

- LEGEND:**
- PUE Public Utility Easement
 - IPF Iron Pipe Found
 - SS Sanitary Sewer
 - ESMT Easement

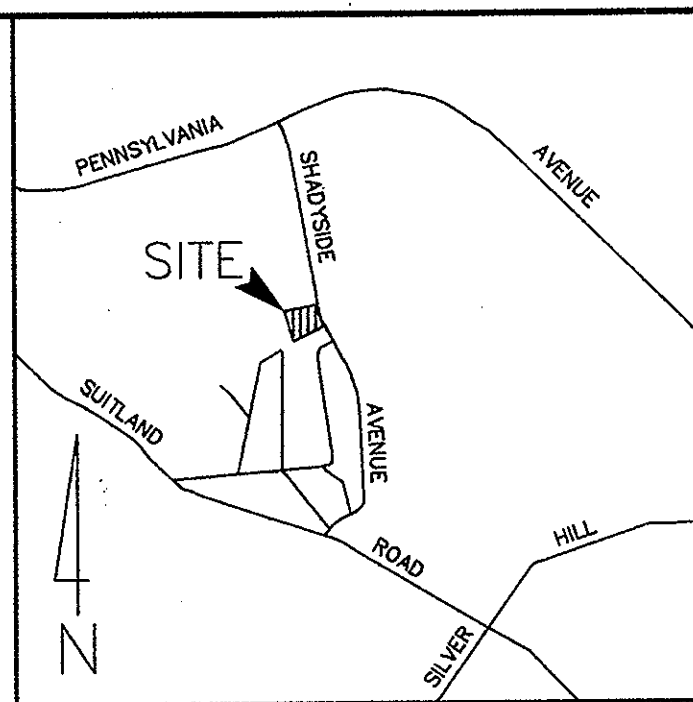
SURVEYOR'S CERTIFICATE:

I hereby certify that the plan shown hereon is correct; that it is a subdivision of all of the lands described in conveyances to Briggs 4, L.L.C., thus: (i) from Sawyer Young by deed made 3 January 2006 recorded in Liber 23952 at Folio 544 and (ii) from BCR, LLC, by deed made 18 October 2005 recorded in Liber 23294 at Folio 314; that it is a resubdivision of Parcel A and Lots 15-39, Block N, Bradbury Subdivision recorded in Plat Book CEC 91 at Plat 42. All recordings herein referring to the Land Records of Prince George's County, Maryland.

The total area included in this plat of resubdivision is 111,057 square feet, or 2.5495 acres.

Daryl E. Morgan
Property Line Surveyor
Maryland Registration 482

04-11-07
Date



VICINITY MAP
SCALE: 1"=200'
ADC MAP : 18 GRID: E8

NOTES:

1. Development of this property shall be in accordance with the approved Stormwater Management Concept Plan 9810-2004-00 or any approved revisions thereafter.
2. Development is subject to restrictions shown on an approved Type II Tree Conservation Plan (TCP/II/16/05) and precludes any disturbance or installation of any structure within specified 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.
3. 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 project/authorization DA 4130 Z 05 commitments.
4. Development of this property must conform to the Detailed Site Plan which was approved by the District Council on January 7, 2008, DSP-04026, (for infrastructure only) or as amended by any subsequent revisions thereto.
5. This plat is done in accordance with Section 24-108(a)(3) to adjust common boundary lines.
6. This plat is subject to a Declaration of Covenants and Restrictions recorded in Liber 26 at Folio 341 of the Homeowners' Association Books.
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. Prior to the issuance of building permits, the applicant shall revise the TCP II in accordance with Condition 3b of PGCPB No. 05-158.
9. At the time of building permit, the applicant shall provide a chart in accordance with Condition 4 of PGCPB No. 05-158.

OWNER'S DEDICATION:

Briggs 4, L.L.C., owner of the land shown hereon, does hereby adopt this plan of resubdivision, establish the minimum building restriction lines, grant the public utilities, their successors, and assigns a public utility easement, subject to the terms and provisions recorded in the Land Records of Prince George's County, Maryland, in Liber 3703 at Folio 748, and grant to Prince George's County, Maryland, the flood plain easements shown.

