

Plat Name: Cabin Branch

Plat #: 220170240

Location: Located in the area bounded by Broadway Avenue, Dovekie Avenue and Fulmer Avenue

Master Plan: Clarksburg Master Plan

Plat Details: CRT- zone; 12 lots and 1 parcel

Owners: NVR Inc. and Winchester Homes Inc.

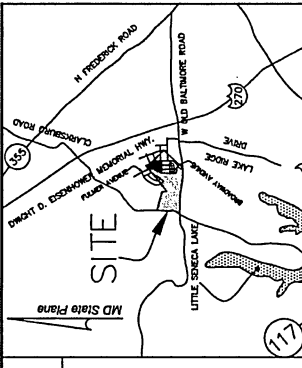
Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)(5)** of the Subdivision Regulations, which states:

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.

Staff notes for the Board that the subject plat application has been submitted to correct erroneous lot area sizes, clarify lot line delineations, and add an omitted signature to the Owner Certificate which is applicable to a sliver of land included upon the previous record plat as shown on the amended Site Plan 82007014B. Staff concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(5) and supports this minor subdivision record plat.

PLAT NO.

WSS CONTROL MONUMENTS IN MARYLAND STATE PLANE
 COORDINATE SYSTEM, NAD 83/91, NOT SHOWN HEREON.
 #18328E- N: 383608.492 E: 1227838.768
 #18329E- N: 347738.856 E: 1233907.175



VICINITY MAP
 NOT TO SCALE

NOTES:

1. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, SUBDIVISION RECORD PLAN, CONVEYANCE INSTRUMENT, OR PROJECT, AS APPROVED BY MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE UNLESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE OFFICIAL PUBLIC RECORDS FOR ANY SUCH PLAN ARE MAINTAINED BY THE CLERK OF COURTS AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
2. THIS SUBDIVISION 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 PLAN, CONVEYANCE INSTRUMENT, AND THE DETERMINATION OF TITLE OR TO DESCEND OR TO NOTE ALL MATTERS AFFECTING TITLE.
3. THE PROPERTY THAT IS THE SUBJECT OF THIS RECORD PLAT IS IN THE CRT.
4. THE PROPERTY DELINEATED HEREON IS LOCATED ON MONTGOMERY COUNTY TAX MAP EV AND HSC GRID 230 & 231 NW 1/4.
5. DEVELOPMENT IS SUBJECT TO THE TERMS OF AN APPROVED SITE PLAN AND THE PRELIMINARY PLAN NO. 26041168, AS BOTH MAY BE AMENDED.
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER ONLY.
7. COORDINATES SHOWN HEREON ARE BASED ON THE PROJECTION OF MARYLAND STATE PLANE, NAD 83/91.
8. BOUNDARY INFORMATION AS SHOWN HEREON IS BASED ON A SURVEY PROVIDED BY RODGERS CONSULTING, SEPT 2004.
9. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF LAW, INCLUDING APPROVAL OF A FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ASSUANCE OF A SEDIMENT CONTROL PERMIT.
10. THE PROPERTY IS THE SUBJECT OF AN APPROVED M/R/TSD (M-NCPFC REF. #4-020080) DATED APRIL 10, 2003.
11. THIS PLAT IS SUBJECT TO A COMMON OPEN SPACE COVENANT WITH M-NCPFC RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY IN LIBER 28004 FOLIO 578.
12. THIS PLAT IS SUBJECT TO OPEN SPACE COVENANT WITH MONTGOMERY COUNTY RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY IN LIBER 30347 FOLIO 272.

EDGEWISE NOTE:

THIS PLAT CONFORMS TO THE REQUIREMENTS FOR A PLAT OF CORRECTION. THIS PLAT INVOLVES LOT LINE ADJUSTMENTS AND MINOR SQUARE FOOTAGE ADJUSTMENTS.
 MINOR SQUARE FOOTAGE CHANGE TO LOTS 27-32, BLOCK AH
 MINOR LOT LINE ADJUSTMENTS BETWEEN LOTS 28-34, BLOCK V

