

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.

Surveyor's Certificate

I hereby certify that the data shown herein is correct; that it is a reproduction of all of Lot 54, Block A, as shown on a plat of subdivision entitled "Lots 1-4 and Parcels A, B, C, Block B, and Lots 53-62 and Parcels E, F, G, H, Mount Prospect Farm" and recorded among the Land Records of Montgomery County, Maryland, as Plat Number 25511, said plat being a true and correct copy of the original plat on file in the Montgomery County Land Records Office. I also certify that the data shown herein is correct; that it is a reproduction of all of the Maryland bonded partnership, from Robert Nelson Harrison and John Chapel Harrison, Successors to Trustees of the Robert Nelson Harrison Revocable Trust, of the Robert Nelson Harrison, Trustee of the Robert Nelson Harrison Revocable Trust, of the Harrison Family Foundation, and John C. Harrison, Trustee of the Revocatory Trust under the Last Will and Testament of William C. Harrison, by a deed dated March 26, 2019, and recorded among the Land Records of Montgomery County, Maryland, as Plat No. 25511, and that the plat of subdivision shown herein is in accordance with the provisions of Section 50-4.3.G of the Montgomery County Code. The total area included on this plat is 15989 square feet or 0.36705 acres of land, of which some is deeded to the Mount Prospect Farm with CDMA# 2019-09, Subtitle 13, Chapter 08, Regulation 12.

7-26-2019
Date

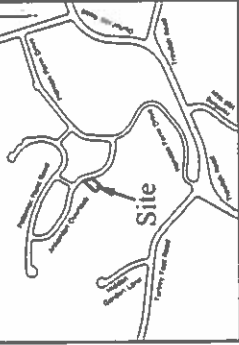
For: Rodgers Consulting, Inc.
By: Professional Land Surveyor
Maryland Registration No. 21339
(License Expiration Date: 12-31-2019)

Curve	Radius	Length	Chord	Bearing	Order
C1	1013.00'	31.00'	18.00'	313° 21' 31"	S27° 12' 28" E
C2	1013.00'	31.00'	18.00'	313° 21' 31"	S27° 12' 28" E

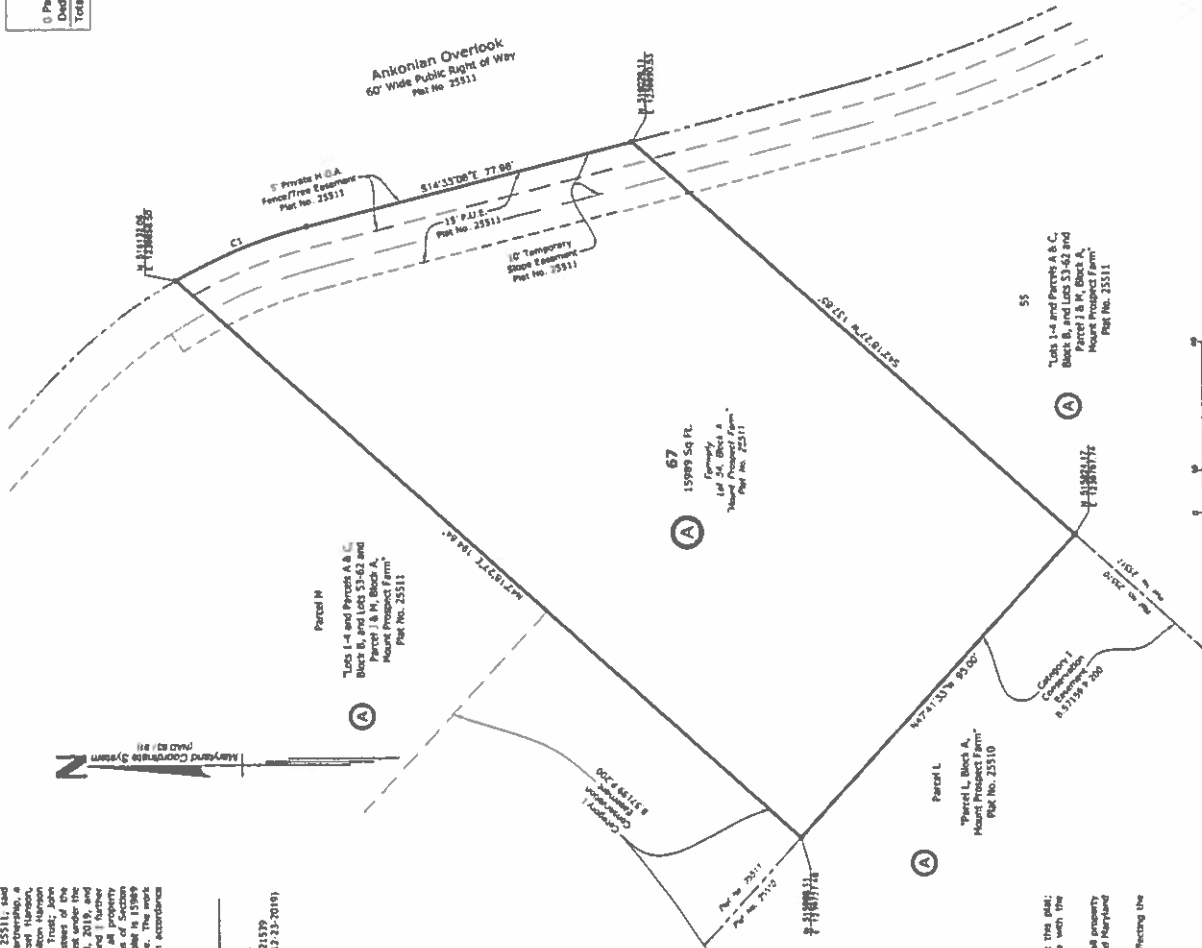
AREA INCLUSION	
1 lot	15989 sq. ft. or 0.36705 Acres
0 Parcel(s)	N/A sq. ft. or N/A Acres
Dedication	N/A sq. ft. or N/A Acres
Total Area	15989 sq. ft. or 0.36705 Acres

