



ME255-19

NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C1	210.28'	144.81'	39°27'34"	75.41'	N 69°48'28" W 141.96'
C2	1588.81'	321.73'	11°36'13"	161.42'	N 31°06'40" E 321.18'
C3	127.21'	95.47'	43°00'00"	50.11'	N 71°34'41" W 93.25'
C4	1592.36'	256.13'	09°12'57"	128.34'	N 30°00'11" E 255.85'

NOTES

- 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 5246 Z 11.
- This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-008-2017), or as modified by the Type 2 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 and Wildlife Habitat Conservation Ordinance.
- This property is subject to the notification provisions of CB-80-2005. 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.
- Development of this site shall be in conformance with approved Stormwater Management Concept Plan 31834-2017 and any subsequent revisions.
- This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved.
- Prior to 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.
- Development and the issuance of permits is subject to transportation conditions of Prince George's County Planning Board Resolution No. 18-25.
- This plat is subject to a public Recreational Facilities Agreement recorded in Liber 44230 at folio 579.

LINE TABLE

NO.	BEARING	LENGTH
L1	S 03°08'53" W	5.27'

NOTES CONTINUED

- Development of this site must conform to the Detailed Site Plan which was approved by the Prince George's County District Council on March 11, 2019, DSP-18003 and Detailed Site Plan DSP-19020 approved by the Prince George's County Planning Board on May 28, 2020, or as amended by any subsequent revisions thereto.
- This plat is subject to a Declaration of Covenants, Conditions, Easements and Restrictions for Gateway West Homeowners Association, Inc. recorded in Liber 44230 at folio 490.
- A substantial revision to the uses on the subject property that affects Subtitle 24 adequacy findings shall require approval of a new preliminary plan of subdivision prior to approval of any building permits.
- The issuance of permits is subject to the archeology conditions of PGCPB Resolution No. 18-25.
- Prior to the approval of building permits, the applicant, his heirs, successors and/or assigns, shall demonstrate that a Homeowner's Association has been established and that the common areas as delineated on the approved Preliminary Plan of Subdivision has been conveyed to the Homeowner's Association.

OWNERS' DEDICATION

We, Blumberg Landy Family Trust, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plat of subdivision, dedicate the streets to public use, establish the minimum building restriction lines, and grant to the public utilities, their successors and assigns, a 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 markers will be placed in accordance with Section 24-120(b)(6)(F)(ii) of the Subdivision Regulations of the Prince George's County Code.

There are no suits, actions at law, liens, leases, mortgages, or trusts affecting the property included in this plat of subdivision

Blumberg Landy Family Trust

By: Samuel H. Blumberg
Samuel H. Blumberg, Trustee

By: J. Seth Blumberg
J. Seth Blumberg, Trustee

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct, that it is a subdivision of part of said land conveyed by Samuel Harold Blumberg, et al. to the Blumberg Landy Family Trust with a deed dated December 16, 2017, and recorded March 16, 2018, among the Land Records of Prince George's County, Maryland in Liber 40694 at folio 137; also being a resubdivision of part of Parcel A as shown on a plat titled "Plaza Towers", recorded among the aforesaid Land Records in Plat Book WWW 44 as Plat Number 63. The total area of land included in this plat of subdivision is 133,812 square feet or 3.0673 acres, of which 44,543 square feet or 1.0226 of an acre of land is dedicated to public use by this plat.

As to the establishment or reestablishment of property lines.

John W. Kostic 10-23-20
John W. Kostic
Property Line Surveyor
Md. Reg. No. 473
License expires: 1-6-2021
Date

**PLAT NINE
PARCEL V
LANDY PROPERTY**

CHILLUM (17th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE 1" = 40' JANUARY, 2020

FILED
DEC 8 2020
CLERK OF THE CIRCUIT COURT
FOR PRINCE GEORGE'S COUNTY, MD

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FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

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

APPROVED November 12, 2020
Elizabeth M. Hewlett Elizabeth M. Hewlett, Chairman
Jessica Jones Joseph C. Zimmerman, Secretary-Treasurer
By: Jessica Jones, Assistant Secretary

MNCPPC FILE NO. 5-20098

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED: 11/4/2020
DATE 11/4/2020 DIRECTOR OR DESIGNEE [Signature]

RECORDED 12/08/2020
PLAT BOOK ME255
PLAT NO. 79
R-20/T-D-O
4-17007
208NE03

P240045

MSA C2381-20637