



FLOOD PLAIN EASEMENT ACROSS LOT 31 FROM POINTS A TO B

BEARING	DIST.
N47°45'18"E	55.65
N69°26'38"E	76.90
S88°39'08"E	85.02
N80°18'40"E	41.59
N89°08'42"E	67.01
N56°18'36"E	57.69
DUE NORTH	23.00
S73°44'23"E	19.59
TOTAL-65656 SQ.FT.OR 15073 ACS.	

FLOOD PLAIN EASEMENT ACROSS LOT 33 FROM POINTS G TO H

BEARING	DIST.
S47°54'27"W	31.23
S57°05'56"W	115.47
S60°44'10"W	132.97
S39°22'57"W	86.68
S15°26'23"W	108.93
S16°11'27"E	64.56
S40°09'22"E	125.61
S84°15'27"E	169.85
N80°38'23"E	92.23
N88°52'36"E	102.02
S65°07'17"E	76.06
N74°44'42"E	68.41
S89°04'33"E	36.89
TOTAL-76450 SQ.FT.OR 17550 AC	

FLOOD PLAIN EASEMENT ACROSS LOT 36 FROM POINTS F TO G

BEARING	DIST.
S15°45'04"E	44.42
S06°32'12"W	96.63
S10°10'32"E	39.62
S16°32'05"W	133.52
S41°54'27"W	129.98
TOTAL-15607 SQ.FT.OR 0.3583 AC	

FLOOD PLAIN EASEMENT ACROSS LOT 32 FROM POINTS B TO C

BEARING	DIST.
S73°44'23"E	5.41
N59°44'37"E	41.68
N70°15'17"E	82.87
N62°29'17"E	54.12
N49°47'31"E	22.96
TOTAL-23697 SQ.FT.OR 0.5440 AC	

FLOOD PLAIN EASEMENT ACROSS LOT 35 FROM POINTS C TO D TO E TO F

BEARING	DIST.
N49°47'31"E	15.04
N34°57'02"E	113.46
N15°35'34"E	44.64
N02°47'56"E	225.27
N13°44'17"E	46.33
N06°36'00"W	123.19
S54°29'52"E	51.32
S13°32'53"E	86.99
S83°39'35"E	18.11
S16°30'16"W	28.16
S15°45'04"E	36.62
TOTAL-28256 SQ.FT.OR 0.6487 AC	

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the land conveyed by Frances Fairfax Roberts to Josephine Addison Gamble and Ellen Addison Richardson by Last Will and Testament, probated May 2, 1950 and recorded among the Will Records of Prince Georges County, Maryland, in Liber-G50-2 at Folio-172 (Administration No. 9631); that the total area included in this plan is 1718,527 square feet or 39.4520 acres of land, and that the total area to be dedicated to public use for street purposes by this plan is 140,986 square feet or 3.2366 acres of land.

Date: 1-18-85

Mackenzie Kelly
Mackenzie Kelly
Registered Land Surveyor
MD Registration No. 8011

OWNER'S DEDICATION

We, Josephine Addison Gamble and Ellen Addison Richardson, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plan of subdivision, establish the minimum building restriction lines, dedicate the streets and/or street widening area to public use, establish flood plain easement as shown hereon, establish a five (5) feet wide easement as shown hereon for the construction, installation, operation and maintenance of private underground utilities, and establish ten (10) feet wide utility easements adjacent, contiguous, parallel and concentric to all dedicated streets shown hereon subject to the provisions of a document entitled "Declaration of Terms and Provisions of Public Utility Easements" and recorded among the Land Records of Prince Georges County, Maryland in Liber-3703 at Folio 748. Property markers will be placed in accordance with Section 24-120(b)(6)(F)(11) of the Subdivision Regulations of the Prince Georges County Code.

There are no suits or action, leases, liens or trusts on the property included in this plan of subdivision.

Date: Jan 11, 1985

Witness: *Josephine Addison Gamble* Josephine Addison Gamble, Owner
Witness: *Ellen Addison Richardson* Ellen Addison Richardson, Owner

FILED

FFR 11 1985
Debra J. H. ...
Clerk of the Circuit Court
Prince Georges County, Md.

