

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Plat Book) Plat Book REP 201, pp. 30-37, MSA C2381-17533, Date available 2004/04/22, 14:49:23

| SWM EASEMENT | | |
|--------------|---------------|--------|
| LINE | BEARING | DIST. |
| SW1 | N 89°30'29" E | 21.44' |
| SW2 | N 55°00'00" E | 47.00' |
| SW3 | N 48°00'00" E | 66.00' |
| SW4 | N 42°00'00" E | 40.00' |
| SW5 | S 52°00'00" E | 76.66' |
| SW6 | N 55°00'00" E | 69.42' |
| SW7 | S 75°00'00" E | 91.21' |

OWNER'S DEDICATION

ROUSE-FAIRWOOD DEVELOPMENT LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, DEDICATES THE STREETS TO PUBLIC USE, AND GRANTS TO THE WASHINGTON SUBURBAN SANITARY COMMISSION (W.S.S.C.) SUCH EXCLUSIVE RIGHTS AS NECESSARY FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF SANITARY SEWERS AND/OR WATER MAINS AND APPURTENANCES WITHIN THE SANITARY SEWER AND/OR WATER RIGHTS-OF-WAY/EASEMENTS, SUBJECT TO AND TOGETHER WITH THE CONDITIONS CONTAINED IN A RIGHT-OF-WAY DOCUMENT FROM THE GRANTOR, THEIR SUCCESSORS OR ASSIGNS, TO THE W.S.S.C. AND TO BE RECORDED HEREAFTER. ESTABLISHES A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT ADJACENT, CONTIGUOUS, PARALLEL AND CONCENTRIC TO THE RIGHT-OF-WAYS AS SHOWN HEREON, FOR THE USE AND BENEFIT OF THOSE PARTIES NAMED IN AND SUBJECT TO THE "DECLARATION OF TERMS AND PROVISIONS OF PUBLIC UTILITY EASEMENTS" RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 3703 AT FOLIO 74B. ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, A 22' INGRESS/EGRESS EASEMENT, AS SHOWN HEREON AND GRANTS TO PRINCE GEORGE'S COUNTY EASEMENTS AND RIGHTS-OF-WAYS, AS SHOWN HEREON, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF STORM DRAINS, STORMWATER MANAGEMENT AND SURFACE DRAINAGE AND FURTHER CERTIFY:

THAT PROPERTY LINE MARKERS DESIGNATED THUS (C) WILL BE PLACED IN ACCORDANCE WITH SECTION 24-120 (b),(6),(f),(i) OF THE PRINCE GEORGE'S COUNTY CODE. THERE ARE NO SUITS, ACTIONS LEASES OR LIENS ON THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

ROUSE-FAIRWOOD DEVELOPMENT LIMITED PARTNERSHIP
BY: ROUSE-FAIRWOOD DEVELOPMENT CORPORATION, GENERAL PARTNER

DATE: 05-05-04
BY: ALBERT F. EDWARDS
VICE PRESIDENT
WITNESS: [Signatures]

FOR PUBLIC WATER AND SEWER
Department of Environmental Resources
Prince George's County, Maryland
APPROVED ON 5/25/04
[Signature]
Director or Designee

| CURVE TABULATION | | | | | | |
|------------------|-------------|---------|---------|---------|---------------|-----------|
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
| 1 | Rt. 725.00' | 43.60' | 21.81' | 43.60' | N 79°08'52" W | 03°26'45" |
| 2 | Lt. 275.00' | 121.15' | 61.57' | 120.17' | S 89°57'18" W | 25°14'26" |
| 3 | Lt. 447.00' | 373.61' | 198.50' | 362.83' | S 18°54'01" E | 47°53'19" |
| 4 | Rt. 40.00' | 56.65' | 34.25' | 52.03' | S 02°16'27" E | 81°08'27" |
| 5 | Lt. 62.00' | 19.69' | 9.93' | 19.61' | S 29°11'56" W | 18°11'42" |
| 6 | Rt. 38.00' | 12.07' | 6.08' | 12.02' | S 29°11'56" W | 18°11'42" |
| 7 | Rt. 320.00' | 232.92' | 121.89' | 227.82' | S 59°08'56" W | 41°42'18" |
| 8 | Rt. 175.00' | 280.37' | 180.56' | 251.33' | N 36°46'02" W | 91°47'36" |
| 9 | Lt. 425.00' | 120.83' | 60.83' | 120.42' | N 00°59'05" E | 16°17'22" |
| 10 | Rt. 25.00' | 30.77' | 17.68' | 28.87' | N 28°16'16" E | 70°31'44" |
| 11 | Lt. 50.00' | 86.34' | 58.48' | 76.01' | N 135°3'59" E | 98°56'18" |

