

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 #DA6418Z17.
- Development of Parcels 2 & 3 must conform to the Detailed Site Plan which was approved by the Prince George's County Planning Board on July 13, 2006, DSP- 06004, or as amended by any subsequent revisions thereto.
- Development of this site shall be in accordance with Stormwater Management Concept Plan 43586-2017, and any subsequent revisions.
- Development and the issuance of permits is subject to the transportation conditions of PGCPB Resolution No. 19-05.
- A variation pursuant to PGCPB resolution No. 19-05.

LINE TABLE

L1	N 83° 35' 20" E	38.18'
L2	S 00° 25' 18" W	51.83'
L3	S 32° 49' 28" E	31.75'
L4	S 57° 13' 18" W	30.00'
L5	N 32° 49' 28" W	43.41'
L6	N 06° 21' 04" W	54.34'
L7	N 55° 27' 36" W	14.43'

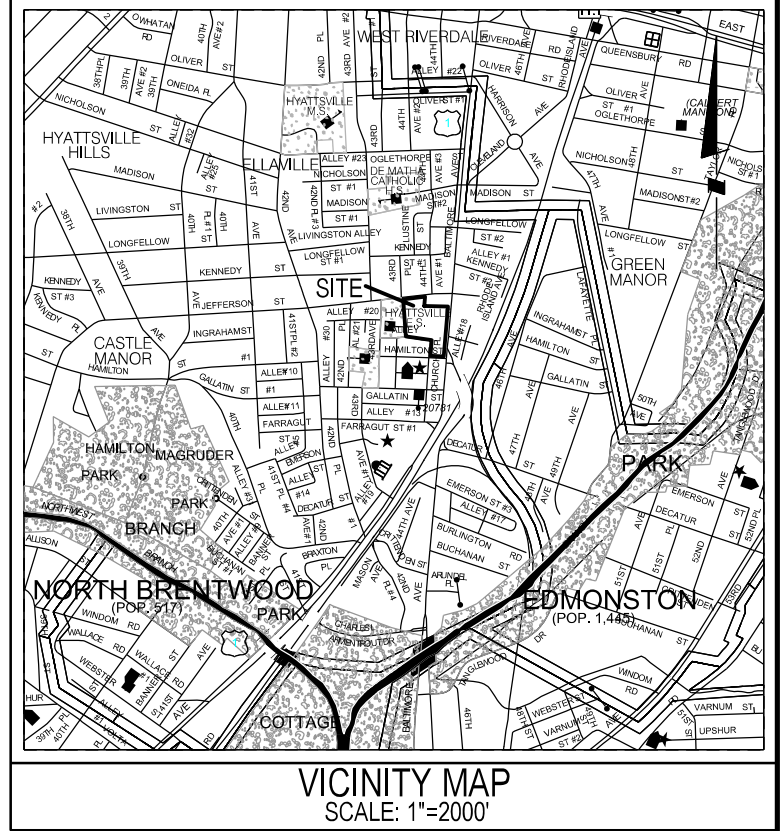
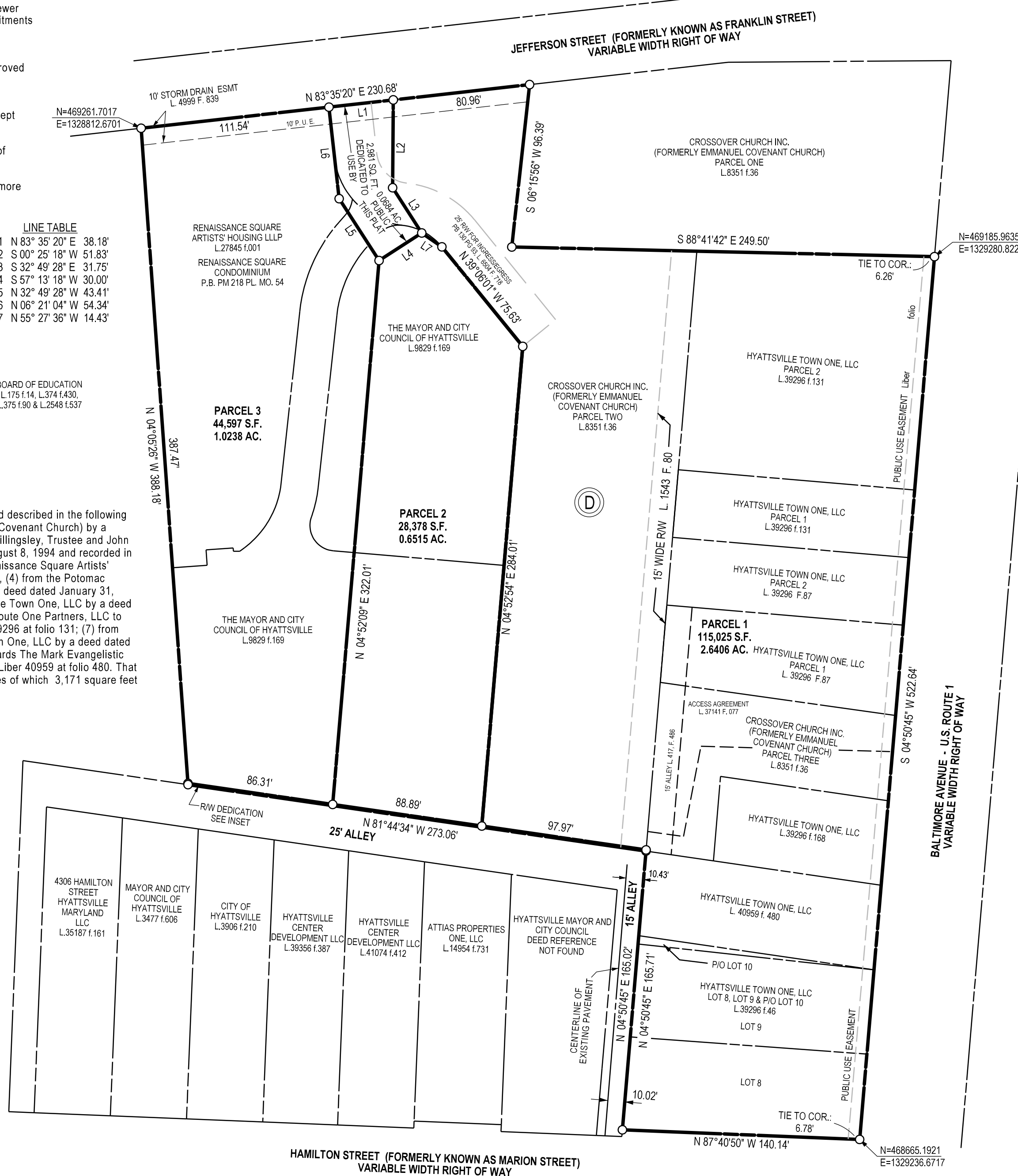
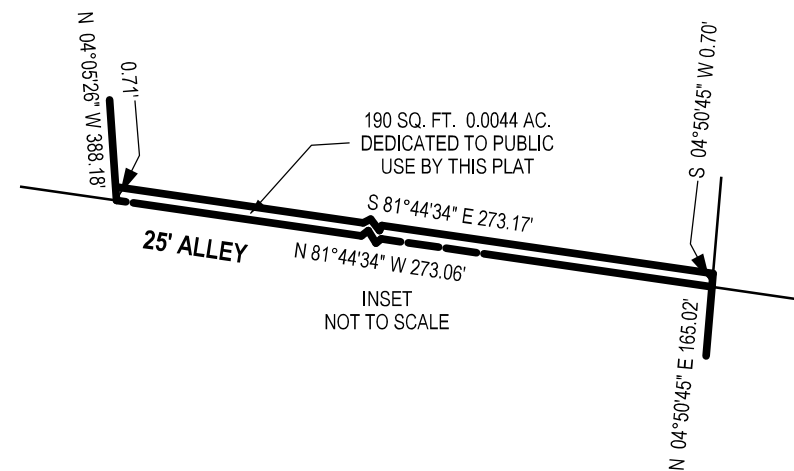
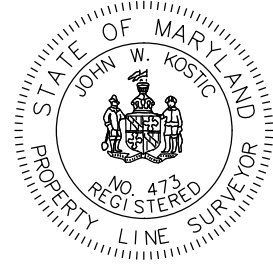
BOARD OF EDUCATION
L.175 f.14, L.374 f.430,
L.375 f.90 & L.2548 f.537

