

**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.

### Owner's Certificate

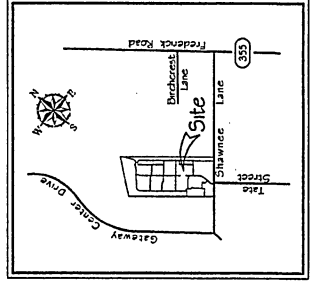
We, U.S. Home Corp. (d/b/a Lemar) owner of the property shown herein and described in the Surveyor's Certificate, hereby adopt this Subdivision Record Plat. Establishes the minimum building restriction lines; Subject to all current and applicable regulations of all federal, state and local governing 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 Maryland regulations of Montgomery County, Maryland.

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

U.S. Home Corporation,  
a Delaware Corporation  
d/b/a Lemar

Date: April 22, 2019 By: [Signature]  
David Dunean, Vice President Land Development



Vicinity Map  
(Not to scale)

### Surveyor's Certificate

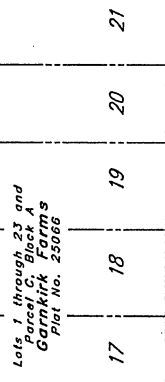
I hereby certify that the information shown herein is correct, that it is a subdivision of a part of the property acquired by U.S. Home Corporation, Daniel F. DeBolt, d/b/a Lemar, in Montgomery County, Maryland, in accordance with the Surveyor's Certificate of Daniel F. DeBolt, dated March 4, 2014, recorded among the Land Records of Montgomery County, Maryland, in Liber 48369 at Folio 126; that the information of Lots 1 through 23 and Parcel C, Block A, Garmkirk Farms, as shown on a Subdivision Record Plat entitled "Lots 1 through 23 and Parcel C, Block A, Garmkirk Farms" and recorded among the Land Records at Plat No. 25066.

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 6,900 square feet or 0.1584 acres of land. There is no street dedication by this plat.

Date: April 22, 2019  
Daniel F. DeBolt  
Property Line Surveyor  
Maryland No. 536  
Exp. 02/17/2021

Legend  
P/B & P No. : Plat Book & Plat Number  
E/W : Eber & Folio  
R/W : Right of Way  
D/B/A : doing business as



### Notes

1. 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.

2. The property shown herein is subject to the requirements of the Montgomery County Forest Conservation Law of 1992, including approval of the Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.

3. This Subdivision Record Plat is not intended to show every matter affecting the ownership and/or use, nor every matter restricting 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.

4. This development is served by public water and sewer systems only.

5. Coordinates shown herein were established using conventional and GPS observations based on the Maryland State Plane Coordinate System NAD 83(91) using NGS control stations GAIT, CODE, and USNO, using a least squares minimally constrained adjustment and holding the horizontal values for GAIT fixed. The average scale factor for the subject property is 0.99968679. The average property elevation is 575 feet, for an elevation factor of 0.99977532. The combined factor for the subject property is 0.99946212. All bearings and distances shown are based on grid coordinates. The vertical datum is NAVD83. The coordinate values for GAIT are N 334057.87 E 1249631.19 Elevation: 400.50.

6. This plat conforms with the requirements of Minor Subdivision approvals contained in Chapter 50 Division 50.7.1.F.1 of Montgomery County, Maryland, Subdivision Regulations.

7. The purpose of the plat of correction, is to correct the position of the common lot line between Lots 13 and 14, Block A, as shown on Plat No. 25066, to conform to the Approved Site Plan No. 820120100.

8. The property is subject to the terms and conditions of a Declaration of Covenants, Conditions, Easements, and Restrictions for Clarksburg Square Homeowners Associations, Inc., recorded in Book 52675 at Page 374.

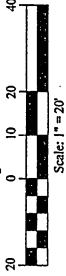
9. The property is subject to the terms and conditions of a Declaration of Solar Energy Covenants, Conditions and Restrictions for Clarksburg Square, recorded in Book 52765 at Page 445.

10. The property is subject to the terms and conditions of a Declaration of Deferred Water and Sewer Charges, recorded in Book 52434 at Page 65 and a First Supplement to Declaration of Deferred Water and Sewer Charges, recorded in 52675 at Page 463.

