/2024.

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Maryland State Archives

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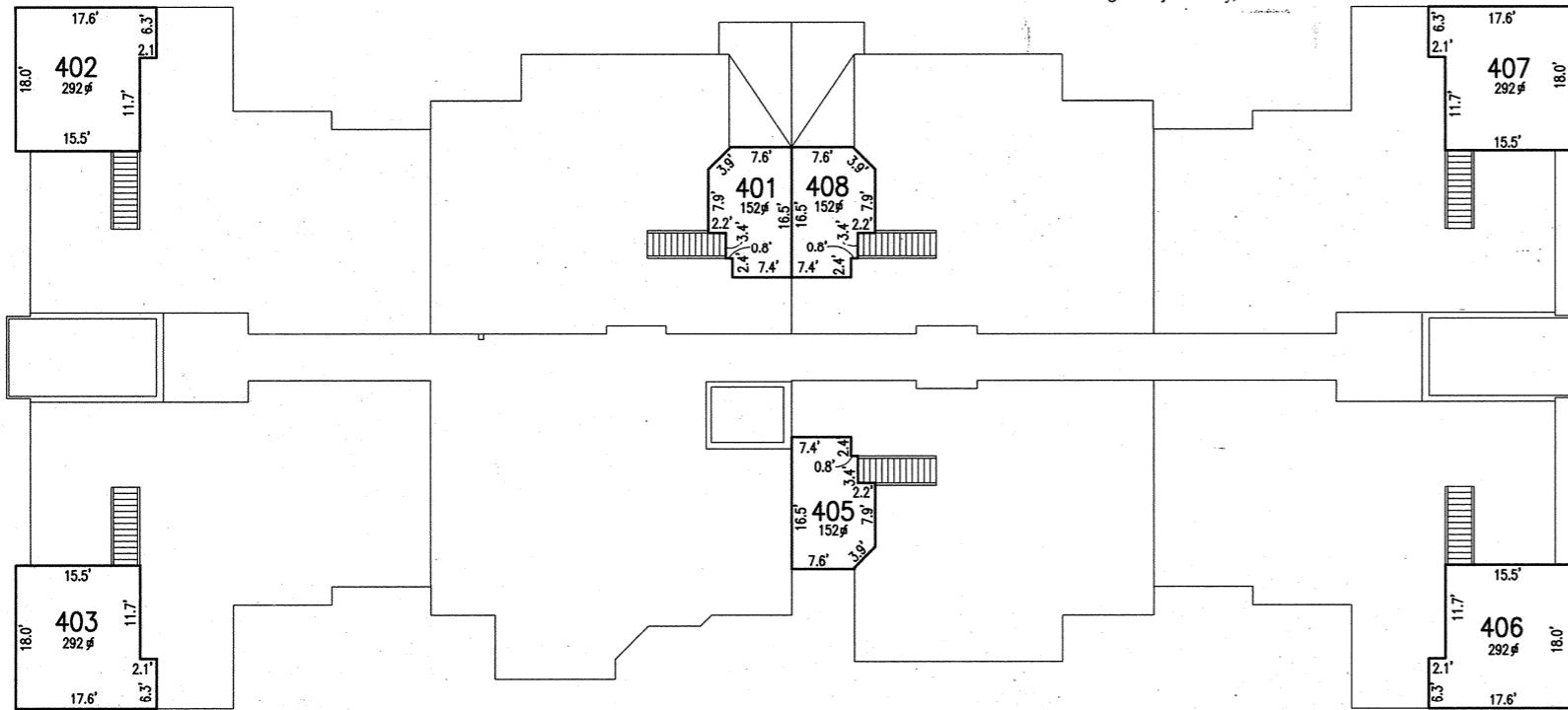
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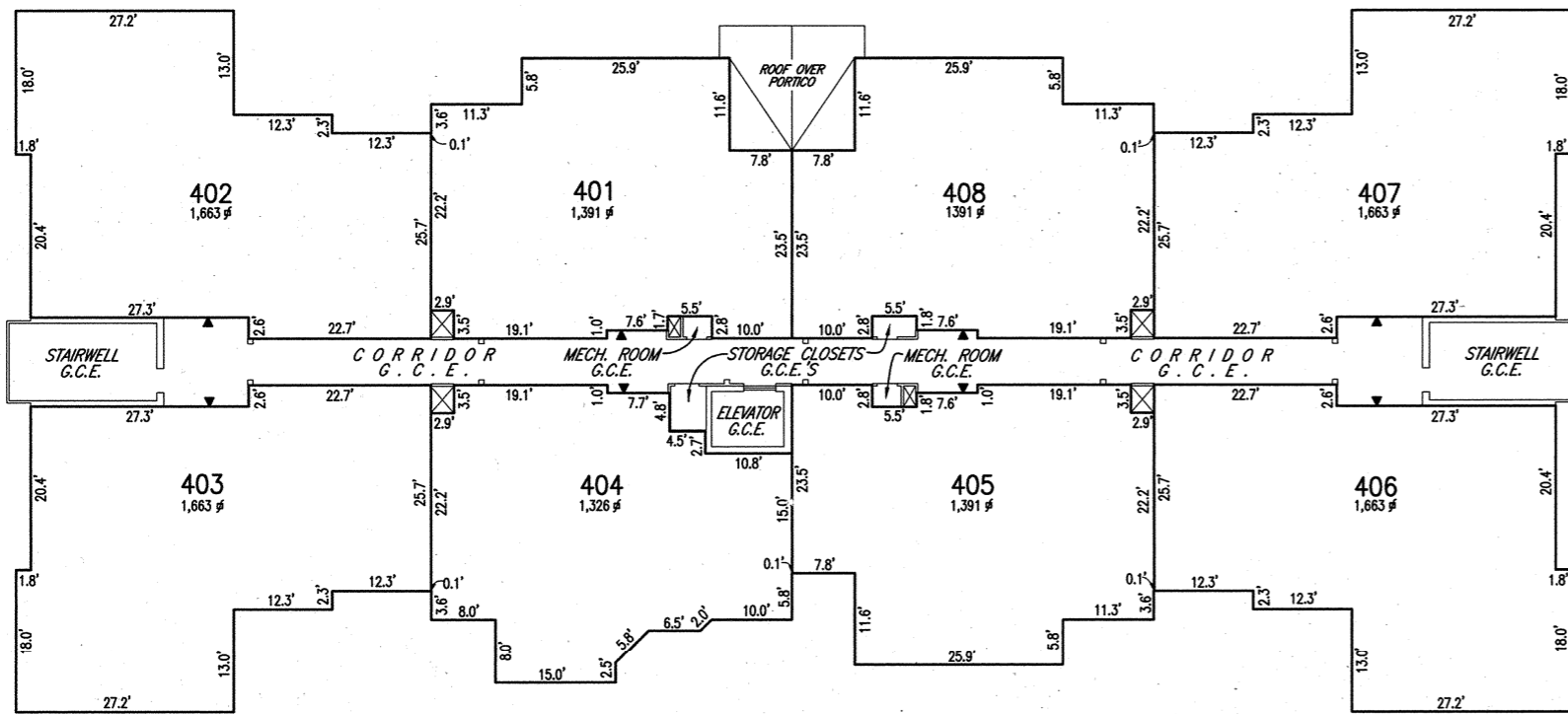
AUG 20 2004

