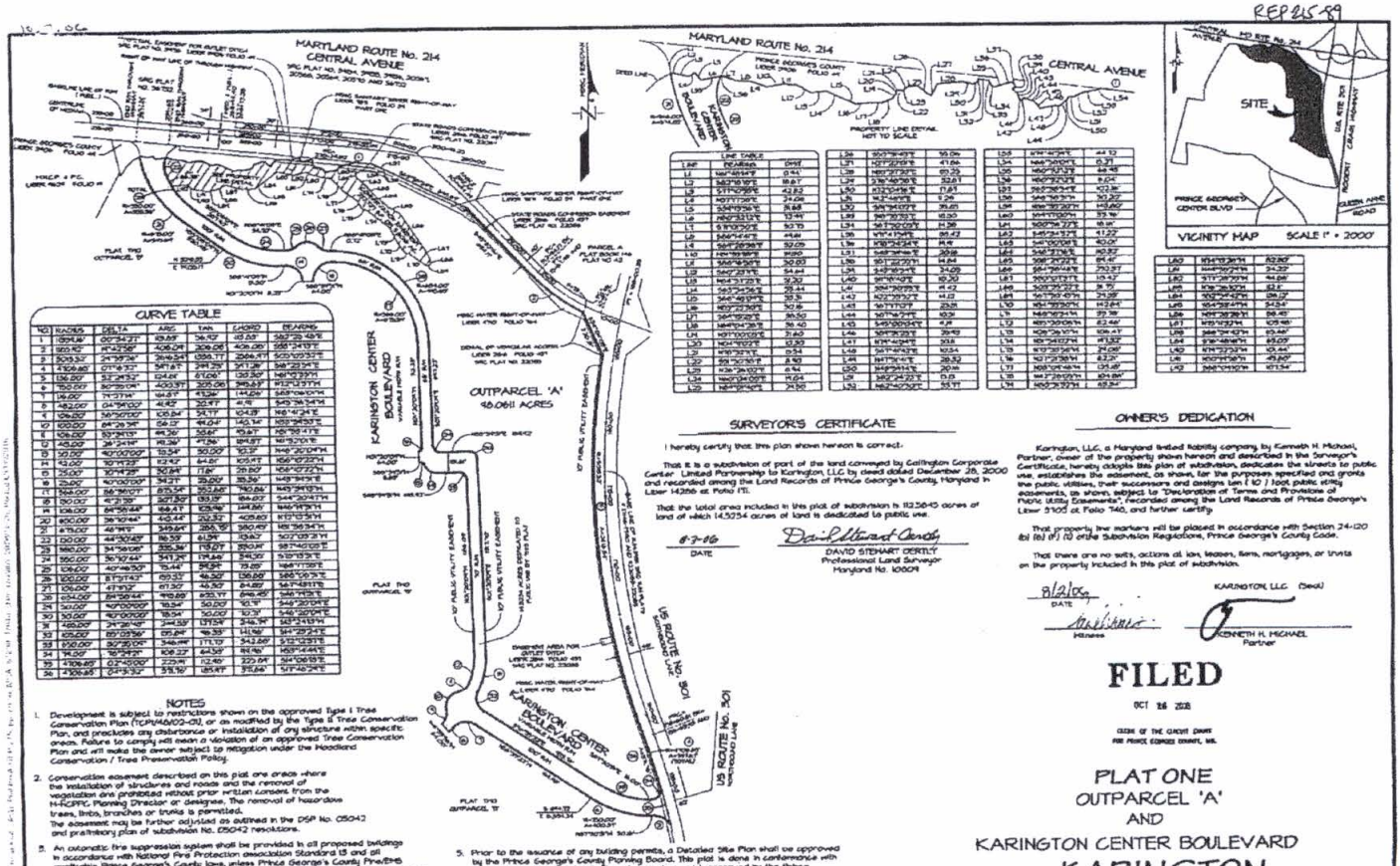
REP 215-89



CURVE TABLE

NO	RADIUS	DELTA	ARC	TAN	CHORD	BEARING
1	1514.16'	02°34'21"	68.68'	34.10'	68.67'	S82°39'48"E
2	1200.92'	19°43'28"	406.04'	205.08'	404.08'	S88°34'19"E
3	1200.92'	34°36'00"	725.16'	373.49'	714.13'	S70°03'32"E
4	5015.32'	2°39'24"	232.52'	116.29'	232.50'	S58°23'42"E
5	1768.80'	01°16'21"	39.27'	19.63'	39.27'	S58°23'42"E
6	136.00'	52°24'52"	124.66'	67.06'	120.30'	N69°02'37"E
7	150.00'	90°00'00"	235.62'	150.00'	212.13'	S72°23'37"E
8	19.00'	71°17'16"	23.64'	13.96'	22.16'	S68°04'01"W
9	482.00'	04°54'00"	41.42'	20.47'	41.41'	S40°36'34"W
10	536.00'	58°50'00"	550.04'	304.77'	526.28'	S61°04'34"E
11	600.00'	64°36'34"	676.17'	382.34'	641.04'	N89°48'51"E
12	136.00'	33°39'19"	79.89'	40.96'	78.74'	N73°09'41"E
13	40.00'	39°24'41"	27.51'	14.34'	26.97'	N69°31'51"E
14	40.00'	90°00'00"	62.83'	40.00'	56.57'	S45°23'37"E
15	42.00'	101°13'27"	74.22'	64.82'	65.04'	N66°01'21"E
16	25.00'	30°44'28"	13.41'	6.87'	13.25'	N58°07'23"E
17	50.00'	90°00'00"	78.54'	50.00'	70.71'	N43°23'37"E
18	50.00'	86°36'07"	75.56'	46.80'	68.60'	N46°41'33"W
19	50.00'	41°23'53"	36.12'	18.90'	35.33'	S44°41'33"W
20	136.00'	64°36'34"	153.41'	85.98'	145.50'	N89°48'51"E
21	400.00'	39°10'44"	273.52'	142.32'	268.20'	N70°13'51"E
22	475.00'	46°19'12"	384.00'	202.30'	373.69'	N66°58'34"E
23	150.00'	44°30'49"	116.50'	61.59'	113.60'	N67°03'21"E
24	180.00'	34°36'00"	108.70'	56.23'	107.07'	S70°03'32"E
25	350.00'	30°10'44"	184.36'	94.50'	182.23'	S72°13'53"E
26	136.00'	40°46'53"	96.81'	50.67'	94.79'	S68°17'08"E
27	150.00'	8°57'47"	23.46'	11.76'	23.43'	S88°50'57"E
28	136.00'	41°31'2"	98.57'	51.77'	96.44'	N67°48'11"E
29	600.00'	84°36'44"	442.50'	273.19'	403.38'	S68°48'58"E
30	50.00'	90°00'00"	78.54'	50.00'	70.71'	S46°36'33"E
31	50.00'	90°00'00"	78.54'	50.00'	70.71'	S43°23'27"W
32	50.00'	24°26'08"	21.33'	10.82'	21.16'	S78°49'31"W
33	1200.00'	25°07'56"	526.39'	267.19'	522.19'	S77°19'29"W
