

GENERAL NOTES:

1. DEVELOPMENT OF THIS PROPERTY SHALL BE IN CONFORMANCE WITH THE STORMWATER MANAGEMENT CONCEPT PLAN #24562-2004-00, AND ANY SUBSEQUENT REVISIONS.
2. CONSERVATION EASEMENTS DESCRIBED ON THIS PLAT ARE AREAS WHERE THE INSTALLATION OF STRUCTURES AND THE REMOVAL OF VEGETATION ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM THE M-NCPFC PLANNING DIRECTOR OR DESIGNEE. THE REMOVAL OF HAZARDOUS TREES, LIMBS, BRANCHES, OR TRUNKS IS PERMITTED.
3. DEVELOPMENT IS SUBJECT TO RESTRICTIONS SHOWN ON THE APPROVED TYPE I TREE CONSERVATION PLAN (TCP/66/04), 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.
4. SCENIC EASEMENTS DESCRIBED ON THIS PLAT ARE AREAS WHERE THE INSTALLATION OF STRUCTURES AND THE REMOVAL OF VEGETATION ARE PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT FROM THE M-NCPFC PLANNING DIRECTOR OR DESIGNEE. THE REMOVAL OF HAZARDOUS TREES, LIMBS, BRANCHES, OR TRUNKS IS PERMITTED.
5. DEVELOPMENT OF THIS PROPERTY MUST CONFORM TO THE DETAILED SITE PLAN WHICH WAS APPROVED BY THE PRINCE GEORGE'S COUNTY PLANNING BOARD'S DESIGNEE ON 9/6/06, DSP 06077, OR AS AMENDED BY ANY SUBSEQUENT REVISION THERETO.
6. THE CONSERVATION EASEMENTS ON INDIVIDUAL LOTS ARE ESTABLISHED TO MEET THE REQUIREMENTS OF THE WOODLAND CONSERVATION ORDINANCE. THE INSTALLATION OF STRUCTURES AND THE REMOVAL OF VEGETATION ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM THE MNC&PC PLANNING DIRECTOR OR DESIGNEE. THE REMOVAL OF HAZARDOUS TREES, LIMBS, BRANCHES, OR TRUNKS IS PERMITTED.
7. 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.
8. THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS AND RESTRICTIONS AS RECORDED IN LIBER 27225 AT FOLIO 006.
9. THIS PLAT IS SUBJECT TO A RECREATION FACILITIES AGREEMENT RECORDED IN LIBER 27225 AT FOLIO 001.
10. UPON THE COMPLETION OF THE CONSTRUCTION OF OLD FORT ROAD EAST TO PISCATAWAY ROAD THROUGH THE KALA PACHA FARMS, INC. PROPERTY, KING GALLAHAN COURT SHALL BE EXTENDED TO CONNECT OLD FORT ROAD EAST AND KING GALLAHAN DRIVE SHALL BE CLOSED AND ITS PAVING REMOVED.
11. PRIOR TO THE ISSUANCE OF GRADING PERMITS THE APPLICANT SHALL SUBMIT EVIDENCE FROM THE HEALTH DEPARTMENT THAT THE TIRES FOUND ON THE PROPERTY HAVE BEEN HAULED AWAY BY A LICENSED SCRAP TIRE HAULER TO A LICENSED SCRAP TIRE DISPOSAL/RECYCLING FACILITY.
12. PRIOR TO THE ISSUANCE OF ANY PERMITS THAT IMPACT JURISDICTIONAL WETLANDS, WETLAND BUFFERS, STREAMS OR WATERS OF THE U.S., THE APPLICANT SHALL SUBMIT COPIES OF ALL FEDERAL AND STATE WETLAND PERMITS, EVIDENCE THAT APPROVAL CONDITIONS HAVE BEEN COMPLIED WITH, AND ASSOCIATED MITIGATION PLANS.
13. AT THE TIME OF CONTRACT PURCHASE WITH HOMEBUYERS, CONTRACT PURCHASER SHALL SIGN AN ACKNOWLEDGEMENT OF RECEIPT OF THE GENERAL AVIATION AIRPORT ENVIRONMENTAL DISCLOSURE NOTICE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS ACQUIRED BY K & P PISCATAWAY ROAD, L.L.C. FROM BADEN, L.L.C. BY DEED DATED MAY 5, 2004 AS RECORDED IN LIBER 20737 AT FOLIO 662, ALL AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

THAT THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 603,575 SQUARE FEET OR 13.8561 ACRES OF LAND AND THE TOTAL AREA DEDICATED TO PUBLIC USE BY THIS PLAT IS 115,745 SQUARE FEET OR 2.6572 ACRES OF LAND.

