

**Plat Name:** Cabin Branch  
**Plat #:** 220180800

**Location:** Located on the west side of Cabin Branch Avenue, 225 feet north of Wellsping Avenue  
**Master Plan:** Clarksburg Master Plan  
**Plat Details:** CRT zone (formerly MXPB); 2 lots  
**Owner:** Winchester Homes, Inc.

Staff recommends approval of this minor subdivision plat pursuant to **Section 50.7.1.F** of the Subdivision Regulations, which states:

- F. Plat of correction.* A plat of correction may be used for any of the following:
1. to correct inaccurate or incomplete information shown on a previously recorded plat, such as drafting or dimensional errors on the drawing; failure to include a required note, dedication, easement or other restriction; incorrect or omitted signatures; or other information normally required to be shown on a recorded plat. All owners and trustees of the land affected by the correction must sign the revised plat. In addition, the plat of correction must identify the original plat and contain a note identifying the nature of the correction;
  2. to revise easements to reflect a Board action;
  3. to improve clarity and legibility, the owner of any lands shown on a record plat may record an exact copy of the plat, except for necessary change of scale and the addition of any other necessary elements to make the plat conform to the requirements of this Chapter. The new plat must indicate that it is an exact copy of the original plat except for the changes made under this Subsection

Staff notes for the Board that the subject plat application has been submitted solely to correct erroneous lot width dimensions on the previously recorded plat. This plat is in conformance with approved Site Plan No. 82006029A and Staff supports this plat of correction.

**Surveyor's Certificate**

I hereby certify that the data shown hereon is correct; that is a resubdivision of all of Lots 17 and 18, Block A, as shown on a plat of subdivision entitled "Lots 7-45 and Parcels D, G & H, Block A, Cabin Branch" and recorded among the Land Records of Montgomery County, Maryland, as Plat No. 24893, and that the same is the same property as the property acquired by Winchester Homes, Inc., a Delaware corporation, from John W. Gorenell, Teresa G. Doggett, Susan G. Brown, Barry A. Gorenell, Gerrin G. McGowan, William G. Gorenell, Gary S. Gorenell, and Gregory F. Gorenell, by a deed dated December 26, 2004, folio 606; and I further certify that once engaged as described in the owner's certificate hereon, all property markers will be set as delineated hereon in accordance with the provisions of Section 30-4.3.6 of the Montgomery County Code. I further certify that this plat is 3288 square feet or 0.07546 acres of land which is dedicated to public use. The work reflected hereon was prepared under my direct responsible charge and is in accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation 12.

4-23-2018  
Date

By: *[Signature]*  
 Christopher D. Collins, Inc.  
 Professional Land Surveyor  
 Maryland Registration No. 14539  
 (License Expiration Date: 12-23-2019)

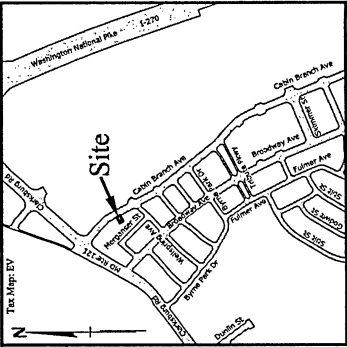
**Plat No.**

Legend	Libr. Abb.
L.F.#	Sq. Ft.
P.U.E.	Public Utility Easement

Area Tabulation	3288 sq.ft. or 0.07546 Acres
2 Lots	N/A sq.ft. or N/A Acres
0 Parcels	N/A sq.ft. or N/A Acres
Dedication	3288 sq.ft. or 0.07546 Acres
Total Area	

Maryland Coordinate System  
(NAD 83)

Vicinity Map: 1" = 1000'



**General Notes:**

- This development is served by public water and sewer systems only.
- This Plat, 2 Lots, Curbside Zone: CRTD.5 (Formerly Zone: HXPD)
- Tax Map: EV, WSSC 200 Sheet No. 231NW14.
- All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, allowing development of the property, approved by the Montgomery County Planning Board, are hereby incorporated by reference into this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This subdivision record plat is not intended to show every matter affecting title, but only those matters which are intended to be shown and use of this property. This subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- This plat is limited to the uses and conditions of Preliminary Plan No. 120031108 and Site Plan No. 82066029A, entitled "Cabin Branch".
- Bearings and distances shown between are grid bearings and distances. Horizontal datum is NAD83/91, State Plane Coordinate System Zone 1900 (MD), U.S. survey feet, based on GPS and conventional survey methods. Vertical datum is NAVD83, Mean Sea Level. The average combined (scale x elevation) factor is 0.999949306. Average project elevation is 560 feet (NGVD2005) and the average combined (scale x elevation) factor is 0.999949306. East 1227918.076, 16557 North 375747.658 East 1227918.076
- The property is the subject of an approved NIU/PSD (N-NCPC Ref. #P-020080) dated April 10, 2018.