34	1200.00'	8°39'28"	181.30'	90.84'	181.13'	S89°42'29"W
35	1200.00'	33°47'24"	707.80'	364.68'	697.56'	N73°09'41"W
36	1200.00'	8°39'28"	181.30'	90.84'	181.13'	N81°51'53"W
37	1200.00'	25°07'56"	526.39'	267.19'	522.19'	N77°19'29"W
38	1200.00'	33°47'24"	707.80'	364.68'	697.56'	N73°09'41"W
39	1200.00'	8°39'28"	181.30'	90.84'	181.13'	N81°51'53"W
40	1200.00'	25°07'56"	526.39'	267.19'	522.19'	N77°19'29"W
41	1200.00'	33°47'24"	707.80'	364.68'	697.56'	N73°09'41"W
42	1200.00'	8°39'28"	181.30'	90.84'	181.13'	N81°51'53"W
43	1200.00'	25°07'56"	526.39'	267.19'	522.19'	N77°19'29"W
44	1200.00'	33°47'24"	707.80'	364.68'	697.56'	N73°09'41"W
45	1200.00'	8°39'28"	181.30'	90.84'	181.13'	N81°51'53"W
46	1200.00'	25°07'56"	526.39'	267.19'	522.19'	N77°19'29"W
47	1200.00'	33°47'24"	707.80'	364.68'	697.56'	N73°09'41"W
48	1200.00'	8°39'28"	181.30'	90.84'	181.13'	N81°51'53"W
49	1200.00'	25°07'56"	526.39'	267.19'	522.19'	N77°19'29"W
50	1200.00'	33°47'24"	707.80'	364.68'	697.56'	N73°09'41"W
51	1200.00'	8°39'28"	181.30'	90.84'	181.13'	N81°51'53"W
52	1200.00'	25°07'56"	526.39'	267.19'	522.19'	N77°19'29"W
53	1200.00'	33°47'24"	707.80'	364.68'	697.56'	N73°09'41"W
54	1200.00'	8°39'28"	181.30'	90.84'	181.13'	N81°51'53"W
55	1200.00'	25°07'56"	526.39'	267.19'	522.19'	N77°19'29"W
56	1200.00'	33°47'24"	707.80'	364.68'	697.56'	N73°09'41"W
57	1200.00'	8°39'28"	181.30'	90.84'	181.13'	N81°51'53"W
58	1200.00'	25°07'56"	526.39'	267.19'	522.19'	N77°19'29"W
59	1200.00'	33°47'24"	707.80'	364.68'	697.56'	N73°09'41"W
60	1200.00'	8°39'28"	181.30'	90.84'	181.13'	N81°51'53"W
61	1200.00'	25°07'56"	526.39'	267.19'	522.19'	N77°19'29"W
62	1200.00'	33°47'24"	707.80'	364.68'	697.56'	N73°09'41"W
63	1200.00'	8°39'28"	181.30'	90.84'	181.13'	N81°51'53"W
64	1200.00'	25°07'56"	526.39'	267.19'	522.19'	N77°19'29"W
65	1200.00'	33°47'24"	707.80'	364.68'	697.56'	N73°09'41"W
66	1200.00'	8°39'28"	181.30'	90.84'	181.13'	N81°51'53"W
67	1200.00'	25°07'56"	526.39'	267.19'	522.19'	N77°19'29"W
