Plat Name: Garnkirk Farms
Plat #: 220190620

Location: Located in the southeast quadrant of the intersection of Tate Street and Verdant Oak Alley.
Master Plan: Clarksburg Master Plan
Plat Details: PD-11 zone; 2 lots
Owner: U.S. Home Corporation

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 the two underlying lots were erroneously recorded by plat number 25006 with lot widths which varied from the approved Site Plan by 4 feet. The subject plat is being submitted to correct the position of the common lot line between the lots to conform exactly with the Approved Site Plan No. 820120100.

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.F. and supports this minor subdivision record plat.