

Curve	Radius	Arc Length	Delta	Chd. Bearing	Chd. Dist.	Tangent
C1	929.93'	452.09'	27°51'16"	S 43°36'03" W	447.65'	230.60'
C2	914.93'	191.14'	11°58'12"	N 51°32'35" E	190.79'	95.92'
C3	37.00'	59.73'	92°30'01"	N 00°41'31" W	53.46'	38.65'
C4	325.00'	307.14'	54°08'52"	N 19°52'05" W	295.84'	166.12'
C5	25.00'	21.03'	48°11'23"	N 16°53'20" W	20.41'	11.18'
C6	50.00'	241.19'	276°22'46"	S 82°47'39" E	66.67'	
C7	25.00'	21.03'	48°11'23"	S 31°18'02" E	20.41'	11.18'
C8	275.00'	259.89'	54°08'52"	S 19°52'05" E	250.33'	140.57'
C9	37.00'	61.74'	95°36'08"	N 85°15'26" E	54.82'	40.81'
C10	914.93'	124.27'	7°46'56"	N 33°33'53" E	124.18'	62.23'

Line	Bearing	Distance
L1	N 07°12'21" E	74.75'
L2	S 07°12'21" W	74.75'
L3	N 17°51'02" E	38.31'
L4	N 59°03'16" W	105.78'
L5	N 15°58'48" W	48.45'

**OWNER'S DEDICATION:**

GGLG-Duvall Woods, LLC, owner of the land shown hereon - does hereby adopt this plan of subdivision, establish the minimum (unless otherwise shown) building restriction lines, dedicate the streets to public use, grant the public utilities, their successors, and assigns ten foot wide public utility easements (PUE) as shown hereon subject to the terms and provisions recorded in the Land Records of Prince George's County, Maryland, in Liber 3703 at Folio 748, and establish the 40-foot scenic easement as 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, deeds of trust, mortgages or liens affecting this property except for the following:

- a) Purchase Money, Credit Line Deed of Trust and Security Agreement, Assignment of Leases and Rents, made 14 January 2005, by and between GGLG-Duvall Woods, LLC, and Marc Wertheimer, and John Amess, Trustees, either of whom may act for the benefit of G&G, LLC, and recorded in the said Land Records in Liber 21351 at Folio 640.
- b) Deed of Trust, made 14 January 2005, by and among GGLG-Duvall Woods, LLC, and John J. Duffy and Richard Marcinek, Trustees, either of whom may act alone, and NVR, INC., its successors, participants and assigns, Beneficiary, and recorded in the said Land Records in Liber 21351 at Folio 677.
- c) Deed of Trust, made 14 January 2005, by GGLG-Duvall Woods, LLC, and James A. Pearo, Jr., Trustee, and recorded in the said Land Records in Liber 21351 at Folio 692.

For each of the above the necessary trustees or other person authorized by the beneficiary has signed below to show assent to this plan of subdivision.

GGLG-Duvall Woods, LLC  
by Daryl E. Morgan  
Capacity: Authorized Person  
Witness: Margaret J. McElroy  
Date: 7/12/05

Marc Wertheimer or John Amess, Trustee  
Witness: Margaret J. McElroy  
Date: 7/12/05

James A. Pearo, Jr., Trustee  
Witness: James A. Pearo, Jr.  
Date: 7/12/05

John J. Duffy or Richard Marcinek, Trustee  
Witness: David Hilten  
Date: 7/12/05

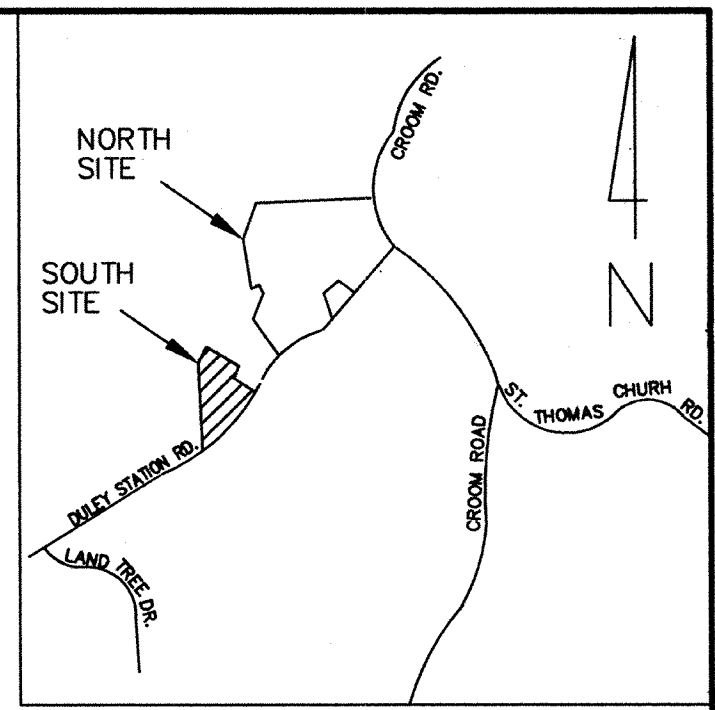
NVR, INC.  
by TUCHI MARUSIK VP  
Capacity: Vice President  
Witness: David Hilten  
Date: 7/12/05

**SURVEYOR'S CERTIFICATE:**

I hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the land described in a deed made 14 January 2003 from Peter Wood Duvall, Jr., Sole Owner, to GGLG-Duvall Woods, LLC, Sole Owner, and recorded in the Land Records of Prince George's County, Maryland, in Liber 21351 at Folio 626.

The total area included in this plat of subdivision is 475,118 square feet, or 10.9072 acres, of which 49,989 square feet, or 1.1476 acres, are being dedicated to public use.

