

Plat Name: Cabin Branch
Plat #: 220180760

Location: Located on the north side of Little Seneca Parkway in between Broadway Avenue and Cabin Branch Avenue
Master Plan: Clarksburg Master Plan
Plat Details: CRT zone; 4 lots
Owners: NVR, Inc. & Winchester Homes, Inc.

Staff recommends approval of this minor subdivision plat pursuant to Section 50.7.1.A. of the Subdivision Regulations; which state:

- A. *Minor lot line adjustment.* The sale or exchange of part of a lot between owners of adjoining lots for the purpose of small adjustments in boundaries, if:
1. the total area of the adjustment is 5 percent or less of the combined area of the lots affected by the adjustment;
 2. additional lots are not created;
 3. the adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved;
 4. the owner submits a scaled drawing for review and approval by the Director. The drawing may be a copy of the existing record plat and must contain the following information:
 - a. proposed lot line adjustment as a dashed line;
 - b. any buildings, driveways, or other improvements located within 15 feet of the proposed adjusted lot line;
 - c. any minimum building setback that would be altered by the minor lot line adjustment; and
 - d. the amount of lot area affected by the minor lot line adjustment;
 5. The drawing is approved, revised, or denied by the Director in writing within 10 days after the drawing is submitted or it is deemed approved.

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50.7.1.A. and supports this minor subdivision record plat.

Surveyor's Certificate

I hereby certify that the information shown hereon is correct, that it is a subdivision of part of the property acquired by NVR, Inc., a Virginia corporation from Toll MD XI Limited Partnership, a Maryland limited partnership, by deed dated September 21, 2013 and recorded among the Land Records of Montgomery County, Maryland in Liber 51061 at Folio 045, and part of the property acquired by Winchester Homes, Inc., a Delaware corporation, from Building One, LLC, a Maryland limited liability company, by deed dated January 17, 2012 and recorded among the aforesaid Land Records in Liber 43157 at Folio 424, that it is a re-subdivision of Lots 105, 112, 113, 120 and Parcel M, Block AL as shown on a subdivision record plat entitled "Subdivision Record Plat, Cabin Branch" and recorded among the aforesaid Land Records as Plat Number 25105.

I also certify that if engaged, I will set all property corner markers in accordance with Section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

I further certify that the total area included in this subdivision record plat is 57,115 square feet or 1.3112 acres of land; there is no street dedication by this plat.

Date: 4/17/18
 Daniel F. DeBoth
 Property Line Surveyor
 Maryland Reg. No. 526
 Exp: 02/17/2019

Owner's Certificate

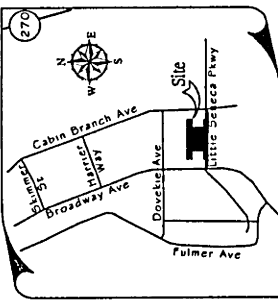
We, the undersigned, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat, establish the minimum building restriction lines, subject to all current and applicable regulations of all federal, state and local governing agencies.

We further certify that a Maryland registered land surveyor will be engaged to set all property corner markers in accordance with section 50.4.3.G of the subdivision regulations of Montgomery County, Maryland.

There are no suits, actions at law, liens, leases, mortgages or trusts affecting the property shown hereon.

NVR, Inc.,
 a Virginia Corporation
 Date: 4-18-18
 Brian Athan,
 Vice President - Director/Land

