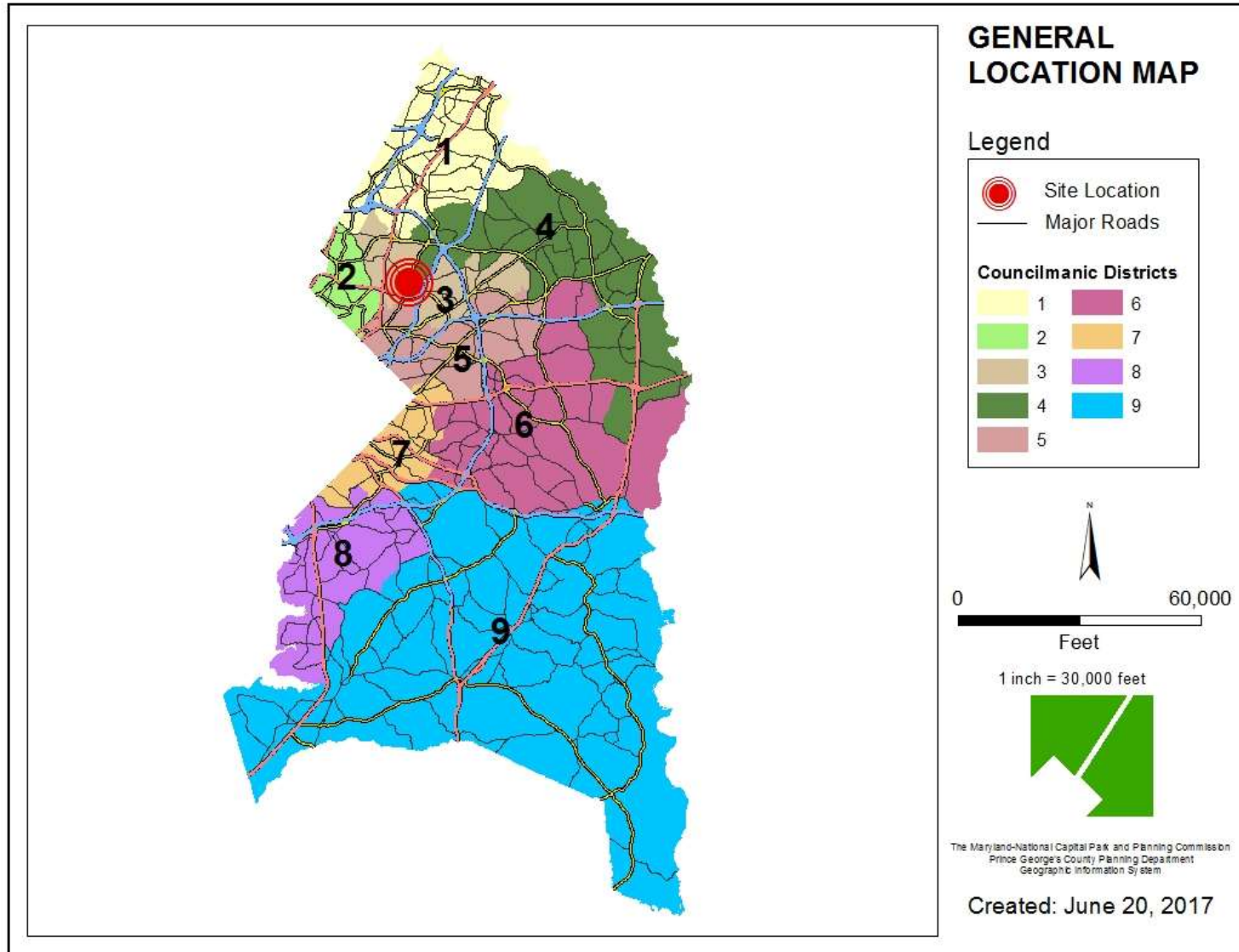


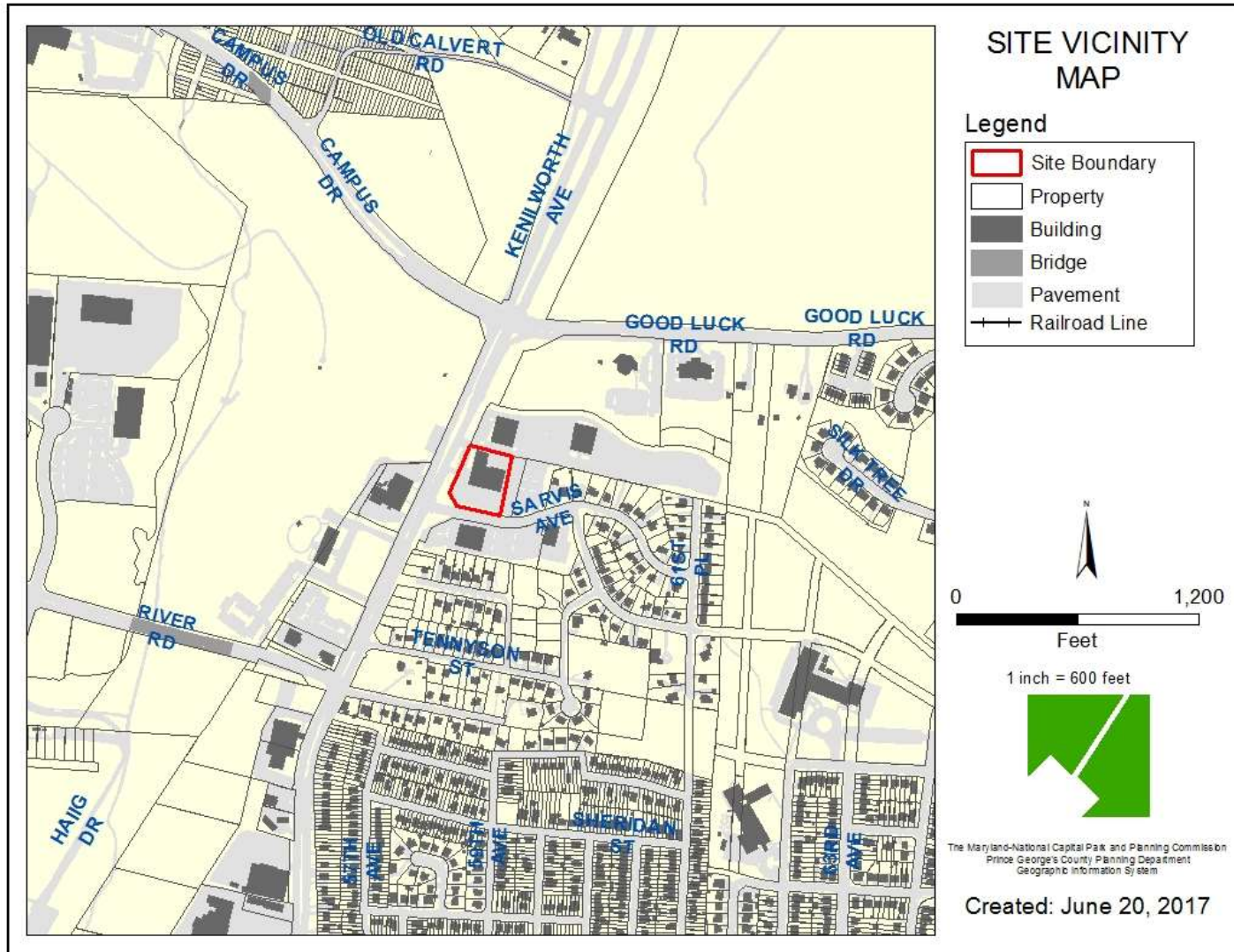
