

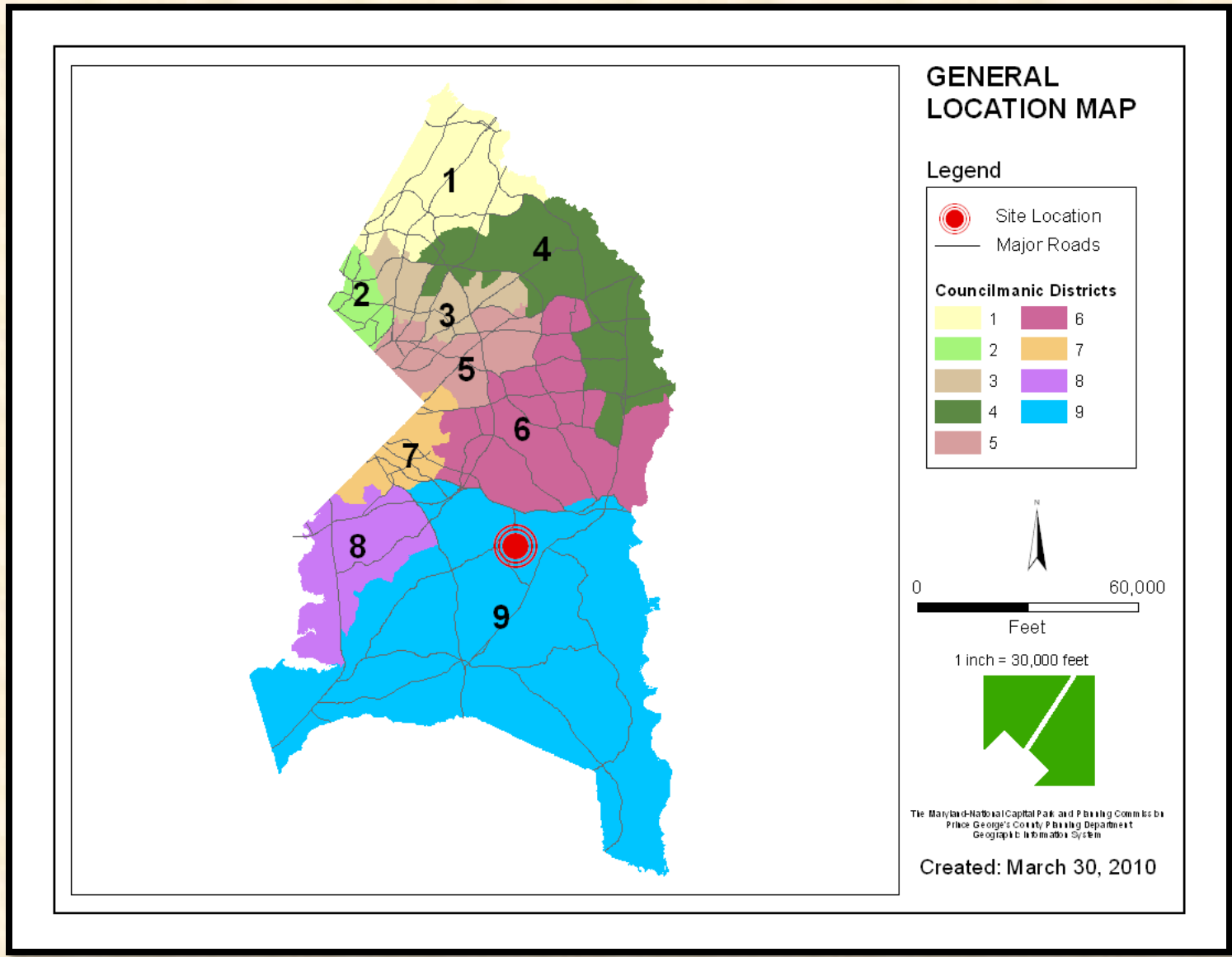
ITEM # :