11. The property is subject to the terms and conditions of a Grant of Easements for Solar Energy Equipment, recorded in Book 52765 at Page 470.

Information Chart table with columns: Tax Map, EV, WSSC 200 Scale Reference, Zoning Category, Preliminary Plan No., Preliminary Plan Name, Site Plan No., Site Plan Name, Forest Conservation Plan.

Graphic Scale



Scale: 1" = 20'

Subdivision Record Plat  
Plat of Correction  
Lots 95 & 96, Block A  
a resubdivision of Lots 13 & 14, Block A

### Garmkirk Farms

Clarksburg (2nd) District  
Montgomery County, Maryland

April, 2019 Scale: 1" = 20'

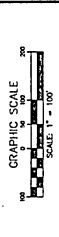
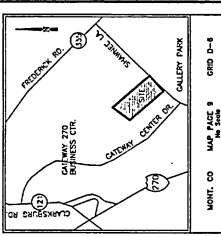
CPJ Charles P. Johnson & Associates, Inc.  
Surveyors and Planners  
2000 York Road, Suite 100, Clarksburg, MD 20741-1000

Department of Permitting Services  
Montgomery County

Recorded: 5-1-2019  
Approved: [Signature]  
Date  
Acting Director

Chairman \_\_\_\_\_  
Ann. Secretary-Treasurer \_\_\_\_\_  
Date \_\_\_\_\_

220190620



SHOWING SEWERAGE, WASTEWATER, FLOOD, AND OTHER UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

PROCESSED BY THE MONTGOMERY COUNTY HEALTH DEPARTMENT. ALL UTILITIES SHALL BE DEPTHPROTECTED AND SHALL BE PROTECTED AGAINST DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

**ENGINEER'S CERTIFICATE**  
 I, the undersigned, a duly licensed Professional Engineer in the State of Maryland, do hereby certify that the above information is true and correct to the best of my knowledge and belief.

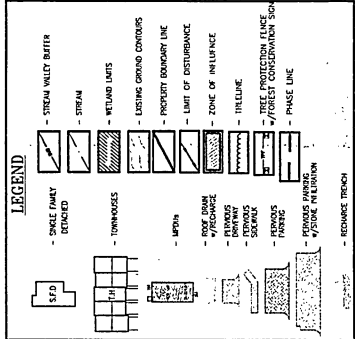
**DEVELOPER'S CERTIFICATE**  
 I, the undersigned, do hereby certify that the information provided herein is true and correct to the best of my knowledge and belief.

**MANAGER'S APPROVAL STAMP**  
 RECEIVED BY THE MANAGER OF THE MONTGOMERY COUNTY PLANNING BOARD  
 DATE: 11/27/2013

**COMPOSITE PLAN SITE PLAN**  
 GARKIRK FARMS  
 CLARSBURG (200) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

CHARLES P. JOHNSON & ASSOCIATES, INC.  
 10111 GARDEN LANE  
 CLARSBURG, MARYLAND 21713

CITY	CLARSBURG
COUNTY	MONTGOMERY
PROJECT NO.	200-00000
DATE	11/27/2013
SHEET	2
TOTAL SHEETS	28
DRAWN BY	J.P.
CHECKED BY	J.P.
DATE	11/27/2013
SCALE	AS SHOWN



NEW/APPROVED BY MNCPC	PREVIOUS/AS SHOWN IN PLANNING BOARD SET AND RESOLUTION	TYPE
Galkirk Farms Drive	Street A	Public
Woods Hill Lane	Street B	Public/Private
Woods Hill Way	Street C	Alley
Woods Hill Alley	Street D	Alley
Woods Hill Drive	Street E	Alley
Woods Hill Way	Street F	Alley
Green Specter Way	Street G	Alley
Green Specter Drive	Street H, I, J	Alley
Green Specter Alley	Street K	Alley
Short Oak Alley	Street L	Alley
Short Oak Way	Street M	Alley
Short Oak Street	Street N	Alley

MNCPC/DATE	SIGNATURE	DESCRIPTION
		Initial Review - 11/27/2013
		Final Review - 11/27/2013
		Final Approval - 11/27/2013

**GENERAL NOTES**  
 1. The site plan shall be used for the construction of the proposed development.  
 2. The site plan shall be used for the construction of the proposed development.  
 3. The site plan shall be used for the construction of the proposed development.  
 4. The site plan shall be used for the construction of the proposed development.