68	1200.00'	33°47'24"	707.80'	364.68'	697.56'	N73°09'41"W
69	1200.00'	8°39'28"	181.30'	90.84'	181.13'	N81°51'53"W
70	1200.00'	25°07'56"	526.39'	267.19'	522.19'	N77°19'29"W
71	1200.00'	33°47'24"	707.80'	364.68'	697.56'	N73°09'41"W
72	1200.00'	8°39'28"	181.30'	90.84'	181.13'	N81°51'53"W
73	1200.00'	25°07'56"	526.39'	267.19'	522.19'	N77°19'29"W
74	1200.00'	33°47'24"	707.80'	364.68'	697.56'	N73°09'41"W
75	1200.00'	8°39'28"	181.30'	90.84'	181.13'	N81°51'53"W
76	1200.00'	25°07'56"	526.39'	267.19'	522.19'	N77°19'29"W
77	1200.00'	33°47'24"	707.80'	364.68'	697.56'	N73°09'41"W
78	1200.00'	8°39'28"	181.30'	90.84'	181.13'	N81°51'53"W
79	1200.00'	25°07'56"	526.39'	267.19'	522.19'	N77°19'29"W
80	1200.00'	33°47'24"	707.80'	364.68'	697.56'	N73°09'41"W
81	1200.00'	8°39'28"	181.30'	90.84'	181.13'	N81°51'53"W
82	1200.00'	25°07'56"	526.39'	267.19'	522.19'	N77°19'29"W
83	1200.00'	33°47'24"	707.80'	364.68'	697.56'	N73°09'41"W
84	1200.00'	8°39'28"	181.30'	90.84'	181.13'	N81°51'53"W
85	1200.00'	25°07'56"	526.39'	267.19'	522.19'	N77°19'29"W
86	1200.00'	33°47'24"	707.80'	364.68'	697.56'	N73°09'41"W
87	1200.00'	8°39'28"	181.30'	90.84'	181.13'	N81°51'53"W
88	1200.00'	25°07'56"	526.39'	267.19'	522.19'	N77°19'29"W
89	1200.00'	33°47'24"	707.80'	364.68'	697.56'	N73°09'41"W
90	1200.00'	8°39'28"	181.30'	90.84'	181.13'	N81°51'53"W
91	1200.00'	25°07'56"	526.39'	267.19'	522.19'	N77°19'29"W
92	1200.00'	33°47'24"	707.80'	364.68'	697.56'	N73°09'41"W
93	1200.00'	8°39'28"	181.30'	90.84'	181.13'	N81°51'53"W
94	1200.00'	25°07'56"	526.39'	267.19'	522.19'	N77°19'29"W
95	1200.00'	33°47'24"	707.80'	364.68'	697.56'	N73°09'41"W
96	1200.00'	8°39'28"	181.30'	90.84'	181.13'	N81°51'53"W
97	1200.00'	25°07'56"	526.39'	267.19'	522.19'	N77°19'29"W
98	1200.00'	33°47'24"	707.80'	364.68'	697.56'	N73°09'41"W
99	1200.00'	8°39'28"	181.30'	90.84'	181.13'	N81°51'53"W
100	1200.00'	25°07'56"	526.39'	267.19'	522.19'	N77°19'29"W