CASE NO: V-10002

WOODYARD ESTATES, PLAT 5



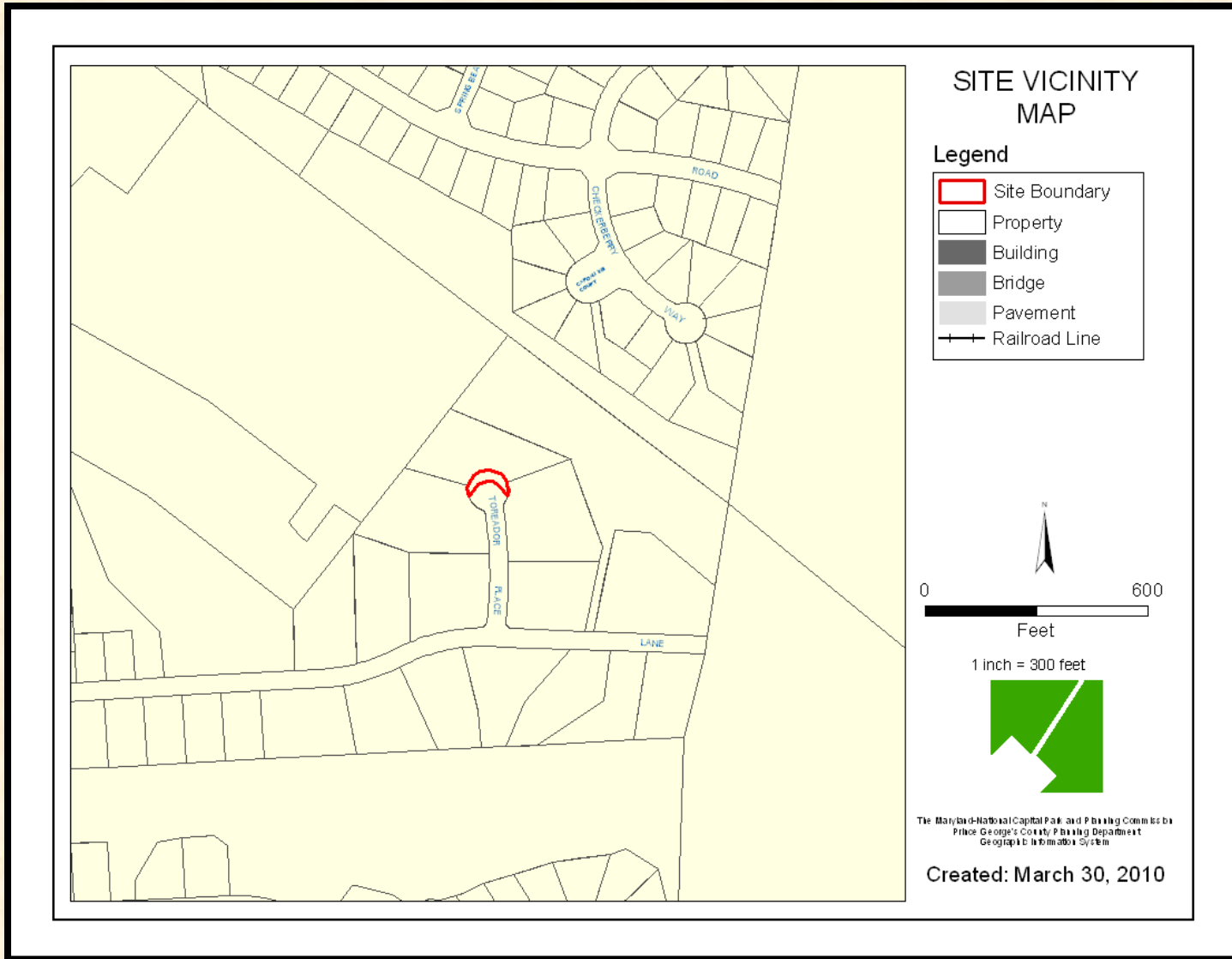
# GENERAL LOCATION MAP



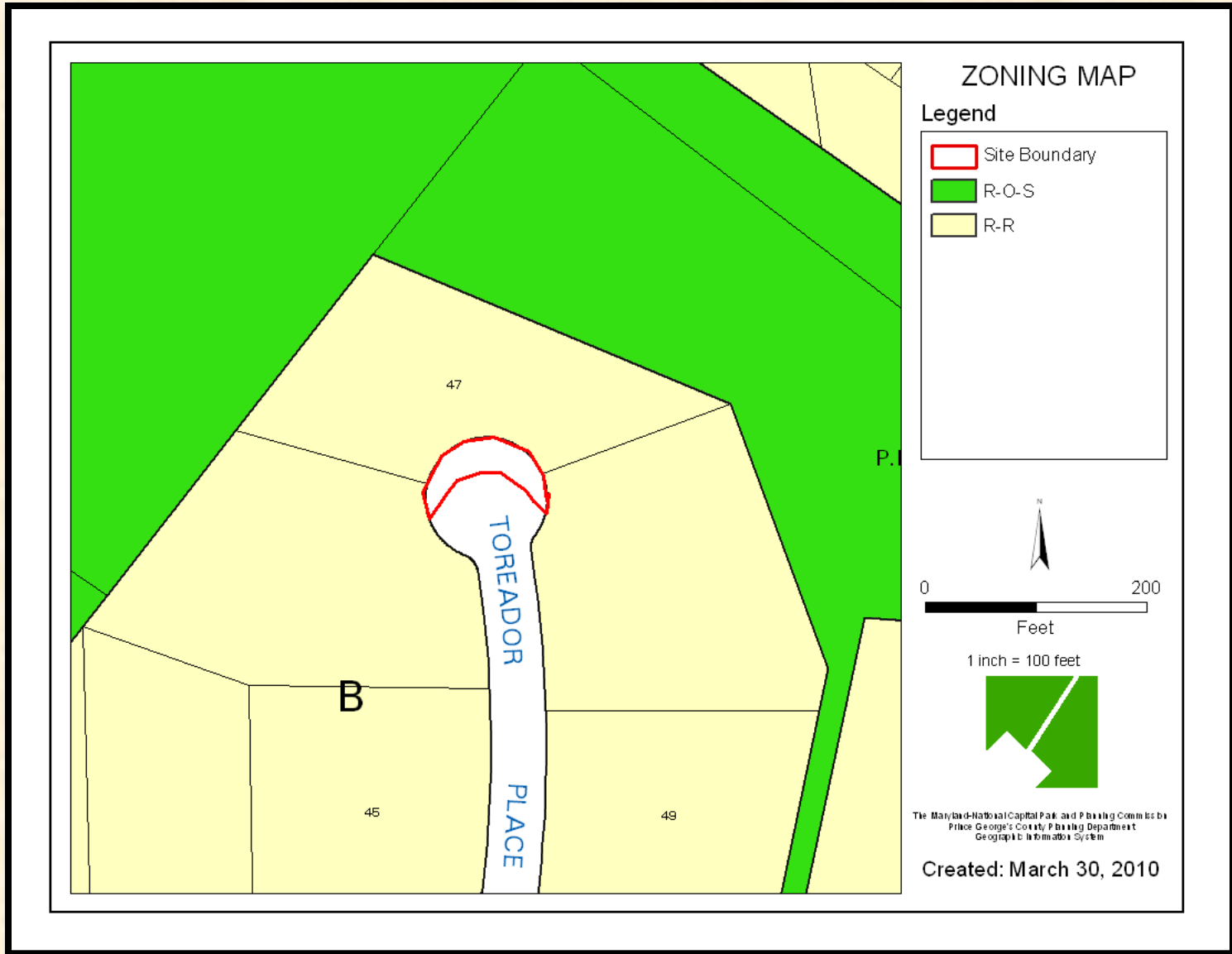
ITEM

V-10002

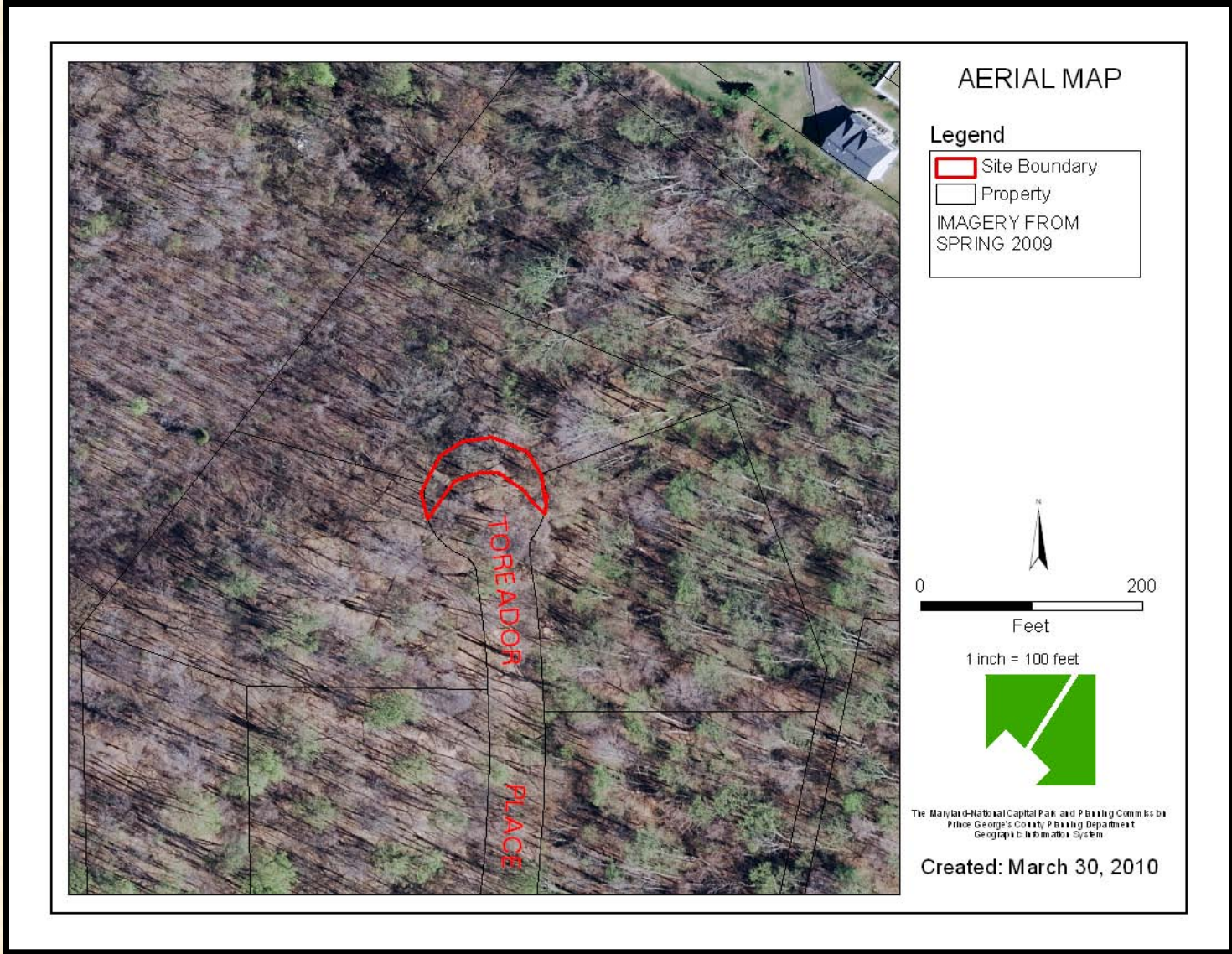
# SITE VICINITY MAP



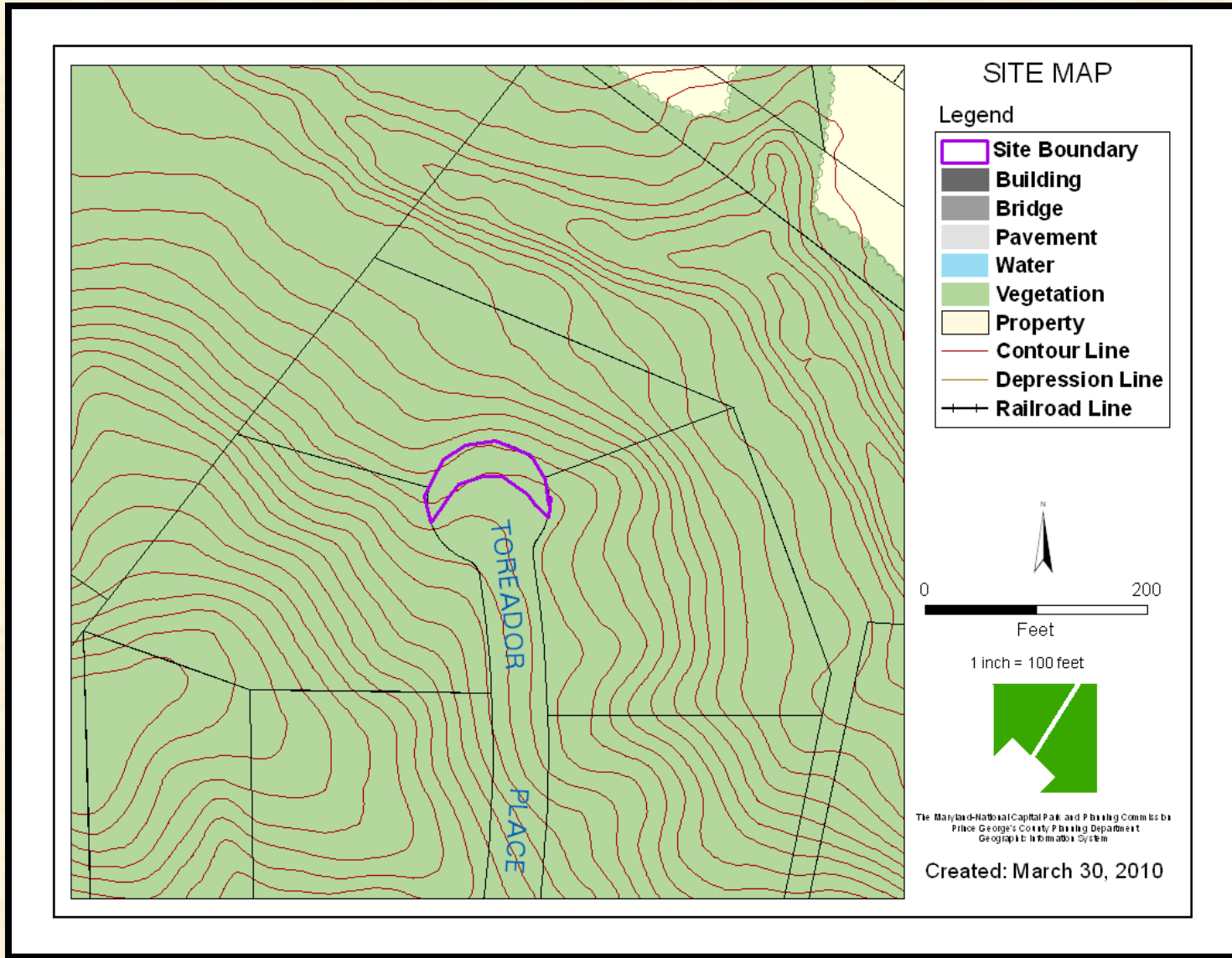
# ZONING MAP



# AERIAL PHOTO



# SITE MAP



# SUBDIVISION RECORD PLAT

## OWNER'S DEDICATION

WE, DESIGN-TECH BUILDERS INC., A MARYLAND CORPORATION AND OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ACCEPT THIS PLAN OF SUBDIVISION, DEDICATE THE STREETS TO PUBLIC USE, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, EXCEPT