

02330997

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct, that it is a subdivision of all the lands obtained by 59th Avenue Associates, LLC from David E. Johnson and Carol A. Johnson by deed dated April 18, 2008, in Liber 24883 at Folio 219 and part of the lands obtained by 59th Avenue Associates, LLC from David E. Johnson and Carol A. Johnson by deed dated April 18, 2008 and recorded among said Land Records in Liber 24693 at Folio 226; that it is in part a resubdivision of Lots 1, 2, 3, 4, 5, 9, 10, 11, 12 and 14, Block 1, of Tuxedo subdivision recorded among said Land Records of Prince George's County, Maryland in Plat Book A at Plat Number 18, and in Plat Book B at Plat Number 18, that it is a resubdivision of Lot 11, Block C, Section 2 of Tuxedo subdivision recorded among said Land Records in Plat Book RFP 194 in Plat Number 68, said Lot 11 being all of the land obtained by Edward Arthur Rollins from Cadele Anna Rollins and Edward Arthur Rollins by deed dated November 2, 2004 and recorded among said Land Records in Liber 23889 at Folio 697; and that a resubdivision of part of the lands obtained by 59th Avenue Associates, LLC from David E. Johnson and Carol A. Johnson by deed dated April 18, 2008 and recorded among said Land Records in Liber 24883 at Folio 219 and part of the lands obtained by 59th Avenue Associates, LLC from David E. Johnson and Carol A. Johnson by deed dated April 18, 2008 and recorded among said Land Records in Liber 24693 at Folio 226, approved by the Prince George's County Planning Board, which was approved by 59th Avenue Associates, LLC.

And that the total area included in this plat of subdivision is 3.6084 acres of land, 19.268 square feet of which is dedicated to public use.

12-15-08
Date
Benjamin P. Robertson, III
Professional Land Surveyor
Maryland Registration No. 10765

OWNER'S DEDICATION

We, 59th Avenue Associates, LLC, and Edward Arthur Rollins, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this Plat of Subdivision, dedicate to public use the street areas shown, grant to Prince George's County, their successors and assigns, the storm drain easement and stormwater management easement, as shown, for the purposes specified, and grant to the public utilities, their successors and assigns, a 10' public utility easement, as shown, subject to the terms and provisions recorded among the Land Records of Prince George's County, Maryland in Liber 24883 at Folio 219 and in Liber 24693 at Folio 226, and subject to the terms and provisions recorded among the Land Records of Prince George's County, Maryland in Liber 24883 at Folio 219 and in Liber 24693 at Folio 226.

There are no other dedications, leases, liens or interests on the property included on the plat of subdivision which contain a deed of trust dated April 18, 2008 and recorded among the Land Records of Prince George's County, Maryland in Liber 24883 at Folio 226; that certain assignment of tenets dated April 18, 2008 and recorded among said Land Records in Liber 24883 at Folio 241; and that certain deed of trust for the Edward Rollins property recorded among said Land Records in Liber 24883 at Folio 196; and all parties in interest therein have below indicated their assent.

59th Avenue Associates, LLC, Owner: (Seal)
Philip D. Casano, Witness
Edward Arthur Rollins, Owner: (Seal)
George J. Connors, Trustee
Date: 03/01/2009
Date: 3/1/09
Date: 9/14/08
Date: 12/19/08

STORM DRAIN EASEMENT LINE TABLE

NO.	BEARING	DISTANCE
S1	R = 60.00'	L = 18.19'
S2	S 86°43'07" E	10.00'
S3	S 20°12'24" W	86.66'
S4	N 24°22'29" W	5.89'
S5	N 40°30'07" W	15.00'
S6	N 39°24'24" E	40.49'

FILED

JUN 29 2009
OFFICE OF THE CLERK OF COURTS
PRINCE GEORGE'S COUNTY, MD.