ITEM: 4D & 4E
CASE: 5-17040

RIVERDALE GARDENS, PARCEL 1

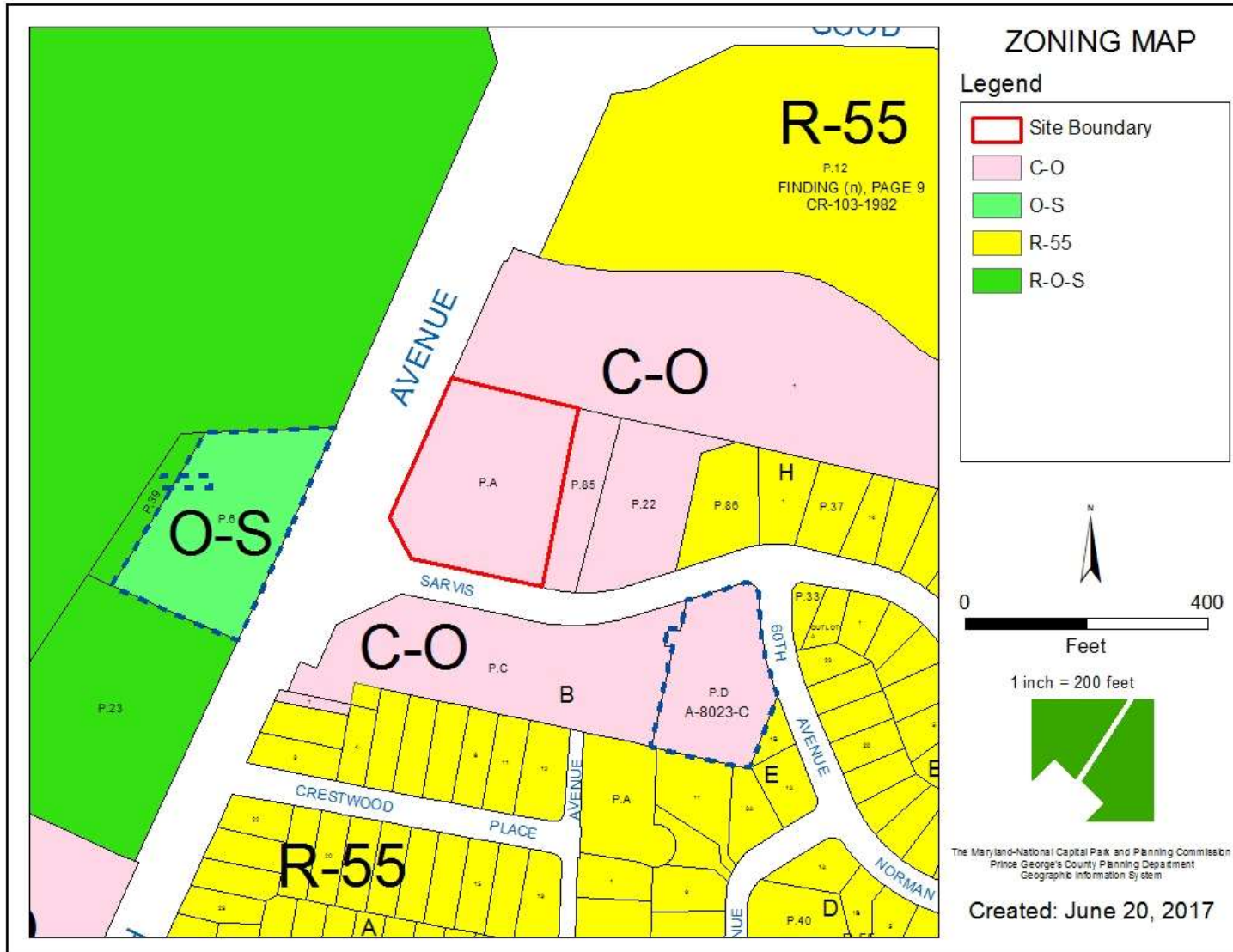
GENERAL LOCATION MAP



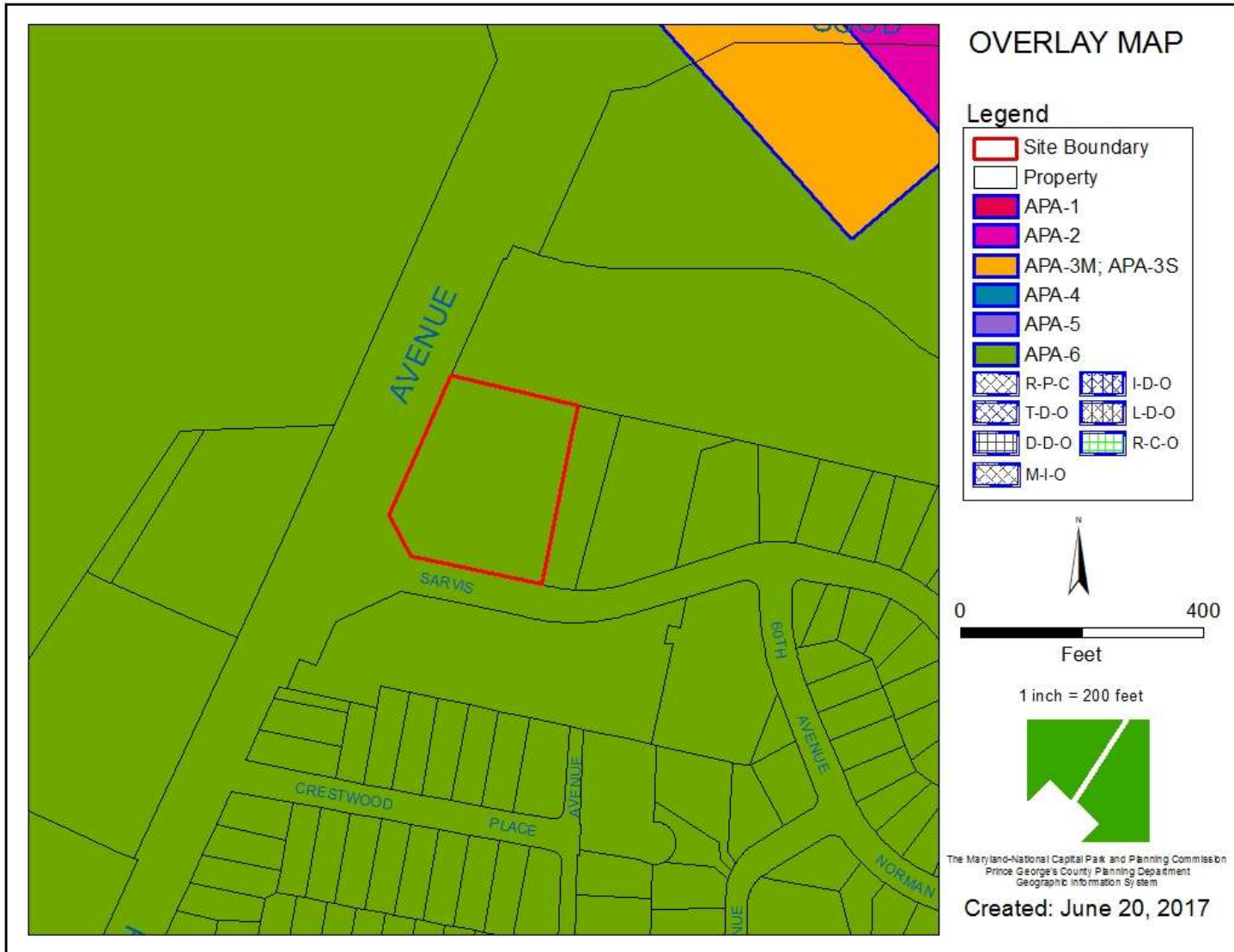