AS SHOWN, AND GRANT TO THE PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS, A TEN FOOT PUBLIC UTILITY EASEMENT, AS SHOWN AND SUBJECT TO THE TERMS AND CONDITIONS AS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN LIBER 3703 AT FOLIO 748, AND GRANT TO PRINCE GEORGE'S COUNTY, MARYLAND, FLOOD PLAIN EASEMENTS AS SHOWN.

PROPERTY MARKERS WILL BE PLACED IN ACCORDANCE WITH SECTION 24-120(e)(6)(f)(g) OF THE SUBDIVISION REGULATIONS OF THE PRINCE GEORGE'S COUNTY CODE.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LEINS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS OF WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT A CERTAIN DEED OF TRUST RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN LIBER 7518 AT FOLIO 572, AND ALL PARTIES IN INTEREST THERE TO HAVE HERETOBY AFFIXED THEIR SIGNATURES, INDICATING THEIR ASSENT TO THIS PLAN OF SUBDIVISION.

DESIGN-TECH BUILDERS, INC. (SEAL)

*David Weiss* 2-19-91 *Edward Shapiro*  
DAVID WEISS, PRESIDENT DATE WITNESS

WE ASSENT TO THIS PLAN OF SUBDIVISION: SOVRAN BANK/MARYLAND

*Alice G. Stealy* 2-19-91 *David Weiss*  
ALICE G. STEALY DATE WITNESS

*Richard J. Halvar* 2-19-91 *David Weiss*  
RICHARD J. HALVAR DATE WITNESS

HEALTH DEPARTMENT APPROVAL OF THIS PLAT IS BASED ON PLANS DATED 7-29-91 IN FILE NO. 900116 ONLY. A DIGITAL SYSTEM SIZED AND LOCATED AS SHOWN ON THESE PLANS MAY BE INSTALLED WITHOUT ADDITIONAL PERCOLATION TESTING. A 10,000 SQUARE FOOT PORTION OF THIS PARCEL AS SHOWN ON THE ABOVE REFERENCED PLANS MUST REMAIN UNDISTURBED FOR UNDERGROUND SEWAGE DISPOSAL PURPOSES. DETAILED INFORMATION ON OTHER SEWAGE DISPOSAL LIMITATIONS APPLICABLE TO THIS PARCEL MAY BE OBTAINED FROM THE PRINCE GEORGE'S COUNTY HEALTH DEPARTMENT, DIRECTORATE OF ENVIRONMENTAL HEALTH. INDIVIDUAL WATER SUPPLIES SHALL BE DEEP DRILLED WELLS.

