

PLAT NO. 220060850

Seneca Highlands

Located on the east side of Eden Rock court, approximately 200 feet northeast of Darnestown Road

R-200 Zone, 3 Parcels

Community Water, Private Septic

Planning Area: Darnestown

Bondurant Associates, Applicant

Staff recommends approval of this minor subdivision plat pursuant to section **50-35A (a)(5)** of the Subdivision Regulations, which states:

Plat of Correction. A plat may be recorded under the minor subdivision procedure to correct inaccurate or incomplete information shown on a previously recorded subdivision plat. The plat may correct drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; and/or other information normally required to be shown on a recorded plat. All owners and trustees or the land affected by the correction must sign the revised plat. In addition, the plat of correction must clearly identify the original plat that is being replaced and contain a note identifying the nature of the correction.

The subject correction plat was required as part of preliminary plan and site plan approval conditions for the adjacent Parcel "G", Darnestown Village Center to show that previous lots 30 and 31 are now reserved for septic purposes for the shopping center per preliminary plan condition number 4; and the conservation easement on previous outlot B is being abandoned per site plan condition number 6b.

RECORD PLAT REVIEW SHEET

Plan Name: Seneca Highlands Plan Number: 1-89044A
 Plat Name: Seneca Highlands Plat Number: 22006085
 Plat Submission Date: 10/14/05
 DRD Plat Reviewer: Taslima Alam
 DRD Prelim Plan Reviewer: Cathy Conlon

Initial DRD Review:

Signed Preliminary Plan – Date _____ Checked: Initial _____ Date _____
 Planning Board Opinion – Date 8/12/05 Checked: Initial TA Date 10/31/05
 Site Plan Req'd for Development? Yes No _____ Verified By: TA (initial)
 Site Plan Name: Darnestown Village Center Site Plan Number: 8-09027
 Planning Board Opinion – Date 8/12/05 Checked: Initial TA Date 10/31/05
 Site Plan Signature Set – Date _____ Checked: Initial _____ Date _____
 Site Plan Reviewer Plat Approval: Checked: Initial _____ Date _____

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates _____ Plan # Road/Alley Widths _____ Easements Open Space N/A
 Non-standard BRLs N/A Adjoining Land Vicinity Map Septic/Wells
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment		<u>10/29/05</u>	<u>11/8/05</u>	<u>10/27/05</u>	<u>OK</u>
Research	Bobby Fleury	↓	↓	<u>11/23/05</u>	<u>OK</u>
SHA	Doug Mills	↓	↓	<u>11/2/05</u>	<u>OK</u>
PEPCO	Jose Washington	↓	↓	<u>11/9/05</u>	<u>OK</u>
Parks	Doug Powell	↓	↓		
DRD	Steve Smith	↓	↓	<u>10/31/05</u>	<u>edit notes (see plat)</u>

Final DRD Review:

DRD Review Complete: _____ Initial TA Date 1/30/06
 (All comments rec'd and incorporated into mark-up)
 Engineer Notified (Pick up Mark-up): _____
 Final Mylar w/Mark-up & PDF Rec'd: _____ Initial TA Date 1/30/06

Board Approval of Plat:

Plat Agenda: _____
 Planning Board Approval: _____
 Chairman's Signature: _____

DPS Approval of Plat:

Engineer Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____

Plat Reproduction:

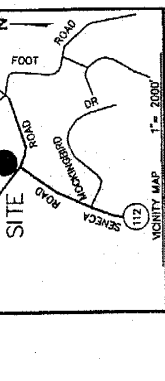
Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Green Books for Resubdivision: _____
 Notify Engineer to Seal Plats: _____
 Engineer Seal Complete: _____
 Complete Reproduction: _____
 Sent to Courthouse for Recordation: _____

No. _____

PLAT No.

