

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

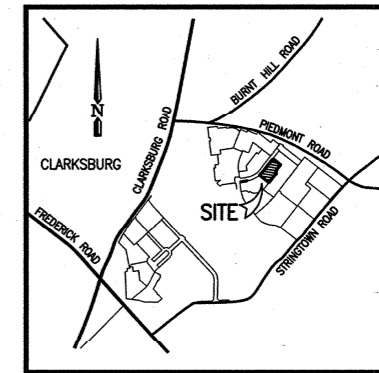
I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAT CONSISTING OF FIVE (5) SHEETS IS CORRECT; THAT IT IS A CONDOMINIUM PLAT OF THE LAND KNOWN AS PARCEL B, BLOCK F AS SHOWN ON A SUBDIVISION RECORD PLAT ENTITLED "PARCELS B & F, BLOCK F, CLARKSBURG TOWN CENTER" DATED AUGUST 2001 AND RECORDED AMONG THE LAND RECORDS 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

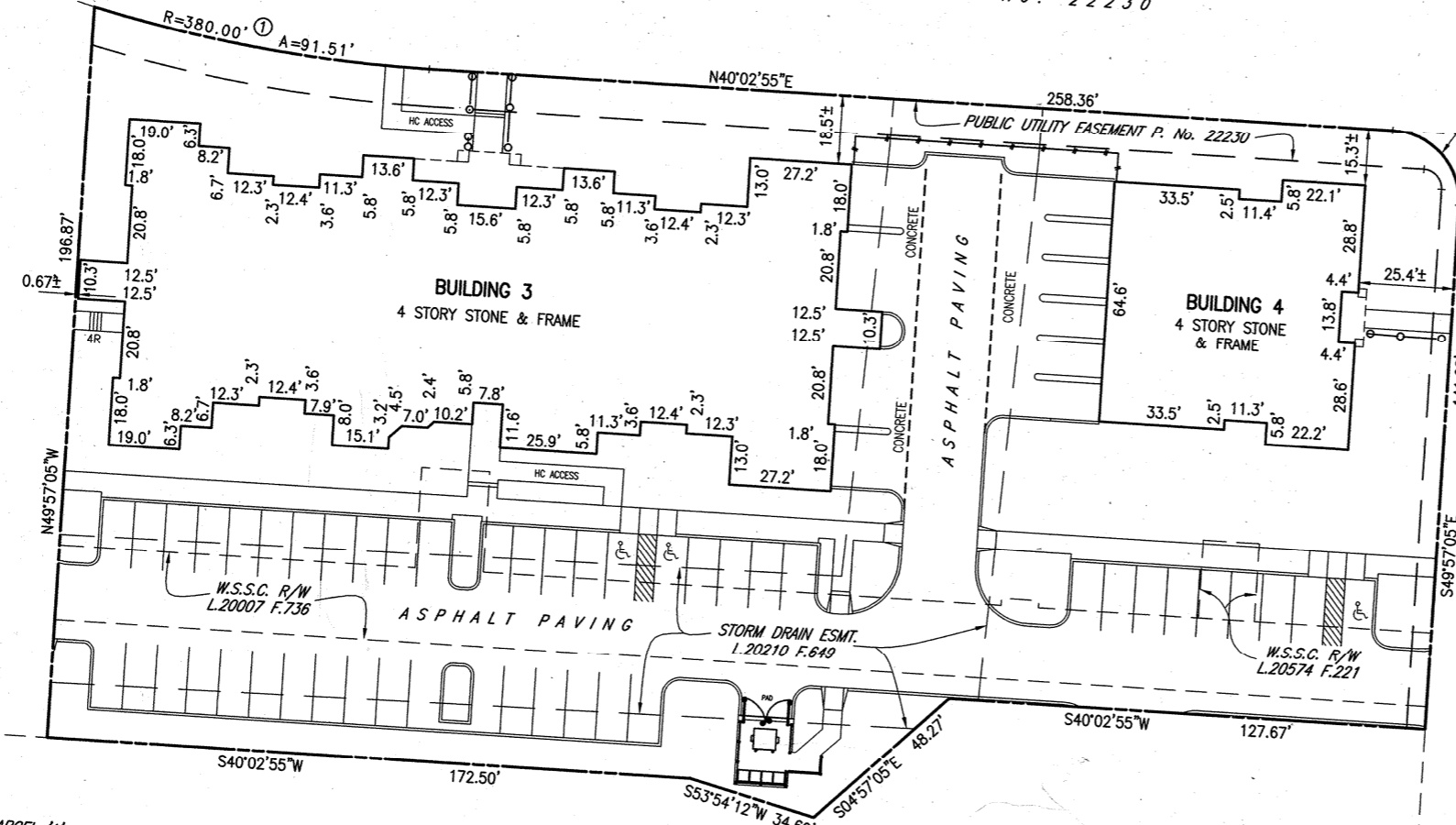
SCALE: 1"=30'  
MARYLAND STATE PLANE  
DATUM (NAD 83/91)  
VERTICAL DATUM (NGVD 29)

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:

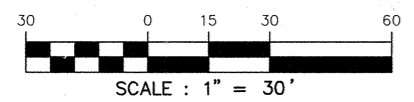
1. "±" DENOTES A TOLERANCE OF PLUS OR MINUS 0.5 FEET.
2. ALL DIMENSIONS ARE EXTERIOR WALL MEASUREMENTS.
3. ALL PROPERTY OTHER THAN THE UNITS OR LIMITED COMMON ELEMENTS, APPURTENANT TO SAID LIMITS, AS DEFINED IN THE DECLARATION AND/OR SHOWN HEREON IS GENERAL COMMON ELEMENT.
4. OTHER THAN THE BUILDINGS, 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

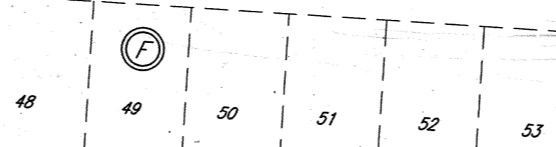
CONDOMINIUM PLAT  
AS-BUILT PLAN  
**CLARKSBURG**  
**CONDOMINIUM II**  
CLARKSBURG (2ND) DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1"=30' AUGUST, 2004

**CPJ** Charles P. Johnson & Associates, Inc.  
PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - SURVEYORS  
191 ELLTON ROAD SUITE 200 SILVER SPRING, MARYLAND 20908  
PHONE: (301) 584-3000 FAX: (301) 584-3004



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



097434 MSA C2160 19-1



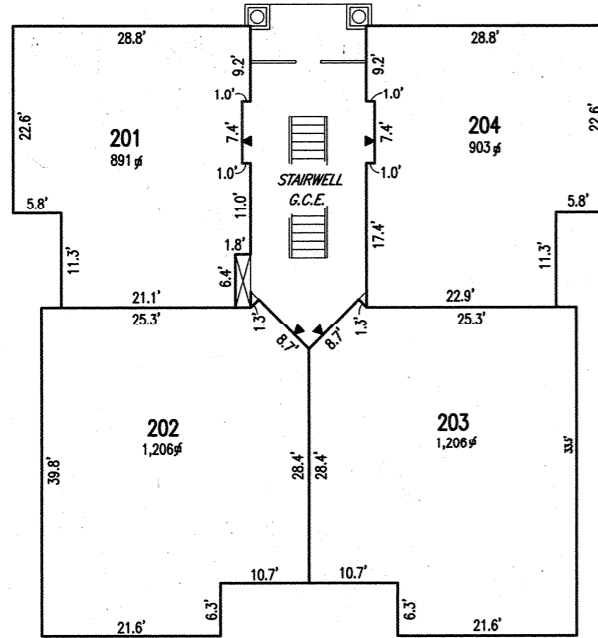
Maryland State Archives

**FILED**

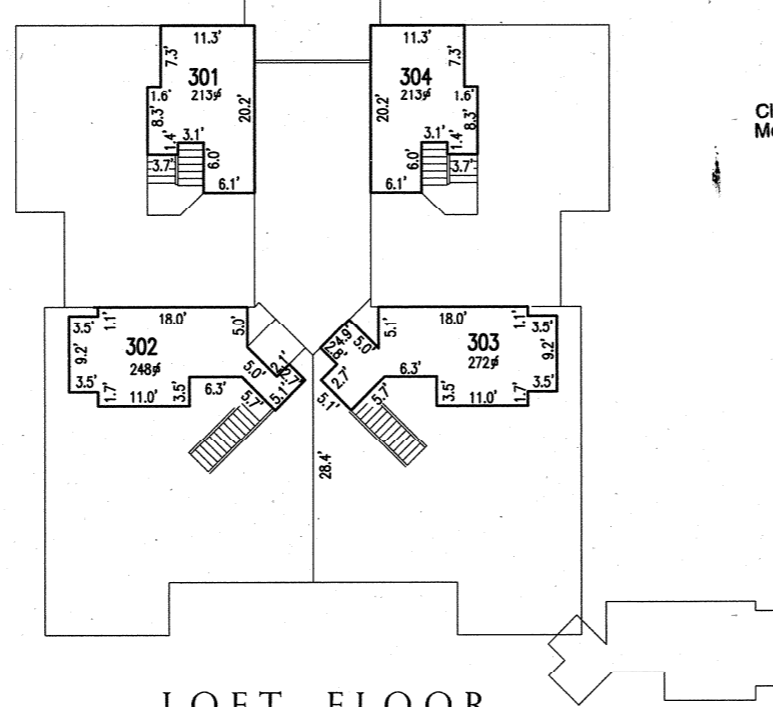
AUG 20 2004  
 Clerk of the Circuit Court  
 Montgomery County, Md.