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct, that it is a subdivision of the land described in the following eight (8) deeds (1) Capital Bank, N.A. to Crossover Church, Inc. (formerly Emmanuel Covenant Church) by a deed dated June 18, 1992 and recorded in Liber 8351 at folio 36, (2) from Lance W. Billingsley, Trustee and John L. Carberry, Substitute Trustee to The Mayor and City Council of Hyattsville dated August 8, 1994 and recorded in Liber 9829 at folio 169, (3) from The Mayor and City Council of Hyattsville to the Renaissance Square Artists' Housing LLLP by a deed dated May 15, 2007 and recorded in Liber 27845 at folio 001, (4) from the Potomac Conference Corporation of Seventh-Day Adventists to Hyattsville Town One, LLC by a deed dated January 31, 2017 and recorded in Liber 39296 at folio 46; (5) from BL Hyattsville, LLC to Hyattsville Town One, LLC by a deed dated February 1, 2017 and recorded in Liber 39296 at folio 87; (6) from Hyattsville Route One Partners, LLC to Hyattsville Town One, LLC by a deed dated February 3, 2017 and recorded in Liber 39296 at folio 131; (7) from Jorge Encinas, Sr., Mario Terrazas and Carmen Sanchez Gutierrez to Hyattsville Town One, LLC by a deed dated February 6, 2017 and recorded in Liber 39296 at folio 168 and (8) from Pressing Towards The Mark Evangelistic Church to Hyattsville Town One, LLC by a deed dated April 12, 2018 and recorded in Liber 40959 at folio 480. That the total area included in this plat of subdivision is 191,171 square feet or 4.3887 acres of which 3,171 square feet or 0.0728 acre is dedicated to public use by this plat.

John W. Kostic
Property Line Surveyor
MD, Reg. No. 473
License Expiration Date: January 6, 2021

Date _____



SCALE: 1" = 50'
MD STATE GRID NORTH NAD 83

OWNERS' DEDICATION

We, Crossover Church, Inc., The Mayor and City Council of Hyattsville, the Renaissance Square Artists' Housing LLLP, and Hyattsville Town One, LLC, 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 except a certain Purchase Money Deed of Trust Modification and Spreader Agreement by and among Hyattsville Town One, LLC and EagleBank, and the parties of interest thereto have indicated their assent to this plat below.

- Crossover Church, Inc.
- By: _____
- The Mayor and City Council of Hyattsville, a municipal corporation
- By: _____
- The Renaissance Square Artists' Housing LLLP, a Maryland limited liability partnership
- By: _____
- Hyattsville Town One, LLC, a District of Columbia limited liability company
- By: _____
- EagleBank
- By: _____

PLAT ONE
PARCELS 1, 2 AND 3
BLOCK D
ARMORY APARTMENTS
HYATTSVILLE (16th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE 1" = 50' APRIL, 2020

SOLTESZ, LLC
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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 _____

CHAIRMAN ASSISTANT SECRETARY

MNCPPC FILE NO. _____

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

APPROVED: _____

DATE DIRECTOR OR DESIGNEE

RECORDED _____

PLAT BOOK _____

PLAT NO. _____

M-U-I, C-O / C-S-C & D-D-O
4-17008
206 NE 04