SITE VICINITY



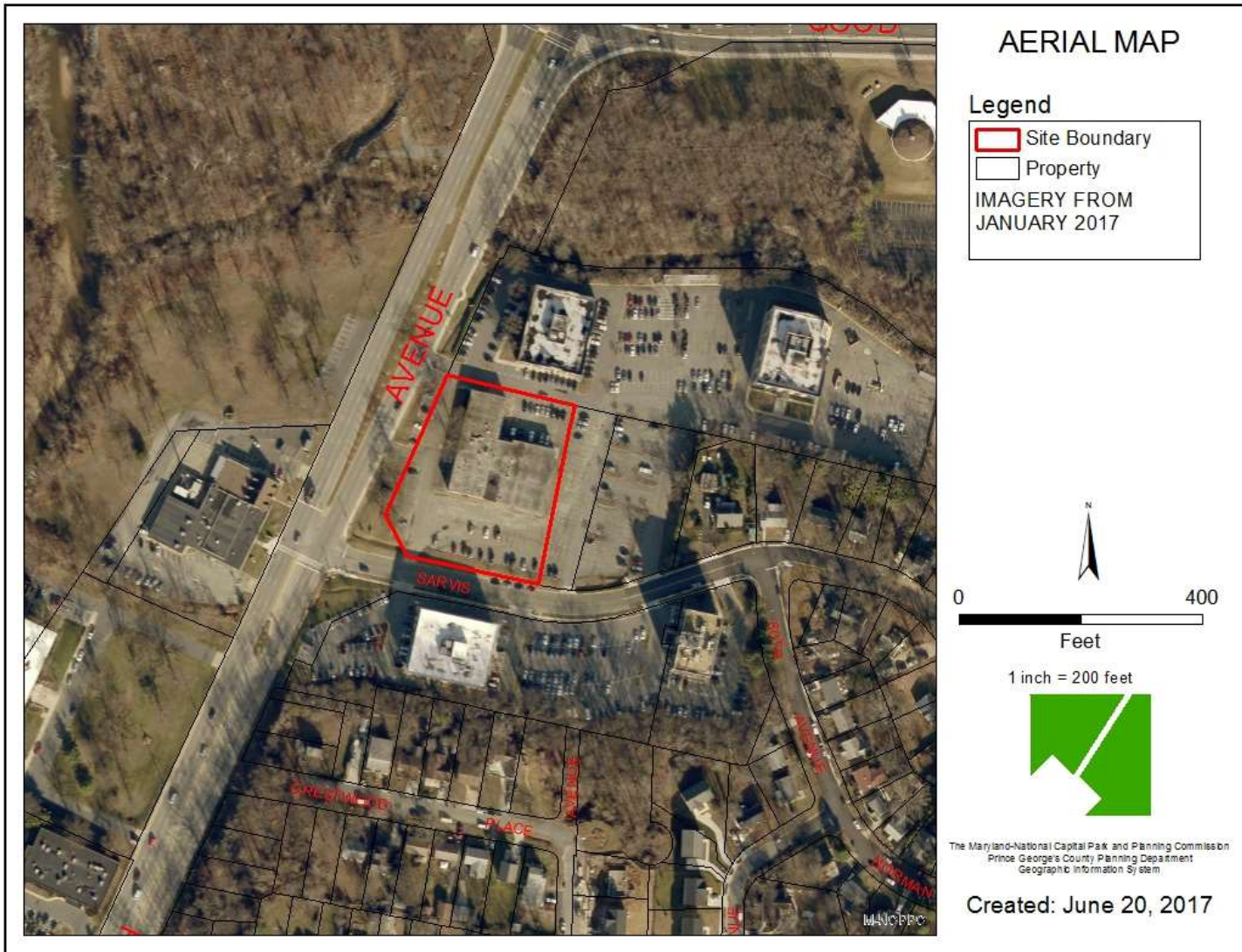
ZONING MAP