Daryl E. Morgan  
Property Line Surveyor  
Maryland Registration 482  
Date: 07-06-05



**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP: 33 GRID: K1

**NOTES:**

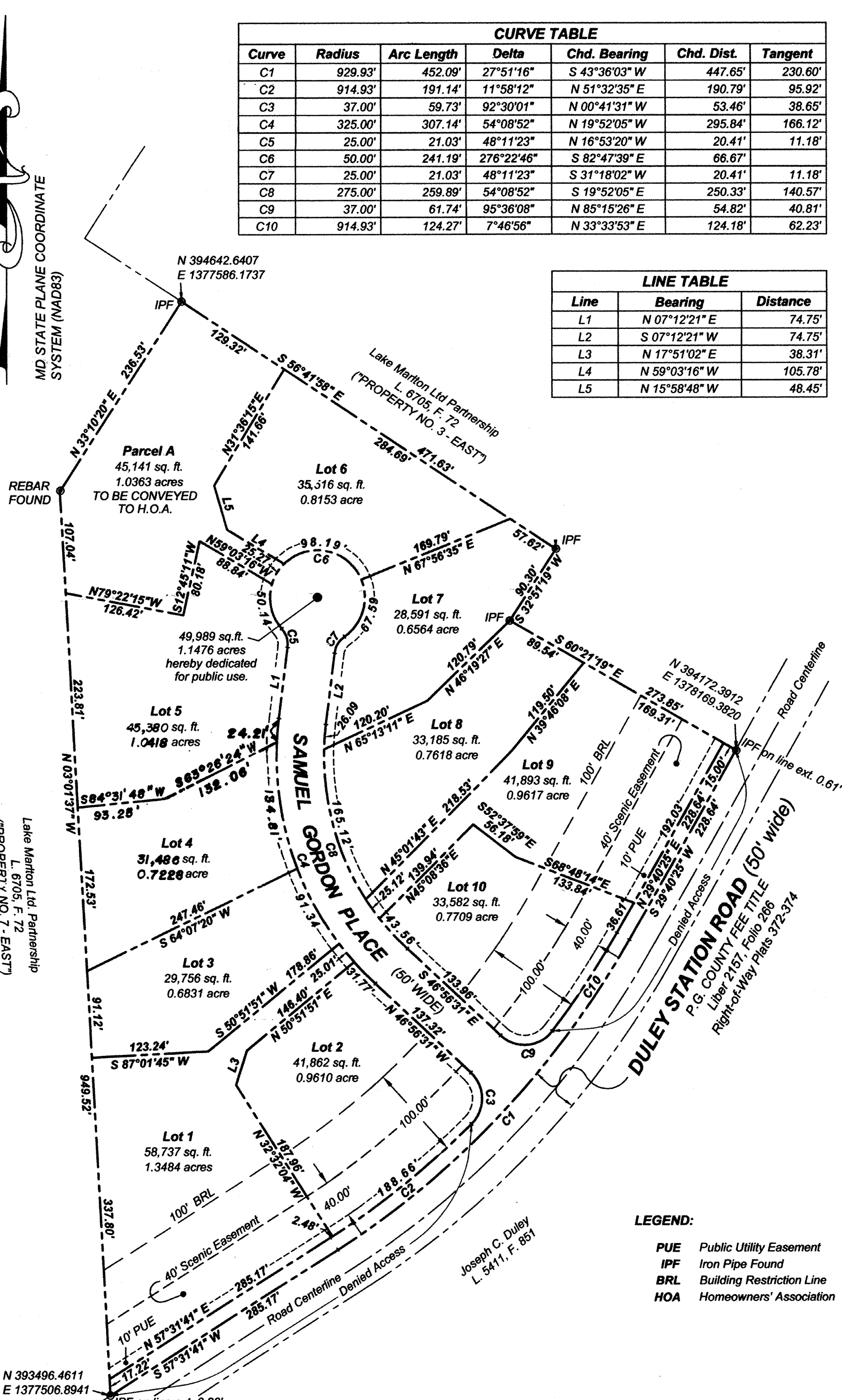
- Development of this property shall be in accordance with the approved Stormwater Management Concept Plan 27861-2004-01 or any approved revisions thereafter.
- Development is subject to restrictions shown on an approved Type I Tree Conservation Plan (TCP1/52/04) or as modified by the Type II Tree Conservation Plan, 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.
- Duley Station Road is a county-designated historic road. The scenic easement described on this plat is an area in which the installation of structures and roads and/or the removal of vegetation are prohibited without prior written consent from the M-NCPCC Planning Director or Designee. The removal of hazardous trees, limbs, branches or trunks is allowed.
- Development subject to transportation conditions of PGCPB No. 04-249 (4-04009).
- Prior to the issuance of any permits which impact 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.
- Prior to the issuance of permits a Type II Tree Conservation Plan shall be approved.
- This plat is subject to a Declaration of Covenants and Restrictions recorded in Liber 23690 at Folio 696.
- Prior to the issuance of building permits, a limited detailed site plan shall be approved by the Planning Board or its designee for Lots 1, 2, 9, and 10 on the south site to ensure that the landscaping of the properties, as well as massing, scale roof slope and material and general architectural detailing of the houses, is compatible with the character of the adjacent designated roadways and the adjacent historic properties. All homes on lots fronting on Duley Station Road shall have front porches, and will endeavor to increase buffering outside the 40-foot scenic easement where possible along the Duley Station Road.
- Prior to the issuance of grading permits a limited detailed site plan (LSDP) shall be approved by the Planning Board or its designee for Lots 4, 5, 7-10, 14-17, and 19 (on the R-E zoned portion of the property) to minimize grading to the extent possible and to increase on-site afforestation/conservation which would result in a maximum off-site mitigation of 1.85 acres and endeavor to reduce it further if possible.
- 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 does not attempt to present a comprehensive record of the encumbrances or appurtenances currently in effect for this property.