LINE TABLE

LINE	BEARING	DIST
L1	N67°49'49"E	0.96'
L2	N67°49'49"E	19.61'
L3	N82°10'49"E	42.82'
L4	S71°10'29"E	27.09'
L5	S04°09'26"E	31.68'
L6	N82°33'15"E	13.94'
L7	S15°10'03"E	50.75'
L8	S66°41'41"E	44.24'
L9	S66°41'41"E	59.09'
L10	N19°18'19"E	11.00'
L11	S66°41'41"E	50.00'
L12	S66°41'41"E	54.64'
L13	N04°33'19"E	9.30'
L14	S65°26'26"E	28.44'
L15	S66°41'41"E	37.76'
L16	N82°33'15"E	50.16'
L17	S66°41'41"E	38.50'
L18	N66°41'41"W	38.50'
L19	N71°10'03"W	21.60'
L20	N04°09'26"W	13.50'
L21	N15°10'03"W	0.54'
L22	S71°10'29"E	8.40'
L23	N36°26'02"E	6.94'
L24	N60°08'08"E	11.64'
L25	N82°10'49"E	24.50'

LINE TABLE

LINE	BEARING	DIST
L26	S03°39'09"E	16.06'
L27	N71°27'05"E	41.86'
L28	N80°27'35"E	69.25'
L29	S76°49'05"E	32.61'
L30	S13°04'58"E	17.81'
L31	N74°49'02"E	7.29'
L32	S84°34'05"E	35.61'
L33	S69°39'35"E	18.00'
L34	S61°30'09"E	14.38'
L35	N74°49'02"E	88.42'
L36	N38°09'54"W	14.5'
L37	S68°39'46"E	30.18'
L38	S01°20'20"W	14.84'
L39	S82°39'54"E	34.09'
L40	S71°10'29"E	10.30'
L41	S04°09'26"E	11.42'
L42	N04°09'26"W	11.42'
L43	S01°11'10"E	23.35'
L44	S07°14'29"E	10.31'
L45	S45°20'05"W	4.9'
L46	S04°39'26"E	39.40'
L47	N74°49'02"E	30.8'
L48	S61°49'43"E	10.34'
L49	N41°16'11"E	38.32'
L50	N36°26'02"E	20.14'
L51	S82°39'54"E	0.13'
L52	N82°10'49"E	55.11'

