Plat Name: Chestnut Ridge
Plat #: 220200170

Location: Located on the north side of Germantown Road (MD 118) at the intersection with Waters Road
Master Plan MARC Rail Communities Sector Plan
Plat Details: CRT zone; 1 lot, 1 outlot
Owner: M SQ., LLC

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 has been submitted to revise the extent of the right of way for Waters Road by a total of 5 square feet, and to incorporate the recently abandoned portion of Waters Road into the requisite adjoining property, as required by Abandonment Case No. AB763 and Montgomery County Council Resolution No. 19-73.

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.