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY WMA LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, TO DESIGN-TECH BUILDERS INC., A MARYLAND CORPORATION, BY DEED DATED DECEMBER 22, 1989 AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, IN LIBER 7518, FOLIO 566. THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 893,169 SQUARE FEET OR 20.5043 ACRES. THE TOTAL AREA TO BE DEDICATED TO PUBLIC USE IS 73,878 SQUARE FEET OR 1.6960 ACRES.

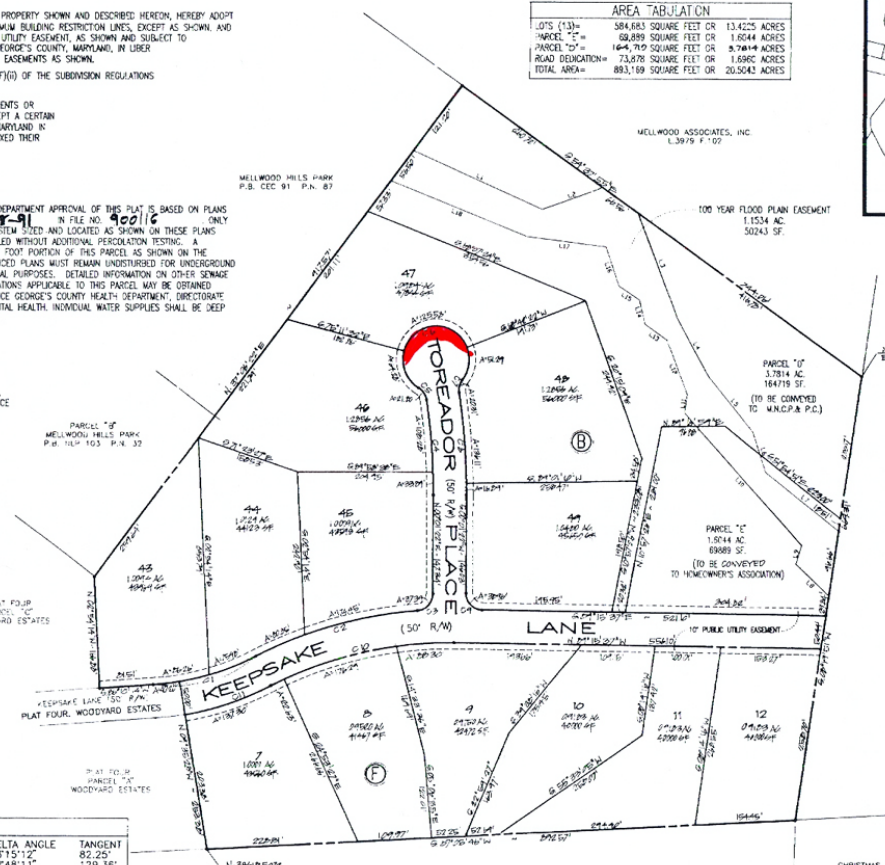
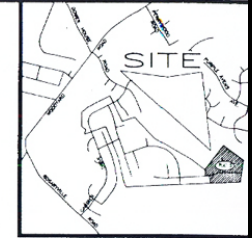
*William K. Joyce* 4-18-91  
WILLIAM K. JOYCE DATE  
PROFESSIONAL LAND SURVEYOR NO. #10874

