

AREA TABULATION

LOT	189,039	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

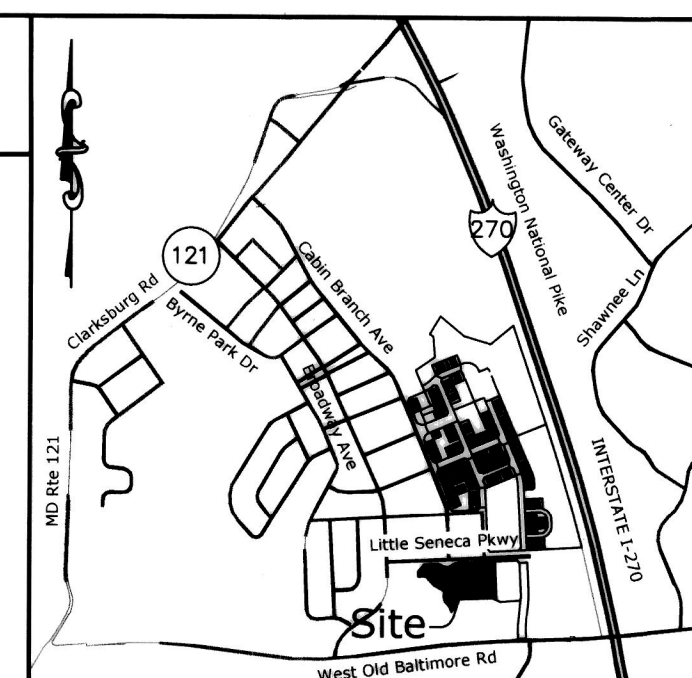
PLAT OF CORRECTION NOTE:

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 PLAT NO. 25911. THE SOLE AMENDMENT ON THIS PLAT IS TO ADD THE REVISED RECORDING INFORMATION FOR THE FOREST CONSERVATION EASEMENTS IMPACTING THIS PLAT AND THE ADJOINING PROPERTY.

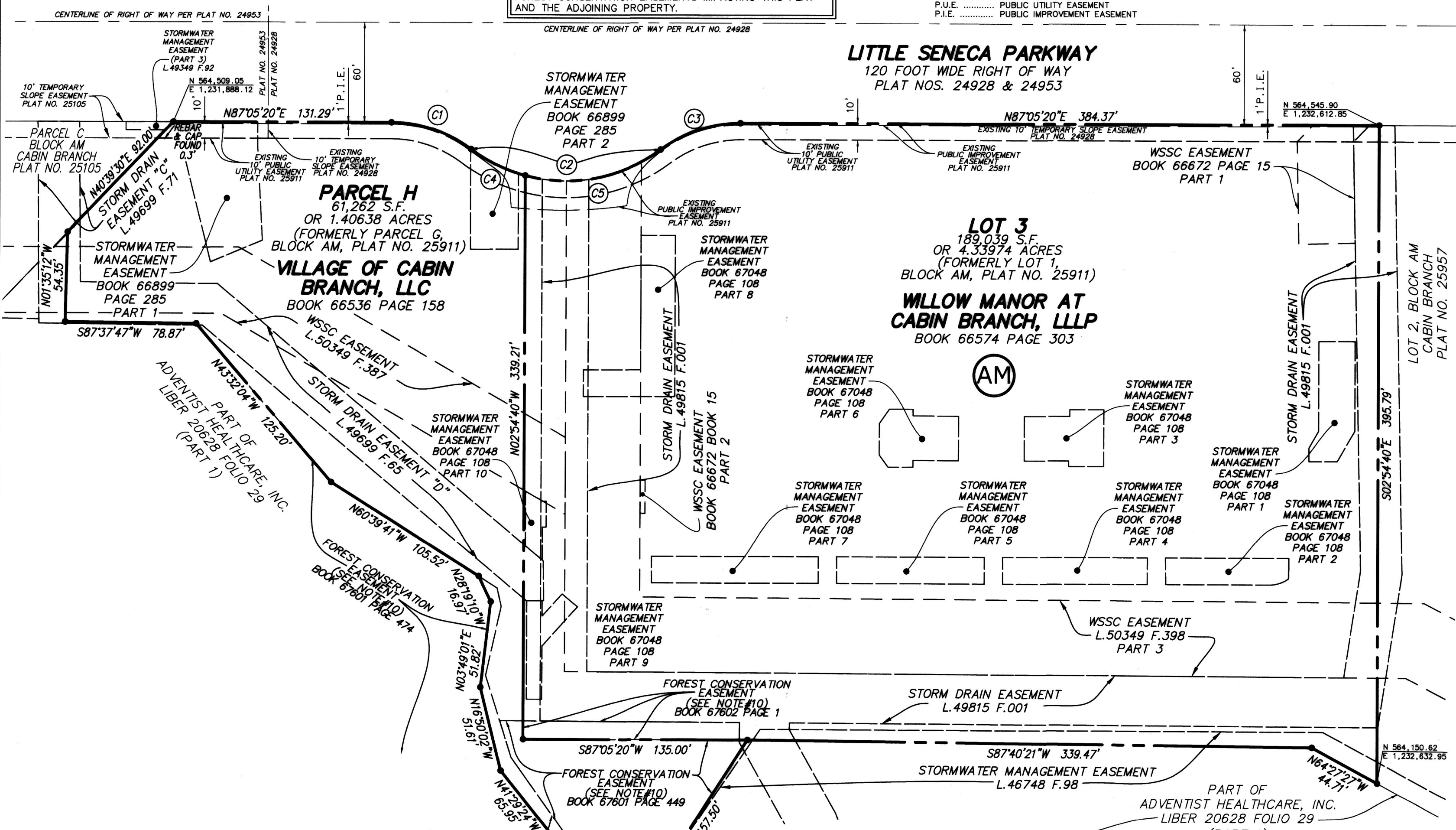
LEGEND

L	LIBER
F	FOLIO
S.F.	SQUARE FEET
N	NORTHING
E	EASTING
B	BOOK
P	PAGE
P.U.E.	PUBLIC UTILITY EASEMENT
P.I.E.	PUBLIC IMPROVEMENT EASEMENT

PLAT NO.