**HEALTH DEPARTMENT CERTIFICATE:**

Health Department approval of this plat is based on plan(s) dated December 15, 2005 with reference Case No. 10034-2003. A minimum 10,000 square foot area of each lot, as shown on plan(s), must remain undisturbed for sewage disposal purposes. Any sewage disposal area(s) located within 50 feet of the planned extent of grading activity or other soil disturbances must be field staked or otherwise protected. Required protective measures must be field verified by the Health Department prior to approval of any grading or building permit application. In accordance with Subtitle 22 of the Prince George's County Code, the sewage disposal area for each lot is sized to accommodate a specified sewage flow based on the size and use of the proposed building for that lot. Any change in the projected sewage flow or change to the designated sewage disposal area may require additional percolation testing. Detailed information on the sewage disposal limitations applicable to these lots may be obtained from the Prince George's County Health Department, Division of Environmental Health.

All lots to be served by deep-drilled wells. Grouting requirements will be based on the actual well location relative to potential sources of contamination. Information on well construction requirements applicable to these lots may be obtained from Prince George's County Health Department, Division of Environmental Health. Any specific requirements for an individual well applicable to this subdivision will be provided as part of the well permitting process.

Donald C. Paul  
County Health Officer  
Date: 12-30-05



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

Approval Date: \_\_\_\_\_  
Blizeth Spidett Chairman  
Frances J. Guertin Assistant Secretary

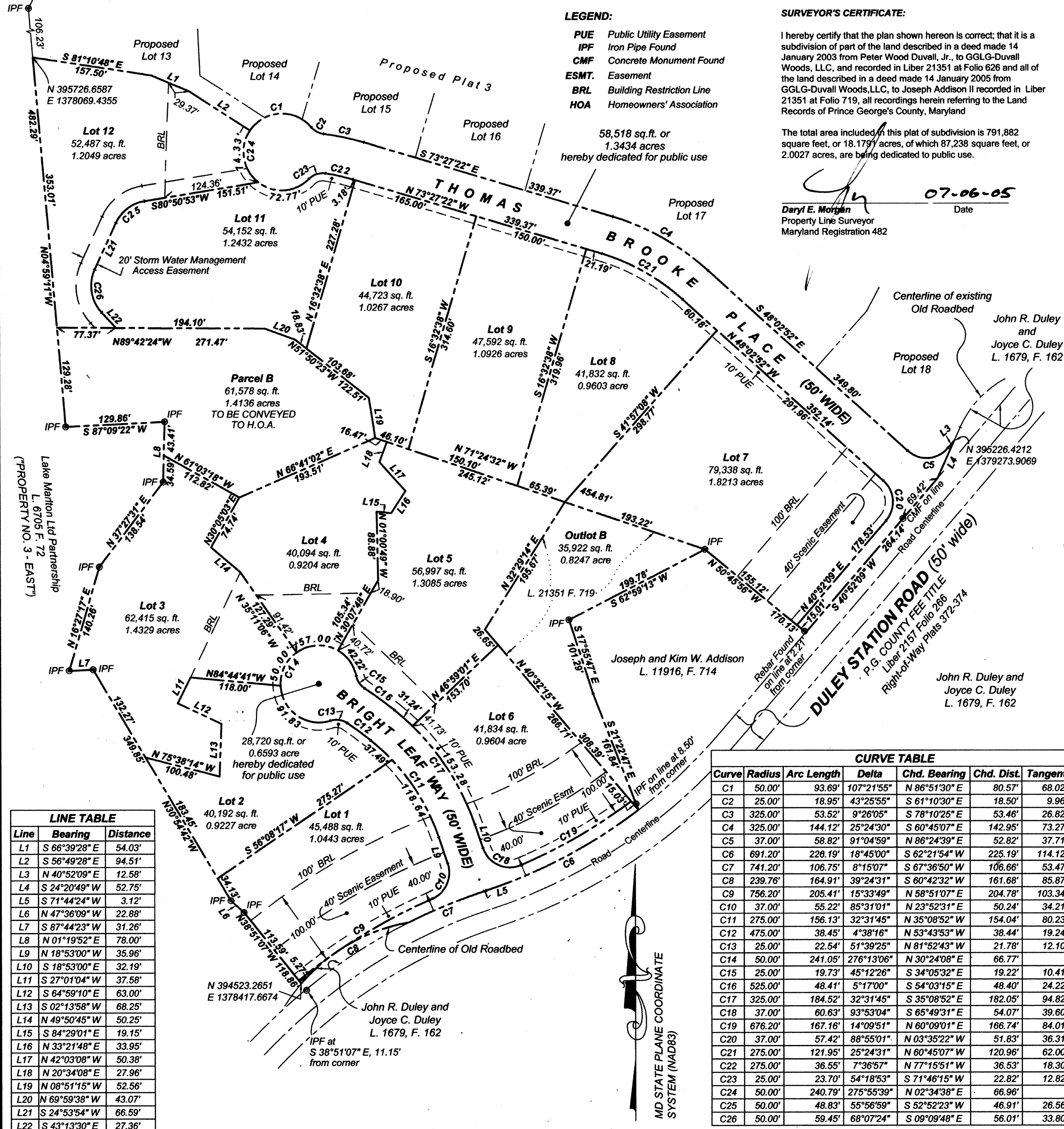
MNCPPC Record File: 5-06003

Preliminary Plan:	4-04009
200 Map:	213 SE 12
Tax Map:	128 Grid: D1
Recorded:	Jan 27, 2006
Plat Book:	REP 210
Plat:	38