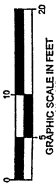
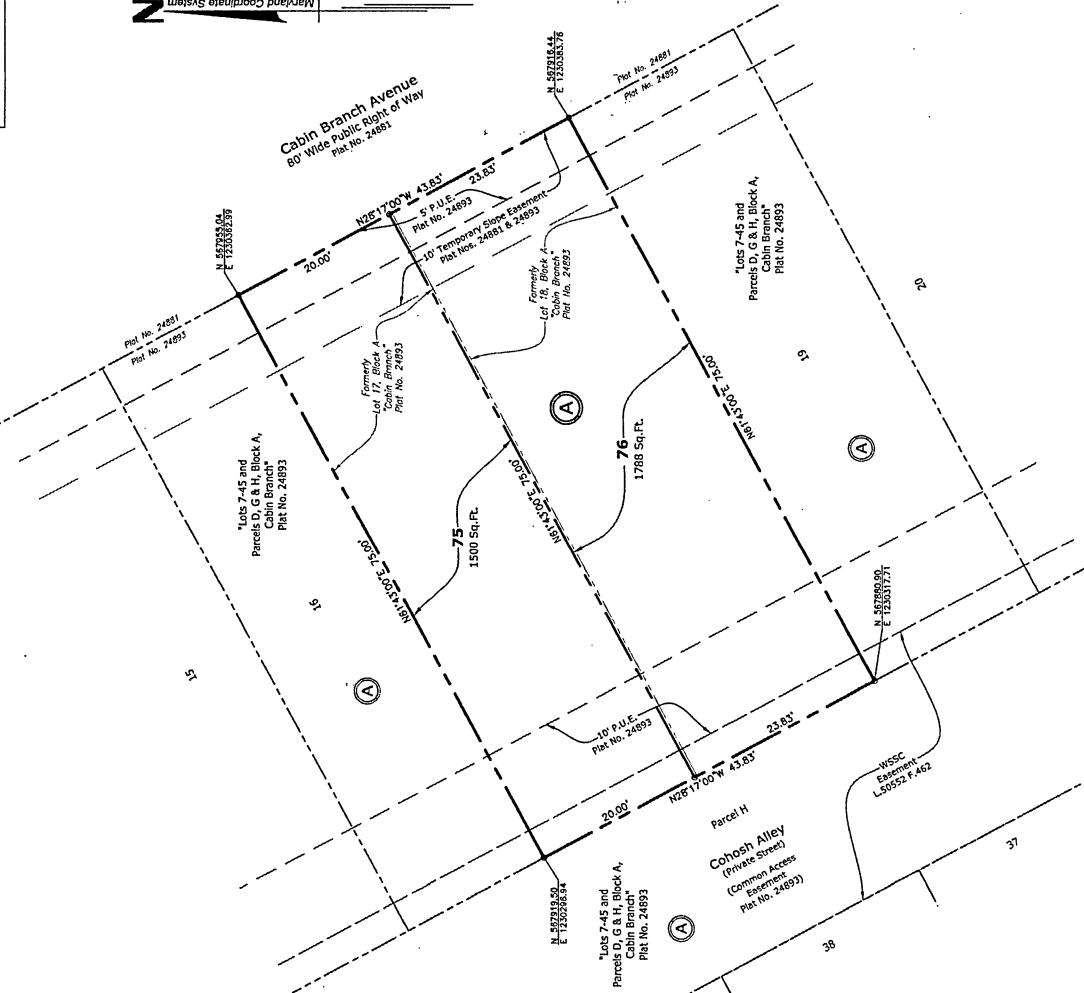
**Purpose of Plat:**

The purpose of this plat is to correct the dimensions and bearings and distances shown on the approved Site Plan, to conform to the approved Site Plan. This plat conforms with Section 50.7.1.F ("Plat or Correction") of the Montgomery County Code.

**Subdivision Record Plat  
Plat of Correction  
Lots 75 & 76, Block A  
Cabin Branch  
(A Resubdivision of Lots 17 & 18,  
Block A, Plat No. 24893)**

Clarksburg (2nd) Election District  
Montgomery County, Maryland  
Scale: 1" = 10' March, 2018

Plat No. 46  
RCL Job No. 46966  
MNCPC Plat No. 23018090



**Owner's Certificate**

We, the undersigned, owners of the property described hereon, adopt this plat; establish the minimum building restriction lines; and guarantee compliance with the provisions of Section 30-4.3.6 of the Montgomery County Code.

As owners of this subdivision we, our successors and assigns, will cause all property corner markers and any other required monumentation to be set by a registered Maryland Surveyor in accordance with Section 30-4.3.6 of the Montgomery County Code.

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

Winchester Homes, Inc.

By: *[Signature]*  
 Christopher D. Collins, Surveyor

5-2-18  
Date

**RODGERS CONSULTING**  
 1997 Century Boulevard, Suite 200, Germantown, Maryland 20874  
 Tel: 301-761-6700, Fax: 301-761-6626, www.rodgers.com

Drawn	AEW
Computed	AEW
Checked	
Date Recorded	
Plat No.	

Montgomery County Department of Permitting Services  
 Approved: *[Signature]* MARY H. ZIGB  
 Director

The Maryland-National Capital Park and Planning Commission  
 Montgomery County Planning Board  
 Approved: *[Signature]*  
 Chairman  
 Asst. Secretary-Treasurer