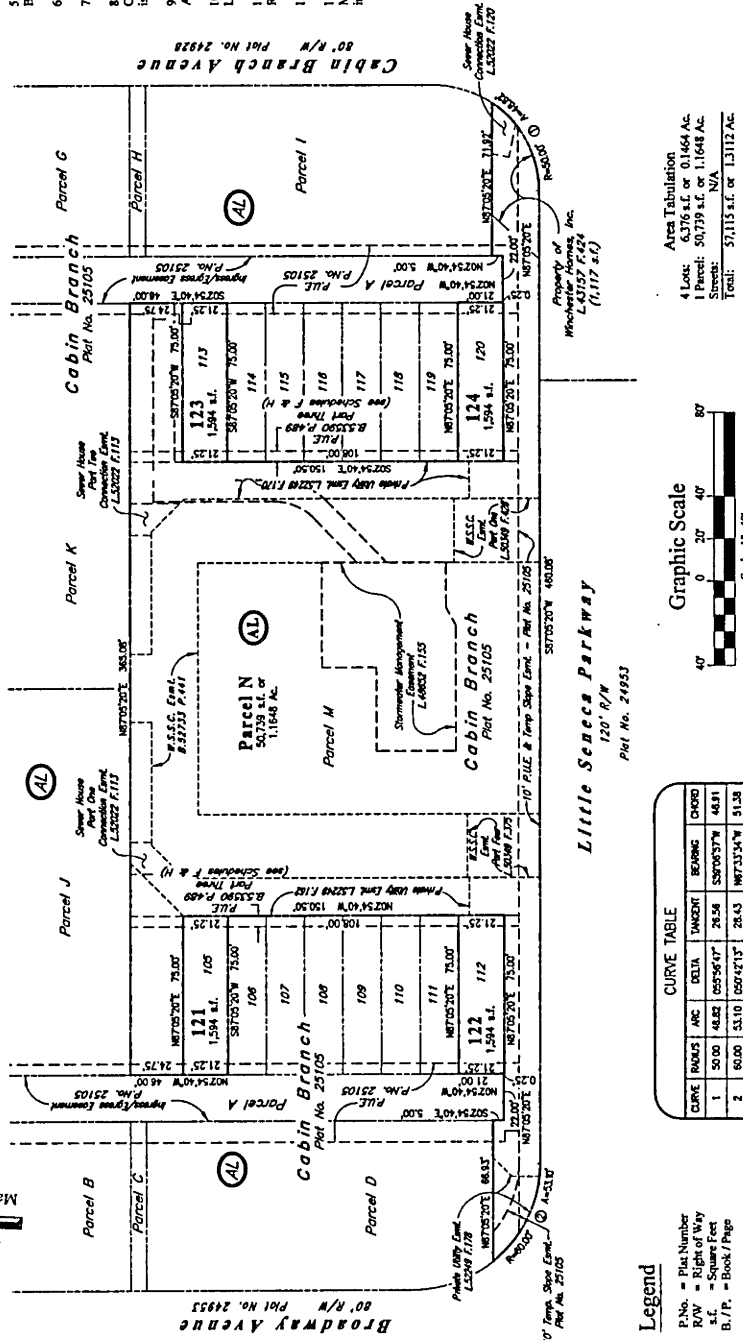
Winchester Homes, Inc.,
 a Delaware corporation
 Date: 4/20/18
 Christopher D. Collins,
 Vice President of Land Development



Vicinity Map
(Not to Scale)

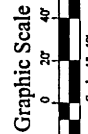
Notes

- All terms, conditions, agreements, limitations, and requirements associated with any preliminary plan, site plan, project plan, or any other plan, allowing the development of the property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official files for any such plan(s) are maintained by the Planning Board and are available for review during normal business hours.
- This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter respecting the ownership and/or use of this property. The Subdivision Record Plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- The property shown hereon is zoned CR17(DR).
- This property is shown on Tax Map EV and WSSC Grid 230 & 231 NW 14.
- Development is subject to the terms of an Approved Site Plan entitled "Toll Brothers Phase I Cabin Branch" No. 820070140, and the Preliminary Plan No. 12003110A, as both may be amended.
- This property is served by public water and sewer systems only.
- Coordinates shown hereon are based on the Maryland State Plane NAD 83(99) as defined on Plat No.25105.
- The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- The property shown hereon is the subject of an approved NRUFSO (M-NC&P Ref # 4-00069R) dated April 10, 2003.
- This plat is subject to a Common Open Space Covenant with M-NC&P recorded among the County Land Records in Liber 26045 at Folio 578.
- This plat is subject to an Open Space Covenant with Montgomery County recorded among the County Land Records in Liber 50437 at Folio 273.
- Access is denied along Little Seneca Parkway, except for approved public street intersections.
- This plat conforms to the requirements for Minor Subdivision Approvals contained in Chapter 50.7 of the Montgomery County Subdivision Regulations, being Chapter 50 of the Montgomery County Code. This plat involves a minor lot line adjustment as provided for in Section 50.7.1.A.



CURVE TABLE

CURVE	BOULES	ARC	DELTA	TANGENT	BEARING	CHORD
1	50.00	48.82	65°56'47"	28.56	S39°55'37"W	48.81
2	60.00	53.10	65°42'13"	28.43	N67°33'54"W	51.38



Area Tabulation

4 Lots:	6,376 s.f. or 0.1464 Ac.
1 Parcel:	50,739 s.f. or 1.1648 Ac.
Streets:	N/A
Total:	57,115 s.f. or 1.3112 Ac.

Subdivision Record Plat
Lots 121, 122, 123, 124
and Parcel N, Block AL
a resubdivision of Lots 105, 112,
113, 120 and Parcel M, Block AL

Cabin Branch

Clarkburg (2nd) District
 Montgomery County, Maryland

April, 2018 Scale: 1" = 40'

Approved: _____
 Chairman
 Date: _____
 Approved: April 26, 2018
 Date: _____
 Department of Permitting Services,
 Montgomery County
 Director: Diana J. Gena

Recorded: _____
 Plat No.: 220180760

CPJ Associates
 201 and Environmental Engineers Planners Land Use Architects Interiors
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