FILED

11-6-06 DATE
 MAR 6 2007
 BENJAMIN P. ROBERTSON, III
 CLERK OF THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MD.
 BENJAMIN P. ROBERTSON, III
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10765

OWNER'S DEDICATION

WE, K & P PISCATAWAY ROAD, L.L.C., OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYORS CERTIFICATE, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE STORM DRAIN AND STORMWATER MANAGEMENT EASEMENTS AS SHOWN, AND GRANT TO PRINCE GEORGE'S COUNTY, THEIR SUCCESSORS AND ASSIGNS, EASEMENTS AS SHOWN, FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, ACCESS TO AND OPERATION OF STORM DRAINS, AS SHOWN FOR THE PURPOSES SPECIFIED, AND ESTABLISH THE BUILDING RESTRICTIONS AS INDICATED AND GRANT THE PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS, A 10' PUBLIC UTILITY EASEMENT AS SHOWN, SUBJECT TO THE TERMS AND PROVISIONS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 3703 AT FOLIO 748, PROPERTY LINE MARKERS WILL BE PLACED IN ACCORDANCE WITH SECTION 24-120(b)(6)(F)(ii) OF THE SUBDIVISION REGULATIONS, PRINCE GEORGE'S COUNTY CODE.

THERE ARE NO SUITS OF ACTION, LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

K & P PISCATAWAY ROAD, L.L.C.
 WITNESS: *Vernon D. Pizzini* 11/6/06 DATE
 OWNER: *Ray F. Kelly*

CONSERVATION EASEMENT LINE TABLE

LINE NO.	BEARING	LENGTH
CE-1	N 20°21'18" W	44.50'
CE-2	N 12°37'18" W	30.00'
CE-3	N 11°57'11" E	130.33'
CE-4	N 08°57'34" E	90.06'
CE-5	N 09°04'48" E	157.84'
CE-6	N 09°38'03" E	180.13'
CE-7	S 42°38'30" E	47.30'
CE-8	S 18°19'19" E	48.73'
CE-9	S 05°08'24" W	13.40'
CE-10	S 06°03'08" E	132.16'
CE-11	S 05°30'46" W	125.71'
CE-12	S 13°28'52" W	113.97'
CE-13	S 36°07'00" W	171.24'
CE-14	S 80°23'18" E	226.11'
CE-15	RAD. 3959.00' LEN. 304.78' DELTA 472.438' TAN. 162.47' CHD.BRG. 535°27'17" W CHD.LEN. 304.71'	
CE-16	S 37°39'37" W	674.82'
CE-17	S 82°30'56" W	34.28'
CE-18	N 52°37'44" W	15.82'
CE-19	N 37°39'37" E	484.13'
CE-20	N 20°17'48" E	219.44'
CE-21	N 10°13'37" E	229.82'

CURVE TABLE

NO.	RADIUS	LEN.	DELTA	TAN.	CHD.BRG.	CHD.LEN.
1	4009.00	320.69	04°34'59"	160.43	S35°22'07" W	320.60
2	3969.00	315.10	04°32'55"	157.63	N35°23'09" E	315.02
3	3969.00	5.17	00°04'29"	2.58	N33°08'56" E	5.17
4	4520.00	186.85	02°22'07"	93.44	S36°29'33" W	186.84
5	4560.00	100.87	01°16'03"	50.44	N35°55'31" E	100.87
6	320.00	155.04	27°45'34"	79.07	N23°29'28" E	153.53
7	380.00	184.11	27°45'34"	93.90	S23°29'28" W	182.31

STORMDRAIN EASEMENT LINE TABLE

LINE NO.	BEARING	LENGTH
SWM-1	N 80°23'19" W	206.33'
SWM-2	N 48°08'24" W	134.75'
SWM-3	N 09°38'03" E	194.82'
SWM-4	S 80°21'26" E	108.88'
SWM-5	S 41°07'44" E	202.21'
SWM-6	S 80°23'19" E	54.74'
SWM-7	S 08°38'41" W	28.81'
SWM-8	N 72°31'54" W	86.29'
SWM-9	S 33°54'11" W	74.82'
SWM-10	N 80°23'19" W	46.83'
SWM-11	S 08°38'41" W	38.35'
SWM-12	S 80°23'19" E	142.20'
SWM-13	S 08°38'41" W	19.46'

APPROVAL OF THIS PLAT IS BASED UPON REASONABLE EXPECTATION THAT PUBLIC WATER AND SEWER SERVICE WILL BE AVAILABLE WHEN NEEDED AND IS CONDITIONED ON FULLFILLING ALL OF THE COMMENTS CONTAINED IN WASHINGTON SUBURBAN SANITARY COMMISSION PROJECT/AUTHORIZATION # DA4245205. IF AN ON-SITE SYSTEM WILL BE UTILIZED ON THE PROPERTY PLEASE PROVIDE THE APPROVED ON-SITE NUMBER FROM THE WASHINGTON SUBURBAN SANITARY COMMISSION.

