



CURVE DATA													
Nº	Radius	Δ	Arc	Tan	Ch.	Bearing	A/P	Radius	Δ	Arc	Tan	Ch.	Bearing
1	275.00	0° 30' 00"	40.80	20.44	40.79	S 70° 47' 42" W	29	50.00	19° 58' 37"	17.35	8.76	17.26	N 32° 53' 24" E
2	275.00	06° 00' 00"	68.80	34.41	68.79	S 74° 02' 04" W	30	50.00	51° 33' 54"	45.00	24.15	43.50	N 08° 01' 54" W
3	300.00	28° 00' 00"	155.70	77.85	155.66	S 60° 02' 04" W	31	50.00	2° 22' 12"	11.19	44.72	44.67	S 08° 02' 00" W
4	250.00	64° 00' 00"	312.53	156.26	312.34	S 14° 01' 22" N	32	50.00	5° 33' 50"	45.00	24.15	43.50	N 43° 48' 58" W
5	275.00	14° 30' 00"	70.26	35.13	70.07	S 66° 16' 50" E	33	50.00	49° 36' 01"	43.29	23.11	42.76	S 72° 03' 58" W
6	275.00	46° 30' 00"	221.20	110.60	220.98	S 50° 33' 25" E	34	50.00	15° 28' 30"	56.99	28.78	45.22	N 65° 05' 00" W
7	300.00	12° 30' 00"	65.52	32.76	65.39	S 83° 30' 14" E	35	305.00	13° 54' 04"	74.00	37.18	73.82	N 07° 37' 55" W
8	300.00	08° 35' 00"	45.00	22.50	44.99	S 44° 10' 28" E	36	305.00	16° 33' 25"	88.14	44.34	87.83	S 09° 48' 18" E
9	300.00	06° 35' 10"	24.34	12.17	24.31	N 50° 33' 25" W	37	25.00	48° 11' 23"	21.09	11.14	20.41	N 08° 09' 41" E
10	300.00	20° 58' 00"	130.78	65.39	129.75	S 61° 06' 30" E	38	50.00	56° 08' 06"	44.99	24.66	47.05	N 08° 07' 30" E
11	355.00	18° 31' 45"	144.51	72.25	144.31	S 60° 19' 30" W	39	50.00	24° 47' 50"	74.00	48.65	67.43	N 08° 02' 38" W
12	355.00	23° 09' 00"	142.85	71.43	142.64	N 62° 31' 59" E	40	50.00	19° 58' 37"	17.35	8.76	17.26	S 90° 18' 38" W
13	355.00	02° 31' 18"	15.04	7.52	15.02	S 71° 47' 05" W	41	50.00	19° 58' 37"	17.35	8.76	17.26	N 72° 01' 00" E
14	250.00	02° 00' 00"	26.18	13.09	26.17	S 77° 02' 04" W	42	50.00	19° 58' 37"	17.35	8.76	17.26	S 31° 22' 31" W
15	300.00	09° 15' 00"	48.44	24.22	48.42	S 75° 28' 05" W	43	50.00	19° 58' 37"	17.35	8.76	17.26	S 09° 01' 31" W
16	250.00	07° 35' 14"	33.11	16.55	33.08	S 76° 19' 08" W	44	50.00	04° 07' 30"	28.51	10.27	37.50	S 44° 07' 34" E
17	300.00	06° 00' 00"	31.42	15.71	31.40	S 77° 02' 04" W	45	25.00	48° 11' 23"	21.09	11.14	20.41	S 48° 05' 41" E
18	405.00	04° 00' 00"	84.82	42.41	84.67	N 64° 02' 04" E	46	250.00	14° 34' 24"	64.00	32.01	64.00	S 10° 42' 48" E
19	405.00	12° 00' 00"	84.82	42.41	84.67	N 64° 02' 04" E	47	255.00	17° 57' 37"	70.29	40.30	70.61	S 05° 33' 12" W
20	405.00	28° 00' 00"	107.92	53.96	107.80	S 60° 02' 04" W	48	255.00	27° 50' 17"	113.50	56.75	113.50	N 05° 58' 30" E
21	405.00	12° 00' 00"	84.82	42.41	84.67	N 64° 02' 04" E	49	258.00	15° 27' 17"	65.70	34.60	65.57	S 22° 13' 32" W
22	275.00	21° 58' 46"	105.07	52.53	104.46	S 42° 36' 17" E	50	250.00	08° 56' 17"	39.00	19.54	39.00	N 09° 07' 51" W
23	305.00	11° 10' 24"	75.00	37.50	74.91	N 34° 00' 00" E	51	250.00	18° 34' 24"	64.00	32.01	64.00	N 55° 22' 30" W
24	305.00	29° 17' 56"	156.96	78.48	156.78	S 64° 29' 38" W	52	250.00	04° 05' 10"	20.09	10.30	19.51	S 60° 33' 59" E
25	305.00	11° 57' 18"	49.87	24.93	49.78	N 72° 01' 00" E	53	250.00	18° 34' 24"	64.00	32.01	64.00	N 30° 28' 31" E
26	25.00	28° 28' 30"	64.49	32.24	64.42	S 64° 29' 38" W	54	300.00	05° 35' 37"	29.58	14.79	29.34	N 84° 04' 12" W
27	25.00	52° 41' 48"	65.58	32.79	65.49	S 69° 52' 18" E	55	250.00	01° 38' 00"	7.14	3.57	7.14	N 72° 01' 00" W
28	50.00	51° 33' 58"	45.00	22.50	44.99	N 64° 02' 04" E	56	305.00	05° 35' 37"	29.58	14.79	29.34	N 84° 04' 12" W
29	275.00	21° 58' 46"	105.07	52.53	104.46	S 42° 36' 17" E	57	305.00	06° 28' 12"	34.09	17.04	34.07	N 44° 50' 36" E