LINE TABLE

LINE	BEARING	DIST
L53	N66°49'49"E	44.32'
L54	N66°49'49"E	0.31'
L55	N66°49'49"E	44.48'
L56	N60°27'23"E	8.04'
L57	N67°39'49"E	102.86'
L58	S66°39'57"W	30.20'
L59	N66°39'20"W	143.80'
L60	N71°10'29"W	35.76'
L61	S60°19'39"W	18.16'
L62	S45°24'57"E	41.22'
L63	S41°50'08"E	42.01'
L64	S46°39'36"E	40.82'
L65	S38°47'21"E	69.41'
L66	S61°39'46"E	210.23'
L67	S00°23'13"E	119.42'
L68	S07°39'22"E	31.75'
L69	S67°39'49"W	24.28'
L70	N84°39'04"W	142.84'
L71	N68°39'04"W	22.78'
L72	N85°20'04"W	82.46'
L73	N08°39'57"W	106.41'
L74	N01°20'03"E	41.82'
L75	S10°39'04"W	24.08'
L76	N21°28'56"W	82.21'
L77	N08°39'49"W	131.48'
L78	N67°39'49"E	104.86'
L79	N82°39'54"W	49.84'

CURVE TABLE

NO	RADIUS	DELTA	ARC	TAN	CHORD	BEARING
L80	1514.16'	02°34'21"	68.68'	34.10'	68.67'	S82°39'48"E
L81	1200.92'	19°43'28"	406.04'	205.08'	404.08'	S88°34'19"E
L82	1200.92'	34°36'00"	725.16'	373.49'	714.13'	S70°03'32"E
L83	5015.32'	2°39'24"	232.52'	116.29'	232.50'	S58°23'42"E
L84	1768.80'	01°16'21"	39.27'	19.63'	39.27'	S58°23'42"E
L85	136.00'	52°24'52"	124.66'	67.06'	120.30'	N69°02'37"E
L86	150.00'	90°00'00"	235.62'	150.00'	212.13'	S72°23'37"E
L87	19.00'	71°17'16"	23.64'	13.96'	22.16'	S68°04'01"W
L88	482.00'	04°54'00"	41.42'	20.47'	41.41'	S40°36'34"W
L89	536.00'	58°50'00"	550.04'	304.77'	526.28'	S61°04'34"E
L90	600.00'	64°36'34"	676.17'	382.34'	641.04'	N89°48'51"E
L91	136.00'	33°39'19"	79.89'	40.96'	78.74'	N73°09'41"E
L92	40.00'	39°24'41"	27.51'	14.34'	26.97'	N69°31'51"E
L93	40.00'	90°00'00"	62.83'	40.00'	56.57'	S45°23'37"E
L94	42.00'	101°13'27"	74.22'	64.82'	65.04'	N66°01'21"E
L95	25.00'	30°44'28"	13.41'	6.87'	13.25'	N58°07'23"E
L96	50.00'	90°00'00"	78.54'	50.00'	70.71'	N43°23'37"E
L97	50.00'	86°36'07"	75.56'	46.80'	68.60'	N46°41'33"W
L98	50.00'	41°23'53"	36.12'	18.90'	35.33'	S44°41'33"W
L99	136.00'	64°36'34"	153.41'	85.98'	145.50'	N89°48'51"E
L100	400.00'	39°10'44"	273.52'	142.32'	268.20'	N70°13'51"E

SURVEYOR'S CERTIFICATE

I hereby certify that this plan shown hereon is correct.