THE MARYLAND - NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 PRINCE GEORGE'S COUNTY PLANNING BOARD
 APPROVED: *James P. Carter* CHAIRMAN
Frances G. Huertin ASSISTANT SECRETARY
 M.N.C.P. & P.C. RECORD FILE NO. 5-06400

DEPARTMENT OF ENVIRONMENTAL RESOURCES
 PRINCE GEORGE'S COUNTY, MARYLAND
 APPROVED: *Dawn Hawkins-Nelson* DIRECTOR OR DESIGNEE
 November 17, 2006

RECORDED: 3-6-07
 PLAT BOOK: PM 218
 PLAT NO.: 19

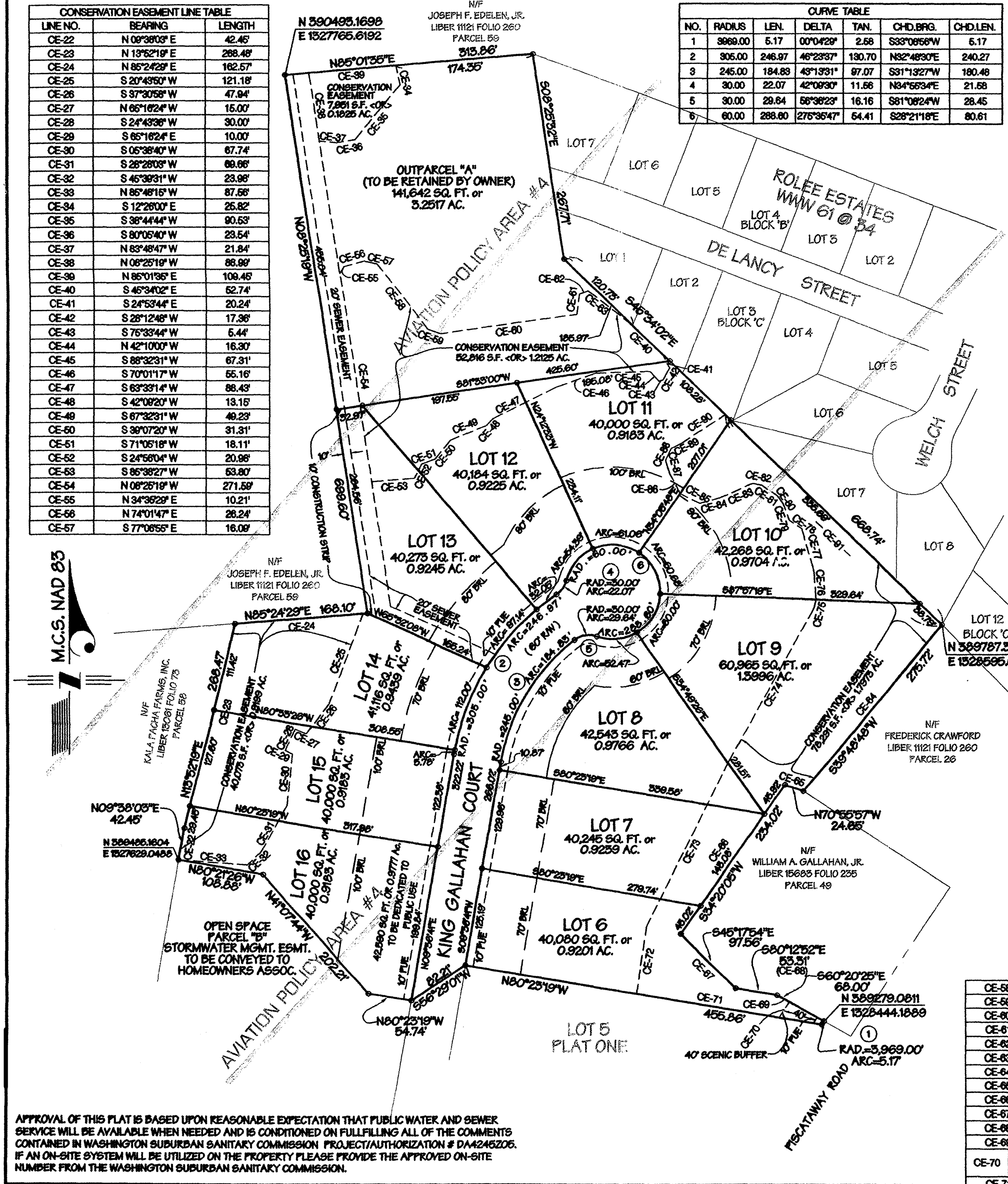
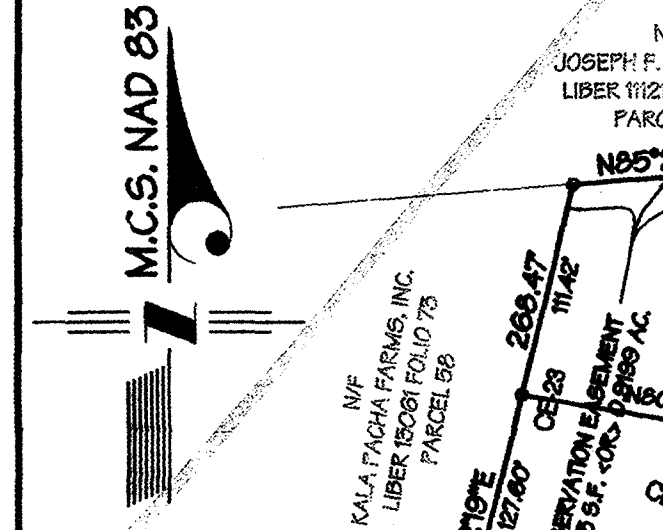
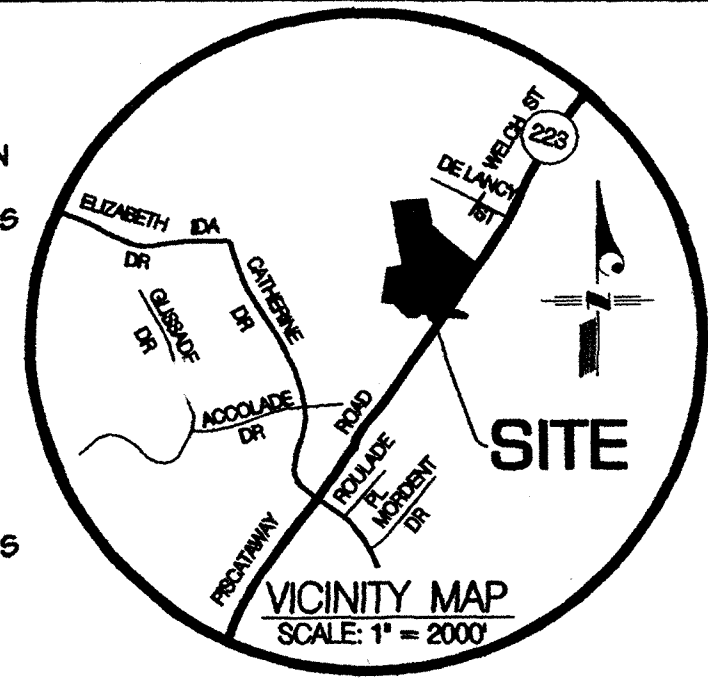
PLAT ONE
 LOTS 1-5, 17-20
 PARCEL 'B' & OUTLOTS 'C' & 'D'
KING GALLAHAN
 PRINCE GEORGE'S COUNTY, MARYLAND
 PISCATAWAY (5TH) ELECTION DISTRICT
 OCTOBER, 2006 SCALE: 1"=100'
 REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC.
 ENGINEERS LAND PLANNERS LAND SURVEYORS
 14605 MAIN STREET - 2nd FLOOR
 UPPER MARLBORO, MARYLAND 20772
 PHONE: (301) 627-3100 (301) 952-8200

