

Surveyor's Certificate

I hereby certify that the plan shown hereon is correct, that it is a subdivision of part of the land acquired by Dee Corporation, a Maryland Corporation, from Dorita T. Bigelow by deed dated June 18, 1982 and recorded among the land records of Prince George's County, Maryland in Liber 5552 at Folio 463...

Charles F. Young 5/8/96

Charles F. Young Registered Professional Land Surveyor Maryland License No. 10932

NOTES

- 1. Approval of this plat is based upon a reasonable expectation that public water and sewer service will be available when needed and is conditioned on fulfilling all of the Washington Suburban Sanitary Commission Authorization No. 89AW/S7972-Z, V and 95AW/S1355-A, B commitments.
2. This plat is subject to a recreational facilities agreement recorded in Liber 7872 at Folio 81.
3. This plat is subject to a declaration of covenants, conditions and restrictions recorded in Liber 7872 at Folio 89.
4. No building permits shall be issued until evidence is provided that a Homeowner's Association has been established and that the common areas have been conveyed to the Homeowner's Association.
5. Issuance of building permits is subject to traffic conditions specified in Prince George's County Planning Board Resolution No. 88-237 (4-88020).
6. Development of this property must conform to the Specific Design Plan SDP-9411 approved MAY 4, 1995, in compliance with Comprehensive Design Plan CDP-8708/01 approved on October 17, 1995 or as amended by any subsequent revisions thereto.

Owner's Dedication

We, Dee Corporation, a Maryland Corporation, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plan of subdivision, establish the stormwater management and flood plain easements shown hereon and grant to W.S.S.C. such exclusive rights as necessary for the construction, reconstruction, operation, maintenance and repair of sanitary sewers, water mains and appurtenances within the water and sewer easements shown hereon, subject to and together with the conditions contained in a right of way document from the grantors, their successors or assigns to W.S.S.C. and to be recorded hereafter, establish the minimum building restriction lines, except as shown, and establish a ten (10) foot wide utility easement, adjacent, contiguous, parallel and concentric to all dedicated streets shown hereon subject to the provision of a document entitled "Declaration of Terms and Provisions of Public Utility Easement" recorded among the land records of Prince George's County, Maryland in Liber 3703 at Folio 748.

Property markers will be placed in accordance with Section 24-120-[b][6][F][ii] of the Prince George's County code.

There are no suits, actions at law, leases, liens, mortgages or trusts effecting the property included in this plan of subdivision excepting certain deeds of trust. Dee Corporation (SEAL)

William F. Chesley, President Date 1-10-76

Richard J. Hajjar Date 1-16-96

Linda L. Goss, Secretary Date 1-16-96

Alice A. Stealy Date 1-16-96

FOR PUBLIC WATER & SEWER ONLY

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION PRINCE GEORGE'S COUNTY PLANNING BOARD APPROVED: May 16, 1996

DEPARTMENT OF ENVIRONMENTAL RESOURCES PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED: Grace J. Martin ASST. SECRETARY

APPROVED: 2-16-96

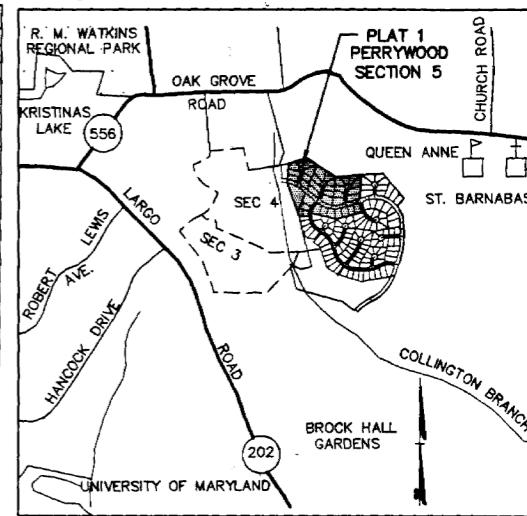
M.N.C.P. & P.C. RECORD FILE NUMBER: 5-96065