That it is a subdivision of part of the land conveyed by Carlington Corporate Center Limited Partnership to Karington, LLC by deed dated December 28, 2000 and recorded among the Land Records of Prince George's County, Maryland in Liber 14386 at Folio 171.

That the total area included in this plat of subdivision is 112.3645 acres of land of which 14.5254 acres of land is dedicated to public use.

8-7-06
DATE

David Stewart Gerity
DAVID STEWART GERITY
Professional Land Surveyor
Maryland No. 10809

OWNER'S DEDICATION

Karington, LLC, a Maryland limited liability company by Kenneth H. Michael, Partner, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopts this plan of subdivision, dedicates the streets to public use, establishes the easement, as shown, for the purposes specified and grants the public utilities, their successors and assigns (on 10' public utility easements, as shown, subject to "Declaration of Terms and Provisions of Public Utility Easements", recorded among the Land Records of Prince George's Liber 5100 at Folio 740, and further certify.

That property line markers will be placed in accordance with Section 24-120 (b) (6) (F) (2) of the Subdivision Regulations, Prince George's County Code.

That there are no suits, actions at law, leases, liens, mortgages, or trusts on the property included in this plat of subdivision.

8/21/06
DATE

KARINGTON, LLC (Seal)

Witness

KENNETH H. MICHAEL
Partner

NOTES

1. Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/46/02-01), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation / Tree Preservation Policy.
2. Conservation easement described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC, Planning Director or designee. The removal of hazardous trees, limbs, branches or trunks is permitted. The easement may be further adjusted as outlined in the DSP No. 05042 and preliminary plan of subdivision No. 05042 resolutions.
3. An automatic fire suppression system shall be provided in all proposed buildings in accordance with National Fire Protection association Standard 13 and all applicable Prince George's County laws, unless Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.
4. Approval of this plat is based upon reasonable expectation that public water/sewer service will be available when needed and is conditioned on fulfilling all of the Washington Suburban Sanitary Commission authorization # DA4234Z05 comments.
5. Prior to the issuance of any building permits, a Detailed Site Plan shall be approved by the Prince George's County Planning Board. This plat is done in conformance with Detailed Site Plan = DSP-05042 (for infrastructure only), approved by the Prince George's County Planning Board on 1-5-06.
6. 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 permits, evidence that approval conditions have been complied with, and associated mitigation plans shall be submitted to the M-NCPPC Planning Department.
7. Resubdivision of Outparcels A and B shall be in accordance Preliminary Plan 4-04055 or any subsequent preliminary plans.

"FOR PUBLIC WATER AND SEWER SYSTEMS ONLY"

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

APPROVED: October 19, 2006

CHAIRMAN — ASSISTANT SECRETARY

M.N.C.P.&P.C. RECORD FILE No. 5-06297

DEPARTMENT OF ENVIRONMENTAL RESOURCES
PRINCE GEORGES COUNTY, MARYLAND

APPROVED: September 21, 2006

DIRECTOR OR DESIGNEE

RECORDED: 10-26-06
PLAT BOOK: REP 215
PLAT NO: 89

ZONED: E-I-A
201 NE 13 & 14, 201 SE 13 & 14
PRELIMINARY PLAN No. 4-04055

FILED

OCT 26 2006

CLERK OF THE CIRCUIT COURT
FOR PRINCE GEORGES COUNTY, MD.

