

CURVE TABLE

No.	Radius	Delta	Arc	Tangent	Chord Bearing/Length
1	748.20'	16°08'20"	210.75'	106.08'	N 65°42'14" E 210.05'
2	756.20'	16°07'42"	212.86'	107.14'	N 65°41'55" E 212.16'
3	786.51'	07°57'33"	109.26'	54.72'	S 13°37'00" E 109.17'
4	778.51'	05°07'42"	69.68'	34.86'	S 12°15'13" E 69.66'
5	25.00'	93°14'06"	40.68'	26.45'	S 61°26'07" E 36.34'
6	25.00'	89°32'36"	39.07'	24.80'	S 27°10'32" W 35.21'
7	250.00'	17°42'20"	77.26'	38.94'	N 80°48'00" E 76.95'
8	275.00'	17°42'20"	84.98'	42.83'	S 80°48'00" W 84.64'
9	300.00'	17°42'20"	92.71'	46.73'	S 80°48'00" W 92.34'
10	250.00'	17°42'20"	77.26'	38.94'	S 80°48'00" W 76.95'
11	275.00'	17°42'20"	84.98'	42.83'	S 80°48'00" W 84.64'
12	300.00'	07°11'38"	37.67'	18.86'	N 86°03'21" E 37.64'
13	25.00'	79°29'18"	34.68'	20.79'	S 57°47'49" E 31.97'
14	100.00'	33°33'26"	58.57'	30.15'	S 01°16'27" E 57.74'
15	50.00'	247°06'53"	215.65'	∞	N 71°56'50" E 83.33'
16	100.00'	33°33'26"	58.57'	30.15'	N 34°49'53" W 57.74'
17	25.00'	90°00'00"	39.27'	25.00'	N 26°56'50" E 35.36'
18	100.00'	48°11'23"	84.11'	44.72'	S 83°57'29" E 81.65'
19	50.00'	228°11'23"	199.13'	∞	N 06°02'31" E 91.29'



WSSC Co-ordinate Values

Point	North	East
A	-42205.850	16510.728
B	-42396.645	15563.446
C	-41559.190	15764.473

NOTES:

- Approval of this plat is based upon a reasonable expectation that public water and sewer service will be available when needed and is conditioned upon fulfilling all of the commitments pursuant to the Washington Suburban Sanitary Commission's authorization # 90-8479L.
- Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/3/92), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner(s) subject to mitigation under the Woodland Conservation / Tree Preservation Policy and Subtitle 25.
- Prior to the issuance of any building or grading permits, a Type II Tree Conservation Plan shall be approved.

TUCKER ROAD

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct; that it is a resubdivision of part of Lots 8 and 11 as shown upon a plat of subdivision entitled "Bird Lawn", recorded in Plat Book SDH 4 as Plat No. 16; that it is all of the land conveyed by Manuel Auerbach (individually and as Attorney-in-Fact for J. Woolen Pearce), David Baker and Paul Dick to Krause Design and Construction, Inc., a Maryland Corporation, by deed dated June 7, 1989 and recorded in Liber 7339 at Folio 127, all among the Land Records of Prince George's County, Maryland; and that the total area included in this plan of subdivision is 350,765 square feet or 8.0525 acres of land, including 57,078 square feet or 1.3103 acres hereby dedicated to public use.

July 22, 1993

John A. Kephart
 John A. Kephart
 Professional Land Surveyor
 Maryland Registration No. 10105