RECORDED: 06-29-09
PLAT BOOK: 023309
FILE NO.: 97

APPROVED: Dawn Hudson
DIRECTOR OF DESIGNER

DEPARTMENT OF ENVIRONMENTAL RESOURCES
PRINCE GEORGE'S COUNTY, MARYLAND
APPROVED: December 18, 2008

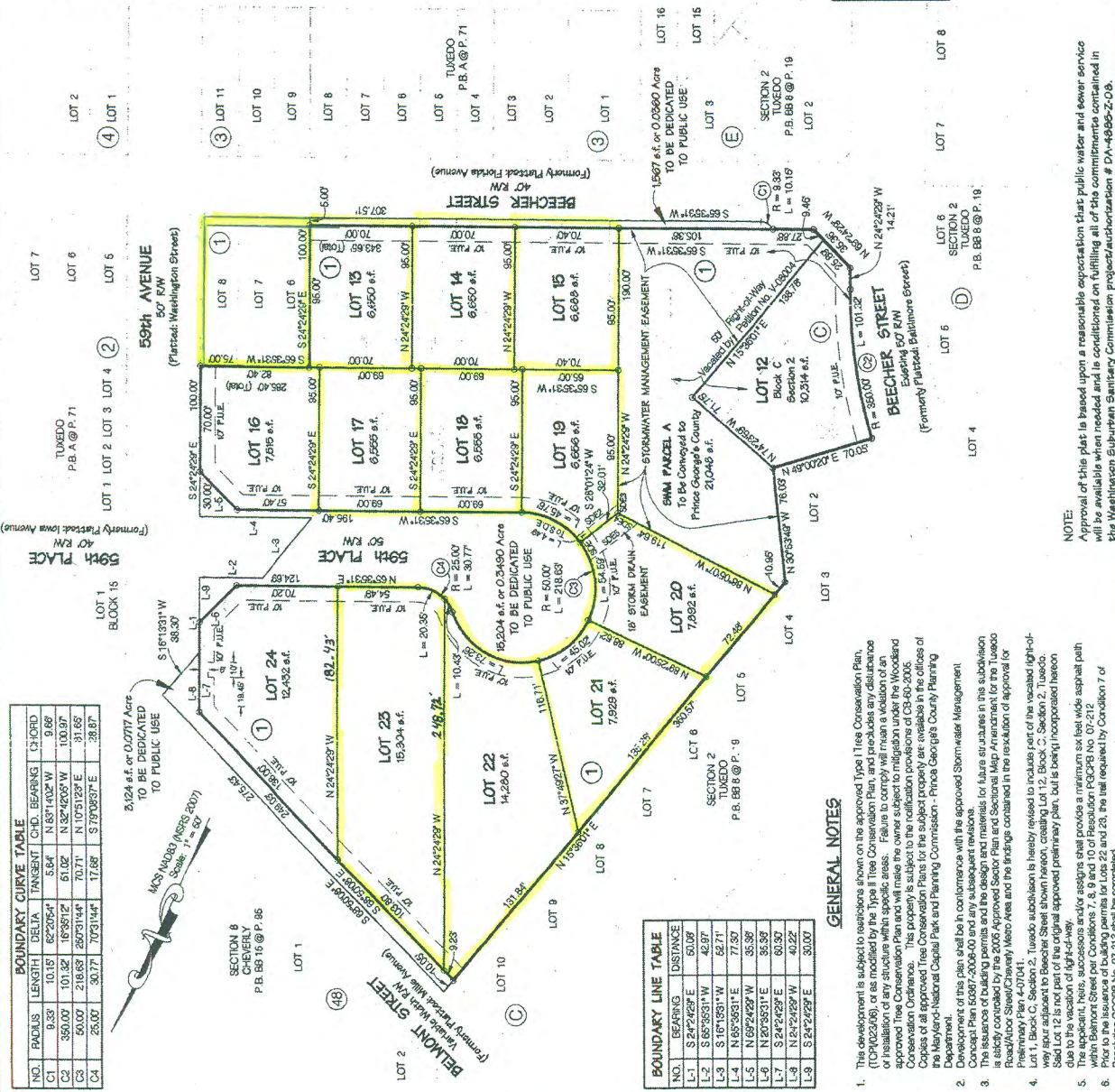
RECORDED: 06-29-09
PLAT BOOK: 023309
FILE NO.: 97

APPROVED: Dawn Hudson
DIRECTOR OF DESIGNER

THE MARYLAND - NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING BOARD
APPROVED: January 8, 2009

APPROVED: Dawn Hudson
DIRECTOR OF DESIGNER

MANAGER & P.C. RECORD FILE NO. 5-0824B



BOUNDARY CURVE TABLE

NO.	RADIUS	LENGTH	DELTA	TANGENT CHD.	BEARINGS	CHORD
C1	8.33	10.15'	62°20'54"	5.84	N 85°14'02" W	9.68'
C2	390.00'	101.32'	16°35'12"	61.02	N 52°42'05" W	100.97'
C3	50.00'	218.63'	28°53'14"	70.71	N 10°51'23" E	91.65'
C4	25.00'	30.71'	7°53'14"	17.68'	S 79°03'57" E	38.87'

BOUNDARY LINE TABLE

NO.	BEARING	DISTANCE
L-1	S 24°22'29" E	60.09'
L-2	S 65°35'31" W	42.97'
L-3	S 16°15'53" W	62.71'
L-4	N 65°35'31" E	71.30'
L-5	N 69°24'29" W	35.39'
L-6	N 20°34'31" E	35.39'
L-7	S 24°22'29" E	60.30'
L-8	N 24°22'29" W	40.22'
L-9	S 24°22'29" E	30.00'

GENERAL NOTES

- This development is subject to restrictions shown on the approved Type I Tree Conservation Plan, (T-CP-0232/09), or as modified by the Type II Tree Conservation Plan, and prohibits any clearance or removal of any tree within specific areas. Failure to comply with these restrictions is subject to prosecution under the Woodland Preservation Ordinance. This property is subject to the notification provisions of CG-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the office of the Maryland-National Capital Park and Planning Commission - Prince George's County Planning Department.
- Development of this plan shall be in conformance with the approved Stormwater Management Concept Plan 0287-2006-00 and any subsequent modifications.
- Concept Plan 0287-2006-00 and any subsequent modifications are intended for future situations in this subdivision and are not intended to be used for the current development. The approved Stormwater Management Concept Plan 0287-2006-00 and any subsequent modifications are intended for future situations in this subdivision and are not intended to be used for the current development.
- Lot 12 shall be subject to the approved preliminary plan, but is being incorporated hereon as shown on this plat.
- The approved preliminary plan provides a minimum six feet wide easement path within Belmont Street per Conditions 7, 8, 9 and 10 of Resolution PGCPB No. 07-212.
- Prior to the issuance of building permits for lots 22 and 23, the title required by Condition 7 of Resolution PGCPB No. 07-212 shall be obtained.