

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND ACQUIRED BY V.O.B. LIMITED PARTNERSHIP FROM JAMES M. GREENAN AND CHRISTOPHER L. HAMLIN, SUBSTITUTE TRUSTEES, BY DEED DATED SEPTEMBER 14, 1994 AND RECORDED IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 9791 AT FOLIO 518, AND THAT THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 331,644 SQUARE FEET OR 7.61350 ACRES OF WHICH 69,236 SQUARE FEET OR 1.58944 ACRES IS DEDICATED TO PUBLIC USE BY THIS PLAT.

DATE: 07/16/2013

William Mark Orsinger
WILLIAM MARK ORSINGER
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21324
EXP. 01-07-2015

LINE	LENGTH	BEARING
L1	35.23	S04°16'11"E
L2	15.00	S84°48'34"E
L3	13.06	S41°43'41"W
L4	13.06	N41°43'41"E
L5	35.23	N04°16'11"W
L6	21.60	S05°42'44"E
L7	45.74	S40°42'58"E
L8	126.40	S13°58'53"E

OWNER'S DEDICATION

WE, V.O.B. LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, DEDICATE THE STREETS TO PUBLIC USE AND GRANT TO THE PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS, A TEN (10) AND TWENTY (20) FOOT WIDE PUBLIC UTILITY EASEMENT (PUE) 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 MARKERS WILL BE PLACED IN ACCORDANCE WITH SECTION 24-120(b)(6)(F)(H) OF THE SUBDIVISION REGULATIONS OF THE PRINCE GEORGE'S COUNTY CODE. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION, EXCEPT A CERTAIN DEED OF TRUST AND ALL PARTIES IN INTEREST THERETO HAVE BELOW INDICATED THEIR ASSENT.

DATE: 7/15/13 V.O.B. LIMITED PARTNERSHIP (SEAL)
BY: RYKO DEVELOPMENT, INC.
GENERAL PARTNER

WITNESS: *Thomas R. El* BY: *M. Bassam Barazi*
M. BASSAM BARAZI
PRESIDENT

I HEREBY ASSENT TO THIS PLAT OF SUBDIVISION.

Cecilia A. Hodges
M&T BANK TRUSTEE

FOR PUBLIC WATER AND SEWER ONLY

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

APPROVED: JULY 25, 2013

Jeffrey M. Spitzer CHAIRMAN
Jessie Jones ASSISTANT SECRETARY

MNCPB FILE No. 5-13103

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 99-2453-A COMMITMENTS.

DEPARTMENT OF ENVIRONMENTAL RESOURCES
PRINCE GEORGE'S COUNTY, MARYLAND
APPROVED: *Down* July 23, 2013
DIRECTOR OR DESIGNEE

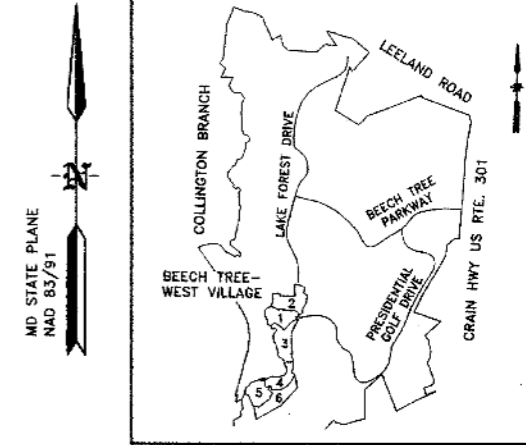
RECORDED: 7-30-13
PLAT BOOK: MMB238
PLAT NO. 79

FILED

JUL 30 2013

CLERK OF THE CIRCUIT COURT
FOR PRINCE GEORGE'S COUNTY, MD.

CURVE	LENGTH	DELTA	RADIUS	TAN	BEARING	DIST
C1	49.53	9°27'37"	300.00	24.82	S00°27'38"W	49.48
C2	209.28	44°00'09"	272.50	110.10	S63°43'45"W	204.17
C3	85.48	14°57'16"	327.50	42.98	S49°12'19"W	85.24
C4	21.33	48°53'24"	25.00	11.36	S32°14'15"W	20.69
C5	296.93	283°32'53"	60.00	--	N30°26'00"W	74.25
C6	24.38	55°53'01"	25.00	13.26	N89°23'56"E	23.43
C7	65.30	13°43'45"	272.50	32.81	N49°25'33"E	65.14
C8	251.52	44°00'09"	327.50	132.33	N63°43'45"E	245.38
C9	295.96	56°31'31"	300.00	161.28	S23°59'35"W	284.11
C10	272.10	259°50'09"	60.00	--	N02°10'24"E	92.04
C11	34.83	79°50'09"	25.00	20.92	S87°49'36"E	32.08
C12	246.64	56°31'31"	250.00	134.40	N23°59'33"E	236.76



VICINITY MAP
NTS

- NOTES:**
- Development of this property must conform to the Specific Design Plan SDP-0512 which was approved by the District Council on May 14, 2007 (in compliance with Comprehensive Design Plan CDP-9708 approved on February 26, 1998) or as amended by any subsequent revisions thereto.
 - Development of this subdivision must be in conformance with the approved Stormwater Management Concept Plan No. 008004950, or as subsequently amended.
 - Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/73/97) which precludes any disturbance or installation of any structure within specific areas. Failure to comply with an approved Tree Conservation Plan is a violation requiring mitigation under the Woodland Conservation/Tree Preservation Policy. A Type II Tree Conservation Plan shall be approved prior to the issuance of any grading/building permits.
 - No building permits shall be issued until evidence is provided that a homeowners' association has been established and that the common areas have been conveyed to the homeowners' association.
 - This plat is subject to a private recreational facilities agreement recorded in Liber 13614 at Folio 683.
 - This plat is subject to a Declaration of Covenants and Restrictions recorded in Liber 16754 at Folio 58.
 - Issuance of grading and building permits is subject to Environmental Planning review for compliance to Conditions 5, 6, 7 and 8 of PGCPB Resolution No. 00-127.
 - Prior to the issuance of building permits, the applicant shall pay a fee to Prince George's County toward the provision of a firestation and ambulance in accordance with Condition 11 of PGCPB Resolution No. 00-127 (\$201.65 per unit).
 - Development/issuance of permits is subject to transportation conditions of PGCPB Resolution No. 00-127.
 - This plat is subject to a public recreational facilities agreement recorded in Liber 20310 at Folio 211.
 - This plat lies within the JLUS Interim Land Use Controls area as established by Subtitle 27, Part 18 (CB-3-2012).

**PLAT FIVE
BEECH TREE - WEST VILLAGE**

MARLBORO (3RD) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE: 1"=60' DATE: APRIL, 2013

GPI GREENMAN-PEDERSEN, INC.
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