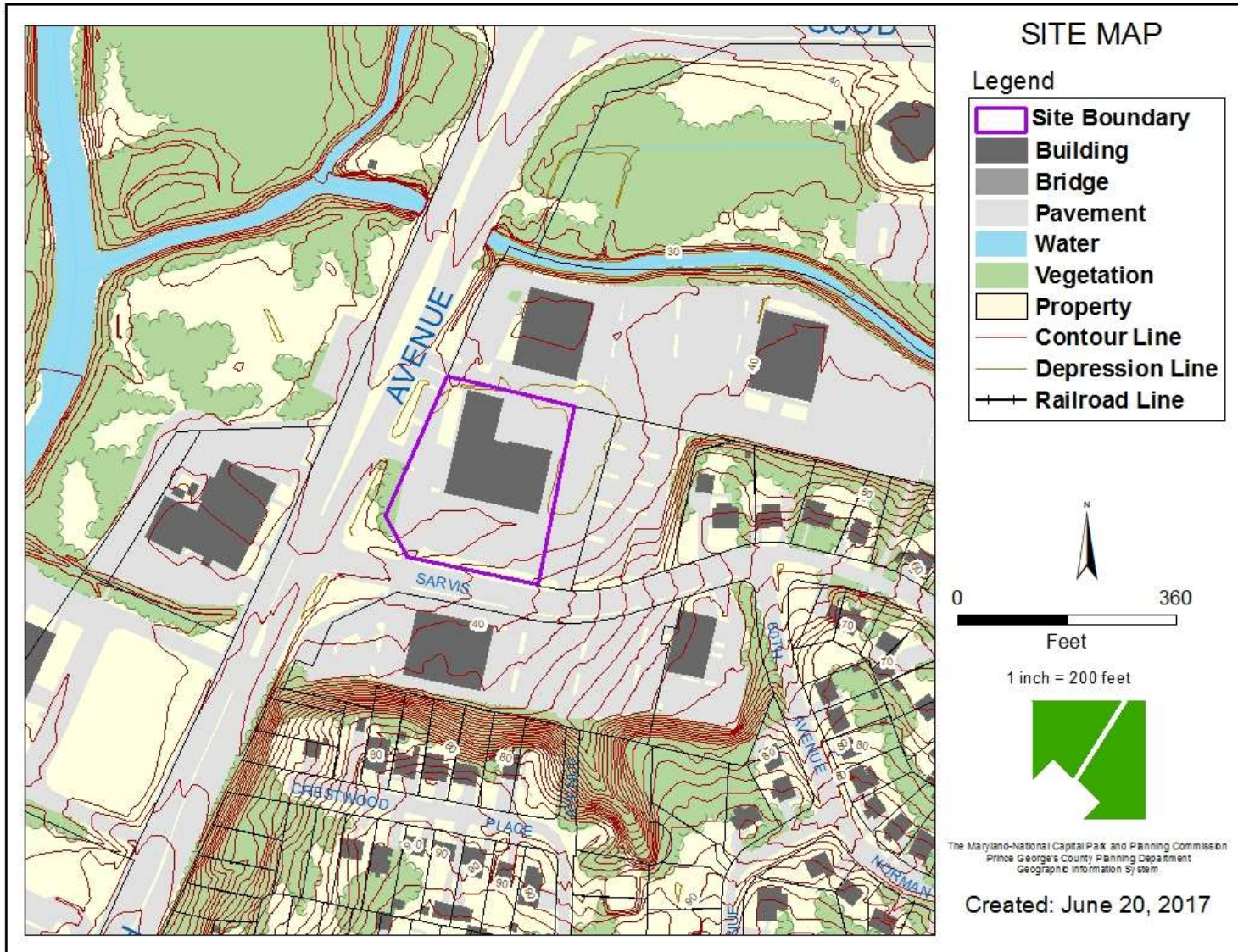
OVERLAY MAP



