



VICINITY MAP SCALE: 1" = 2000'

FILED NOV 9 2017 CLERK OF THE COUNTY COURT FOR PRINCE GEORGE'S COUNTY, MD

NOTES

- 1. APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT PUBLIC WATER AND SEWER SERVICE WILL BE AVAILABLE WHEN NEEDED... 2. PRIOR TO APPROVAL OF THE FIRST BUILDING PERMIT, A DETAILED SITE PLAN SHALL BE APPROVED BY THE PLANNING BOARD... 3. PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT, A FINANCIAL CONTRIBUTION OF \$210 SHALL BE PAID TO THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION... 4. DEVELOPMENT IS SUBJECT TO RESTRICTIONS SHOWN ON THE APPROVED TYPE I TREE CONSERVATION PLAN... 5. DEVELOPMENT AND ISSUANCE OF PERMITS IS SUBJECT TO TRANSPORTATION CONDITIONS OF PCGPB RESOLUTION NO. 09-85(A). 6. DEVELOPMENT OF THIS SITE SHALL BE IN ACCORDANCE WITH THE STORMWATER MANAGEMENT CONCEPT PLAN 14712-2007-00, AND ANY SUBSEQUENT REVISIONS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LAND CONVEYED FROM WILLIAM F. CHESLEY REAL ESTATE, INC., DEE CORPORATION AND GBR MILL BRANCH LIMITED LIABILITY COMPANY TO MILL BRANCH CROSSING LIMITED LIABILITY COMPANY BY DEEDS DATED SEPTEMBER 27, 2005 AND OCTOBER 14, 2005 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 23509 AT FOLIO 392; LIBER 23499 AT FOLIO 731; LIBER 23499 AT FOLIO 735 AND LIBER 23499 AT FOLIO 738, RESPECTIVELY. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 3,222,679 SQUARE FEET OR 73.9823 ACRES; OF WHICH 247,126 SQUARE FEET OR 5.6732 ACRES IS DEDICATED TO PUBLIC USE BY THIS PLAT.



Charles F. Young 9/18/17 CHARLES F. YOUNG MARYLAND PROFESSIONAL LAND SURVEYOR #10932 DATE

NOTES CONTINUED

- 7. 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... 8. MILL BRANCH ROAD IS A COUNTY DESIGNATED HISTORIC ROAD. THE SCENIC EASEMENT DESCRIBED ON THIS PLAT IS AN AREA WHERE 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... 9. TOTAL DEVELOPMENT WITHIN THE SUBJECT PROPERTY SHALL BE LIMITED IN ACCORDANCE WITH CONDITION 14 OF PCGPB RESOLUTION NO. 09-85 (A). 10. 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.

OWNER'S DEDICATION

WE, MILL BRANCH CROSSING LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, ESTABLISH THE CONSERVATION EASEMENT, GRANT TO PRINCE GEORGE'S COUNTY THE 100-YEAR FLOODPLAIN EASEMENT AS SHOWN HEREON, SUBJECT TO THE TERMS AND PROVISIONS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 38869 AT FOLIO 223, DEDICATE THE STREET WIDENING TO PUBLIC USE AND GRANT TO THE PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT, AS SHOWN HEREON, SUBJECT TO THE TERMS AND PROVISIONS RECORDED AMONG THE AFOREMENTIONED LAND RECORDS IN LIBER 3703, AT FOLIO 748.

PROPERTY MARKERS WILL BE PLACED IN ACCORDANCE WITH SECTION 24-120(b)(6)(F)(I) OF THE SUBDIVISION REGULATIONS.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAT OF SUBDIVISION.

FOR MILL BRANCH CROSSING LIMITED LIABILITY COMPANY.

Richard A. Grassano 9/21/17 MANAGING MEMBER DATE

Table with 3 columns: Line #, Direction, Length. Lists lines L20 through L31 with their respective bearings and lengths.

Table with 3 columns: Line #, Direction, Length. Lists lines L1 through L19 with their respective bearings and lengths.

Table with 5 columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Lists curves C1 through C5 with their respective parameters.

APPROVED: November 2, 2017. Chairman MNCPPC File No. 5-17125. Asst. Secretary.

DEPARTMENT OF PERMITTING, INSPECTIONS & ENFORCEMENT. APPROVED: OCTOBER 10, 2017. Haitham A. Hujazi, Director.

RECORDED 11/09/17. PLAT BOOK SJH248. PLAT NO. 58.

C-S-C 4-08052 205NE14&15

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