## NOTES:

- 1.) THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AS RECORDED IN LIBER 7772 AT FOLIO 2202.
- 2.) NO BUILDING PERMITS SHALL BE ISSUED UNTIL EVIDENCE IS PROVIDED THAT A HOMEOWNERS ASSOCIATION HAS BEEN ESTABLISHED AND THE AREAS SHOWN AS BEING CONVEYED TO SAID ASSOCIATION HAVE BEEN CONVEYED.
- 3.) THIS LAND LIES WITHIN AN APPROVED CLUSTER DEVELOPMENT. SUBDIVISION OR REDEVELOPMENT IS STRICTLY CONTROLLED AND DEVELOPMENT OF THE LAND IS PERMITTED ONLY IN ACCORDANCE WITH LAND USES INDICATED ON THE APPROVED DEVELOPMENT PLAN, PRELIMINARY PLAT 4-88269.
- 4.) DEVELOPMENT OF THIS PROPERTY MUST CONFORM TO THE SITE DEVELOPMENT PLAN WHICH WAS APPROVED BY THE PRINCE GEORGE'S COUNTY PLANNING BOARD, JANUARY 24, 1991, NO. SP-30103, OR AS AMENDED BY ANY SUBSEQUENT RESOLUTIONS THEREON.
- 5.) PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, TRAFFIC CONDITIONS PER RES. 89-70 (4-88269) SHALL BE COMPLIED WITH.
- 6.) THIS PLAT IS SUBJECT TO A RECREATIONAL FACILITIES AGREEMENT RECORDED IN LIBER 7725 AT FOLIO 849.

CURVE #	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	399.76'	162.24'	161.13'	N 74°32'38" E	23°15'12"	82.25'
C2	241.46'	255.29'	253.61'	N 74°19'51" E	2°19'36"	29.36'
C3	25.00'	37.39'	34.00'	N 42°52'18" E	85°41'51"	23.19'
C4	914.21'	142.16'	142.02'	N 04°25'55" W	08°54'35"	71.22'
C5	25.00'	21.80'	21.12'	N 3°59'12" W	48°57'56"	11.65'
C6	50.00'	24.15'	66.70'	N 79°18'50" E	27°20'02"	44.76'
C7	25.00'	20.33'	19.78'	S 14°12'22" W	46°32'58"	10.75'
C8	894.21'	153.00'	152.84'	S 04°31'23" E	09°01'23"	76.85'
C9	25.00'	38.96'	35.13'	S 44°37'07" E	89°16'59"	24.69'
C10	1591.46'	287.21'	284.40'	S 27°44'43" W	146.48'	24.69'
C11	449.76'	137.30'	136.77'	S 71°39'47" W	17°29'29"	69.13'

AREA TABULATION	
LOTS 1-13	584,683 SQUARE FEET OR 13.4225 ACRES
PARCEL "E"	60,889 SQUARE FEET OR 1.4044 ACRES
PARCEL "D"	164,795 SQUARE FEET OR 3.7844 ACRES
ROAD DEDICATION	73,878 SQUARE FEET OR 1.6960 ACRES
TOTAL AREA	893,169 SQUARE FEET OR 20.5043 ACRES



LINE #	BEARING	DISTANCE
L1	S 65°45'50" E	214.44'
L2	N 89°29'00" E	96.32'
L3	S 20°52'10" E	164.81'
L4	S 85°50'35" E	103.30'
L5	S 39°34'20" E	105.70'
L6	S 18°06'50" E	62.58'
L7	S 51°45'35" E	140.61'
L8	N 47°22'40" W	67.58'
L9	N 17°31'37" E	29.83'
L10	N 42°18'00" E	288.16'
L11	N 08°54'25" E	27.49'
L12	N 21°33'30" W	88.51'
L13	N 55°06'46" E	39.76'
L14	N 13°37'22" W	36.90'
L15	N 56°45'35" E	37.08'
L16	N 18°45'11" W	60.82'
L17	N 82°44'40" E	120.45'
L18	N 67°59'20" W	221.97'

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION  
PRINCE GEORGE'S COUNTY PLANNING BOARD  
APPROVED: *John P. ...* JUNE 13, 1991  
CHAIRMAN ASSISTANT SECRETARY  
M.N.C.P.C. RECORD FILE NUMBER: 5-91037

HEALTH DEPARTMENT  
PRINCE GEORGE'S COUNTY, MARYLAND  
RECORDED: May 28 1991  
James H. Dew  
HEALTH OFFICER

PRELIMINARY PLAN #1-88269  
RECORDED: 1-1-91  
PLAT BOOK: 1-1-91  
PLAT NO.:

PLAT FIVE  
LOTS 43 THROUGH 49 AND PARCELS "D" AND "E", BLOCK "F"  
WOODYARD ESTATES  
MELLWOOD ELECTION DISTRICT NUMBER 15  
PRINCE GEORGE'S COUNTY, MARYLAND  
SCALE: 1"=100'