CONTRACT PURCHASER'S DEDICATION

McCormick Properties, Inc., a Maryland Corporation, by Donald R. Clark, President and George B. Hewes, Assistant Secretary, Contract Purchasers, under an agreement of sale, hereby adopt this plan of subdivision, establish the minimum building restriction lines, dedicate the streets and/or street widening area to public use, establish flood plain easement as shown hereon, establish a five (5) feet wide easement as shown hereon for the construction, installation, operation and maintenance of private underground utilities and establish ten (10) feet wide utility easements adjacent, contiguous, parallel and concentric to all dedicated streets shown hereon subject to the provisions of a document entitled "Declaration of Terms and Provisions of Public Utility Easements" and recorded among the Land Records of Prince Georges County, Maryland in Liber-3703 at Folio 748. Property markers will be placed in accordance with Section 24-120(b)(6)(F)(11) of the Subdivision Regulations of the Prince Georges County Code.

Date: Jan 4, 1985

Attest: *George B. Hewes* George B. Hewes, Asst. Secretary
By: *Donald R. Clark* Donald R. Clark, President

SECTION FIVE INGLEWOOD BUSINESS COMMUNITY

KENT (13TH) DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE: P-200 NOVEMBER 1984

GREENHORNE & O'MARA, INC.
Engineers - Architects - Planners - Surveyors
9001 Edmonston Road
Greenbelt, Maryland 20770

RESUBDIVISION OF PLAT ONE
LOTS 37 & 38
INGLEWOOD BUSINESS COMMUNITY
P.B. - NLP-119 P.NO.-11

PLAT ONE
INGLEWOOD BUSINESS COMMUNITY
P.B. - NLP 108 P.NO.42

RESUBDIVISION - SECTION TWO
LOTS 13 AND 14
INGLEWOOD BUSINESS COMMUNITY
P.B. - NLP-114 P.NO.-36

CURVE DATA

NO	RADIUS	DELTA	ARC	TAN	CHORD	BEARING
1	2837.45	07°04'28"	350.35	175.40	350.12	N86°45'27"E
2	25.00	51°34'47"	22.51	12.08	21.75	N57°25'44"E
3	70.00	28°39'32"	344.11	—	88.43	S07°31'54"E
4	25.00	50°06'36"	21.87	11.69	21.17	N71°45'26"W
5	2907.45	07°12'53"	366.11	183.30	365.87	S86°47'43"W
6	1577.39	02°35'45"	71.46	357.4	71.46	N27°56'52"E
7	1457.39	07°10'17"	182.42	91.33	182.30	S25°39'35"W
8	2764.79	03°45'29"	181.34	90.70	181.31	S52°37'08"E

AREA SUMMARY

LOTS (7) 1,577,541 Sqft. or 36.2154 Acres
STREETS 140,986 Sqft. or 3.2366 Acres
TOTAL AREA 1,718,527 Sqft. or 39.4520 Acres
TOTAL FLOOD PLAIN EASEMENT 209,666 Sqft. or 4.8133 Acres

DEVELOPMENT OF THIS PROPERTY IS STRICTLY CONTROLLED BY THE F-3 CONCEPT APPROVED ON JUNE 26/1980

HEALTH DEPARTMENT
PRINCE GEORGE'S COUNTY, MARYLAND
APPROVED: *Jan 23, 1985*
DATE
COUNTY HEALTH OFFICER

Maryland - National Capital Park and Planning Commission
Prince Georges County Planning Board
APPROVED JANUARY 31, 1985
C. J. D. ... Chairman
... Assistant Secretary
M.N.C.P. & P.C. Record File No. 5-84224

RECORDED 2-11-85
PLAT BOOK NLP-122
PLAT NO. 26

NOTE: 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 authorization # 82-5277A commitments. Building permits may not be issued until the planned water and sewer facilities are completed and adequate to serve the proposed development.