ZONED: M-X-C
PREL. PLAN 4-02023
200' SHEET 207 NE 11

AREA TABULATION

| | |
|--------------------|-----------------|
| 0 LOTS | 0 sq. ft. |
| 3 PARCELS | 369,055 sq. ft. |
| STREET DEDICATION | 0 sq. ft. |
| TOTAL AREA OF PLAT | 369,055 sq. ft. |

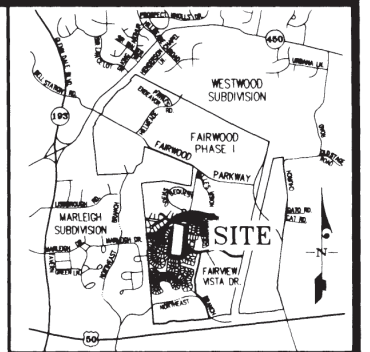
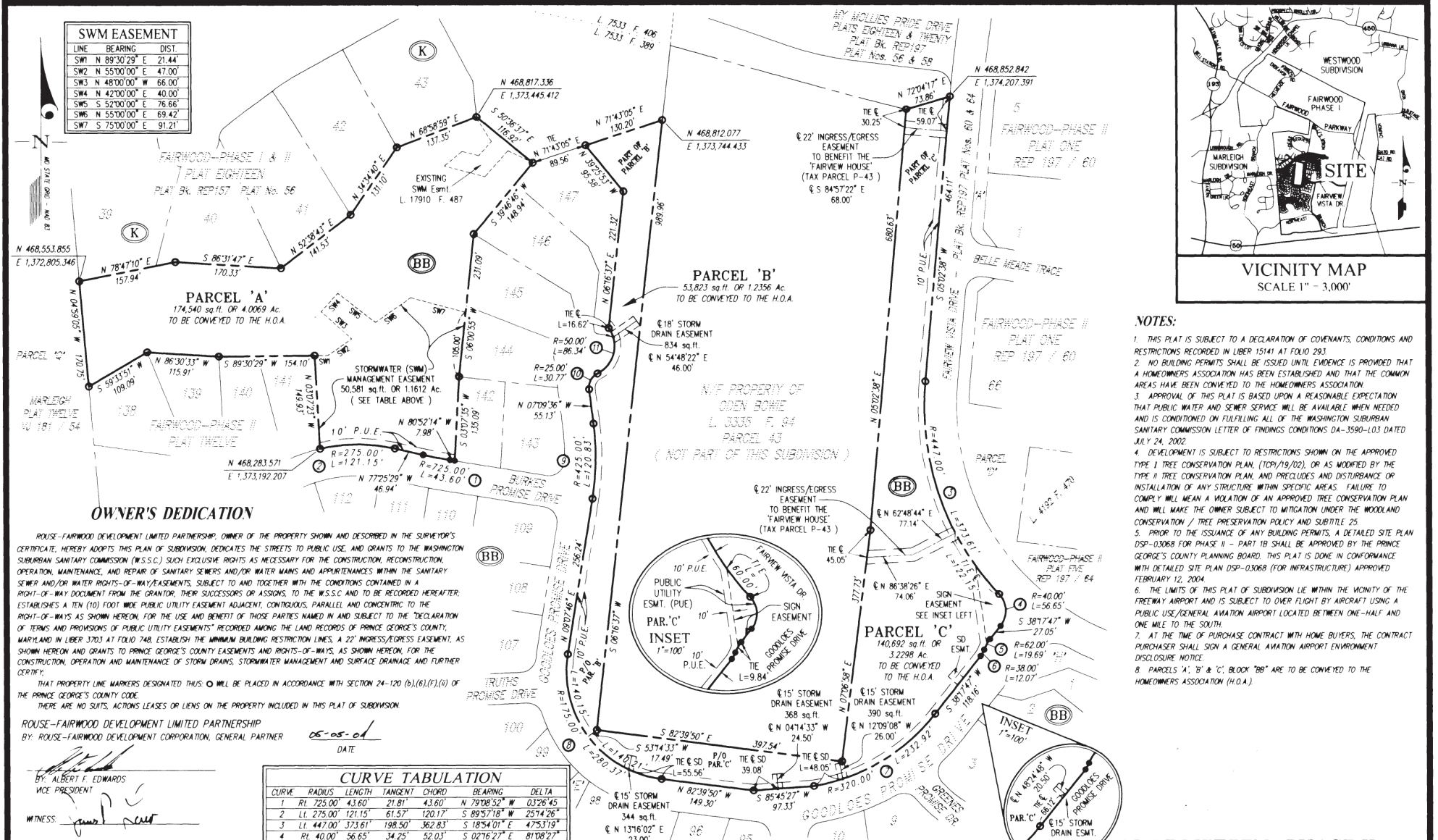
The Maryland National Capital Park and Planning Commission
Prince George's County Planning Board
APPROVED: [Signatures]
Chairman, Assistant Secretary
M.N.C.P.&P.C. Record File No. 5-02117