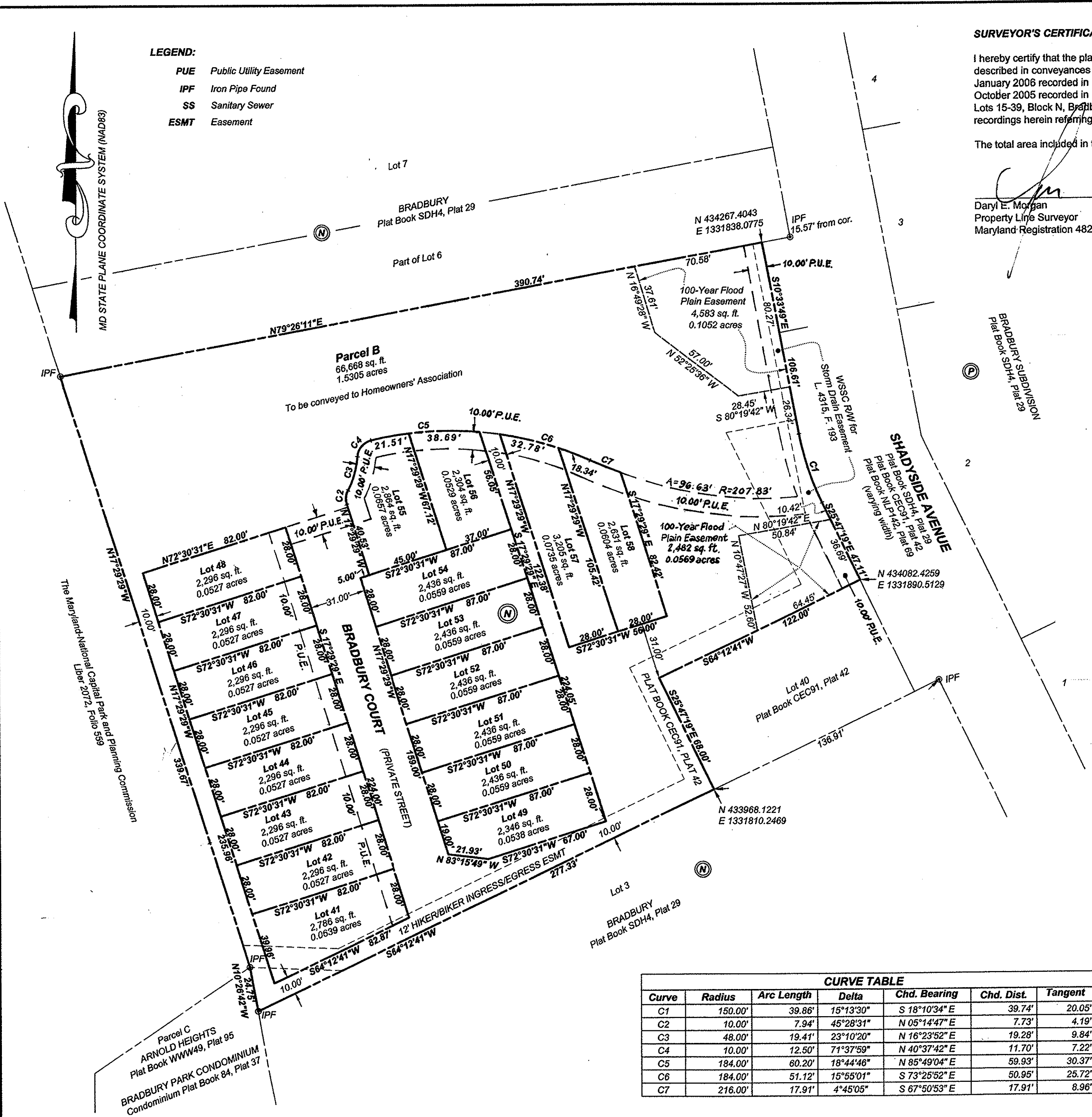
Property line markers will be placed in accordance with Section 24-120(b)(6)(F)(ii) of the Prince George's County Code.

There are no suits, actions-at-law, trusts, mortgages, leases or liens affecting this property.

By: Larry Butson 5-1-07 Date
Briggs 4, L.L.C. Witness

By: Larry Butson
Capacity: MANAGER

Curve	Radius	Arc Length	Delta	Chd. Bearing	Chd. Dist.	Tangent
C1	150.00'	39.86'	15°13'30"	S 18°10'34" E	39.74'	20.05'
C2	10.00'	7.94'	45°28'31"	N 05°14'47" E	7.73'	4.19'
C3	48.00'	19.41'	23°10'20"	N 16°23'52" E	19.28'	9.84'
C4	10.00'	12.50'	71°37'59"	N 40°37'42" E	11.70'	7.22'
C5	184.00'	60.20'	18°44'46"	N 85°49'04" E	59.93'	30.37'
C6	184.00'	51.12'	15°55'01"	S 73°25'52" E	50.95'	25.72'
C7	216.00'	17.91'	4°45'05"	S 67°50'53" E	17.91'	8.96'



For Public Water and Sewer Only

The Maryland National Capital Park and Planning Commission
Prince George's County Planning

Approval Date: JUNE 18, 2010
Laura Pickett Planning Director
Chris Brubaker Witness

MNCPPC Record File: 5-10036

Department of Environmental Resources
Prince George's County, Maryland

Approval Date: 5/14/07
Dawn Hawkins-Nelson Director or Designee

Preliminary Plan: Exempt
 200 Map: 203 SE 04
 Tax Map: 80 Grid: D2
 Recorded: JUNE 25, 2010
 Plat Book: PM 232
 Plat: 77

CAPITOL DEVELOPMENT DESIGN, INC.
 Engineers - Surveyors - Planners

5010 Sunnyside Avenue Suite 200, Beltsville, Maryland 20705
 Office Phone: 301 - 982 - 1781
 Fax: 301 - 982 - 1994 Job No. 04-020

BRADBURY SUBDIVISION
LOTS 41 - 58, AND PARCEL B, BLOCK N

Being a resubdivision of
 Parcel A, and Lots 15-39, Block N
BRADBURY SUBDIVISION
 Plat Book CEC 91, Plat 42

Spalding (6th) Election District
 Prince George's County, Maryland
 Scale 1"=40' Date: May, 2006