

Surveyor's Certificate

I hereby certify that the plat shown hereon is correct; that it is a subdivision of part of the land conveyed by Greater Laurel Health Park limited Partnership, a Maryland limited partnership, to Greater Laurel Professional Park Limited Partnership, a Maryland limited partnership, by deed dated May 31, 1979 and recorded among the Land Records of Prince George's County, Maryland in Liber 5110 at Folio 589; also being known and designated as Lot 18, as shown on a plat entitled "Lots 16, 17 and 18, (being a resubdivision of Lots 12, 13 and 15), Greater Laurel Professional Park" and recorded among the aforesaid Land Records in Plat Book REP 192 as Plat No. 62, and designated as Lot 19, as shown on a plat entitled "Lots 19, 20 and 21, (being a resubdivision of Lots 16 and 17), Greater Laurel Professional Park" and recorded among the aforesaid Land Records in Plat Book REP 197 as Plat No. 12;

The total area of land included in this plat of subdivision is 58,317 square feet or 1.3388 acres of which none is dedicated to public use by this plat.

Date: _____ Steven W. Jones
Professional Land Surveyor
Maryland Registration No. 21072
(License Expiration Date: 2/08/2027)

Owner's Dedication

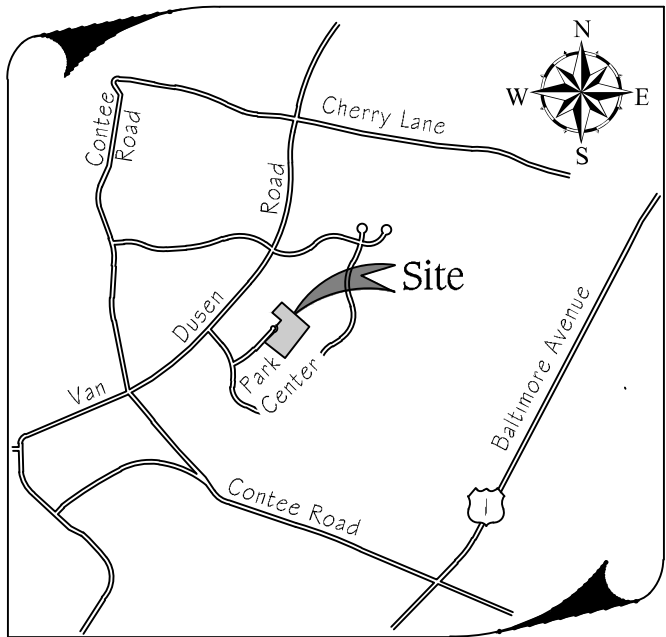
We, Greater Laurel Professional Park Limited Partnership, a Maryland limited partnership, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plat of subdivision, establish the minimum building restriction lines and grant to the public utilities, their successors and assigns, public utility easements 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.

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

Greater Laurel Professional Park Limited Partnership, a Maryland limited partnership

Date: _____ By: _____ Witness: _____



Vicinity Map 1" = 2000'

Notes

- Development of this property must conform to the Detailed Site Plan which was approved by the Planning Board on _____ or as amended by any subsequent revisions thereto.
- All proposed streets, sidewalks, curb & gutter, trees and all structures within the subdivision shall be maintained by the Homeowners Association for this subdivision.
- Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at folio 748.
- This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-48-02-02), 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 60, 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.
- Prior to issuance of any building or grading permits for the subject property, the applicant shall submit to the City's DPW the sum of One Hundred Fifty Thousand Dollars (\$150,000) for traffic signal improvements at the Van Dusen intersection of Laurel Park Drive, to reduce traffic congestion resulting from traffic added to this intersection by this proposed development.
- Approval of this plat is based upon reasonable expectations that public water and sewer will be available when needed and is conditioned upon fulfilling all of the commitments contained in the Washington Suburban Sanitary Commission Project/Authorization #DA 7845 Z24.
- Prior to the issuance of any building or grading permits for the subject property, the applicant shall submit to the City's Department of Recreation the sum of \$50,225 as the fee-in-lieu of park and recreation facilities.
- This plat is subject to declarations and covenants recorded in Book _____ at Page _____.
- An automatic fire suppression system shall be provided in all proposed buildings in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws, unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.
- Prior to the approval of building permits, the applicant, his heirs, successors and/ or assigns, all demonstrate that a Homeowners' Association has been established and that the common areas have been conveyed to the HOA.
- Development of this site shall be in conformance with storm water management concept plan #60966-2024 and any subsequent revisions.