LINE NO.	BEARING	LENGTH
CE-22	N 09°38'03" E	42.45'
CE-23	N 18°52'19" E	288.48'
CE-24	N 85°24'29" E	162.57'
CE-25	S 20°43'50" W	121.18'
CE-26	S 37°30'58" W	47.94'
CE-27	N 65°16'24" W	15.00'
CE-28	S 24°43'36" W	30.00'
CE-29	S 85°16'24" E	10.00'
CE-30	S 05°38'40" W	67.74'
CE-31	S 28°28'03" W	69.66'
CE-32	S 45°39'31" W	23.98'
CE-33	N 85°48'15" W	87.66'
CE-34	S 12°26'00" E	25.82'
CE-35	S 38°44'44" W	90.63'
CE-36	S 80°05'40" W	23.54'
CE-37	N 83°48'47" W	21.84'
CE-38	N 08°25'19" W	88.99'
CE-39	N 85°01'35" E	109.48'
CE-40	S 45°34'02" E	62.74'
CE-41	S 24°53'44" E	20.24'
CE-42	S 28°12'48" W	17.38'
CE-43	S 76°33'44" W	5.44'
CE-44	N 42°10'00" W	16.30'
CE-45	S 88°32'31" W	67.31'
CE-46	S 70°01'17" W	55.16'
CE-47	S 63°33'14" W	86.43'
CE-48	S 42°08'20" W	13.15'
CE-49	S 67°32'31" W	49.23'
CE-50	S 39°07'20" W	31.31'
CE-51	S 71°05'18" W	18.11'
CE-52	S 24°58'04" W	20.98'
CE-53	S 85°38'27" W	63.80'
CE-54	N 08°25'19" W	271.59'
CE-55	N 34°38'29" E	10.21'
CE-56	N 74°01'47" E	26.24'
CE-57	S 77°08'55" E	16.09'

