

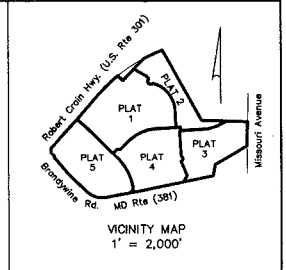
RAP 209-18

**SURVEYOR'S CERTIFICATE**

I hereby certify that the plan hereon is correct; that it shows a subdivision of part of the land described in two deeds made 2 February 1989 by Route 301/Industrial/CPI Limited Partnership from Brandywine-Springhill Limited Partnership recorded in the Land Records of Prince George's County, Maryland, in Liber 7218 at Folio 423 and 429.

The total area on this plan of subdivision is 35.7144 acres, of which 7.5756 acres are being dedicated to public use.

*A. Buttrill*  
 Arthur M. Buttrill  
 Professional Land Surveyor  
 Maryland Registration No. 10886  
 Date: 10/3/05



**Now under construction-- building 497 Town Houses**

**OWNER'S DEDICATION**

We, Route 301/Industrial/CPI Limited Partnership, owner of the property shown hereon hereby adopt this plan of subdivision, establish the minimum building restriction lines, dedicate the roads shown to public use, establish the conservation easements shown, grant Prince George's County, Maryland, the 100 year flood plain easement shown, and grant the public utilities, their successors and assigns the ten foot wide public utility easements (PUE) shown hereon subject to the terms and conditions recorded in the Land Records of Prince George's County, Maryland, in Liber 3703 at Folio 74B. Property line markers will be placed in accordance with Section 24-120(b)(6)(f)(i) of the Prince George's County Code.

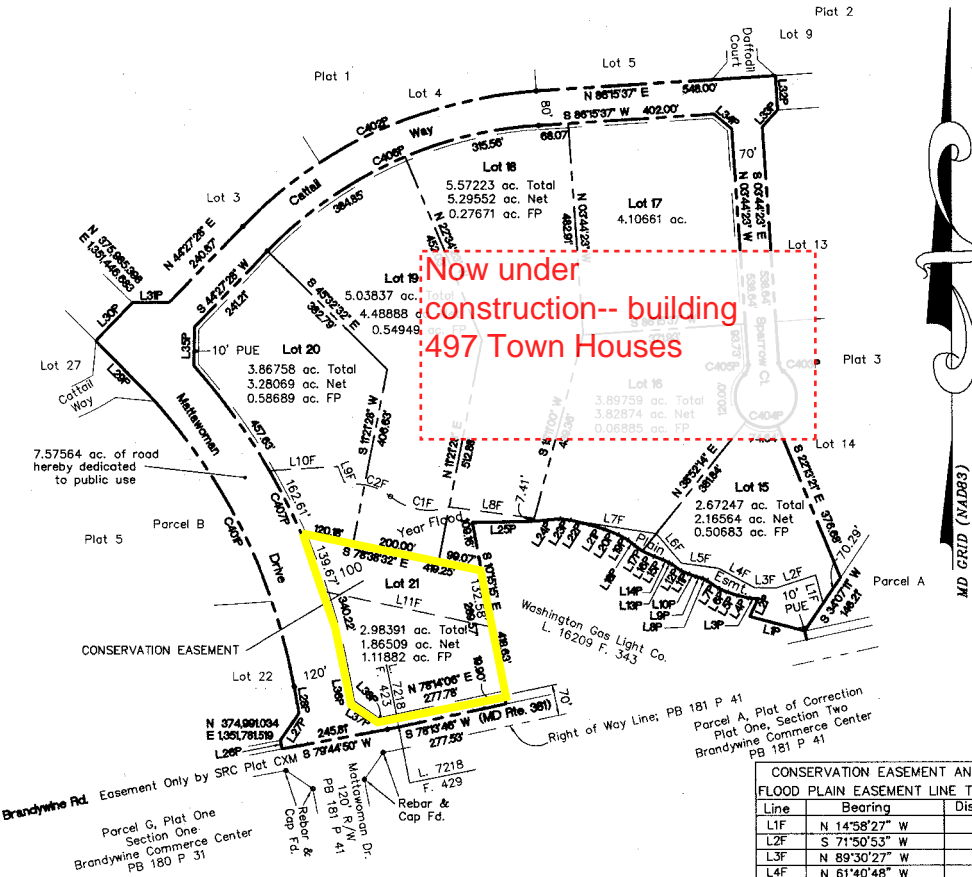
There are no suits, actions, leases, liens, mortgages, or trusts on the property included in this plan of subdivision.

*Stephen Garchik*  
 Route 301/Industrial/CPI Limited Partnership  
 by Capital Properties, Inc., General Partner  
 by Stephen Garchik, President  
 Date: 10/6/05

Witness: *[Signature]*

**NOTES**

- Development is subject to the transportation conditions of PGCPB No. 90-230.
- Prior to the issuance of any permits a Detailed Site Plan shall be approved for all lots in accordance with Condition 7 of PGCPB No. 90-230.
- Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/84/90), 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.
- Total development of this site is subject to Condition 5 of PGCPB No. 90-230.
- U. S. Army Corps of Engineers permits shall be approved prior to the issuance of any grading permits for any wetland disturbance.
- This plat is not intended to show all easements that affect the subject property.
- Approval of the 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 commitments contained in Washington Suburban Sanitary Commission authorization # DA 4275 Z 05.
- Development of this site shall be in conformance with approved storm water concept plan # 37306-2005-00 or any approved revisions thereto.
- Conservation easements 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.