NO.	DESCRIPTION	DATE
1	Proposed Development	11/27/2013
2	Proposed Development	11/27/2013
3	Proposed Development	11/27/2013
4	Proposed Development	11/27/2013
5	Proposed Development	11/27/2013
6	Proposed Development	11/27/2013
7	Proposed Development	11/27/2013
8	Proposed Development	11/27/2013
9	Proposed Development	11/27/2013
10	Proposed Development	11/27/2013

Printed: 11/27/2013 12:58 AM Sheet: 2 of 28

**GARNKIRK FARMS**  
 CLARKSBURG, MONTGOMERY COUNTY, MARYLAND

**CPJ** Charles P. Johnson & Associates, Inc.  
 Civil and Environmental Engineers • Planners • Landscape Architects • Architects  
 1000 Pennsylvania Ave., Suite 2000, Washington, DC 20004 • 202.462.1000  
 www.cpj.com • charles@cpj.com • cpj.com

DATE	DESCRIPTION
11/1/2013	ISSUED FOR PERMIT
5	SHEET NO.
28	TOTAL SHEETS

**MUNICIPAL APPROVAL STAMP**

FILE NO. 2013-00100  
 MONTGOMERY COUNTY PLANNING BOARD  
 DATE OF DECISION 11/1/2013

Montgomery County Planning Board  
 1000 Pennsylvania Avenue, Suite 2000  
 Washington, DC 20004

**DESIGNER'S CERTIFICATE**

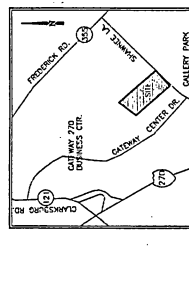
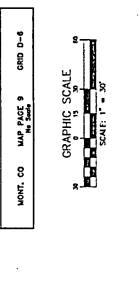
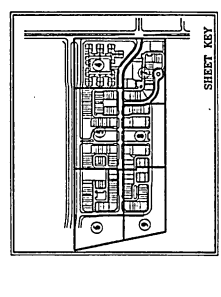
I, **CHARLES P. JOHNSON**, being duly sworn, depose and say that I am the duly licensed Professional Engineer in the State of Maryland, and that I have prepared the plans herein for the project described above, and that I am a duly licensed Professional Engineer in the State of Maryland, and that I am a duly licensed Professional Engineer in the State of Maryland, and that I am a duly licensed Professional Engineer in the State of Maryland.

