

PART OF BLOCKS A & C, AND BLOCK F  
**PINE PLAINS**  
 12<sup>th</sup> ELECTION DISTRICT  
 PRINCE GEORGE'S COUNTY, MARYLAND  
 JULY 18, 1969  
 SCALE: 1"=100'

**OWNER'S DEDICATION**

We, Pride Homes, Inc., a Maryland Corporation, by John Lucente, President, and Frank Lucente, Jr., Secretary, owners of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines, except as shown, dedicate the streets to public use and establish the easements as shown, for the purposes specified.

There are no suits of action, leases, liens or trusts on the property included in this plan of subdivision, except certain deeds of trust recorded among the Land Records of Prince George's County, Maryland in Liber 3676 at Folio 961 and in Liber 3676 at Folio 968 and all parties in interest thereto have below indicated their assent.

Date: 7-31-69

Pride Homes, Inc.  
John Lucente  
 John Lucente, President  
Frank Lucente, Jr.  
 Frank Lucente, Jr., Secretary  
C. Calvert Lancaster  
 C. Calvert Lancaster, Trustee  
Melvin D. Hill  
 Melvin D. Hill, Trustee  
Raymond J. McDonough  
 Raymond J. McDonough, Trustee  
Edward C. Freeman  
 Edward C. Freeman, Trustee

We Assent to this plan of subdivision:  
Hans Kukuda 7-31-69  
 Witness Date  
Hans Kukuda 7-31-69  
 Witness Date  
Alan J. Goldstein July 24, 1969  
 Witness Date  
Harley G. Sampson 7-9-69  
 Witness Date

**SURVEYOR'S CERTIFICATE**

I hereby certify that the plan shown hereon is correct; that it is a subdivision of all of the land conveyed by Rualla C. Cummings, surviving tenant by the entirety of William Woodson Cummings, to Pride Homes, Inc., a Maryland Corporation, by deed dated January 9, 1969 and recorded in Liber 3676 at Folio 958 and also all of the land conveyed by William E. Sier and Kathleen E. Sier, his wife, to Pride Homes, Inc., a Maryland Corporation, by deed dated January 9, 1969 and recorded in Liber 3676 at Folio 965, all among the Land Records of Prince George's County, Maryland; and that iron pipes marked thus  $\odot$  and stones marked thus  $\boxplus$  are in place as indicated.

That the total are included in this plan of subdivision is 7.4438 acres.

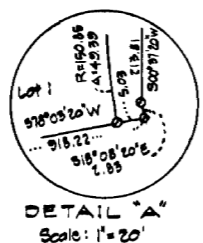
Date: 7-18-69

Kenneth O. Baldwin  
 Kenneth O. Baldwin  
 Registered Land Surveyor  
 Maryland No. 4820

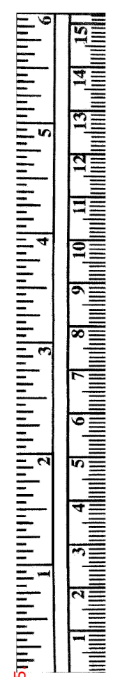
**BALDWIN & SAMPSON**  
 7911 OLD BRANCH AVENUE  
 CLINTON, MARYLAND  
 868-4850



NO	Radius	Delta	Arc	Tan	Chord	Ch Bearing
1	616.82	07° 56' 07"	85.43	42.78	85.38	S04° 35' 29" W
2	25.00	90° 00' 00"	25.00	25.00	35.36	S45° 37' 20" W
3	376.62	23° 26' 10"	167.20	85.00	165.83	S77° 54' 15" W
4	275.00	12° 52' 10"	61.77	31.01	61.84	S7° 37' 15" W
5	25.00	98° 13' 50"	42.86	78.88	87.80	N52° 49' 45" W
6	50.00	207° 03' 00"	180.00	00	97.22	S72° 45' 40" W
7	50.00	41° 24' 30"	36.14	18.00	35.35	S10° 09' 35" E
8	325.00	22° 22' 20"	126.20	64.27	126.10	S00° 02' 00" E
9	275.00	22° 22' 20"	107.38	54.38	106.70	N00° 32' 30" W
10	25.00	87° 24' 40"	29.41	16.68	27.75	N44° 21' 00" E
11	325.00	12° 52' 10"	73.00	36.65	72.85	N71° 57' 15" E
12	325.62	25° 28' 10"	149.00	73.71	143.81	N77° 54' 15" E
13	25.00	90° 00' 00"	25.00	25.00	35.36	S44° 22' 40" E
14	150.89	18° 45' 40"	43.39	24.92	49.17	S08° 45' 30" E
15	197.40	08° 13' 31"	127.15	28.74	126.28	N03° 28' 09.5" W
16	325.00	18° 00' 00"	102.10	51.47	101.68	S07° 15' 30" E
17	50.00	41° 24' 30"	36.14	18.00	35.35	S08° 26' 36" W
18	50.00	262° 40' 00"	220.36	00	75.00	N77° 44' 21" E
19	50.00	41° 24' 30"	36.14	18.00	35.35	N32° 57' 50" W
20	275.00	18° 00' 00"	86.39	43.55	86.04	N03° 19' 33" W



The average area of lots included in this plan is 0.6174  $\mu$



"FOR PUBLIC SEWER AND WATER SYSTEMS ONLY"

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

APPROVED: August 20, 1969  
James C. Politz  
 CHAIRMAN SECRETARY-TREASURER  
 M.-N.C.P. RECORD FILE NO. 5-69181

RECORDED: \_\_\_\_\_  
 PLAT BOOK: \_\_\_\_\_  
 PLAT NO.: \_\_\_\_\_