Clerk of the Circuit Court
Montgomery County, Md.

RECORDED: **8535**
CONDOMINIUM PLAT NO.:



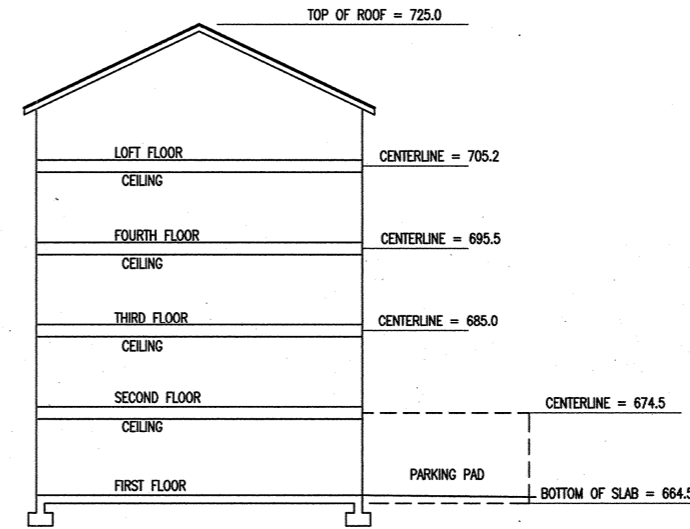
LOFT FLOOR
BUILDING 3



FOURTH FLOOR
BUILDING 3

NOTES:

- THIS UNIT GROUP IS A 4 STORY STRUCTURE WITH LOFT AND INCLUDES 30 RESIDENTIAL, 6 INTERNAL GARAGE AND 7 STORAGE UNITS.
- EACH CONDOMINIUM UNIT IS DESIGNATED BY BUILDING NUMBER AND A UNIT NUMBER, A TYPICAL EXAMPLE IS BUILDING 3, UNIT 201.
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- THE DEFINITION OF EACH RESIDENTIAL UNIT, STORAGE UNIT AND GARAGE UNIT SHALL BE THE SPACE BOUNDED BY AND CONTAINED WITHIN:
 - WITH RESPECT TO THE VERTICAL LIMITS OF WALLS ABUTTING ANOTHER UNIT, THE CENTERLINE OF SUCH WALLS (I.E., THE FIRST HALF OF SUCH WALLS TO THE MIDDLE THEREOF SHALL FORM A PART OF THE UNIT IN QUESTION AND THE REMAINING HALF SHALL FORM A PART OF THE ADJACENT UNIT); AND
 - WITH RESPECT TO THE VERTICAL LIMITS OF WALLS NOT ABUTTING ANOTHER UNIT, THE OUTERMOST EDGE OF THE LAST LAYER OF THE EXTERIOR COVERING OF THE BUILDING WITHIN WHICH SUCH UNIT IS CONTAINED, INCLUDING, WITHOUT LIMITATION, THE SIDING, BRICK, PAINT, EAVES, FASCIA OR OTHER MATERIAL COVERING THE EXTERIOR OF SUCH BUILDING; AND
 - WITH RESPECT TO ANY WINDOW OPENING OR DOORWAY OPENING TO THE OUTSIDE SURFACE OF ANY OF THE WALLS DESCRIBED IN SECTION 3.2.4(A)(I) OF THE DECLARATION, THE EXTERIOR SURFACE (IN THE CLOSED POSITION) OF THE OUTERMOST WINDOW (INCLUDING STORM WINDOW), OR THE OUTERMOST DOOR (INCLUDING GARAGE DOORS), SET WITHIN SUCH OPENING; AND
 - WITH RESPECT TO THE UPPER HORIZONTAL LIMIT OF UNITS LOCATED ON LEVELS OF BUILDINGS HAVING OTHER UNITS LOCATED ABOVE SUCH UNIT, THE CENTERLINE OF SUCH CEILING (I.E., THE FIRST HALF OF SUCH CEILING TO THE MIDDLE THEREOF SHALL FORM PART OF THE UNIT IN QUESTION AND THE REMAINING HALF SHALL FORM A PART OF THE UNIT LOCATED ABOVE SUCH UNIT); AND
 - WITH RESPECT TO THE UPPER HORIZONTAL LEVEL OF UNITS LOCATED ON THE TOP FLOOR OF BUILDINGS WITHIN THE CONDOMINIUM, THE TOP OUTERMOST EDGE OF THE LAST LAYER OF THE EXTERIOR COVERING OF THE BUILDING WITHIN WHICH SUCH UNIT IS CONTAINED, INCLUDING, WITHOUT LIMITATION, THE SHINGLES, FLASHING AND OTHER ROOFING MATERIAL COVERING THE EXTERIOR ROOF OF SUCH BUILDING; AND
 - WITH RESPECT TO THE LOWER HORIZONTAL LIMIT OF UNITS LOCATED ON LEVELS OF BUILDINGS HAVING OTHER UNITS LOCATED BELOW SUCH UNIT, THE CENTERLINE OF SUCH UNIT (I.E., THE FIRST HALF OF SUCH FLOOR TO THE MIDDLE THEREOF SHALL FORM PART OF THE UNIT IN QUESTION AND THE REMAINING HALF SHALL FORM A PART OF THE UNIT LOCATED BELOW SUCH UNIT); AND
 - WITH RESPECT TO THE LOWER HORIZONTAL LIMIT OF A UNIT LOCATED ON THE TERRACE (LOWERMOST) LEVEL OF A BUILDING, THE LOWER EDGE OF THE BOTTOM OF THE CONCRETE SLAB
 - WITH RESPECT TO THE REAR OF THE INTERNAL GARAGE UNIT, THE DESIGNATED PARKING PAD SHALL BE THE SPACE BOUNDED BY AND CONTAINED WITHIN THE LIMITS DESCRIBED BELOW:
 - THE VERTICAL LIMIT SHALL BE TWO (2) EXTENSIONS OF THE VERTICAL LIMITS DESCRIBED ABOVE IN CLAUSES 4(I) AND 4(II), OR AS OTHERWISE NOTED HEREON, AS APPLICABLE, EXTENDING INTO THE PARKING PAD TO THE END OF THE DESIGNATED PARKING PAD AS SHOWN HEREON AND INTERSECTING A VERTICAL PLANE WHICH CONNECTS SUCH TWO (2) VERTICAL LIMITS; AND
 - THE UPPER HORIZONTAL LIMIT SHALL BE AN IMAGINARY HORIZONTAL PLANE EXTENDING OUTWARD FROM THE LIMIT DESCRIBED IN CLAUSE 4(IV) ABOVE TO THE END OF THE PARKING PAD AS SHOWN HEREON; AND
 - THE LOWER HORIZONTAL LIMIT SHALL BE AN IMAGINARY HORIZONTAL PLANE EXTENDING OUTWARD FROM THE LIMIT DESCRIBED IN CLAUSE 4(VI) ABOVE TO THE END ON THE PARKING PAD AS SHOWN HEREON.



BUILDING 3
TYPICAL SECTION
(NO SCALE)

LEGEND:

- sf - SQUARE FEET
- S-1 - STORAGE UNIT NUMBER
- G-1 - INTERNAL GARAGE UNIT NUMBER
- 101 - UNIT NUMBER
- G.C.E. - GENERAL COMMON ELEMENT
- ▶ UNIT ENTRANCE
- ▷ GARAGE DOOR ENTRANCE

CONDOMINIUM PLAT
UNIT PLAN
BUILDING 3
CLARKSBURG
CONDOMINIUM II
CLARKSBURG (2ND) DISTRICT
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SCALE: 1"=15' AUGUST, 2004

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SHEET 4 OF 5
DFD DFD
29-100-16-CC2A

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