LOT 29
SENECA HIGHLANDS
P. 19661

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	50.00'	41.82'	47°53.13"	22.22'	N 68°04'10" E	40.81'
C2	45.00'	70.83'	90°18'20"	45.24'	N 44°52'30" E	63.81'
C3	149.89'	9.18'	3°29'59"	4.58'	N 40°21'33" E	9.16'



TAX MAP No. ES121

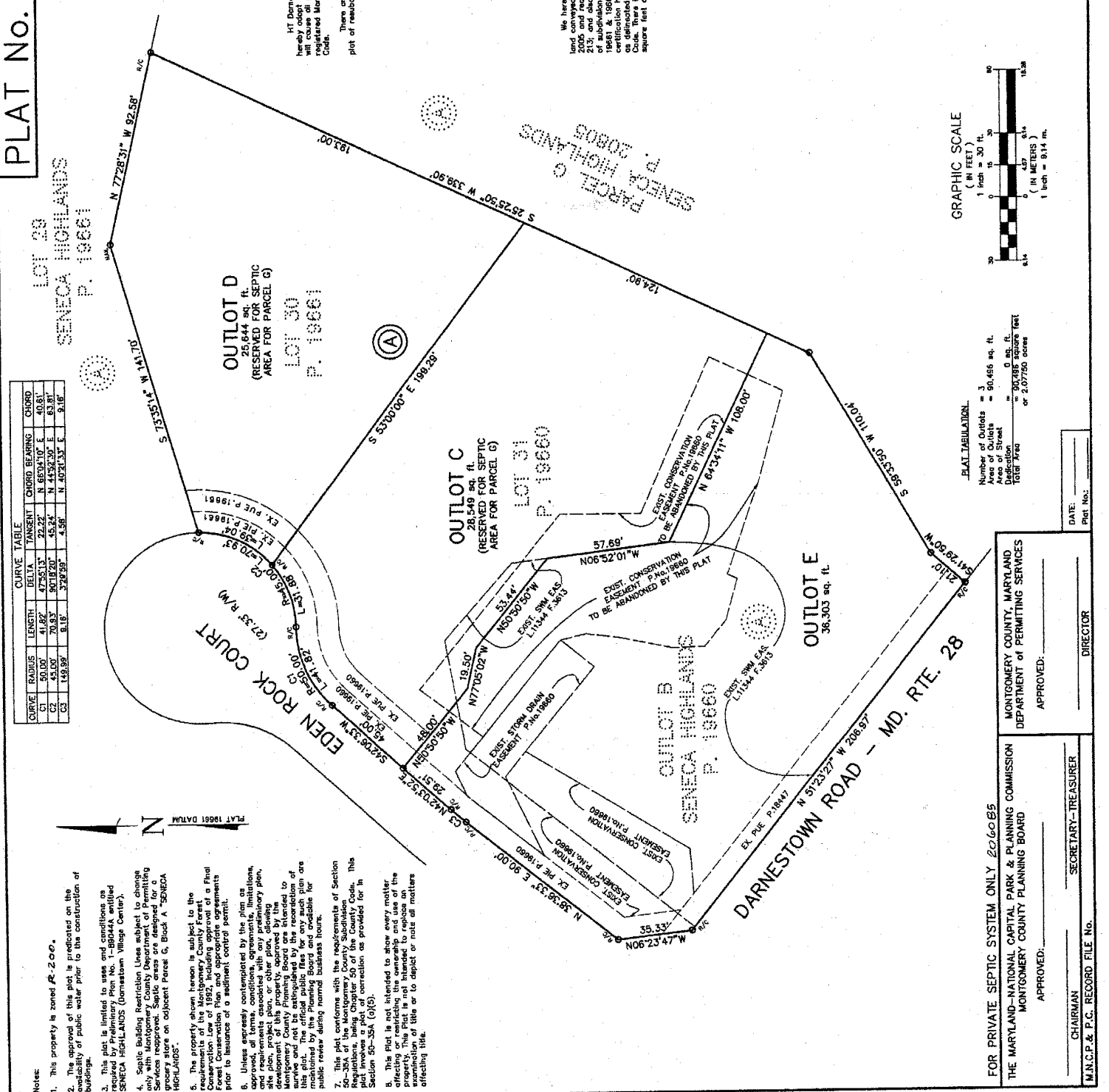
OWNER'S CERTIFICATE
HT Darnestown LLC, a Maryland limited liability company, owner of the property shown hereon, hereby adopts this plat of redivision; As owners of this subdivision, we warrant that the same has been prepared and recorded in accordance with the provisions of the Maryland Land Surveyor's and Recordation Act, and that the same is in accordance with Section 50-24(a)(2) of the Montgomery County Code.

