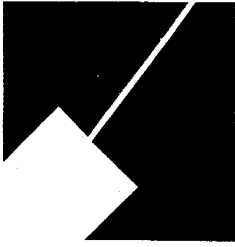


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

MCPB
Item # 5
3/16/06

MEMORANDUM

DATE: March 3, 2006

TO: Montgomery County Planning Board

FROM: Catherine Conlon, Supervisor
Development Review Division
(301) 495-4542

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for March 16, 2006

The following record plat is recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plat drawings for the record plat. This plat depicts creation of a lot through the minor subdivision process.

PLAT NO. 220060560

Village of Clopper's Mill

Located on the southeast side of Mateny Road, approximately 50 feet south of
Wheatridge Drive

PD-4 Zone, 2 Parcels

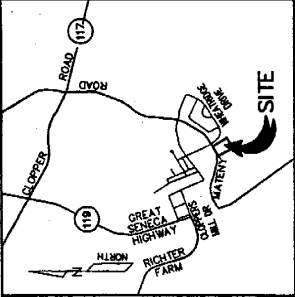
Community Water, Community Sewer

Master Plan Area: Germantown

Clopper's Mill LLC, 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. In this case, the plat is being corrected to show the accurate forest conservation easement.



VICINITY MAP
SCALE: 1" = 200'

OWNER'S CERTIFICATE

WE, CLOPPER'S MILL, LLC AND THE CLOPPER'S MILL COMMUNITY ASSOCIATION, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT WE HAVE REVIEWED THE RECORDS OF THE MONTGOMERY COUNTY PLANNING BOARD AND ESTABLISH THE FOLLOWING BUILDING RESTRICTIONS LINES:

FURTHER, WE ESTABLISH THE CATEGORY 1 CONSERVATION EASEMENTS AS SHOWN HEREON WITH THE TERMS AND PROVISIONS AND TITLED "CONSERVATION EASEMENT AGREEMENT, CATEGORY 1" AND RECORDED ALONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 13178 AT FOLD 412.

AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS, AGENTS AND ASSIGNEES, HEREBY CERTIFY THAT WE HAVE REVIEWED THE RECORDS OF THE MONTGOMERY COUNTY REGISTERED LAND SURVEYOR, IN ACCORDANCE WITH SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LEASES, EASEMENTS, OR OTHER INTERESTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

CLOPPER'S MILL, LLC, A MARYLAND LIMITED LIABILITY COMPANY
BY: J. HARRY DEVELOPMENT, LLC, PROJECT MANAGER

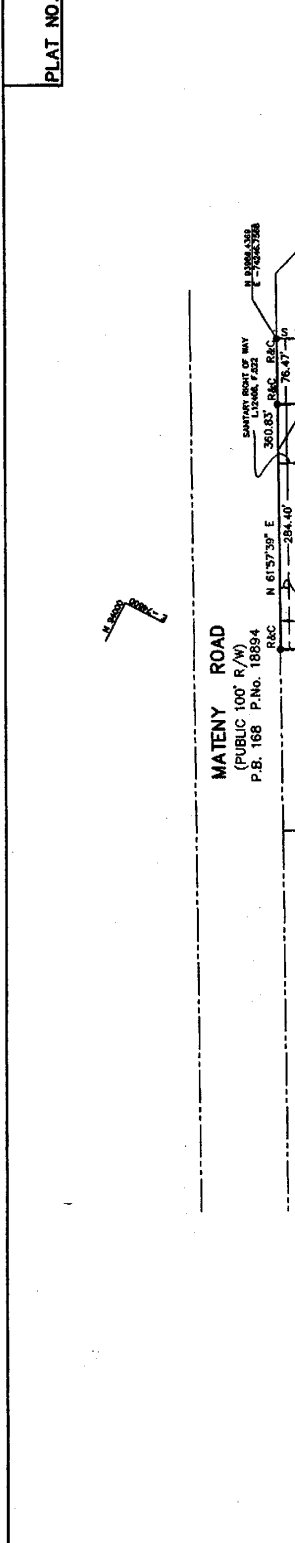
DATE: 1/25/06
DATE: 2/1/06

CLOPPER'S MILL COMMUNITY ASSOCIATION, INC.
PRESIDENT / CHAIRPERSON

NOTE:
THE SOLE PURPOSE OF THIS PLAT OF CORRECTION IS TO REVISE THE FOREST CONSERVATION EASEMENT ON PARCELS D & E.

