

Plat Name: Cabin Branch

Plat #: 220241210

Location: Located on the south side of Little Seneca Parkway, opposite Cabin Branch Avenue

Master Plan Clarksburg Master Plan

Plat Details: CRT zone; 1 lot & 1 parcel

Owner: Village of Cabin Branch, LLC

Staff recommends approval of this minor subdivision plat pursuant to Section **50.7.1.F.1.** of the Subdivision Regulations; which state:

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 Planning Board Action, or as necessitated by a State or County agency or public utility;
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 this plat has been submitted solely to correct the recordation referencing for the conservation easements applicable to the property. Staff concludes that the proposed subdivision complies with the requirements of Section 50.7.1.F.1. of the Subdivision Regulations and supports this minor subdivision record plat.

AREA TABULATION

LOT 1 180,039 SQ.FT. OR 4.33974 ACRES
 PARCEL 61,262 SQ.FT. OR 1.40638 ACRES
 TOTAL AREA OF THIS PLAT 250,301 SQ.FT. OR 5.74612 ACRES

CONTINUED ON RIGHT OF THIS PLAT NO. 24928

PLAT OF CORRECTION NOTE:

THE PURPOSE OF THIS PLAT OF CORRECTION IS TO AMEND THE PREVIOUSLY RECORDED SUBDIVISION RECORD PLAT ENTITLED "CABIN BRANCH, LOT 1 & PARCEL G" RECORDED AS TO AND AMENDMENT TO THE PLAT OF CORRECTION TO ADD ADDITIONAL EASEMENTS AND TO CORRECT FOREST CONSERVATION EASEMENTS IMPACTING THIS PLAT AND THE ADJOINING PROPERTY.

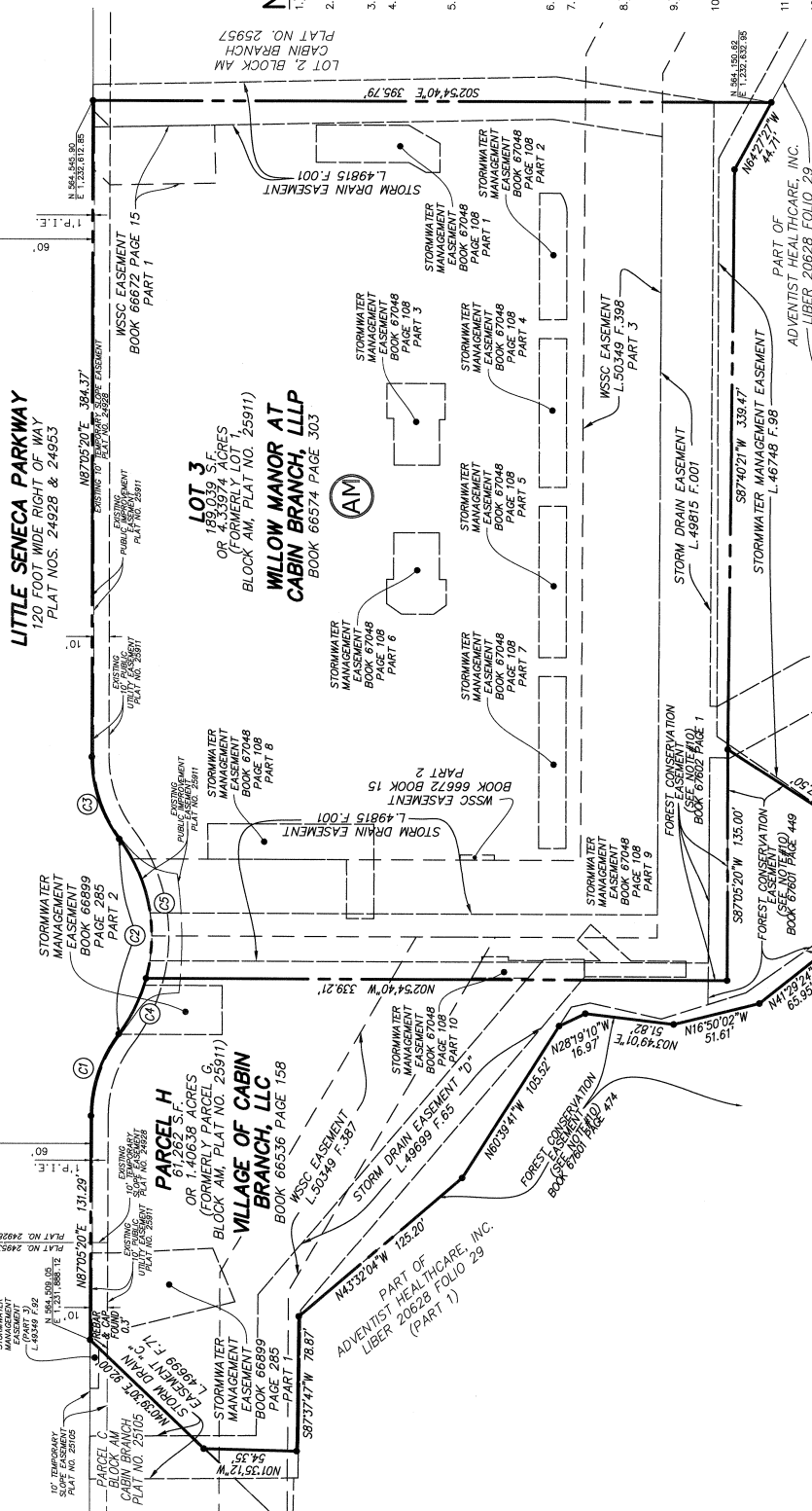
CONTINUED ON RIGHT OF THIS PLAT NO. 24928