**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. 02-096

**PLAT ONE**  
**DUVALL SUBDIVISION**  
**SOUTH**  
**LOTS 1-10 and PARCEL A**  
Melwood (15th) Election District  
Prince George's County, Maryland  
Scale 1"=100' Date: January 2005

12.21.07 1.5.06



**LINE TABLE**

Line	Bearing	Distance
L1	S 66°39'28" E	54.03'
L2	S 56°49'28" E	94.51'
L3	N 40°52'09" E	12.58'
L4	S 24°20'49" W	52.75'
L5	S 71°44'24" W	3.12'
L6	N 47°36'09" W	22.88'
L7	S 87°44'23" W	31.26'
L8	N 01°19'52" E	78.00'
L9	N 18°53'00" W	35.96'
L10	S 18°53'00" E	32.19'
L11	S 27°01'04" W	37.58'
L12	S 64°59'10" E	63.00'
L13	S 02°13'58" W	68.25'
L14	N 49°50'45" W	50.25'
L15	S 84°29'01" E	19.15'
L16	N 33°21'48" E	33.95'
L17	N 42°03'08" W	50.38'
L18	N 20°34'08" E	27.96'
L19	N 08°51'15" W	52.56'
L20	N 69°59'38" W	43.07'
L21	S 24°53'54" W	66.59'
L22	S 43°13'30" E	27.36'

**LEGEND:**  
 PUE Public Utility Easement  
 IPF Iron Pipe Found  
 CMF Concrete Monument Found  
 ESMT. Easement  
 BRL Building Restriction Line  
 HOA Homeowners' Association

**SURVEYOR'S CERTIFICATE:**  
 I hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the land described in a deed made 14 January 2003 from Peter Wood Duvall, Jr., to GGLG-Duvall Woods, LLC, and recorded in Liber 21351 at Folio 626 and all of the land described in a deed made 14 January 2005 from GGLG-Duvall Woods, LLC, to Joseph Addison II recorded in Liber 21351 at Folio 719, all recordings herein referring to the Land Records of Prince George's County, Maryland

The total area included in this plat of subdivision is 791,882 square feet, or 18.1797 acres, of which 87,238 square feet, or 2.0027 acres, are being dedicated to public use.

*Daryl E. Morgan*  
 Property Line Surveyor  
 Maryland Registration 482

Date: **07-06-05**

**OWNERS' DEDICATION:**  
 GGLG-Duvall Woods, LLC, and Joseph Addison II owners of the land shown hereon - do hereby adopt this plan of subdivision, establish the minimum (unless otherwise shown) building restriction lines, dedicate the streets to public use, grant the public utilities, their successors, and assigns ten foot wide public utility easements (PUE) as shown hereon subject to the terms and provisions recorded in the Land Records of Prince George's County, Maryland, in Liber 3703 at Folio 748, establish the 40-foot scenic easement, and grant Prince George's County the 20-foot Storm Water Management Access easement as shown.

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

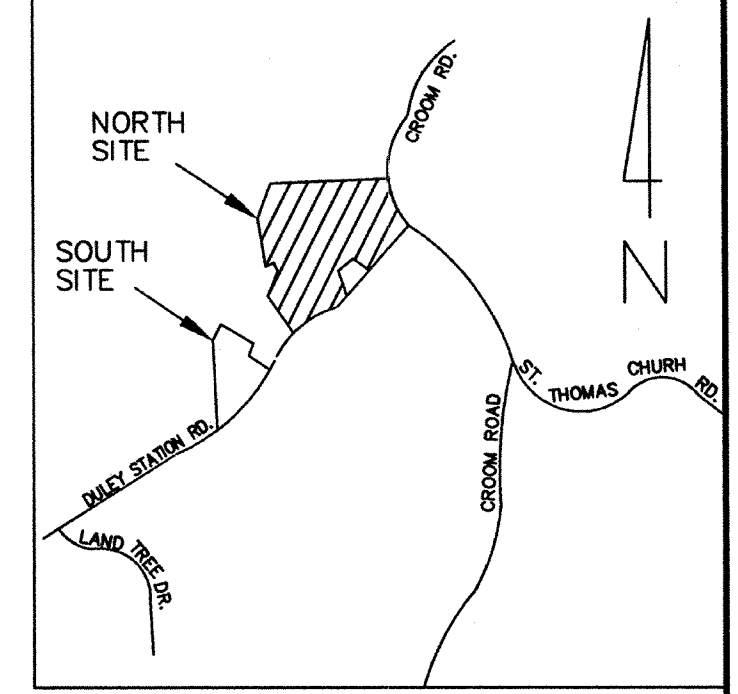
There are no suits, actions-at-law, deeds of trust, mortgages or liens affecting this property except for the following:

a) Purchase Money, Credit Line Deed of Trust and Security Agreement, Assignment of Leases and Rents, made 14 January 2005, by and between GGLG-Duvall Woods, LLC, and Marc Wertheimer, and John Amess, Trustees, either of whom may act for the benefit of G&G, LLC, and recorded in the said Land Records in Liber 21351 at Folio 640.

b) Deed of Trust, made 14 January 2005, by and among GGLG-Duvall Woods, LLC, and John J. Duffy and Richard Marcinek, Trustees, either of whom may act alone, and NVR, INC., its successors, participants and assigns, Beneficiary, and recorded in the said Land Records in Liber 21351 at Folio 677.

c) Deed of Trust, made 14 January 2005, by GGLC-Duvall Woods, LLC, and James A. Pearo, Jr., Trustee, and recorded in the said Land Records in Liber 21351 at Folio 692.

For each of the above the necessary trustees or another person authorized by the beneficiary has signed below to show assent to this plan of subdivision.