Plat of Resubdivision

Plat Three

Lots 58 through 67 and
Parcels C & J

Oaks at Laurel

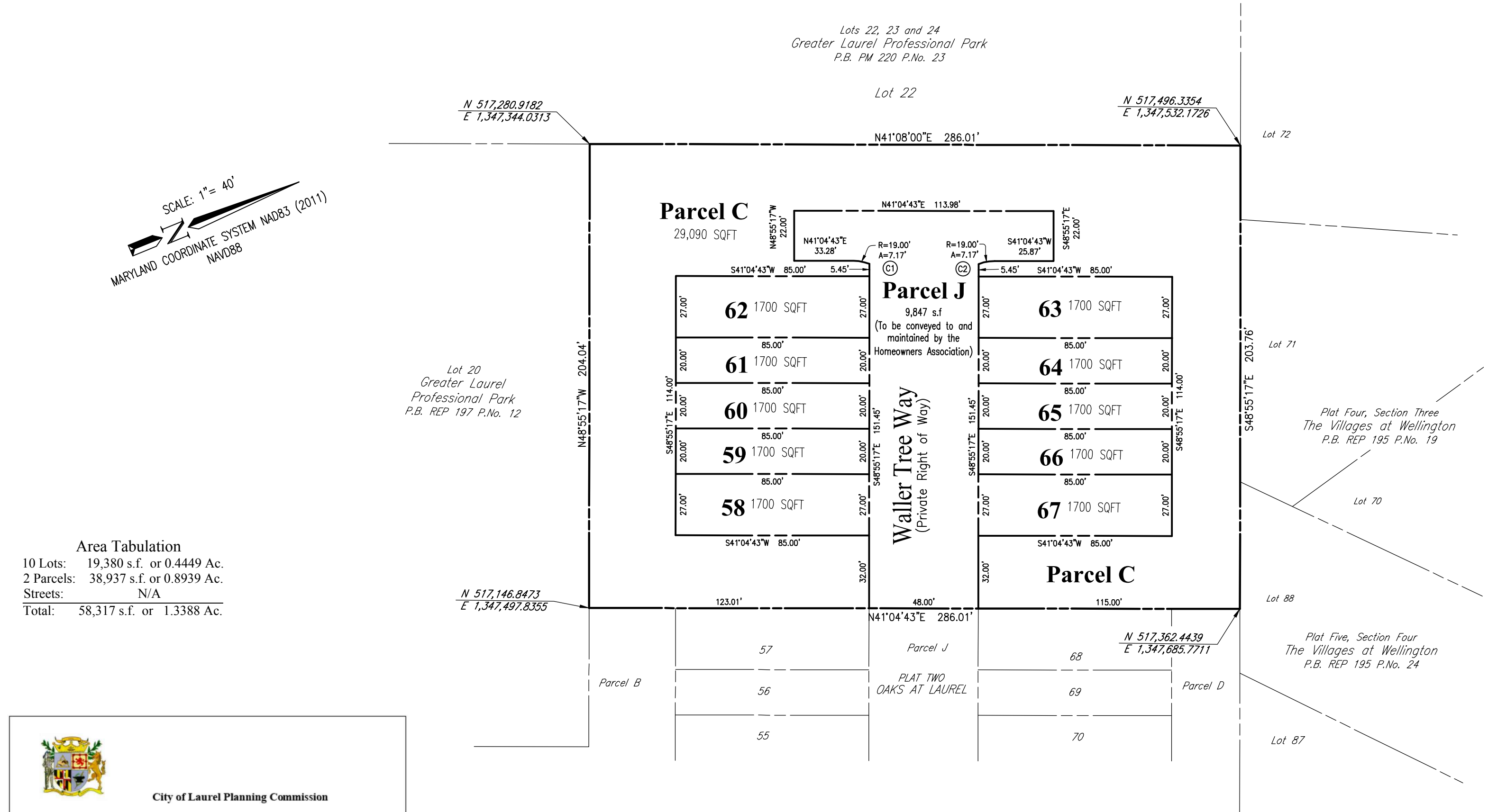
Laurel (10th) Election District
Prince George's County, Maryland

Scale: 1"= 40' March, 2025

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9394
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

AMR
2019-1508-15

N:\2024-1044\DWG\15-03



Area Tabulation
10 Lots: 19,380 s.f. or 0.4449 Ac.
2 Parcels: 38,937 s.f. or 0.8939 Ac.
Streets: N/A
Total: 58,317 s.f. or 1.3388 Ac.



City of Laurel Planning Commission

Approved: _____
Date: _____

Chairman

Secretary



DATE RECEIVED BY DPW: _____ DATE RETURNED TO ECD: _____

DPW REVIEWER: _____ DATE: _____

DPW DIRECTOR (OR DESIGNEE): _____ DATE: _____

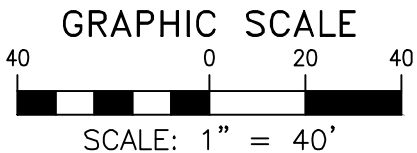
APPROVED: _____ APPROVED W/COMMENTS: _____ REVIEWED: _____ REJECTED: _____

Recorded: _____

Plat Book: _____

Plat No.: _____

Curve Data					
CURVE	RADIUS	ARC	DELTA	TAN.	CHORD
C1	19.00'	7.17'	21°37'06"	3.63'	N51°53'16"W 7.13'
C2	19.00'	7.17'	21°37'06"	3.63'	S30°16'10"W 7.13'



C-VAC (Commercial-Village Activity Center)
24-08-PC
218NE07