There are no adults, liens, incumbrances, or trusts, affecting the property included in this plat of redivision.

HT Darnestown LLC
Marc S. Sullivan
Marc S. Sullivan, Manager

SURVEYOR'S CERTIFICATE
We hereby certify that the plat shown hereon is correct, that it is a subdivision of part of the land conveyed by Darnestown Limited Partnership to HT Darnestown, LLC, by deed dated 11/16/2006 and recorded among the records of Montgomery County, Maryland, in Volume 1136, Folio 2006 and recorded among the records of Montgomery County, Maryland, in Volume 1136, Folio 2006 and recorded among the records of Montgomery County, Maryland, in Volume 1136, Folio 2006 of subdivision entitled "SENECA HIGHLANDS" as recorded among the said Land Records as Plat No. 19661 & 19660, respectively. We hereby certify that, once engaged as described in the owner's certification hereon, all monuments and all property marked thereon are in accordance with the plat of redivision shown hereon, and that the same are in accordance with the provisions of the Montgomery County Code. There is no slight dedication by this plat. The total area included on this plat is 90,466 square feet or 2.07750 acres of land.

Douglas H. Regan III
Douglas H. Regan, III
Professional Land Surveyor
Md. Reg. No. 10712



GRAPHIC SCALE
(IN FEET)
0 10 20 30 40 50 60
(IN METERS)
0 1 2 3 4 5 6
1 inch = 30 ft.
1 inch = 8.14 m.

PLAT TABULATION
Number of Outlots = 5
Area of Outlots = 90,466 sq. ft.
Area of Street = 70,830 sq. ft.
Total Area = 161,296 sq. ft.
or 3.70300 acres

MHG
Macris, Hendricks & Glascock, P.A.
Engineers, Planners
Landscape Architects • Surveyors
Phone 301.670.0940
Fax 301.648.0885
Montgomery Village, Maryland
20886-1270

04.264.11

- Notes:**
- This property is zoned R-200.
 - The approval of this plat is predicated on the availability of public water prior to the construction of buildings.
 - This plat is limited to uses and conditions as required by Preliminary Plan No. 1-88044A entitled "SENECA HIGHLANDS (Darnestown Village Center)".
 - Septic Building Restriction Uses subject to change only with Montgomery County Department of Permitting Services approval. Septic areas or easements for "SENECA HIGHLANDS".
 - The property shown hereon is subject to the provisions of the Forest Conservation Law of 1992, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
 - Unless expressly contemplated by the plan as approved, all terms, conditions, agreements, limitations, covenants, restrictions, easements, and other matters affecting the property, approved by the Montgomery County Planning Board, shall remain in effect to the extent of the plat of redivision shown hereon. The official public files for each such plan are maintained by the Planning Board and available for public review during normal business hours.
 - This plat conforms with the requirements of Section 50-38A of the Montgomery County Code. This plat involves a plat of correction as provided for in Section 50-38A (c)(5).
 - This Plat is not intended to show every matter affecting or restricting the ownership and use of the property. This Plat is not intended to replace an official plat of file or to depict or indicate all matters affecting title.

FOR PRIVATE SEPTIC SYSTEM ONLY 2006B5
THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: _____
CHAIRMAN

APPROVED: _____
SECRETARY-TREASURER

APPROVED: _____
DIRECTOR

DATE: _____
PLAT No.:

M.A.C.P. & P.C. RECORD FILE No.