SUBDIVISION RECORD PLAT
PARCELS F & G, BLOCK A
VILLAGE OF CLOPPER'S MILL
PLAT OF CORRECTION OF
PARCELS D & E, BLOCK A
PLAT No. 19608
DARNESTOWN (6TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 100' DATE: AUGUST 2005

Patton Harris Rust & Associates, p.c.
Engineers, Surveyors, Planners, Landscape Architects.
12850 Middlebrook Road
Suite 200
Germantown, MD 20876
T 301.528.4300
F 301.528.5641



STATE OF MARYLAND
DEPARTMENT OF NATURAL RESOURCES
RIFLE FORD ROAD

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PARCELS D AND E OF BLOCK A, WHICH ARE SHOWN ON A PLAT OF SUBDIVISION ENTITLED "PARCELS B, C, D AND E, BLOCK A, VILLAGE OF CLOPPER'S MILL, AND RECORDED IN THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AS PLAT No. 19608, PARCEL E BEING ALL OF PARCEL E, PARCEL D BEING THAT PORTION OF PARCEL D SHOWN HEREON, WHICH HAS BEEN DATED AUGUST 22, 2004 AND RECORDED IN SAID LAND RECORDS IN LIBER 28992 AT FOLD 789 AND PARCEL D BEING THE LAND CONVEYED BY GREAT SENeca INVESTMENTS, L.C. TO CLOPPER'S MILL COMMUNITY ASSOCIATION, INC. BY DEED RECORDED OCTOBER 22, 2003 IN SAID LAND RECORDS IN LIBER 28274 AT FOLD 500, AND THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY SHOWN HEREON IS THE PROPERTY OF CLOPPER'S MILL, LLC, AS SHOWN HEREON, AND THAT ALL PROVISIONS OF SECTION 50-24(E) OF THE MONTGOMERY COUNTY CODE.

DATE: Feb 14, 2006
DATE: 2/14/06

SERHAN JAWAD
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 10728



NOTES

- THIS PROPERTY IS ZONED PD-4 (PLANNED DEVELOPMENT, MEDIUM DENSITY).
- ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH THIS PROPERTY SHALL BE SUBJECT TO THE MONTGOMERY COUNTY PLANNING BOARD. ANY CHANGES TO THIS PROPERTY SHALL BE SUBJECT TO THE MONTGOMERY COUNTY PLANNING BOARD. UNLESS EXPRESSLY CONTAINED BY THE PLAN AS APPROVED, THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 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 THE TITLE OR TO DEFECT OR MUTE ALL MATTERS AFFECTING THE TITLE.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW OF 1982.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS.
- THIS PLAT CONFORMS WITH THE REQUIREMENTS FOR MINOR SUBDIVISION APPROVALS CONTAINED IN SECTION 50-35A OF MONTGOMERY COUNTY SUBDIVISION REGULATION, BEING CHAPTER 50 OF THE COUNTY CODE. THIS PLAT REVOKES THE CORRECTION OF THE CONSERVATION EASEMENT AS PROVIDED FOR IN SECTION 50-35-A (a)(5).
- TAX MAP 6742
- THE PARCELS SHOWN HEREON ARE LIMITED TO USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN No. 1-91602 AND SITE PLAN No. 8-9401A.

MONTGOMERY COUNTY MARYLAND DEPARTMENT OF PERMITTING SERVICES

APPROVED: _____ DATE: _____
CHAIRMAN SECRETARY-TREASURER

M.N.C.P. & P.C. RECORD NO. _____

LINE TABLE

LINE	BEARING	LENGTH
L1	S 85°30'40" W	26.58'
L2	N 64°39'25" E	30.66'
L3	N 70°48'24" E	10.85'
L4	N 28°57'01" E	27.58'
L5	N 08°57'31" W	58.68'
L6	S 81°52'29" W	21.00'
L7	S 08°07'31" E	51.64'
L8	S 77°28'51" W	3.59'
L9	S 70°48'24" W	9.47'
L10	N 58°55'53" W	17.96'
L11	N 43°45'51" W	49.68'
L12	N 70°03'38" W	50.66'
L13	N 62°29'10" E	118.50'
L14	S 24°12'40" E	17.79'
L15	S 65°11'38" E	31.46'
L16	S 43°48'51" E	36.57'
L17	S 48°52'53" E	32.40'
L18	S 62°02'57" W	22.33'
L19	S 77°28'51" W	3.59'
L20	N 66°34'31" W	7.43'
L21	N 02°34'23" W	24.58'
L22	N 63°39'48" E	27.47'
L23	N 28°07'43" E	95.44'
L24	N 61°52'17" E	57.57'
L25	N 38°07'36" E	78.48'
L26	S 47°07'06" E	19.13'
L27	S 71°28'01" E	150.80'
L28	S 61°07'02" W	201.06'
L29	S 62°29'10" E	30.50'
L30	N 21°15'27" W	23.43'
L31	N 42°25'10" E	51.33'
L32	S 28°54'01" W	37.11'

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	84.70'	15.00'	4.32'	6.50'	N 49°55'21" W	32.08°06'
C2	4.30'	1.00'	1.15'	1.69'	N 85°28'14" W	92.58°56'
C3	45.34'	57.86'	23.80'	44.18'	N 81°50'12" W	44°53'45"
C4	30.34'	42.81'	18.41'	30.65'	N 82°14'17" W	41°50'45"
C5	14.81'	111.13'	7.42'	14.80'	N 25°09'28" W	27°38'08"
C6	12.69'	108.84'	6.86'	12.67'	N 88°18'53" W	8°30'43"

STATE OF MARYLAND
DEPARTMENT OF NATURAL RESOURCES
RIFLE FORD ROAD

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