**NOTES:**

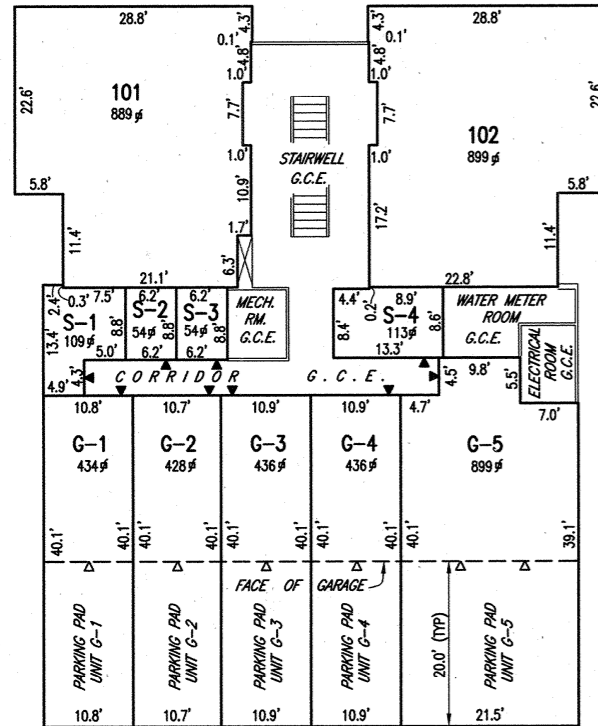
1. THIS UNIT GROUP IS A 3 STORY STRUCTURE WITH LOFTS AND INCLUDES 10 RESIDENTIAL, 5 GARAGE AND 4 STORAGE UNITS.
2. EACH CONDOMINIUM UNIT IS DESIGNATED BY BUILDING NUMBER AND A UNIT NUMBER, A TYPICAL EXAMPLE IS BUILDING 4, UNIT 201.
3. UNIT BOUNDARIES ARE SHOWN THUS NOT ALL INTERIOR WALLS ARE SHOWN.
4. THE DEFINITION OF EACH RESIDENTIAL UNIT, STORAGE UNIT, INTERNAL GARAGE UNIT AND EXTERNAL 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 INTERNAL 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(iv) 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.



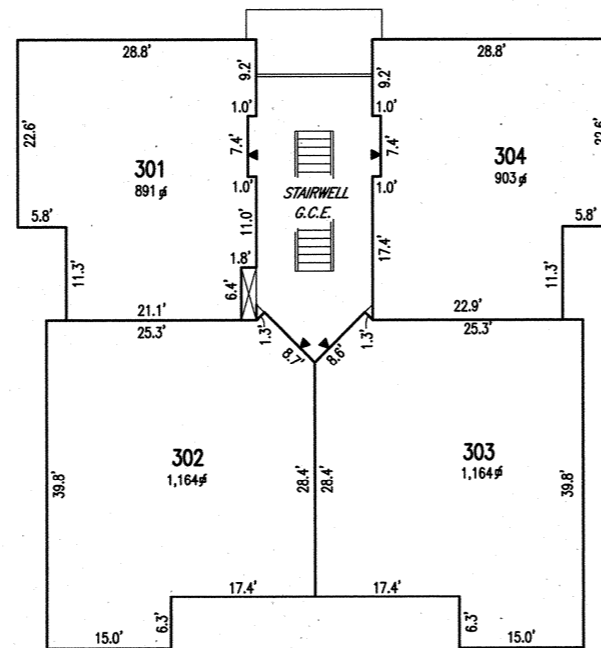
**SECOND FLOOR  
 BUILDING 4**



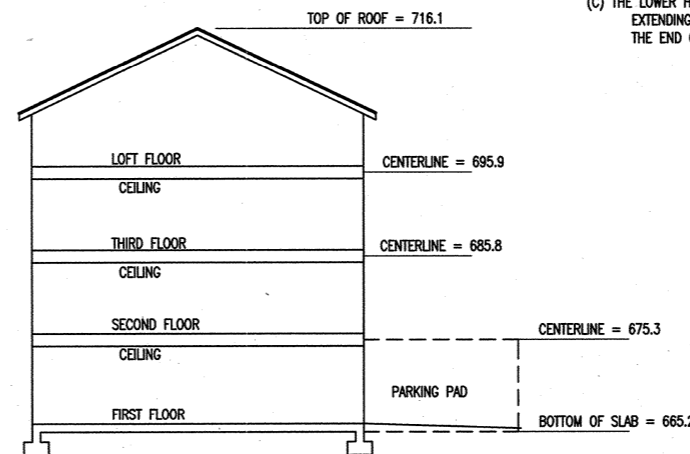
**LOFT FLOOR  
 BUILDING 4**



**FIRST FLOOR  
 BUILDING 4**



**THIRD FLOOR  
 BUILDING 4**



**BUILDING 4  
 TYPICAL SECTION  
 (NO SCALE)**

**CONDOMINIUM PLAT**

**UNIT PLAN  
 BUILDING 4**

**CLARKSBURG  
 CONDOMINIUM II**

CLARKSBURG (2ND) DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=15' AUGUST, 2004

**CPJ** Charles P. Johnson & Associates, Inc.  
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 Phone: (301) 434-7000 E-mail: cpj@cpja.com Fax: (301) 434-9394  
 FREDERICK, MD FAIRFAX, VA

**LEGEND:**

- ☐ - 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

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Maryland State Archives

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