Plat Name: Mount Prospect Farm
Plat #: 220200020

Location: Located on the south side of Ankonian Overlook, 600 feet west of Hanson Farm Drive

Master Plan: Potomac Subregion Master Plan
Plat Details: PD-2 zone; 1 lot
Owner: Toll MD XI Limited Partnership

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 is being submitted solely to correct an erroneous lot area on the original plat (plat 25511), which mistakenly noted the area of the property as 5,989 square feet and is being corrected on this proposed plat to 15,989 square feet.

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.