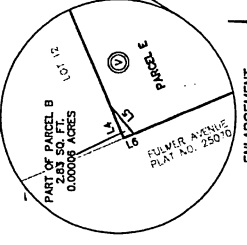
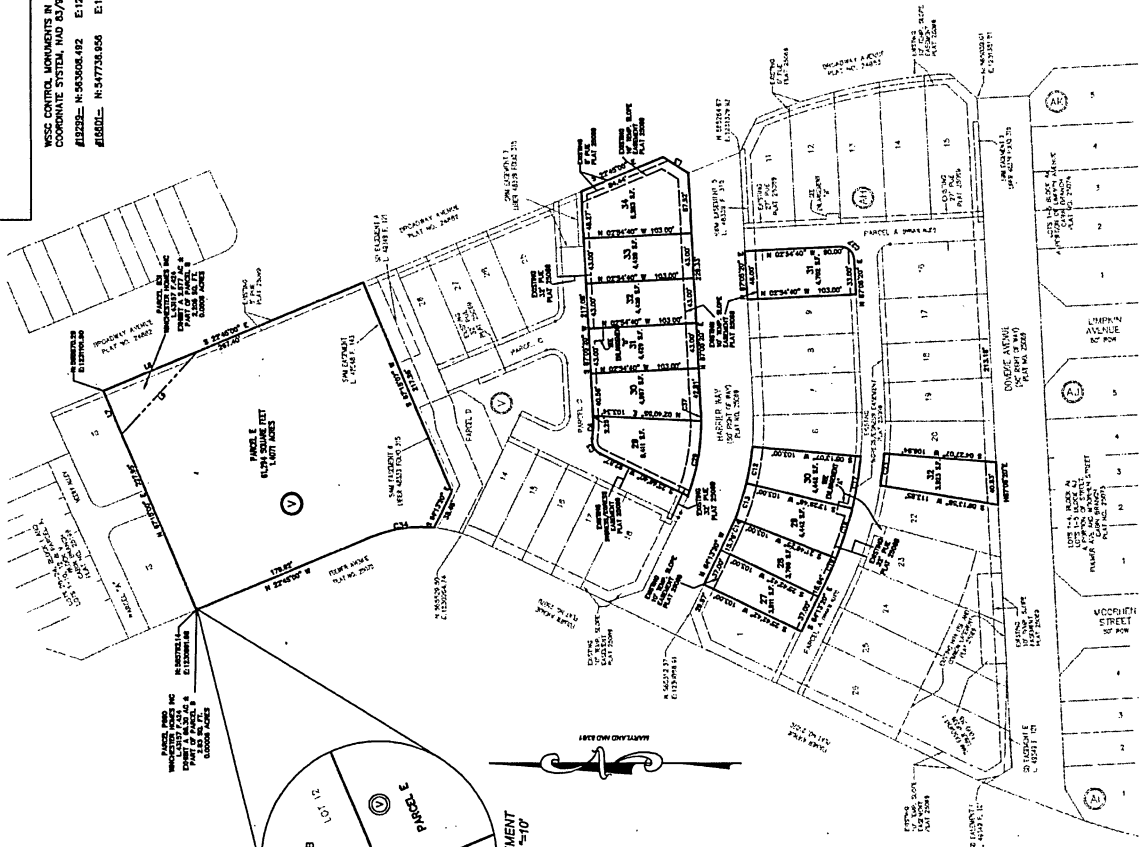
**SUBDIVISION RECORD PLAT
 PLAT OF CORRECTION
 CABIN BRANCH
 PARCEL "E", BLOCK "V"
 AND
 LOTS 27, 28, 29, 30, 31, 32, BLOCK "AH"
 AND
 LOTS 29, 30, 31, 32, 33, 34, BLOCK "V"
 CLARKSBURG ELECTION DISTRICT NO. 2
 MONTGOMERY COUNTY, MARYLAND**

MARCH 2017 SCALE 1"=80'

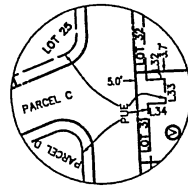
ESE Consultants Inc.
 7164 Columbia Gateway Dr.
 Columbia, MD 21046
 TEL: 410-972-9105
 FAX: 410-972-9141



22070240 028# 2402



ENLARGEMENT "A"
 SCALE 1"=10'



ENLARGEMENT "D"
 SCALE 1"=40'

4 SEMENT TIES

BEARING	DISTANCE
S 14°57'51" W	8.00
E 11°13'37" W	8.50
N 62°43'30" E	8.50
N 14°38'40" E	8.50
S 7°57'00" E	11.36
S 10°30'00" W	8.00
S 87°54'48" W	11.50
N 02°54'12" W	8.50

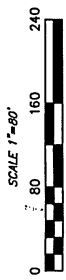
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 FOR IN
 ANY CODE PRIOR
 AFFECTING THE

17-17

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ANNING COMMISSION BOARD	MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES	RECORDED:	PLAT NO.:
SECRETARY TREASURER	APPROVED: <i>March 23, 2017</i> By: <i>Diana P. Jones</i> DIRECTOR	DRAWN: <i>KYP</i>	CHECKED: <i>MB</i>



SCALE 1"=80'

