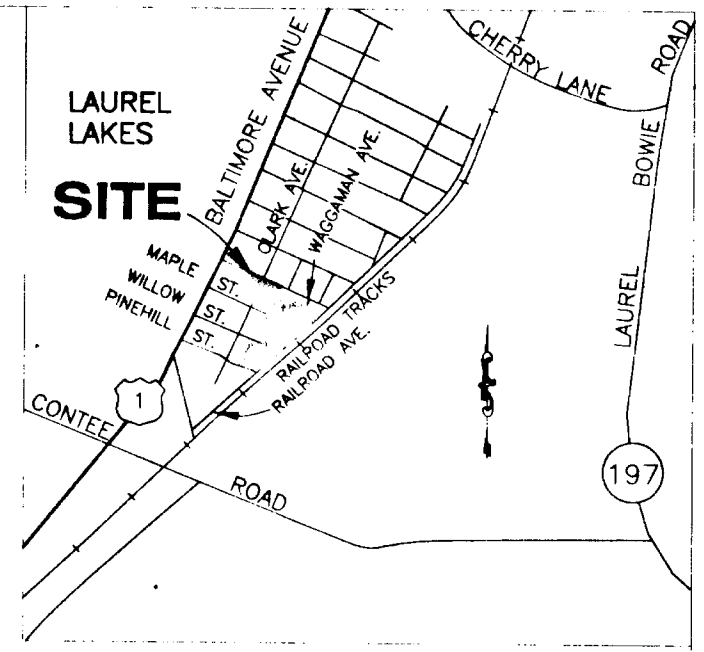


REP 195-48



Vicinity Map
Scale: 1" = 2000'

Surveyor's Certificate

I hereby certify that this plat is correct and is a resubdivision of part of Oakrest Plat A-108. That it is a subdivision of all of the land conveyed to Oakrest LLC from Charles E. Castle Jr., trustees by deed dated November 27, 2000 and recorded among the Land Records of Prince George's County, Maryland in Liber 14143 at Folio 500 and that the total area of land included in this plat of subdivision is 185,171 square feet or 4.2509 acres.

George A. Wigfield 6/11/02
George A. Wigfield DATE
Professional Land Surveyor
Maryland License #10948

Owner's Certificate

We, Oakrest LLC, owner of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plan of subdivision, dedicate the streets to public use, establish a 100 year flood plain easement and establish the minimum building restriction line, unless otherwise shown. Further, we grant to Chesapeake and Potomac Telephone Company of Maryland, to Potomac Electric and Power Company, Baltimore Gas and Electric Company and to Washington Gas Light Company, and to their respective successors and assigns, a 10' wide public utility easement in, through, over and to their respective successors and assigns. A 10' wide public utility easement in, through, over and across the land identified hereon as "10' P.U.E." with terms and provisions said grant being those set forth in a certain document entitled "declaration of terms and provisions for public utility easement" and recorded among the land records of Prince George's County Maryland in Liber 3703 at Folio 748. Said terms and provisions being incorporated herein by this reference. Property markers will be placed in accordance with section 24-120 (b) (6) (f) (11) 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 plan of subdivision, except a certain deed of trust recorded in Liber 15218 at Folio 321 and the parties of interest have below indicated their assent.

Oakrest, LLC
By: Ken Yates 6/3/02
Ken Yates, Managing Member Date Witness
By: Bernard Dackman 6/11/02
Bernard Dackman, Trustee Date Witness
By: Gordon B. Heyman 6/13/02
Gordon B. Heyman, Trustee Date Witness

Notes

1. Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/18/01) or as modified by the Type II Tree Conservation Plan which precludes any disturbance or installation of structures within specified areas. Failure to comply with an approved Tree Conservation Plan is a violation required mitigation under the Woodland Conservation/Tree Preservation Policy.
2. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S. the applicant shall provide the Environmental Planning Section with copies of all Federal and State wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
3. A type II Tree Conservation Plan shall be approved prior to the issuance of any permits.
4. Development shall comply with conditions of PGCPB Res. No. 00-219.
5. Parcel A shall be conveyed to P.G. County D.B.R.
6. THIS IS A RESUBDIVISION OF LAND THAT WAS PLATTED PRIOR TO THE ENACTMENT OF CHAPTER 619 OF THE LAWS OF 1908 (NOW MODIFIED AS SEC. 7-132 OF THE COUNTY CODE).

FILED

DEC 9 2002

CLERK OF THE CIRCUIT COURT
FOR PRINCE GEORGES COUNTY, MD.

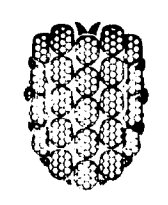
For Public Water and Sewer Systems Only

Approval of this plat is predicated upon public water and sewer being available prior to construction.

Maryland National Capital Park and Planning Commission
Prince George's County Planning Board
APPROVED: October 31, 2002
Date
Elizabeth Sweet Chairman
Frances J. Huertner Assistant Secretary
M.N.C. & P.C. RECORD FILE NO. 5-02164

Department of Environmental Resources
Prince George's County, Maryland
APPROVED: June 17, 2002
Date
Sherry Conway Director or Designee

Recorded: 12-9-02
Plat Book: REP 195
Plat: 48



Dewberry & Davis LLC
Engineers . Planners . Surveyors . Landscape Architects
10001 DEREKWOOD LANE, SUITE 100 LANHAM, MD. 20706
(301) 731-5551 FAX (301) 731-0188
218 NE 7/8

RESUBDIVISION
Lots 8,10,11-20 Block 31
REMAINDER Lots 1 & 2 Block 46 Lots 9,11,13-20 Block 30
Lots 3 & 4 Block 46
PART OF Lots 17 & 19 Block 30
PLAT 2
YATES ADDITION TO
OAK CREST
PARCEL 'A'
LAUREL ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE 1"=50' JANUARY, 2002
77645 MSA SUB 1850-11166

3/9/02