NO.	RADIUS	LEN.	DELTA	TAN.	CHD.BRG.	CHD.LEN.
1	3969.00	5.17	0°04'23"	2.68	S33°08'56"W	5.17
2	305.00	246.97	46°23'37"	130.70	N32°48'30"E	240.27
3	245.00	184.83	43°13'31"	97.07	S31°13'27"W	180.48
4	30.00	22.07	42°09'30"	11.66	N34°58'34"E	21.68
5	30.00	29.64	58°38'23"	16.16	S81°08'24"W	28.45
6	60.00	288.60	276°35'47"	54.41	S28°21'18"E	80.61

GENERAL NOTES:

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- CONSERVATION EASEMENTS DESCRIBED ON THIS PLAT ARE AREAS WHERE THE INSTALLATION OF STRUCTURES 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.
- DEVELOPMENT IS SUBJECT TO RESTRICTIONS SHOWN ON THE APPROVED TYPE I TREE CONSERVATION PLAN (TCP/66/04), 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.
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- DEVELOPMENT OF THIS PROPERTY MUST CONFORM TO THE DETAILED SITE PLAN WHICH WAS APPROVED BY THE PRINCE GEORGE'S COUNTY PLANNING BOARD'S DESIGNEE ON 9/6/06, DSP 06077, OR AS AMENDED BY ANY SUBSEQUENT REVISION THERETO.
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- 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.
- THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS AND RESTRICTIONS AS RECORDED IN LIBER 27225 AT FOLIO 006.
- THIS PLAT IS SUBJECT TO A RECREATION FACILITIES AGREEMENT RECORDED IN LIBER 27225 AT FOLIO 001.
- UPON THE COMPLETION OF THE CONSTRUCTION OF OLD FORT ROAD EAST TO PISCATAWAY ROAD THROUGH THE KALA PACHA FARMS, INC. PROPERTY, KING GALLAHAN COURT SHALL BE EXTENDED TO CONNECT OLD FORT ROAD EAST AND KING GALLAHAN DRIVE SHALL BE CLOSED AND ITS PAVING REMOVED.
- PRIOR TO THE ISSUANCE OF GRADING PERMITS THE APPLICANT SHALL SUBMIT EVIDENCE FROM THE HEALTH DEPARTMENT THAT THE TIRES FOUND ON THE PROPERTY HAVE BEEN HAULED AWAY BY A LICENSED SCRAP TIRE HAULER TO A LICENSED SCRAP TIRE DISPOSAL/RECYCLING FACILITY.
- PRIOR TO THE ISSUANCE OF ANY PERMITS THAT IMPACT JURISDICTIONAL WETLANDS, WETLAND BUFFERS, STREAMS OR WATERS OF THE U.S., THE APPLICANT SHALL SUBMIT COPIES OF ALL FEDERAL AND STATE WETLAND PERMITS, EVIDENCE THAT APPROVAL CONDITIONS HAVE BEEN COMPLIED WITH, AND ASSOCIATED MITIGATION PLANS.
- AT THE TIME OF CONTRACT PURCHASE WITH HOMEBUYERS, CONTRACT PURCHASER SHALL SIGN AN ACKNOWLEDGEMENT OF RECEIPT OF THE GENERAL AVIATION AIRPORT ENVIRONMENTAL DISCLOSURE NOTICE.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS ACQUIRED BY K & P PISCATAWAY ROAD, L.L.C. FROM BADEN, L.L.C. BY DEED DATED MAY 5, 2004 AS RECORDED IN LIBER 20737 AT FOLIO 652, ALL AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

THAT THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 651,907 SQUARE FEET OR 14.9657 ACRES OF LAND AND THE TOTAL AREA DEDICATED TO PUBLIC USE BY THIS PLAT IS 42,580 SQUARE FEET OR 0.9777 ACRES OF LAND.

DATE: 11-6-06
 BENJAMIN P. ROBERTSON, III
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10765

OWNERS DEDICATION

WE, K & P PISCATAWAY ROAD, L.L.C., OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYORS CERTIFICATE, HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND GRANT 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 WATER AND/OR SEWER RIGHTS OF WAYS/EASEMENTS SHOWN HEREON, SUBJECT TO AND TOGETHER WITH THE CONDITIONS CONTAINED IN A RIGHT OF WAY DOCUMENT FROM THE GRANTOR(S), THEIR SUCCESSORS OR ASSIGNS TO THE W.S.S.C. AND TO BE RECORDED HEREAFTER. WE ESTABLISH THE BUILDING RESTRICTIONS AS INDICATED AND GRANT THE PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS, A 10' PUBLIC UTILITY EASEMENT AS SHOWN, SUBJECT TO THE TERMS AND PROVISIONS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 3703 AT FOLIO 748, PROPERTY LINE MARKERS WILL BE PLACED IN ACCORDANCE WITH SECTION 24-120(D)(6)(F)(I) OF THE SUBDIVISION REGULATIONS, PRINCE GEORGE'S COUNTY CODE.