RECORDED: 1.27.04
PLAT BOOK: RUS 201
PLAT NO.: 36

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A PLAN OF SUBDIVISION OF PART OF THE LAND CONVEYED BY ODEN BOWIE, ALICE CARTER ARNOT AND NATHANIEL D. ARNOT, JR. TO ROUSE-FAIRWOOD DEVELOPMENT LIMITED PARTNERSHIP BY DEED DATED JANUARY 10, 1990 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 7533 AT FOLIO 389 AND THAT THE TOTAL AREA OF THIS PLAT OF SUBDIVISION IS 369,055 SQUARE FEET OR 8.4723 ACRES OF LAND OF WHICH NONE OF WHICH IS TO BE DEDICATED TO PUBLIC USE.

DATE: 05 MAY 2004
DAVID SAMUEL WEBER
REGISTERED LAND SURVEYOR
MARYLAND REGISTRATION No. 10852



VICINITY MAP
SCALE 1" = 3,000'

NOTES:

- THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN LIBER 15141 AT FOLIO 293.
- 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.
- 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 LETTER OF FINDINGS CONDITIONS DA-3590-103 DATED JULY 24, 2002.
- DEVELOPMENT IS SUBJECT TO RESTRICTIONS SHOWN ON THE APPROVED TYPE I TREE CONSERVATION PLAN (TOP/19/02), OR AS MODIFIED BY THE TYPE II TREE CONSERVATION PLAN, AND PRECLUDES AND 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 AND SUBTITLE 25.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, A DETAILED SITE PLAN DSP-03068 FOR PHASE II - PART 1B SHALL BE APPROVED BY THE PRINCE GEORGE'S COUNTY PLANNING BOARD. THIS PLAT IS DONE IN CONFORMANCE WITH DETAILED SITE PLAN DSP-03068 (FOR INFRASTRUCTURE) APPROVED FEBRUARY 12, 2004.
- THE LIMITS OF THIS PLAT OF SUBDIVISION LIE WITHIN THE VICINITY OF THE FREEWAY AIRPORT AND IS SUBJECT TO OVER FLIGHT BY AIRCRAFT USING A PUBLIC USE/GENERAL AVIATION AIRPORT LOCATED BETWEEN ONE-HALF AND ONE MILE TO THE SOUTH.
- AT THE TIME OF PURCHASE CONTRACT WITH HOME BUYERS, THE CONTRACT PURCHASER SHALL SIGN A GENERAL AVIATION AIRPORT ENVIRONMENT DISCLOSURE NOTICE.
- PARCELS 'A', 'B' & 'C', BLOCK 'BB' ARE TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION (H.O.A.)

**PLAT FIFTEEN PHASE II
PARCELS 'A', 'B' AND 'C', BLOCK "BB"
FAIRWOOD**
QUEEN ANNE ELECTION DISTRICT No. 7
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE 1" = 100' APRIL 2004

GLWGUTSCHICK LITTLE & WEBER, P.A.
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