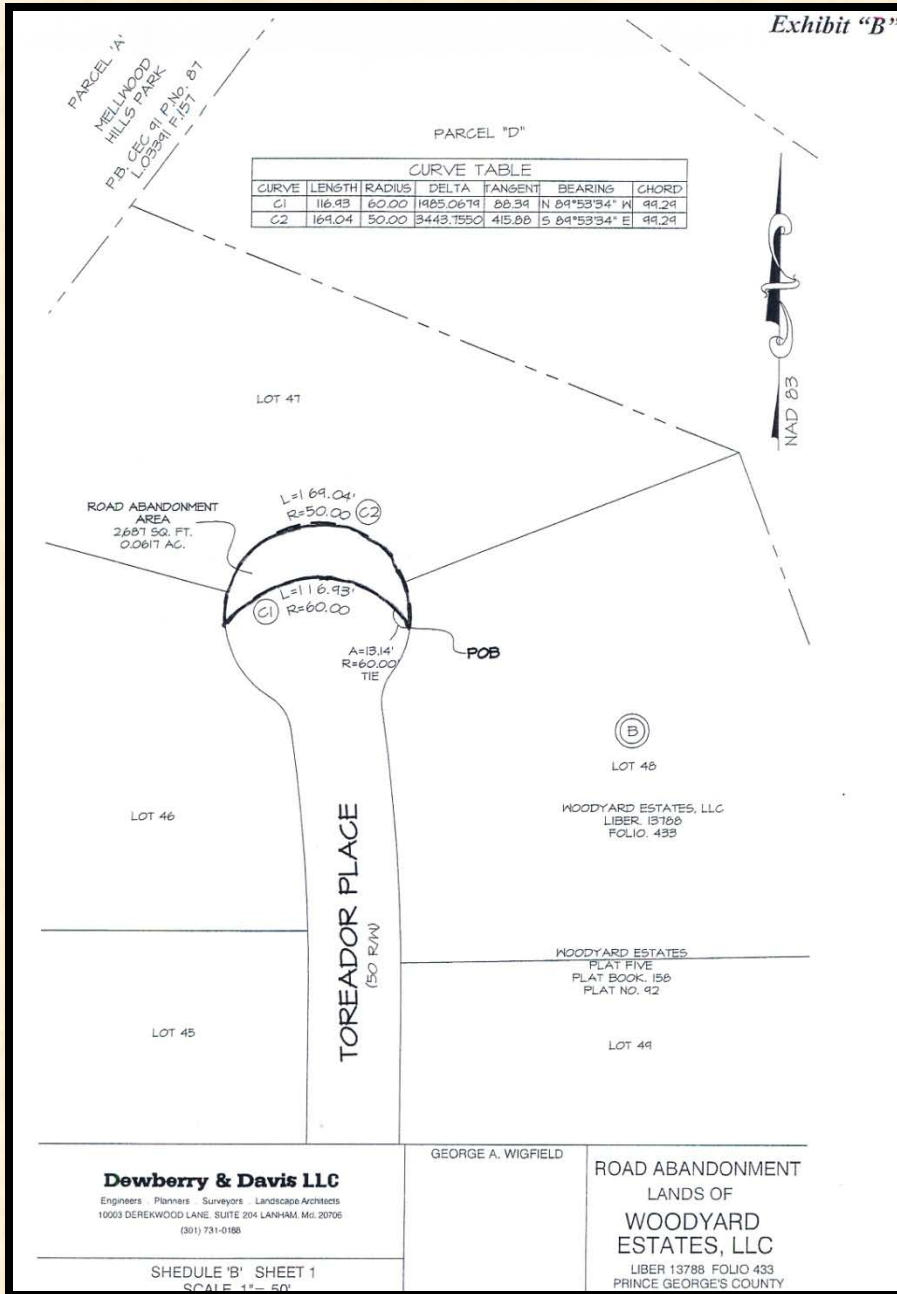
JOYCE ENGINEERING CORPORATION  
10766 BALTIMORE AVENUE  
TWIN CRYSTALS OFFICE PARK  
BELTSVILLE, MARYLAND 20705  
(301) 596-4353

D.R.H.  
W.A.J.  
J.E. #69013



ITEM V-10002

# PLAT OF COMPUTATION



ITEM

V-10002



**If you wish to speak  
and/or become a  
Party of Record, please  
sign in at the front desk**

**Note: Please turn off all  
cell phones**