THERE ARE NO SUITS OF ACTION, LEASES, LIENS OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

K & P PISCATAWAY ROAD, L.L.C.
 Witness: *Vernon D. Pizzi* 11/6/06
 DATE: 11/6/06
 Owner: *Roy F. Kelly*
 CLERK OF THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MD.

FILED

MAR 6 2007

CE-NO.	BEARING	LENGTH	CE-NO.	BEARING	LENGTH	CE-NO.	BEARING	LENGTH
CE-58	S 36°53'37" E	105.24'	CE-73	N 25°49'20" E	235.43'	CE-85	N 62°20'51" W	27.42'
CE-59	S 71°50'28" E	17.70'	CE-74	N 29°17'13" E	224.40'	CE-86	N 28°12'43" W	29.90'
CE-60	N 81°52'38" E	174.52'	CE-75	N 13°50'41" E	11.40'	CE-87	N 14°14'30" W	16.88'
CE-61	N 07°59'22" E	25.93'	CE-76	N 04°48'53" W	37.03'	CE-88	N 25°08'15" E	16.74'
CE-62	N 89°01'24" E	11.30'	CE-77	N 16°51'10" W	55.35'	CE-89	N 61°23'47" E	17.07'
CE-63	S 62°10'32" E	71.40'	CE-78	N 55°41'15" W	19.22'	CE-90	N 58°18'23" E	64.27'
CE-64	S 39°48'48" W	275.72'	CE-79	N 19°23'34" W	21.28'	CE-91	S 45°34'02" E	384.20'
CE-65	N 70°55'57" W	24.65'	CE-80	N 33°33'07" W	12.78'			
CE-66	S 34°20'05" W	284.02'	CE-81	N 55°14'09" W	24.93'			
CE-67	S 45°17'54" E	97.56'	CE-82	N 79°38'28" W	11.61'			
CE-68	S 80°12'52" E	63.31'	CE-83	S 68°38'30" W	44.94'			
CE-69	S 80°20'25" E	17.91'	CE-84	S 74°13'26" W	27.35'			
CE-70	RADIUS 3919.00'	LENGTH 23.93'						
CE-71	N 80°23'19" W	182.40'						
CE-72	N 08°21'57" E	87.15'						

PLAT TWO
 LOTS 6-16 &
 OUTPARCEL 'A'
KING GALLAHAN
 PRINCE GEORGE'S COUNTY, MARYLAND
 PISCATAWAY (5TH) ELECTION DISTRICT
 OCTOBER, 2006 SCALE: 1"=100'

RECORDER: 3-6-07
 PLAT BOOK: PM 218
 PLAT NO.: 20

RDA
 REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC.
 ENGINEERS LAND PLANNERS LAND SURVEYORS
 14605 MAIN STREET - 2ND FLOOR
 UPPER MARLBORO, MARYLAND 20772
 PHONE: (301) 627-3100 (301) 952-8200

THE MARYLAND - NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 PRINCE GEORGE'S COUNTY PLANNING BOARD

APPROVED: *James P. Raker* JANUARY 4, 2007
 CHAIRMAN
 M.N.C.P. & P.C. RECORD FILE NO. 6-06901

DEPARTMENT OF ENVIRONMENTAL RESOURCES
 PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED: *Dawn Hudkins-Nixon* December 5, 2006
 DIRECTOR OR DESIGNEE

R-E ZONE

PCCPB No. 05-03 FILE No. 4-04116

1353 59 USA Csu 2381 18321.2

BOUNDARY CURVE TABLE						
NO.	RADIUS	LENGTH	DELTA	TANGENT	CHD. BEARING	CHORD
C1	25.00'	32.61'	74°44'33"	19.09'	S 68°39'33" W	30.35'
C2	50.00'	215.04'	246°25'19"	76.38'	N 25°30'04" W	83.67'
C3	550.00'	57.34'	5°58'23"	28.69'	S 79°18'13" E	57.31'