**VICINITY MAP**  
 SCALE: 1"=2000'  
 ADC MAP : 33 GRID: K1

John R. Duley and Joyce C. Duley L. 1679, F. 162  
 Centerline of existing Old Roadbed  
 Proposed Lot 18

John R. Duley and Joyce C. Duley L. 1679, F. 162

Centerline of existing Old Roadbed  
 Proposed Lot 18

John R. Duley and Joyce C. Duley L. 1679, F. 162

- NOTES:**
- Development of this property shall be in accordance with the approved Stormwater Management Concept Plan 27861-2004-01 or any approved revisions thereafter.
  - Development is subject to restrictions shown on an approved Type I Tree Conservation Plan (TCP152/04) or as modified by the Type II Tree Conservation Plan, 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.
  - Duley Station Road is a county-designated historic road. The scenic easement described on this plat is an area in which the installation of structures and roads and/or 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 allowed.
  - Development subject to transportation conditions of PGCPB No. 04-249 (4-04009).
  - Prior to the issuance of any permits which impact 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.
  - Prior to the issuance of permits a Type II Tree Conservation Plan shall be approved.
  - This plat is subject to a Declaration of Covenants and Restrictions recorded in Liber **23690** at Folio **696**.
  - Prior to the issuance of building permits, a limited detailed site plan shall be approved by the Planning Board or its designee for Lots 1, 6, 7, 18 and 19 on the north site to ensure that the landscaping of the properties, as well as massing, scale roof slope and material and general architectural detailing of the houses, is compatible with the character of the adjacent designated roadways and the adjacent historic properties. All homes on lots fronting on Duley Station Road shall have front porches, and will endeavor to increase buffering outside the 40-foot scenic easement where possible along the Duley Station Road.
  - Prior to the issuance of grading permits a limited detailed site plan (LSDP) shall be approved by the Planning Board or its designee for Lots 4, 5, 7-10, 14-17, and 19 (on the R-E zoned portion of the property) to minimize grading to the extent possible and to increase on-site afforestation/conservation which would result in a maximum off-site mitigation of 1.85 acres and endeavor to reduce it further if possible.
  - 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 does not attempt to present a comprehensive record of the encumbrances or appurtenances currently in effect for this property.

GGLG-Duvall Woods, LLC  
 by *Steven D. Gross*  
 Capacity *Authorized Person*  
 Witness *Margaret J. McLeary*  
 Date: **7/12/05**

Joseph Addison II  
 Witness *Joseph Addison II*  
 Date: **7/21/05**

Marc Wertheimer or John Amess, Trustee  
 Witness *Margaret J. McLeary*  
 Date: **7/12/05**

James A. Pearo, Jr., Trustee  
 Witness *James A. Pearo, Jr.*  
 Date: **7/12/05**

John J. Duffy or Richard Marcinek, Trustee  
 Witness *Daniel Wilton*  
 Date: **7/13/05**

NVR, INC.  
 by *Tracy Marciniak VP*  
 Capacity *Vice President*  
 Witness *Daniel Wilton*  
 Date: **7/19/05**

**CURVE TABLE**

Curve	Radius	Arc Length	Delta	Chd. Bearing	Chd. Dist.	Tangent
C1	50.00'	93.69'	107°21'55"	N 86°51'30" E	80.57'	68.02'
C2	25.00'	18.95'	43°25'55"	S 61°10'30" E	18.50'	9.96'
C3	325.00'	53.52'	9°26'05"	S 78°10'25" E	53.46'	26.82'
C4	325.00'	144.12'	25°24'30"	S 60°45'07" E	142.95'	73.27'
C5	37.00'	58.82'	91°04'59"	N 86°24'39" E	52.82'	37.71'
C6	691.20'	226.19'	18°45'00"	S 62°21'54" W	225.19'	114.12'
C7	741.20'	106.75'	8°15'07"	S 67°36'50" W	106.66'	53.47'
C8	239.76'	164.91'	39°24'31"	S 60°42'32" W	161.68'	85.87'
C9	756.20'	205.41'	15°33'49"	N 58°51'07" E	204.78'	103.34'
C10	37.00'	55.22'	85°31'01"	N 23°52'31" E	50.24'	34.21'
C11	275.00'	156.13'	32°31'45"	N 35°08'52" W	154.04'	80.23'
C12	475.00'	38.45'	4°38'16"	N 53°43'53" W	38.44'	19.24'
C13	25.00'	22.54'	51°39'25"	N 81°52'43" W	21.78'	12.10'
C14	50.00'	241.05'	276°13'06"	N 30°24'08" E	66.77'	
C15	25.00'	19.73'	45°12'26"	S 34°05'32" E	19.22'	10.41'
C16	525.00'	48.41'	5°17'00"	S 54°03'15" E	48.40'	24.22'
C17	325.00'	184.52'	32°31'45"	S 35°08'52" E	182.05'	94.82'
C18	37.00'	60.63'	93°53'04"	S 65°49'31" E	54.07'	39.60'
C19	676.20'	167.16'	14°09'51"	N 60°09'01" E	166.74'	84.01'
C20	37.00'	57.42'	88°55'01"	N 03°35'22" W	51.83'	36.31'
C21	275.00'	121.95'	25°24'31"	N 60°45'07" W	120.96'	62.00'
C22	275.00'	36.55'	7°36'57"	N 77°15'51" W	36.53'	18.30'
C23	25.00'	23.70'	54°18'53"	S 71°46'15" W	22.82'	12.82'
C24	50.00'	240.79'	275°55'39"	N 02°34'38" E	66.96'	
C25	50.00'	48.83'	55°56'59"	S 52°52'23" W	46.91'	26.56'
C26	50.00'	59.45'	68°07'24"	S 09°09'48" E	56.01'	33.80'

MD STATE PLANE COORDINATE SYSTEM (NAD83)

**HEALTH DEPARTMENT CERTIFICATE (continuation):**  
 All lots to be served by deep-drilled wells. Grouting requirements will be based on the actual well location relative to potential sources of contamination. Information on well construction requirements applicable to these lots may be obtained from Prince George's County Health Department, Division of Environmental Health. Any specific requirements for an individual well applicable to this subdivision will be provided as part of the well permitting process.