**CHARLES P. JOHNSON**  
 PROFESSIONAL ENGINEER  
 No. 11122

**ENGINEER CERTIFICATE**

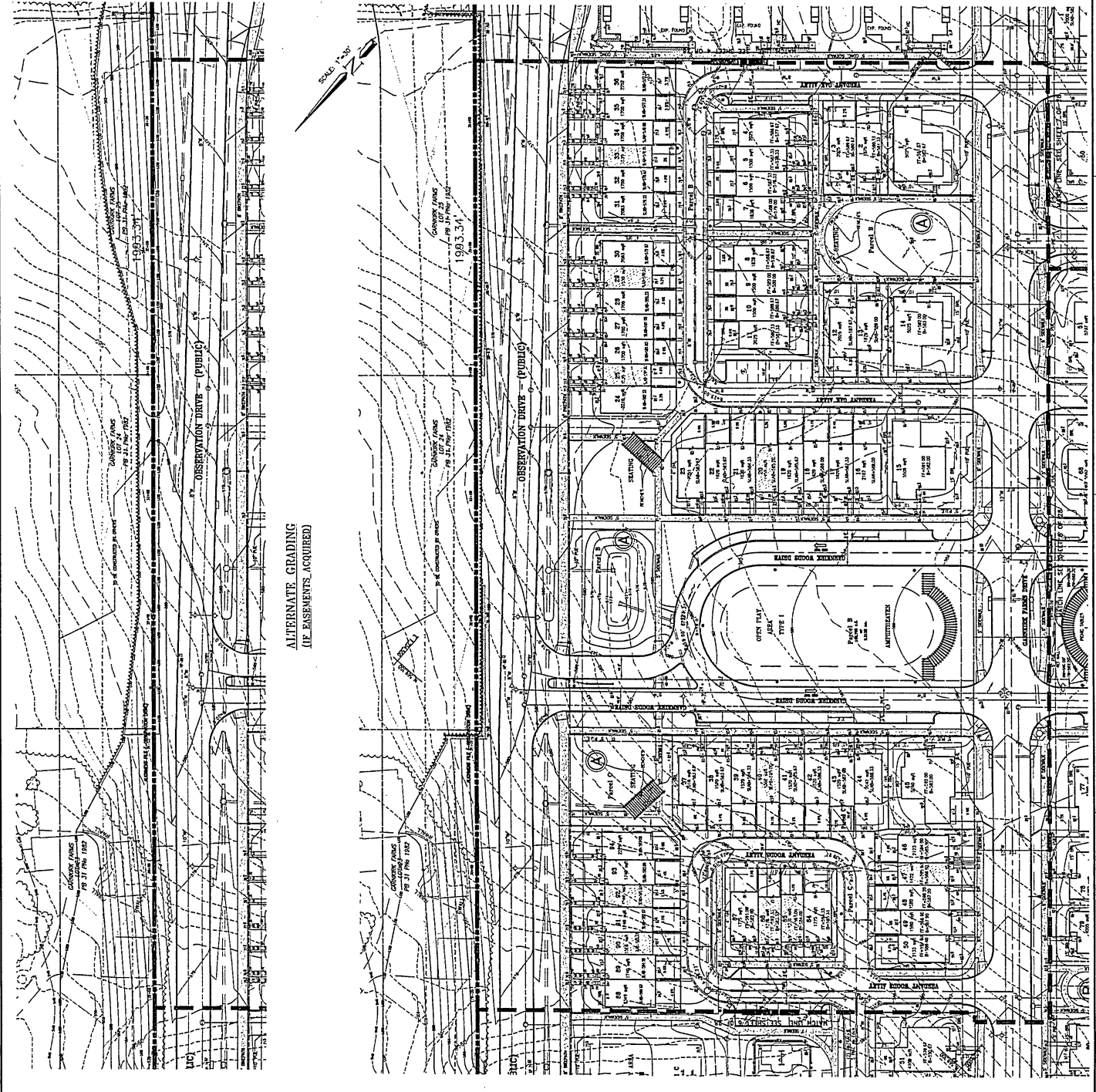
I, **CHARLES P. JOHNSON**, being duly sworn, depose and say that I am the duly licensed Professional Engineer in the State of Maryland, and that I have prepared the plans herein for the project described above, and that I am a duly licensed Professional Engineer in the State of Maryland, and that I am a duly licensed Professional Engineer in the State of Maryland, and that I am a duly licensed Professional Engineer in the State of Maryland.

**CHARLES P. JOHNSON**  
 PROFESSIONAL ENGINEER  
 No. 11122



**LEGEND**

- STRAW WALK BUTTER
- STREAM
- RETAINING WALLS
- EXISTING GRASS CONTOURS
- PROPERTY BOUNDARY LINE
- LIMIT OF DISTURBANCE
- ZONE OF INFLUENCE
- UTILITY LINE
- TREE PROTECTION FENCE / FOREST CONSERVATION SIGN
- PHASE LINE
- 3-D
- SHALE DRAIN DETENTION
- TOWNHOUSES
- UPON
- 500' GRADE
- PROPOSED
- EXISTING
- SEWER
- WATER
- PROPOSED PAVING
- EXISTING PAVING
- REINFORCE MESH



ALTERNATE GRADING  
 (IF EASEMENTS ACQUIRED)