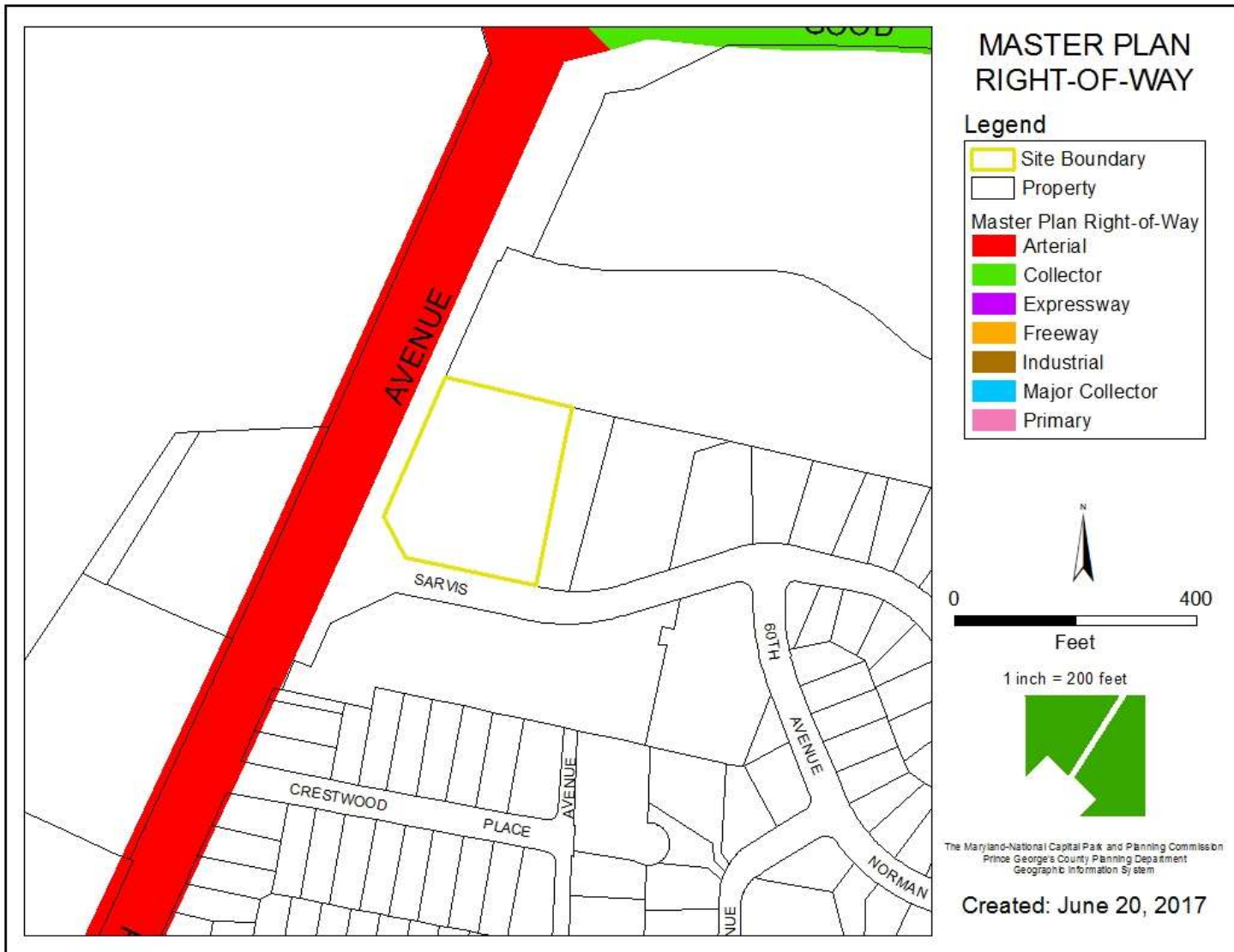
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