*Daniel Wilton*  
 County Health Officer  
 Date: **12-21-05**

**For Well and Septic Only**  
**The Maryland National Capital Park and Planning Commission**  
 Prince George's County Planning Board

Approval Date: *12-21-05*  
*Oliphent Spaulst* Chairman  
*Francis P. Houston* Assistant Secretary

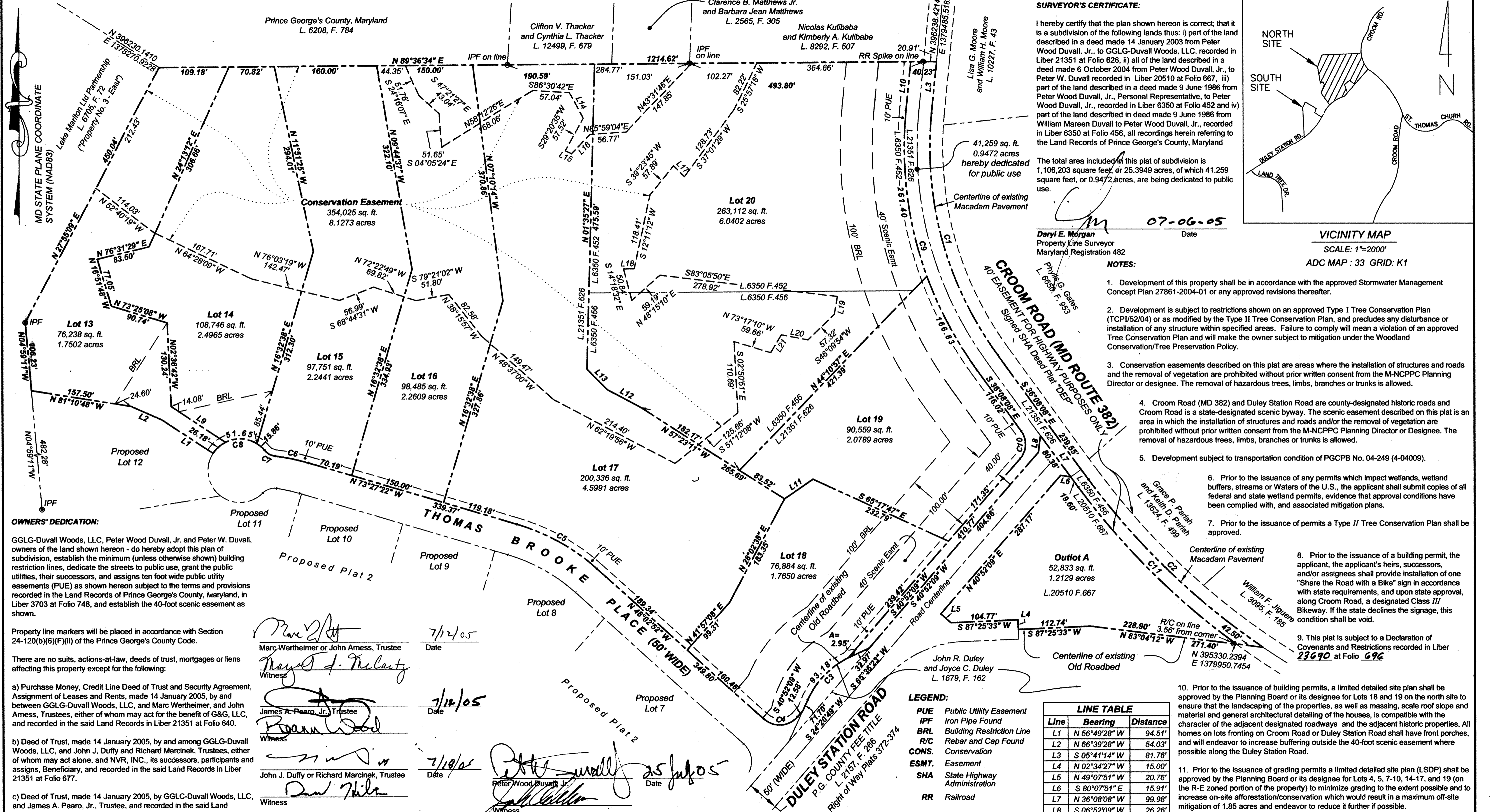
MNCPPC Record File: **5-06004**

**Preliminary Plan: 4-04009**  
**200 Map: 213 SE 12**  
**Tax Map: 128 Grid: D1**  
**Recorded: Jan 27, 2006**  
**Plat Book: REP 210**  
**Plat: 39**

**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. 02-096

**PLAT TWO**  
**DUVALL SUBDIVISION**  
**NORTH**  
**LOTS 1-12, OUTLOT B and**  
**PARCEL B**  
 Melwood (15th) Election District  
 Prince George's County, Maryland  
 Scale 1"=100' Date: January 2005

