

**GENERAL NOTES**

1. Current zoning is M-X-T at the time of this plot.
2. This plot has been prepared without the benefit of a title report.
3. Approval of this plot is based on the reasonable expectation that public water and sewer lines will be installed and a connection made to all of the lots in the subdivision. The Washington Suburban Sanitary Commission project/authorization No. DAS4663212.

**PARCELS 'D' AND 'E'**  
**WESTSIDE**  
 LAUREL DISTRICT NO. 10  
 PRINCE GEORGE'S COUNTY, MARYLAND  
 SCALE: 1" = 100'

BEN DYER ASSOCIATES, INC.  
 ENGINEERS - SURVEYORS - PLANNERS  
 11721 INGLEMORE ROAD, SUITE 200  
 MITCHELLVILLE, MARYLAND 20712  
 PHONE: (301) 430-2000

**OWNER'S DEDICATION**

Strittmatter Land, LLC, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this plot of subdivision, establish the minimum building restriction lines and establish the 10 foot wide and 5 foot wide Public Utility Easements as shown hereon for the use and benefit of Public Utility Easements, subject to the Declaration of Terms of Public Utility Easements, recorded among the Public Records of Prince George's County, Maryland in Liber 52026, FOLIO 36, and further certify that property line markers will be placed in accordance with Section 24-120(b)(1)(ii) of the Subdivision Regulations, Prince George's County Code and in accordance with Section 20-39.3(d)(8)(a) of the City of Land Unified Land Development Code.

There are no suits, actions or liens, mortgages or trusts affecting the property included in this plot of subdivision. Except a certain lien in favor of Suntrust Bank. All parties of interest consent to this plot of subdivision as indicated below.

**FILED**  
 SEP 25, 2014  
 CLERK OF THE CIRCUIT COURT  
 PRINCE GEORGE'S COUNTY, MD

By: *Robert Strittmatter*  
 Robert Strittmatter  
 Delegate of Management Authority

By: *Robert Strittmatter*  
 Robert Strittmatter  
 Suntrust Bank

**SURVEYOR'S CERTIFICATE**

I hereby certify that the plot shown hereon is correct; that it is a subdivision of all the lands conveyed by a deed dated July 31, 2015 from the State Highway Administration of the Maryland Department of Transportation and the Board of Public Works of Maryland for the State of Maryland to Strittmatter Land, LLC recorded among the Land Records of Prince George's County, Maryland in Liber 52246 at Folio 36.

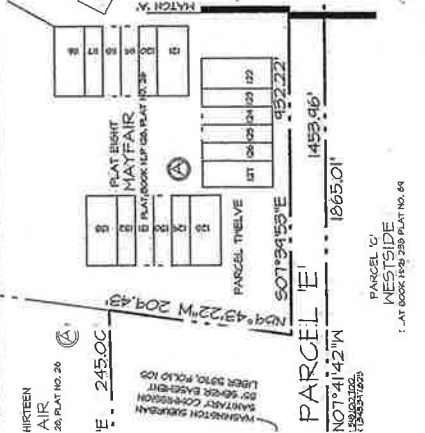
The total area in this plot of subdivision is 15,2141 acres of land.

By: *Michael J. Gates*  
 Michael J. Gates  
 Professional Land Surveyor  
 Maryland License No. 2124-015-2015  
 License Expires 11-8-2015

Date: 8-28-14

This plot was prepared by me or under my responsible charge in compliance with the requirements set forth in COMAR 04.15.06.12 and I am a duly licensed Professional Land Surveyor under the laws of the State of Maryland

RECORDED: 9/25/14  
 FLAT BOOK: MMB241  
 FLAT NO.: 16



RADIUS	DELTA	TAN	CHORD BEARINGS
62.00'	0°40'00"	5.74'	N45°19'52"E
25.00'	40°54'28"	4.28'	N61°53'55"E
204.00'	94°50'21"	208.42'	S59°46'24"E
204.00'	27°59'15"	42.24'	S69°54'25"W
291.00'	27°32'11"	10.56'	S01°18'54"W
204.00'	37°08'25"	60.24'	N01°04'42"W
241.00'	22°55'15"	50.82'	N09°54'29"E
25.00'	40°54'28"	4.28'	N52°48'24"W
62.00'	0°40'00"	5.74'	N11°21'54"W
			N62°22'16"W

DEPARTMENT OF THE ENVIRONMENT  
 PRINCE GEORGE'S COUNTY  
 MARYLAND

APPROVED ON: September 22, 2014  
 By: *Debra Spelman*  
 SECRETARY