VICINITY MAP
SCALE: 1" = 2000'



NOTES

- 1.) THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. EV AND WSSC GRID 230N1W3.
- 2.) THIS SUBJECT PROPERTY IS CURRENTLY ZONED "CRT-0.5, C-0.25, R-0.25, H-130". HOWEVER THIS PROJECT WILL UTILIZE SECTION 7.7.1.B.1 OF THE NEW ZONING ORDINANCE AND WILL BE DEVELOPED UNDER THE MXPD ZONE.
- 3.) THE HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83/91).
- 4.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- 5.) ALL TERMS, CONDITIONS, AGREEMENTS, 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 BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDED OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING 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 DRAINAGE SYSTEM AS RECORDED IN LIBER 50164 AT FOLIO 105.
- 8.) THIS PLAT IS SUBJECT TO THE TERMS AND PROVISIONS OF A COMMON OPEN SPACE COVENANT WITH THE MNCPPC AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 28045 AT FOLIO 578.
- 9.) THIS PLAT IS SUBJECT TO THE USES AND CONDITIONS WITHIN THE M.N.C.P. & P.C. PRELIMINARY PLAN #120031100 AND SITE PLAN #62020015A, ENTITLED "THE VILLAGE AT CABIN BRANCH", AS MAY BE AMENDED.
- 10.) THE PROPERTY SHOWN HEREON IS SUBJECT TO A FINAL FOREST CONSERVATION PLAN NO. 82020015A, AS MAY BE AMENDED. FOREST CONSERVATION REQUIREMENTS ARE BEING SATISFIED BY THE TERMS OF FOREST CONSERVATION EASEMENTS RECORDED IN BOOK 67602 AT PAGE 1, BOOK 67601 AT PAGE 449, AND BOOK 67601 AT PAGE 474, ALL AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.
- 11.) THIS PLAT COMPLIES 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 414.

OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES.
FURTHERMORE, WE AS OWNERS OF THIS SUBDIVISION, OUR SUCCESSORS AND ASSIGNS, WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A MARYLAND PROFESSIONAL LAND OR PROPERTY LINE SURVEYOR IN ACCORDANCE WITH SECTION 50.4.3.G 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. Nardella DATE: 7/26/24
 TITLE: VICE PRESIDENT
 LENDER: AGM FINANCIAL SERVICES, INC.
 NAME: Renée Carroll-Smith DATE: 8/7/2024
 TITLE: VICE PRESIDENT
 OWNER: WILLOW MANOR AT CABIN BRANCH, LLLP
 NAME: Jeffrey C. Kirby DATE: 8/2/24
 TITLE: MANAGER

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 LIMITED PARTNERSHIP, FROM ADVENTIST HEALTHCARE, INC., A MARYLAND CORPORATION, BY DEED DATED DECEMBER 1, 2022 AND RECORDED IN BOOK 66574 AT PAGE 303, AND ALL OF THE PROPERTY ACQUIRED BY VILLAGE OF CABIN BRANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FROM ADVENTIST HEALTHCARE, INC., A MARYLAND CORPORATION, BY DEED DATED SEPTEMBER 30, 2022 AND RECORDED IN BOOK 66536 AT 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 FURTHER CERTIFY THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNERS CERTIFICATE HEREON, ALL PROPERTY MARKERS AND OTHER BOUNDARY MARKERS SHOWN THUS WILL BE SET IN ACCORDANCE WITH THE PROVISIONS OF SECTION 50.4.3.G OF THE MONTGOMERY COUNTY CODE.
THE TOTAL AREA OF THIS PLAN OF SUBDIVISION IS 250,301 SQUARE FEET OR 5.74612 ACRES OF LAND, OF WHICH NONE IS DEDICATED TO PUBLIC USE.

DATE: 8/12/2024
 JOSHUA G. PRICE
 PROFESSIONAL LAND SURVEYOR
 MONTGOMERY COUNTY, MARYLAND
 LICENSE EXPIRES: MAY 31, 2026



NO	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	80.00'	51.48'	26.67'	S74°28'34"E	50.60'	36°52'22"
C2	95.00'	122.27'	71.25'	N87°05'20"E	114.00'	73°44'24"
C3	80.00'	51.48'	26.67'	N68°39'14"E	50.60'	36°52'22"
C4	95.00'	36.47'	18.46'	S67°02'21"E	36.25'	21°59'46"
C5	95.00'	85.79'	46.07'	N76°05'27"E	82.91'	51°44'38"
C6	59.00'	30.84'	15.78'	S20°22'22"W	30.49'	29°56'58"
C7	115.50'	70.74'	36.52'	S86°03'01"W	69.64'	35°05'25"
C8	31.00'	19.58'	10.13'	N31°15'42"W	19.26'	36°11'18"

SUBDIVISION RECORD PLAT 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 MARYLAND, LLC
 20251 Century Blvd., Suite 400
 Germantown, MD 20874
 301.916.4100 | vika.com
 Our Site Set on the Future. #220241210

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DEPARTMENT OF PERMITTING SERVICES MONTGOMERY COUNTY, MARYLAND	PLAT NO.
APPROVED: _____	APPROVED: _____	DATE: _____
CHAIR	MONTGOMERY PLAT SIGNATORY FOR SECRETARY-TREASURER	DIRECTOR

