

REPLS-90

CURVE TABLE

NO.	BEARING	CHORD	TAN	ANG.	DELTA
1	87°50'00"	100.0000	173.6481	100.0000	100.0000
2	87°50'00"	100.0000	173.6481	100.0000	100.0000
3	87°50'00"	100.0000	173.6481	100.0000	100.0000
4	87°50'00"	100.0000	173.6481	100.0000	100.0000
5	87°50'00"	100.0000	173.6481	100.0000	100.0000
6	87°50'00"	100.0000	173.6481	100.0000	100.0000
7	87°50'00"	100.0000	173.6481	100.0000	100.0000
8	87°50'00"	100.0000	173.6481	100.0000	100.0000
9	87°50'00"	100.0000	173.6481	100.0000	100.0000
10	87°50'00"	100.0000	173.6481	100.0000	100.0000
11	87°50'00"	100.0000	173.6481	100.0000	100.0000
12	87°50'00"	100.0000	173.6481	100.0000	100.0000
13	87°50'00"	100.0000	173.6481	100.0000	100.0000
14	87°50'00"	100.0000	173.6481	100.0000	100.0000
15	87°50'00"	100.0000	173.6481	100.0000	100.0000
16	87°50'00"	100.0000	173.6481	100.0000	100.0000
17	87°50'00"	100.0000	173.6481	100.0000	100.0000
18	87°50'00"	100.0000	173.6481	100.0000	100.0000
19	87°50'00"	100.0000	173.6481	100.0000	100.0000
20	87°50'00"	100.0000	173.6481	100.0000	100.0000
21	87°50'00"	100.0000	173.6481	100.0000	100.0000
22	87°50'00"	100.0000	173.6481	100.0000	100.0000
23	87°50'00"	100.0000	173.6481	100.0000	100.0000
24	87°50'00"	100.0000	173.6481	100.0000	100.0000
25	87°50'00"	100.0000	173.6481	100.0000	100.0000
26	87°50'00"	100.0000	173.6481	100.0000	100.0000
27	87°50'00"	100.0000	173.6481	100.0000	100.0000
28	87°50'00"	100.0000	173.6481	100.0000	100.0000
29	87°50'00"	100.0000	173.6481	100.0000	100.0000
30	87°50'00"	100.0000	173.6481	100.0000	100.0000
31	87°50'00"	100.0000	173.6481	100.0000	100.0000
32	87°50'00"	100.0000	173.6481	100.0000	100.0000
33	87°50'00"	100.0000	173.6481	100.0000	100.0000
34	87°50'00"	100.0000	173.6481	100.0000	100.0000
35	87°50'00"	100.0000	173.6481	100.0000	100.0000
36	87°50'00"	100.0000	173.6481	100.0000	100.0000
37	87°50'00"	100.0000	173.6481	100.0000	100.0000
38	87°50'00"	100.0000	173.6481	100.0000	100.0000
39	87°50'00"	100.0000	173.6481	100.0000	100.0000
40	87°50'00"	100.0000	173.6481	100.0000	100.0000
41	87°50'00"	100.0000	173.6481	100.0000	100.0000
42	87°50'00"	100.0000	173.6481	100.0000	100.0000
43	87°50'00"	100.0000	173.6481	100.0000	100.0000
44	87°50'00"	100.0000	173.6481	100.0000	100.0000
45	87°50'00"	100.0000	173.6481	100.0000	100.0000
46	87°50'00"	100.0000	173.6481	100.0000	100.0000
47	87°50'00"	100.0000	173.6481	100.0000	100.0000
48	87°50'00"	100.0000	173.6481	100.0000	100.0000
49	87°50'00"	100.0000	173.6481	100.0000	100.0000
50	87°50'00"	100.0000	173.6481	100.0000	100.0000

OWNER'S DEDICATION

Karington, LLC, a Maryland limited liability company, whose location and description is in the Surveyor's Certificate, hereby dedicates to the public use of the State of Maryland the public streets, their intersections and easements specified and shown on this plan, subject to the Declaration of Terms and Provisions of the Maryland Statewide Land Records Act and the Land Records Act of 1992 at Title 3-43, and further conditions:

(a) (b) (7) The property shall be placed in accordance with Section 3-4-020 of the Statewide Land Records Act, Prince Georges County, 2006.

That there are no wells, oil wells, tanks, water courses, or brinks on the property included in this plat of subdivision.

KARINGTON, LLC (Seal)
 KENNETH H. MICHAEL
 DATE: 8/26/16
 SIGNATURE: [Signature]

NOTES

- An automatic fire suppression system shall be provided in all proposed buildings in accordance with National Fire Protection Association Standard 13 and all applicable codes for automatic fire suppression systems. The fire suppression system shall be installed in accordance with the manufacturer's instructions. The fire suppression system shall be installed in accordance with the manufacturer's instructions.
- Prior to the issuance of any building permits, a Detailed Site Plan shall be approved by the Prince Georges County Planning Board. The plan shall be in accordance with Detailed Site Plan 050402 (for infrastructure only, approved by the Prince Georges County Planning Board on 1-5-16).
- Prior to the issuance of any building permits which impact wetlands, wetland buffers, streams, or waters of the U.S., copies of all Federal and State wetland delineation reports and all other applicable wetland reports shall be submitted to the MDC/DCP Planning Department.
- Resubmission of documents A and B shall be in accordance with Preliminary Plan 4-04020 or any subsequent preliminary plans.