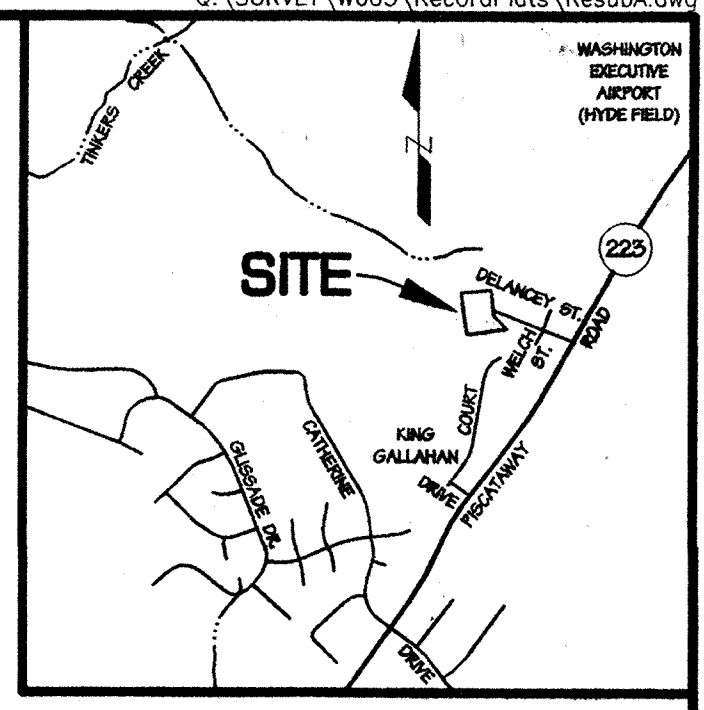
SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct, that it is a re-subdivision of Outparcel 'A', 'King Gallahan' subdivision, as recorded among the Land Records of Prince George's County, Maryland in Plat Book PM 218 at Plat Number 20; said Outparcel 'A' being part of the land acquired by K & P Piscataway Road, L.L.C. from Baden, L.L.C. by deed dated May 5, 2004 and recorded among the Land Records of Prince George's County, Maryland in Liber 20737 at Folio 652.

And that the total area included in this plat of re-subdivision is 3.2517 acres of land, of which 9,184 square feet or 0.2108 acre is dedicated to public use.

5-18-09
Date

Benjamin P. Robertson, III
Benjamin P. Robertson, III
Professional Land Surveyor
Maryland Registration No. 10765



VICINITY MAP
SCALE: 1" = 2000'

OWNER'S DEDICATION

We, K & P Piscataway Road, L.L.C., owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plat of re-subdivision; establish the minimum building restriction lines; dedicate to public use the street area shown; establish the conservation easements, as shown; grant 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 appurtenances within the sewer right-of-way/easement shown hereon, subject to and together with the conditions contained in a right-of-way document from the grantors, their successors and assigns, to the W.S.S.C. recorded among the Land Records of Prince George's County, Maryland in Liber 29094 at Folio 613; and grant to the public utilities, their successors and assigns, a 10' public utilities easement, as shown, subject to the terms and provisions recorded among the Land Records of Prince George's County, Maryland in Liber 3703 at Folio 748.

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

There are no suits of action, leases, liens or trusts on the property included on this plat of subdivision and all parties in interest thereto have below indicated their assent.

K & P Piscataway Road, L.L.C., Owners: (Seal)

Vernon H. Pigg 5/18/09
Witness Date
Roy F. Kilby
Roy F. Kilby, Authorized Person

GENERAL NOTES

- This plat is prepared in accordance with Section 24-108(a)(3) of the Prince George's County Code.
- Development of this site shall be in conformance with Stormwater Management Concept Plan 453-2008-00 and any subsequent revisions.
- Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCP/066/04-01), 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 Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department.
- For each lot for which afforestation is proposed, the afforestation and associated fencing shall be installed prior to the issuance of building permits for that lot.
- At the time of contract purchase with home-buyers, contract purchaser shall sign an acknowledgement of receipt of the General Aviation Airport Environmental Disclosure Notice.
- Height restrictions must be in conformance with Section 27-548.42(b) of the Prince George's County Code.
- Development is subject to the conditions in the Declaration of Covenants recorded among the Land Records of Prince George's County in Liber 27225 at Folio 6 and as amended in Liber 30560 at Folio 212.

