

OWNER'S DEDICATION

I, OMOLOLU OYEKAN, OWNER OF PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT THE PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS, A 10' (TEN) FOOT UTILITY EASEMENT, AS SHOWN, SUBJECT TO THE TERMS AND PROVISIONS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 3703 AT FOLIO 748.

PROPERTY LINE MARKERS WILL BE PLACED IN ACCORDANCE WITH SECTION 24-120(B)(6)(F)(II) OF THE SUBDIVISION REGULATIONS, PRINCE GEORGE'S COUNTY.

THAT THERE ARE NO SUITS OF ACTION, LEASE, LIENS, OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

Omolu Oyeke
OMOLOLU OYEKAN

9/28/06
DATE

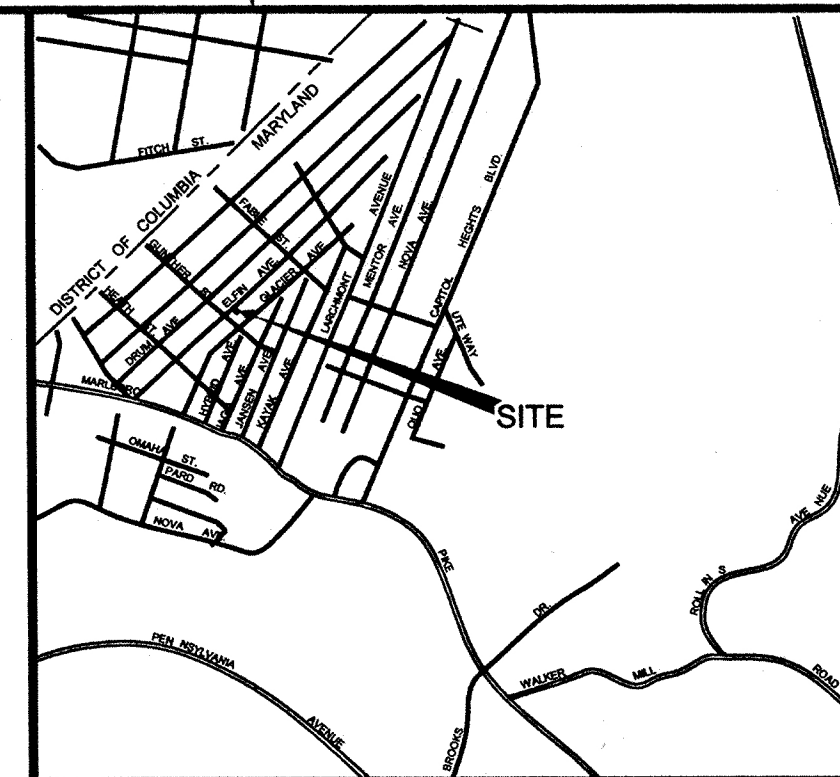
Dawn Conley
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY PETER CONGEDO TO OMOLOLU OYEKAN BY DEED DATED SEPT. 22ND, 2003 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 18640 AT FOLIO 053, SAID PROPERTY ALSO BEING LOTS 59, 60, 61, 62, AND 63 IN BLOCK '28' IN A SUBDIVISION ENTITLED 'GREATER CAPITAL HEIGHTS' AND RECORDED AMONG THE AFOREMENTIONED LAND RECORDS IN PLAT BOOK BDS-1 AT PLAT 60.

THAT THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 10,000 SQUARE FEET OR 0.2296 ACRES.

Gregory C. Benfield
GREGORY C. BENFIELD
REGISTERED PROFESSIONAL
LAND SURVEYOR, MD. NO. 10994



VICINITY MAP
SCALE: 1"=2000'

NOTES:- 1. THIS PLAT IS BEING DONE IN ACCORDANCE WITH SECTION 24-108(A)(3) TO CONSOLIDATE LOT LINES. THIS PLAT IS IN NO WAY INTENDED TO ABROGATE RIGHTS OR RESTRICTIONS OF THE LAND RECORDED IN PLAT BOOK BDS-1 AT PLAT 60.

FILED

JAN 16 2007

CLERK OF THE CIRCUIT COURT
FOR PRINCE GEORGES COUNTY, MD.

LOT LINE ADJUSTMENT PLAT LOTS 97 AND 98 RE SUBDIVISION OF LOTS 59 TO 63, BLOCK '28' GREATER CAPITAL HEIGHTS

(18th) - SEAT PLEASANT ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE: 1"=20' SEPT., 2006.

SURVEYS, INC.

SURVEYORS * ENGINEERS * LAND PLANNERS
PERMIT SERVICES
350 MAIN STREET
LAUREL, MARYLAND, 20701
PHONE 301-716-0561 FAX 301-716-0642

Approval of this plat is predicated upon public water and sewer being available prior to construction.

"FOR PUBLIC SEWER AND WATER SYSTEMS ONLY"

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING BOARD.

APPROVED: *January 9, 2007*
DATE
Lisa Piret *Rebecca Jordan*
PLANNING DIRECTOR WITNESS

M.N.C.P.&P.C. RECORD FILE No: 5-07008

DEPARTMENT OF ENVIRONMENTAL RESOURCES
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED: *October 5, 2006*
DATE
Dawn Handman-Nelson
DIRECTOR OR DESIGNEE

RECORDED: 1-16-07
PLAT BOOK #: PM 217
PLAT NUMBER: 24

R-55 202SE05.
PRELIMINARY PLAN-NOT REQUIRED.

P134324 MSA SSu 1250 17082