12-21-05 1.5.06

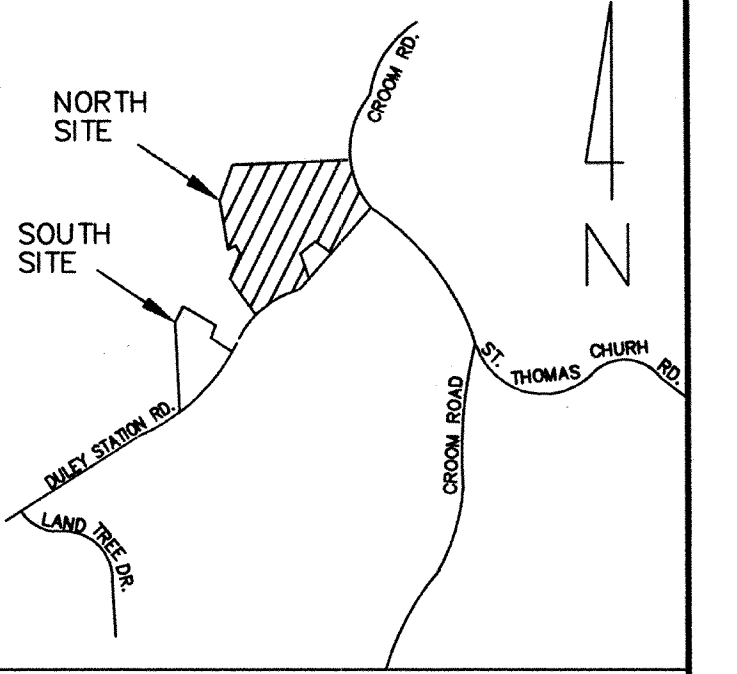


**SURVEYOR'S CERTIFICATE:**

I hereby certify that the plan shown hereon is correct; that it is a subdivision of the following lands thus: i) part of the land described in a deed made 14 January 2003 from Peter Wood Duvall, Jr., to GGLG-Duvall Woods, LLC, recorded in Liber 21351 at Folio 626, ii) all of the land described in a deed made 6 October 2004 from Peter Wood Duvall, Jr., to Peter W. Duvall recorded in Liber 20510 at Folio 667, iii) part of the land described in a deed made 9 June 1986 from Peter Wood Duvall, Jr., Personal Representative, to Peter Wood Duvall, Jr., recorded in Liber 6350 at Folio 452 and iv) part of the land described in deed made 9 June 1986 from William Maren Duvall to Peter Wood Duvall, Jr., recorded in Liber 6350 at Folio 456, all recordings herein referring to the Land Records of Prince George's County, Maryland

The total area included in this plat of subdivision is 1,106,203 square feet, or 25.3949 acres, of which 41,259 square feet, or 0.9472 acres, are being dedicated to public use.

*Daryl E. Morgan*  
 Property Line Surveyor  
 Maryland Registration 482  
 Date: **07-06-05**



**VICINITY MAP**  
 SCALE: 1"=2000'  
 ADC MAP: 33 GRID: K1

**NOTES:**

- Development of this property shall be in accordance with the approved Stormwater Management Concept Plan 27861-2004-01 or any approved revisions thereafter.
- Development is subject to restrictions shown on an approved Type I Tree Conservation Plan (TCP/52/04) or as modified by the Type II Tree Conservation Plan, 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.
- 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 allowed.
- Croom Road (MD 382) and Duley Station Road are county-designated historic roads and Croom Road is a state-designated scenic byway. The scenic easement described on this plat is an area in which the installation of structures and roads and/or 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 allowed.
- Development subject to transportation condition of PGCPB No. 04-249 (4-04009).
- Prior to the issuance of any permits which impact 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.
- Prior to the issuance of permits a Type II Tree Conservation Plan shall be approved.
- Prior to the issuance of a building permit, the applicant, the applicant's heirs, successors, and/or assignees shall provide installation of one "Share the Road with a Bike" sign in accordance with state requirements, and upon state approval, along Croom Road, a designated Class III Bikeway. If the state declines the signage, this condition shall be void.
- This plat is subject to a Declaration of Covenants and Restrictions recorded in Liber 23690 at Folio 696.
- Prior to the issuance of building permits, a limited detailed site plan shall be approved by the Planning Board or its designee for Lots 18 and 19 on the north site to ensure that the landscaping of the properties, as well as massing, scale roof slope and material and general architectural detailing of the houses, is compatible with the character of the adjacent designated roadways and the adjacent historic properties. All homes on lots fronting on Croom Road or Duley Station Road shall have front porches, and will endeavor to increase buffering outside the 40-foot scenic easement where possible along the Duley Station Road.
- Prior to the issuance of grading permits a limited detailed site plan (LSDP) shall be approved by the Planning Board or its designee for Lots 4, 5, 7-10, 14-17, and 19 (on the R-E zoned portion of the property) to minimize grading to the extent possible and to increase on-site afforestation/conservation which would result in a maximum off-site mitigation of 1.85 acres and endeavor to reduce it further if possible.
- 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 does not attempt to present a comprehensive record of the encumbrances or appurtenances currently in effect for this property.

**OWNERS' DEDICATION:**

GGLG-Duvall Woods, LLC, Peter Wood Duvall, Jr. and Peter W. Duvall, owners of the land shown hereon - do hereby adopt this plan of subdivision, establish the minimum (unless otherwise shown) building restriction lines, dedicate the streets to public use, grant the public utilities, their successors, and assigns ten foot wide public utility easements (PUE) as shown hereon subject to the terms and provisions recorded in the Land Records of Prince George's County, Maryland, in Liber 3703 at Folio 748, and establish the 40-foot scenic easement as 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, deeds of trust, mortgages or liens affecting this property except for the following:

- Purchase Money, Credit Line Deed of Trust and Security Agreement, Assignment of Leases and Rents, made 14 January 2005, by and between GGLG-Duvall Woods, LLC, and Marc Wertheimer, and John Amess, Trustees, either of whom may act for the benefit of G&G, LLC, and recorded in the said Land Records in Liber 21351 at Folio 640.
- Deed of Trust, made 14 January 2005, by and among GGLG-Duvall Woods, LLC, and John J. Duffy and Richard Marcinek, Trustees, either of whom may act alone, and NVR, INC., its successors, participants and assigns, Beneficiary, and recorded in the said Land Records in Liber 21351 at Folio 677.
- Deed of Trust, made 14 January 2005, by GGLG-Duvall Woods, LLC, and James A. Pearo, Jr., Trustee, and recorded in the said Land Records in Liber 21351 at Folio 692.