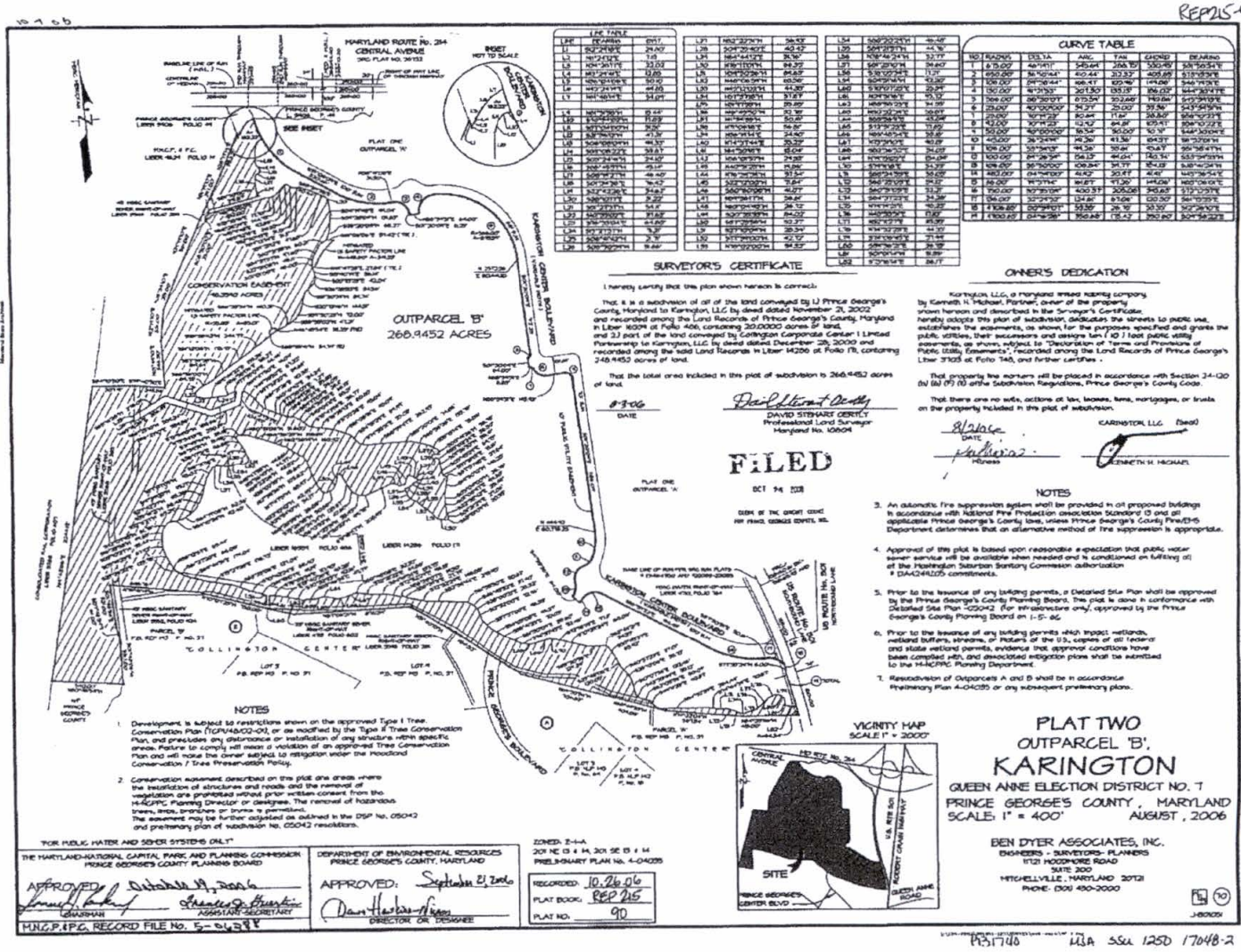
PLAT ONE
OUTPARCEL 'A'
AND
KARINGTON CENTER BOULEVARD
KARINGTON
QUEEN ANNE ELECTION DISTRICT NO. 7
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE: 1" = 400' AUGUST, 2006

BEN DYER ASSOCIATES, INC.
ENGINEERS - SURVEYORS - PLANNERS
11721 WOODMORE ROAD
SUITE 200
MITCHELLVILLE, MARYLAND 20721
PHONE: (301) 430-2000

J-030051

A13739 MSA S5U 1255 17048-1

REP215-90



9317740 MSA SSU 1250 17048-2