**FLAT TWO
OUTPARCEL 'B',
KARINGTON**

QUEEN ANNE ELECTION DISTRICT NO. 7
 PRINCE GEORGES COUNTY, MARYLAND
 SCALE: 1" = 400'

BEN DYER ASSOCIATES, INC.
 ENGINEERS - SURVEYORS - PLANNERS
 1102 NORTHVALE ROAD
 MYTCHELLVILLE, MARYLAND 20781
 PHONE: (301) 430-3000

SURVEYOR'S CERTIFICATE

I hereby certify that the plan herein is correct:

That it is a subdivision of all of the land conveyed by (1) Prince Georges County, Maryland to Karington, LLC by deed dated November 21, 2002 and recorded on the Prince Georges County Land Records Act, 1992, and (2) part of the land conveyed by Karington Corporate Center I Limited Partnership to Karington, LLC by deed dated December 29, 2000 and recorded among the said Land Records in Liber 14206 at Page 711, containing 2,409,952 acres of land.

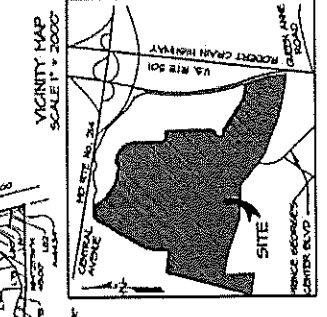
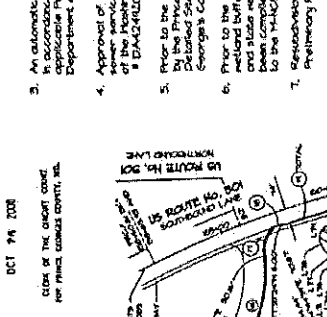
That the total area included in this plat of subdivision is 268,945.2 acres of land.

8/26/16
 DATE
 Kenneth H. Michael
 Professional Land Surveyor
 Maryland No. 06040

FILED

DCI PM 108
 DATE OF THE COURT ORDER
 FOR PRINCE GEORGES COUNTY, MD

8/26/16
 DATE
 Kenneth H. Michael
 Professional Land Surveyor
 Maryland No. 06040



LEGEND

1.0	CONSERVATION EASEMENT
2.0	UTILITY EASEMENT
3.0	WATER EASEMENT
4.0	SEWER EASEMENT
5.0	STREET EASEMENT
6.0	DRIVEWAY EASEMENT
7.0	WALKWAY EASEMENT
8.0	BIKEWAY EASEMENT
9.0	TRAIL EASEMENT
10.0	RAILROAD EASEMENT
11.0	POWER EASEMENT
12.0	TELEPHONE EASEMENT
13.0	CABLE TELEVISION EASEMENT
14.0	WATER MAIN EASEMENT
15.0	SEWER MAIN EASEMENT
16.0	STREET LIGHT EASEMENT
17.0	STREET SIGN EASEMENT
18.0	STREET FURNITURE EASEMENT
19.0	STREET SCENICITY EASEMENT
20.0	STREET SAFETY EASEMENT
21.0	STREET ACCESSIBILITY EASEMENT
22.0	STREET VISIBILITY EASEMENT
23.0	STREET SOUND EASEMENT
24.0	STREET AIR QUALITY EASEMENT
25.0	STREET LIGHT POLLUTION EASEMENT
26.0	STREET VIBRATION EASEMENT
27.0	STREET CLIMATE EASEMENT
28.0	STREET BIODIVERSITY EASEMENT
29.0	STREET CULTURAL HERITAGE EASEMENT
30.0	STREET HISTORIC PRESERVATION EASEMENT
31.0	STREET ARCHITECTURAL INTEGRITY EASEMENT
32.0	STREET LANDSCAPE ARCHITECTURE EASEMENT
33.0	STREET OPEN SPACE EASEMENT
34.0	STREET RECREATION EASEMENT
35.0	STREET EDUCATION EASEMENT
36.0	STREET HEALTH CARE EASEMENT
37.0	STREET HOUSING EASEMENT
38.0	STREET TRANSPORTATION EASEMENT
39.0	STREET COMMUNITY DEVELOPMENT EASEMENT
40.0	STREET ECONOMIC DEVELOPMENT EASEMENT
41.0	STREET ENVIRONMENTAL PROTECTION EASEMENT
42.0	STREET ENERGY EFFICIENCY EASEMENT
43.0	STREET GREEN BUILDING EASEMENT
44.0	STREET SUSTAINABLE DEVELOPMENT EASEMENT
45.0	STREET RESILIENCE EASEMENT
46.0	STREET ADAPTATION EASEMENT
47.0	STREET MITIGATION EASEMENT
48.0	STREET CLIMATE RESILIENCE EASEMENT
49.0	STREET DISASTER RESILIENCE EASEMENT
50.0	STREET RISK MANAGEMENT EASEMENT

NOTES

- Development in which the above is the approved Type I, Type II, or Type III shall be subject to the provisions of the Comprehensive Zoning Ordinance, Prince Georges County, Maryland, and shall be subject to the provisions of any applicable local laws, regulations, and ordinances. The removal of hazardous trees, shrubs, or plants shall be prohibited. The removal of trees, shrubs, or plants shall be prohibited. The removal of trees, shrubs, or plants shall be prohibited. The removal of trees, shrubs, or plants shall be prohibited.
- Conservation easements, described on this plat one area where the location and proposed amount prior written consent from the MDC/DCP Planning Director or designee. The removal of hazardous trees, shrubs, or plants shall be prohibited. The removal of trees, shrubs, or plants shall be prohibited. The removal of trees, shrubs, or plants shall be prohibited. The removal of trees, shrubs, or plants shall be prohibited.

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 PRINCE GEORGES COUNTY PLANNING BOARD

APPROVED: [Signature]
 SECRETARY

APPROVED: [Signature]
 DIRECTOR OF PLANNING

RECORDED: 8/26/16
 REPLS-90
 PLAT BOOK: 90
 PLAT NO.: 90

REPLS-90

8/26/16

DCI PM 108

8/26/16

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