FILED

OCT 4 1994

OWNER'S DEDICATION

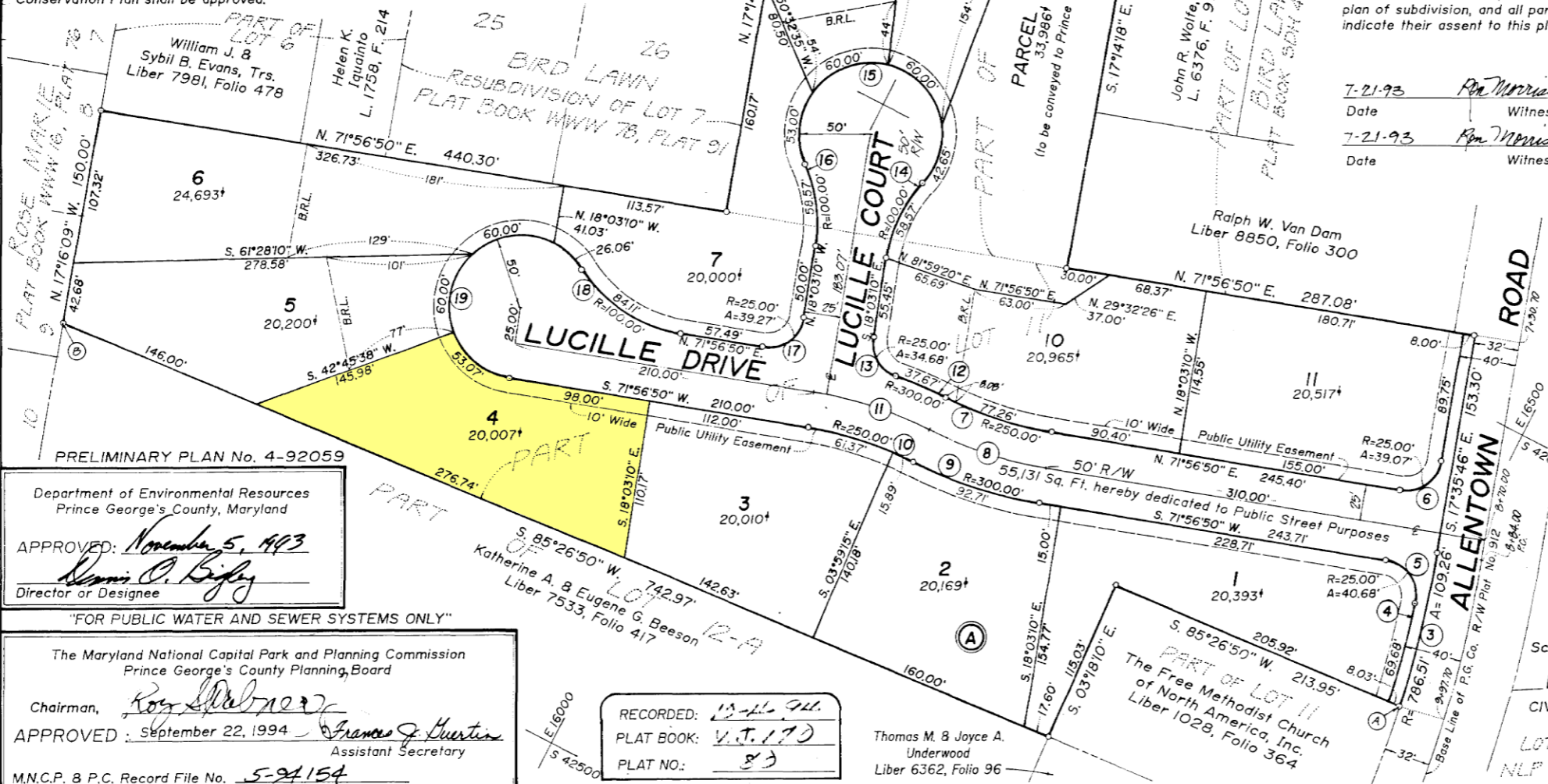
We, Krause Design and Construction, Inc., a Maryland Corporation, being the owner of the property delineated hereon and described in the Surveyor's Certificate, do hereby adopt this plan of subdivision; dedicate the streets and street widenings to public use; establish the minimum building restriction lines, except as shown otherwise; and agree that property line markers will be placed in accordance with the requirements of Subtitle 24-120(b)(1)(F)(ii) of the Subdivision Regulations, Prince George's County Code.

Further, we hereby establish the ten (10) foot wide public utility easement as shown hereon, subject to the terms and provisions of that certain document entitled "Declaration of Terms and Provisions of Public Utility Easements" as recorded among the Land Records of Prince George's County, Maryland in Liber 3703 at Folio 748.

There are no suits, actions, leases, liens or trusts upon the property included in this plan of subdivision, and all parties in interest hereto have affixed their signatures below to indicate their assent to this plan of subdivision.

For Krause Design and Construction, Inc. (Seal)

7-21-93 *Ron M... Michael J. Krause (President)*
 Date Witness
 7-21-93 *Ron M... Lucille M. Krause (Secretary-Treasurer)*
 Date Witness



Department of Environmental Resources
 Prince George's County, Maryland
 APPROVED: *November 5, 1993*
Dennis C. Bigley
 Director or Designee

The Maryland National Capital Park and Planning Commission
 Prince George's County Planning Board
 Chairman, *Roy Spalivnik*
 APPROVED: September 22, 1994 *Francis J. Martin*
 Assistant Secretary
 M.N.C.P. & P.C. Record File No. 5-94154

RECORDED: *10-11-94*
 PLAT BOOK: *V.J. 170*
 PLAT NO.: *83*

LOT 14 SDH 4 @ 63
 10/3/94
 LOT 373 NLP 143 @ 22
 LOTS I-II and PARCEL "A", BLOCK "A" and LOT I, BLOCK "B"
KRAUSE'S ADDITION TO BIRD LAWN
 A RESUBDIVISION OF PART OF LOTS 8 AND 11 (PLAT BOOK SDH 4, PLAT 16)
 PISCATAWAY (5th) ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND
 Scale: 1" = 60' Date: June 1, 1993
KEPHART and COMPANY
 CIVIL ENGINEERING - LAND SURVEYING - PLANNING
 9112 SPRING ACRES ROAD
 CLINTON, MARYLAND 20735
 (301) 868-9688