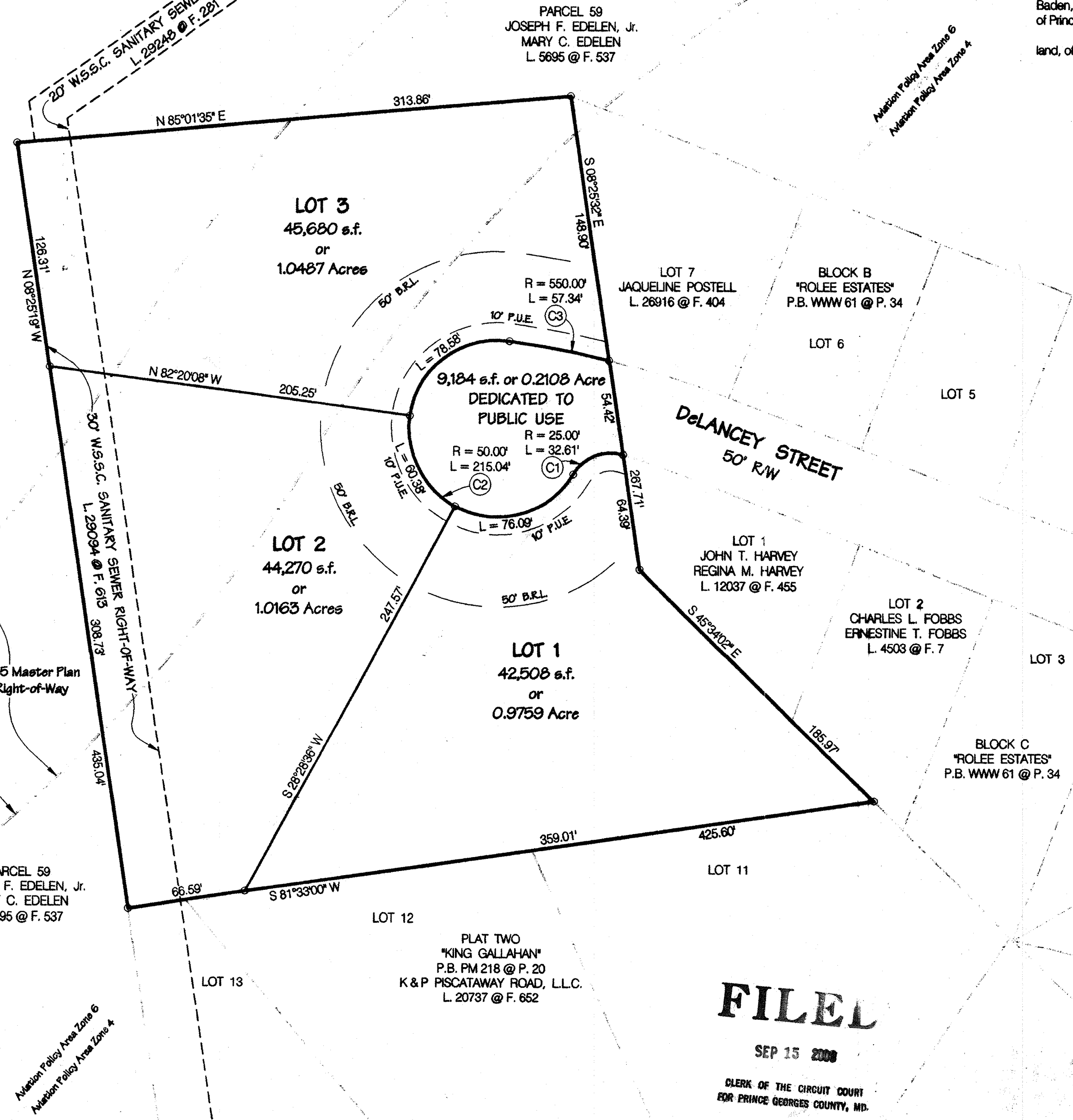
PLAT THREE LOTS 1, 2 & 3 KING GALLAHAN

BEING A RE-SUBDIVISION OF OUTPARCEL "A"
PLAT TWO ~ "KING GALLAHAN" SUBDIVISION
As Recorded in Plat Book PM 218 at Plat Number 20

PISCATAWAY (5th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
JANUARY 2009 SCALE: 1" = 50'

RDA
REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC.
ENGINEERS • LAND PLANNERS • LAND SURVEYORS
14603 MAIN STREET ~ 2nd FLOOR
UPPER MARLBORO, MARYLAND 20772
PHONE: (301) 627-3100 & (301) 952-8200
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W-603-A



FILED
SEP 15 2009
CLERK OF THE CIRCUIT COURT
FOR PRINCE GEORGES COUNTY, MD.

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 COMMITMENTS CONTAINED IN THE WASHINGTON SUBURBAN SANITARY COMMISSION PROJECT/AUTHORIZATION # DA-4245205

THE MARYLAND-NATIONAL CAPITAL PARK and PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING BOARD

APPROVED: *James J. Parker* September 10, 2009
CHAIRMAN
APPROVED: *Frances J. Guertin*
ASSISTANT SECRETARY

M.N.C.P. & P.C. RECORD FILE NO. 5-09120

DEPARTMENT OF ENVIRONMENTAL RESOURCES
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED: *Dawn Hawkins-Nixon* July 27, 2009
DIRECTOR or DESIGNEE

RECORDED: 09-15-09
PLAT BOOK: PM231
PLAT NO.: 46

Zone: R-E W.S.S.C. Grid 2156E03
File No. 4-08013 PGCPB No. 05-03

P1106353 MSA CSW 2381 19048