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct; That it is a subdivision of all of the lands conveyed by Alex Von Cube to Sabiruddin Ahmed and Arifa Ahmed, his wife, by deed dated June 8, 1988 and recorded July 1, 1988 among the Land Records of Prince George's County, Maryland in Liber 7017 at Folio 380. The total area included in this plan of subdivision is 4.2605 acres of land, and the total area of dedication is 1.4005 acres of land. March 18, 1988

Frederick Karl Jidlov Professional Land Surveyor No. 52353

OWNER'S DEDICATION

We, Sabiruddin Ahmed and Arifa Ahmed, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plan of subdivision, establish the minimum building restriction lines except as noted; establish the 10 foot public utility easements as shown, subject to the "Declaration of Terms and Provisions of Public Utility Easements" recorded among the Land Records of Prince George's County, Maryland in Liber 3703 at Folio 748; dedicate the streets to public use, and grant to Prince Georges County, Maryland (1) the easement as shown for the future dedication of 100th Avenue, (2) the easements as shown for construction, reconstruction and maintenance of storm drains and water mains and their appurtenances, respectively and (3) all rights, title and interest in the land within the easement for Woodberry Street and 100th Avenue lying within the apparent vacancy. Property line markers shall be placed in accordance with Section 24-120(b)(6)(F)(ii) of the Subdivision Regulations of the Prince Georges County Code.

There are no suits, actions, leases, liens or trusts on the property included in this plan of subdivision, except for certain deeds of trust and the parties in interest thereof have indicated their assent below. March 18, 1988 Charles W. Helwig, Charles W. Helwig, Cynthia M. Morris, Virginia F. Helwig, John Hanson Savings Bank, F.S.B. Gerald A. Cousins, Trustee, Arifa Ahmed, Sabiruddin Ahmed, Arifa Ahmed, Charles A. Dukes, Jr., Trustee

LOTS 14-32 & PARCEL "A", BLOCK "F" & LOTS 14-17, BLOCK "G"

RUTLEDGE BOWIE DISTRICT No 14 PRINCE GEORGE'S COUNTY, MARYLAND SCALE: 1"=50' MARCH, 1988

CORDERO, STEADMAN & WARD, INC. ENGINEERS & PLANNERS 5010 SUNNYSIDE AVENUE, SUITE 100 BELTSVILLE, MARYLAND 20705 301-345-0440

FILED

Marion L. Pritchett Clerk of the Circuit Court Prince Georges County, Md.

NOTES:

- 1. Upon request by Prince George's County, the owners of Lots 31 and 32, Block "F", shall dedicate to public use the portion of their lots within the easement for future dedication of 100th Avenue at no cost to themselves and without compensation. 2. Approval of this plat is based upon a reasonable expectation that Public Water and Sewer Service will be available when needed and is conditional on fulfilling all the Washington Suburban Sanitary Commission Authorization No. 88-7821A commitments. *FOR PUBLIC SEWER AND WATER SYSTEMS ONLY* WSSC Auth No. 88-7821A

MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION PRINCE GEORGE'S COUNTY PLANNING BOARD APPROVED: December 8, 1988 Chairman: [Signature] Assistant Secretary: [Signature] HEALTH DEPARTMENT PRINCE GEORGE'S COUNTY, MARYLAND APPROVED: [Signature] County Health Officer

DATE BY [Signature]

RECORDED: 1-4-89 PLAT BOOK: NLP-143 PLAT NO: 95

Preliminary Plan No. 4-87237