Legend	
P.U.E.	Public Utility Easement
B.P.	Blank Page

Vicinity Map: 1" = 1000'



Plat No.



RODGERS CONSULTING
1907 Century Boulevard, Ste. 200, Gaithersburg, Maryland 20878
P: 301.948.0700, F: 301.948.4324, www.rodgers.com

Date Received _____
Plat No. _____

Montgomery County Department of Permitting Services
Approved: *[Signature]* Director

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

Owner's Certificate
We, the undersigned, owners of the property described herein, adopt this plat; establish the minimum building restriction lines; and guarantee compliance with the provisions of Section 50-4.3.G of the Montgomery County Code.
All owners of this subdivision are, our successors and assigns, will cause all property corner markers and any other required markers to be set and located in accordance with the Surveyor's Certificate and Section 50-4.3.G of the Montgomery County Code.
There are no suits or actions at law, equity, liens, mortgages or trusts affecting the property shown herein.

Tell me, James Harrison
By: *[Signature]* Sr. Vice President

7-26-19
Date

The property is subject of an approved HLT/PSD (1420700640) dated December 3, 2008.

PURPOSE OF PLAT:
The purpose of this plat is to correct the area of Lot 54, Block A, as shown on Plat Number 25511, to conform to the approved Site Plan. This plat conforms with Section 50.7.1.P (\"Plate of Correction\") of the Montgomery County Code.

GENERAL NOTES:
1. This property is served by public water and sewer systems only.
2. This Plat: 1 lot, Zoned: PD-2.
3. Tax Map: ER 562, WSSC, Sheet No. 218PW1.1.
4. All terms, conditions, easements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, allowing development of this property, approved by the Montgomery County Planning Department, are incorporated by reference into this plat. The official public plan for any such plan are maintained by the Planning Board and available for public review during normal business hours.
5. This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter affecting the ownership and use, of the property. The subdivision record plat is not intended to replace in contemplation of law or to affect or nullify any existing zoning laws.
6. The plat is subject to the uses and conditions of Preliminary Plan No. 20110129 and Site Plan No. 020170160, both entitled \"PL Project (Harrison Farm).\"
7. Bearings and distances shown herein are good bearings and distances, and are based on the NAD 83 datum. All bearings and distances are based on the 1980 U.S. Survey Feet, based on GPS/RTK positioning with the base receiver occupying Washington Suburban Parkway (MAK3) Transit Station 28004. The average combined scale/dilation factor for the date is 20004 Northings 514660.554. Easting 129979.300. Vertical datum is MDDVD9, U.S. Survey Feet, based on GPS/RTK positioning with the base receiver occupying Washington Suburban Parkway Commission 10023 Transit Station 28004.
8. The property is subject of an approved HLT/PSD (1420700640) dated December 3, 2008.