**CONSERVATION EASEMENT AND FLOOD PLAIN EASEMENT LINE TABLE**

Line	Bearing	Distance
L1F	N 14°58'27" W	66.89'
L2F	S 71°50'53" W	94.11'
L3F	N 89°30'27" W	50.29'
L4F	N 61°40'48" W	94.31'
L5F	N 82°04'41" W	84.79'
L6F	N 40°15'06" W	88.34'
L7F	N 81°00'46" W	198.95'
L8F	N 82°15'14" W	196.57'
L9F	N 22°05'44" W	39.21'
L10F	S 86°43'41" W	157.53'
L11F	S 77°53'29" E	393.65'

**BOUNDARY LINE TABLE**

Line	Bearing	Distance	Line	Bearing	Distance
L1P	N 75°12'07" W	130.00'	L20P	N 68°47'12" W	33.33'
L2P	N 26°17'53" E	44.88'	L21P	N 73°10'46" W	35.10'
L3P	N 85°37'37" W	21.61'	L22P	N 76°19'35" W	45.67'
L4P	N 77°17'44" W	26.00'	L23P	N 82°40'06" W	24.93'
L5P	N 71°59'30" W	25.57'	L24P	S 84°30'50" W	59.51'
L6P	N 66°46'59" W	21.73'	L25P	S 89°01'46" W	140.05'
L7P	N 55°39'37" W	31.49'	L26P	N 10°15'10" W	19.95'
L8P	N 64°04'39" W	12.34'	L27P	N 34°44'40" E	74.94'
L9P	N 76°14'23" W	14.89'	L28P	N 10°15'49" W	61.13'
L10P	N 68°56'35" W	17.86'	L29P	N 44°35'16" W	191.10'
L11P	N 67°05'50" W	19.71'	L30P	N 44°09'16" E	120.00'
L12P	N 54°17'05" W	24.99'	L31P	N 89°26'57" E	84.87'
L13P	N 60°30'39" W	8.38'	L32P	S 03°44'23" E	80.00'
L14P	N 64°31'12" W	14.75'	L33P	S 41°15'37" W	53.74'
L15P	N 69°25'27" W	21.67'	L34P	N 48°44'23" W	53.74'
L16P	N 65°07'10" W	28.66'	L35P	S 00°49'50" W	86.96'
L17P	N 54°27'14" W	21.82'	L36P	S 10°15'49" E	61.16'
L18P	N 50°11'23" W	19.81'	L37P	S 55°15'20" E	74.96'
L19P	N 61°12'21" W	25.69'	L38P	N 79°45'10" E	19.57'

**BOUNDARY CURVE TABLE**

Curve	Radius	Length	Tangent	Bearing	Chord	Delta
C401P	1340.00'	732.26'	375.52'	N 25°55'08" W	723.18'	31°18'36"
C402P	1040.00'	758.77'	397.16'	S 65°21'32" W	742.06'	41°48'08"
C403P	25.00'	22.18'	11.88'	S 29°09'23" E	21.46'	50°50'00"
C404P	70.00'	344.12'	57.02'	N 86°15'37" E	88.42'	281°40'00"
C405P	25.00'	22.18'	11.88'	N 21°40'37" E	21.46'	50°50'00"
C406P	960.00'	700.41'	366.61'	S 65°21'32" W	684.97'	41°48'08"
C407P	1460.00'	797.85'	409.16'	N 25°55'08" W	787.96'	31°18'36"

**CONSERVATION EASEMENT AND FLOOD PLAIN EASEMENT CURVE TABLE**

Curve	Radius	Length	Tangent	Bearing	Chord	Delta
C1F	141.46'	142.87'	78.20'	N 79°48'48" W	136.88'	57°51'55"
C2F	158.81'	112.64'	58.81'	N 72°47'00" W	110.30'	40°38'24"

**FILED**

JUL 7 2005  
 CLERK OF THE CIRCUIT COURT  
 FOR PRINCE GEORGES COUNTY, MD.

**PLAT 4  
 BRANDYWINE BUSINESS PARK  
 Lots 15 - 21**

11th Election District  
 Prince George's County, Maryland  
 Scale: 1" = 200' Date: July, 2005

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
 PRINCE GEORGE'S COUNTY PLANNING BOARD  
 APPROVED Oct 27, 2005  
*Charles M. Spillett* Chairman  
*Frances J. Brunton* Assistant Secretary  
 M.N.C.P.&P.C. RECORD FILE NO. 5-05208

DEPARTMENT OF ENVIRONMENTAL RESOURCES  
 PRINCE GEORGE'S COUNTY, MARYLAND  
 APPROVED Oct. 13, 2005  
*Alan Sorely Kelly*  
 DIRECTOR OR DESIGNEE

PRELIMINARY PLAN: 4-90045  
 TAX MAP/GRID: 145/82,C2  
 A3,B3,C3  
 200 SHEET: 218SE7,8  
 217SE7,8  
 RECORDED: 11-7-05  
 PLAT BOOK: REP209  
 PLAT NO.: 18

**Patton Harris Rust & Associates,pc**  
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**PHR+A**  
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