For each of the above the necessary trustees or another person authorized by the beneficiary has signed below to show assent to this plan of subdivision.

GGLG-Duvall Woods, LLC  
 by *Alex V. Gross*  
 Capacity: *Authorized Person*  
 Witness: *Marc Wertheimer*  
 Date: *7/12/05*

**HEALTH DEPARTMENT CERTIFICATE:**  
 Health Department approval of this plat is based on plan(s) dated *December 15, 2005* with reference Case No. *10034-2003*. A minimum 10,000 square foot area of each lot, as shown on plan(s), must remain undisturbed for sewage disposal purposes. Any sewage disposal area(s) located within 50 feet of the planned extent of grading activity or other soil disturbances must be field staked or otherwise protected. Required protective measures must be field verified by the Health Department prior to approval of any grading or building permit application. In accordance with Subtitle 22 of the Prince George's County Code, the sewage disposal area for each lot is sized to accommodate a specified sewage flow based on the size and use of the proposed building for that lot. Any change in the projected sewage flow or change to the designated sewage disposal area may require additional percolation testing. Detailed information on the sewage disposal limitations applicable to these lots may be obtained from the Prince George's County Health Department, Division of Environmental Health.

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

Approval Date: \_\_\_\_\_  
*Christine Hewlett* (Chairman)  
*Frances G. Austin* (Assistant Secretary)

MNCPPC Record File: *5-06005*

*Marc Wertheimer* or *John Amess*, Trustee  
 Date: *7/12/05*

*James A. Pearo, Jr.*, Trustee  
 Date: *7/12/05*

*John J. Duffy* or *Richard Marcinek*, Trustee  
 Date: *7/10/05*

*James A. Pearo, Jr.*, Trustee  
 Date: *7/10/05*

*Peter W. Duvall*  
 Date: *7/25/05*

All lots to be served by deep-drilled wells. Grouting requirements will be based on the actual well location relative to potential sources of contamination. Information on well construction requirements applicable to these lots may be obtained from Prince George's County Health Department, Division of Environmental Health. Any specific requirements for an individual well applicable to this subdivision will be provided as part of the well permitting process.

*Donald C. Paul*  
 County Health Officer  
 Date: *12-20-05*

- LEGEND:**
- PUE Public Utility Easement
  - IPF Iron Pipe Found
  - BRL Building Restriction Line
  - R/C Rebar and Cap Found
  - CONS. Conservation
  - ESMT. Easement
  - SHA State Highway Administration
  - RR Railroad

**LINE TABLE**

Line	Bearing	Distance
L1	N 56°49'28" W	94.51'
L2	N 66°39'28" W	54.03'
L3	S 05°41'14" W	81.76'
L4	N 02°34'27" W	15.00'
L5	N 49°07'51" W	20.76'
L6	S 80°07'51" E	15.91'
L7	N 36°08'08" W	99.98'
L8	S 06°52'09" W	26.28'
L9	N 56°49'28" W	101.21'
L10	S 05°41'14" W	77.50'
L11	N 55°11'30" E	54.05'
L12	N 62°14'10" W	59.29'
L13	N 44°41'16" W	45.02'
L14	S 27°52'00" E	45.92'
L15	S 65°58'33" E	10.81'
L16	N 44°25'29" E	41.60'
L17	N 46°19'34" W	23.78'
L18	S 89°15'51" W	16.56'
L19	S 09°54'28" W	28.47'
L20	N 79°01'30" W	41.99'
L21	S 31°22'25" W	32.46'

**CURVE TABLE**

Curve	Radius	Arc Length	Delta	Chd. Bearing	Chd. Dist.	Tangent
C1	546.66'	399.04'	41°49'23"	S 15°13'27" E	390.24'	208.88'
C2	1095.51'	379.36'	19°50'27"	S 46°03'22" E	377.47'	191.60'
C3	132.94'	96.13'	41°25'58"	S 44°53'23" W	94.05'	50.28'
C4	37.00'	58.82'	91°04'59"	S 86°24'39" W	52.82'	37.71'
C5	325.00'	144.12'	25°24'30"	N 60°45'07" W	142.95'	73.27'
C6	325.00'	53.52'	9°26'05"	N 78°10'25" W	53.46'	26.82'
C7	25.00'	18.95'	43°25'55"	N 61°10'30" W	18.50'	9.96'
C8	50.00'	93.69'	107°21'55"	S 86°51'30" W	80.57'	68.02'
C9	586.66'	428.23'	41°49'23"	S 15°13'27" E	418.79'	224.16'
C10	35.00'	47.04'	77°00'17"	S 02°22'00" W	43.58'	27.84'
C11	1115.51'	348.44'	17°53'49"	S 45°05'03" E	347.03'	175.65'

Preliminary Plan: 4-04009  
 200 Map: 213 SE 12  
 Tax Map: 128 Grid: D1  
 Recorded: Jan 27, 2006  
 Plat Book: REP 210  
 Plat: 40

**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. 02-096

**PLAT THREE**  
**DUVALL SUBDIVISION**  
**NORTH**  
**LOTS 13-20 and OUTLOT A**  
 Melwood (15th) Election District  
 Prince George's County, Maryland  
 Scale 1"=100' Date: January 2005