LEGEND

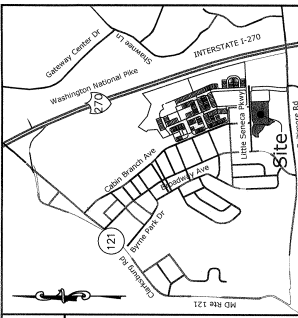
L LIBER
 F FOLIO
 N NORTHING
 E EASTING
 P PLAT
 B BOOK
 M MONTGOMERY COUNTY
 P.I.E. PUBLIC IMPROVEMENT EASEMENT

LITTLE SENECA PARKWAY
 120 FOOT WIDE RIGHT OF WAY
 PLAT NOS. 24928 & 24953

LOT 3
 OR 189,039 S.F.
 OR 4.33974 ACRES
 (FORMERLY LOT 1, 25911)
BLOCK AM, PLAT NO. 25911
WILLOW MANOR AT CABIN BRANCH, LLLP
 BOOK 66574 PAGE 303



PLAT NO.



VICINITY MAP
 SCALE: 1" = 2000'

NOTES

- 1) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. EV AND 1836 GRD AND 2300W13.
- 2) THIS SUBJECT PROPERTY IS CURRENTLY ZONED CRT-0.5 C-0.25 R-0.25. THE PROPERTY IS SUBJECT TO THE ZONING ORDINANCE AND WILL BE DEVELOPED UNDER THE MAPD ZONE.
- 3) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83/91).
- 4) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER OF OWNERSHIP AND USE OF THE PROPERTY OF THE SUBDIVISION RECORD PLAT. THIS NOTE IS INTENDED TO REPLACE AN AFFIRMATION OF TITLE OR TO DEPORT OR OTHER MATTERS APPEARING THEREIN.
- 5) ASSOCIATED WITH ANY PRELIMINARY PLANS, CONDITIONS AND PROVISIONS OF OTHER PLANS, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE BOARD OF PUBLIC WORKS, THE RECORDATION OF THIS PLAT AND THE ASSOCIATED EXPRESS COVENANTS, EASEMENTS AND OTHER MATTERS, UNLESS OTHERWISE SPECIFIED BY THE PLAN AS APPROVED, THE OFFICIAL BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
- 6) THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER SERVICE ONLY.
- 7) THE PROPERTY INCLUDED ON THIS PLAT IS SUBJECT TO A "DECLARATION OF COVENANTS" FOR THE OPERATION AND MAINTENANCE OF PRIVATE PARKS AND/OR OTHER PRIVATE OPEN SPACES AND INCLUDING ANY PRIVATE STREET AND BRANAGE SYSTEM AS RECORDED IN LIBER 20628 FOLIO 105.
- 8) THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF A COMMON OPEN RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28045 FOLIO 518.
- 9) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.A.C.P. & THE VILLAGE AT CABIN BRANCH, AS MAY BE AMENDED.
- 10) THE PROPERTY SHOWN HEREON IS SUBJECT TO A FINAL FOREST CONSERVATION PLAN NO. 18202015, AS MAY BE AMENDED. FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF BOOK 67001 AT PAGE 448, AND BOOK 67601 AT PAGE 474, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- 11) THIS PLAT COMPLES WITH REQUIREMENTS FOR MINOR SUBDIVISION PER SECTION 50.7.1.F OF THE COUNTY CODE FOR A PLAT OF CORRECTION.
- 12) THIS PLAT IS SUBJECT TO A "LOW-INCOME HOUSING TAX CREDIT COVENANT" RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN BOOK 66574 AT PAGE 444.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY JOINTLY AND SEVERALLY DO HEREBY CERTIFY THAT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNEES, WILL BE BOUND BY THE TERMS OF THIS PLAT AND THE PROPERTY LINE DOCUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.C OF THE MONTGOMERY COUNTY CODE. THERE ARE NO SUITS, ACTIONS-AT-LAW, LEASES, LIENS, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON EXCEPT FOR A DEED OF TRUST RECORDED IN BOOK 66574 AT PAGE 311.