RECORDED 5-21-96 PLAT BOOK U.S. 176 PLAT NO. 11

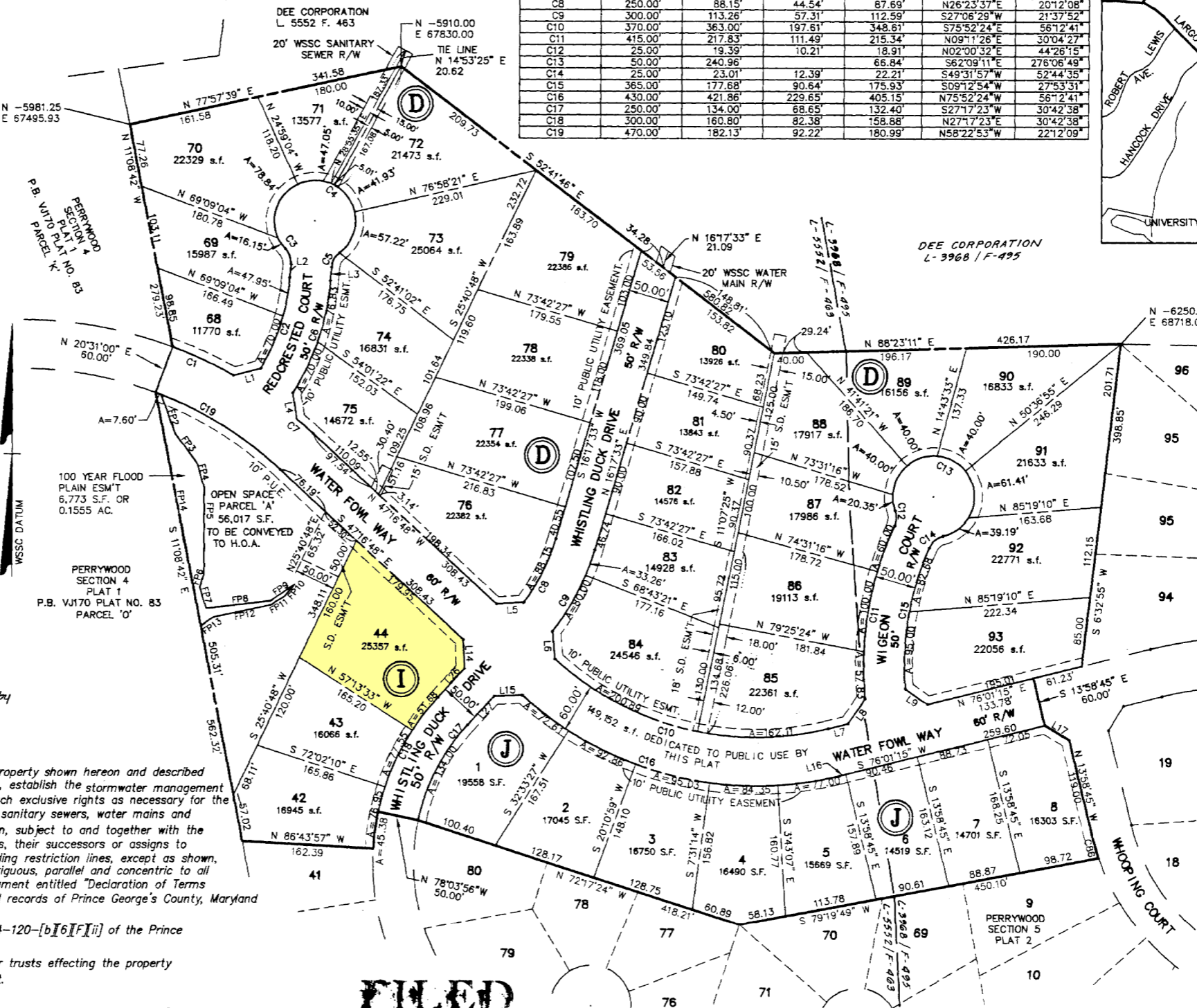
PRELIMINARY PLAN NO. 4-88020

\* AND FROM HILDA B. TUCK, WIDOW, DEED DATED OCTOBER 17, 1970 AND RECORDED AMONG THE SAID LAND RECORDS IN LIBER 3968 AT FOLIO 495;

CURVES TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Lists curves C1 through C19.



VICINITY MAP SCALE: 1"=2,000'



FLOOD PLAIN table with columns: LINE, DIRECTION, DISTANCE. Lists lines FP1 through FP14.

LINES TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L27.

PLAT 1 SECTION 5 PERRYWOOD LOTS 1-8 BLOCK 'J'; LOTS 68-93 BLOCK 'D' LOTS 42-44 BLOCK 'I' AND PARCEL 'A' MARLBORO (3RD) ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MD. DATE: JANUARY, 1996 SCALE: 1"= 100'

THE TECH GROUP, INC. ENGINEERS-PLANNERS-SURVEYORS 67 KETTERING DRIVE UPPER MARLBORO, MD. 20772 PH. (301) 336-5034 FAX 336-1907