FINAL PLAT

NOTES

- Approval of this plat shall have no effect on or on the existing public water and sewer systems. The approval of future building permits will be subject to public utility water and sewer subdivision being installed prior to construction.
- This plat is prepared in accordance with Section 24-020 of the Subdivision Regulations of Prince Georges County, Maryland, as amended, and was previously recorded prior to October 27, 2017.
- Access is denied for Parcel 1 through the Trail between Kenilworth Avenue and Sarvis Avenue.
- Any residential development of the subject property shall require the approval of a new preliminary plat of subdivision prior to the approval of any building permits.
- A variance to Section 24-020(c) is approved for right-of-way easement from Kenilworth Avenue parcels to Parcel A.
- The transfer of parcels and development are subject to transportation conditions of Part 1B Resolution for 2016.

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING BOARD

APPROVED: _____
CHAIRMAN
ASSISTANT SECRETARY

DEPARTMENT OF THE ENVIRONMENT
PRINCE GEORGE'S COUNTY, MARYLAND

APPROVED: *[Signature]* 3/28/17
DIRECTOR OF ENVIRONMENT

RECORDED: _____
PLAT BOOK: _____
PLAT NO.: _____

5-1
SCHEMATIC

OWNER'S DECLARATION

Jenalls Gilbert II S.L.L.C., a Maryland limited liability company, owner of the property shown herein and described in the Subdividers Certificate, hereby adopts this plat of subdivision, including the proposed building restrictions, easements and grants of the public utility, that constitute said design, a lot that has public utility easements on subject, subject to the terms and provisions recorded among the Land Records of Prince Georges County, Maryland in Case #2016-0100 of Public Use.

Property of the owners will be placed in accordance with Section 24-020(b)(2)(B) of the Subdivision Regulations.

There are no liens, claims or tax liens, liens, mortgages or liens affecting the property included in this plat of subdivision.

DATE: 3/28/2017
[Signature]
Jenalls Gilbert II S.L.L.C.

SUBDIVIDER'S CERTIFICATE

I hereby certify that the plat above herein is correct; that it is a subdivision of part the land conveyed by 870 Kenilworth Avenue Home Partnership to Jenalls Gilbert II S.L.L.C. by deed dated August 1, 2017 and recorded among the Land Records of Prince Georges County, Maryland in Case #2016-0100 of Public Use, and being Parcel A, Greenhorne & O'Mara's Addition to Riverdale Gardens, recorded among the Land Records of Prince Georges County, Maryland in Case #2016-0100 of Public Use.

The total area of land included in this plat of subdivision is 49702 square feet of land.

DATE: 3-28-2017
[Signature]
DAVID ALAN PRUITT
Property Line Surveyor
Licensed No. 2004
License Expiration Date 9-30-2018

I hereby certify that this survey was prepared by me or under my responsible charge in compliance with the requirements set forth in COMAR 09.02.02 and I am a duly licensed Property Line Surveyor under the laws of the State of Maryland.

PARCEL I
(A RESUBDIVISION OF PARCEL A,
RECORDED IN PLAT BOOK 34, PLAT NO. 88)
**GREENHORNE & O'MARA'S ADDITION TO
RIVERDALE GARDENS**
RIVERDALE ELECTION DISTRICT No. 19
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE: 1" = 30' DECEMBER 2016
BEN DYER ASSOCIATES, INC.
ENGINEERS - SURVEYORS - PLANNERS
5122 WINDHOLM ROAD, SUITE 200
METHUENVILLE, MARYLAND 20712
PHONE: (301) 400-2000

5-14076