OWNER: VILLAGE OF CABIN BRANCH, LLC

NAME: STEPHEN J. NARBELLA
 TITLE: VICE PRESIDENT
 DATE: 7/26/2024

NAME: RENE GARRICK SMITH
 TITLE: VICE PRESIDENT
 DATE: 8/1/2024

NAME: JEFFREY C. KIRBY
 TITLE: TRUSTEE/MANAGER
 DATE: 8/2/2024

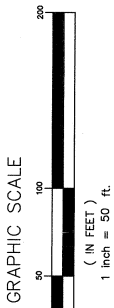
OWNER: WILLOW MANOR AT CABIN BRANCH, LLLP

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL ABILITY AND THAT IT IS A PLAT OF ALL OF THE PROPERTY ACQUIRED BY WILLOW MANOR AT CABIN BRANCH, LLLP, A MARYLAND LIMITED LIABILITY PARTNERSHIP, FROM ADVENTIST HEALTHCARE, INC., A MARYLAND CORPORATION, BY DEED DATED DECEMBER 1, 2022 AND RECORDED IN BOOK 66536 PAGE 158, AND A DELAWARE LIMITED LIABILITY COMPANY FROM ADVENTIST HEALTHCARE, INC., A MARYLAND CORPORATION, BY DEED DATED SEPTEMBER 30, 2022 AND RECORDED IN BOOK 66536 PAGE 158, SAID PROPERTY ALSO BEING ALL OF LOT 1 AND PARCEL G, BLOCK AM, CABIN BRANCH, RECORDED AS PLAT NO. 25911, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. I, THE SURVEYOR, HAVE BEEN ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON. ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THIS PLAT WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.C OF THE COUNTY CODE. THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 250,301 SQUARE FEET OR 5.74612 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

NAME: JEFFREY C. KIRBY
 TITLE: PROFESSIONAL LAND SURVEYOR
 MONTGOMERY COUNTY, MARYLAND
 LICENSE EXPIRES: MAY 31, 2026

DATE: 8/12/2024



SUBDIVISION RECORD PLAT OF CORRECTION

CABIN BRANCH
 LOT 3 & PARCEL H, BLOCK AM
 2ND ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 50'
 DATE: JULY 19, 2024

Vika
 VIKKA MARYLAND, LLC
 2025 Century Blvd, Suite 400
 Gaithersburg, MD 20878
 301.918.4100 | vika.com

Our Site Set on the Future.

PLAT NO. _____ DATE: _____

DEPARTMENT OF PERMITTING SERVICES: MONTGOMERY COUNTY, MARYLAND

APPROVED: *[Signature]* 8-14-2024 DIRECTOR

CHAIR: _____ MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER

M.A.C.P. & P.C. RECORD FILE NO.: _____