

# LEGEND

## NOTES:

1. TOPOGRAPHIC INFORMATION SHOWN TAKEN FROM PG. CO.
2. CONTOUR MAP.
3. FLOODPLAIN LIMITS TAKEN FROM APPROVED FLOODPLAIN STUDY FPS #890203.
4. SKETCH BASED ON L.7032 F.667.

- EXISTING TREE LINE
- NATURAL REGENERATION AREA
- WOODLAND CONSERVATION SIGNS (SEE DETAIL ON SHEET 2)
- STREAM CHANNEL
- 100-YEAR FLOODPLAIN BOUNDARY
- BOUNDARY LINE
- WOODLAND PRESERVATION AREA
- AFFORESTATION AREA
- Preservation Removed

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD	CHORD BEARING
C1	445.22	27°43'28"	215.43	109.87	213.34	N 89°24'51"W

Preservation Removed  
R-1 S 71°19'38" W 85.64  
R-2 S 10°50'45" W 89.51  
R-3 N 33°06'28" E 114.75  
Total Area = 1,265 sq. ft. 0.029 ac.

NUMBER	DIRECTION	DISTANCE
L1	S 76°25'42"E	81.16'
L2	S 26°56'55"E	46.00'
L3	S 68°40'28"E	23.27'
L4	S 38°54'54"E	58.98'
L5	S 59°18'50"E	32.18'
L6	S 70°38'55"E	40.58'
L7	S 85°16'03"E	80.23'
L8	S 81°11'45"E	74.54'
L9	S 78°21'47"E	30.90'
L10	N 72°08'51"E	104.57'
L11	S 69°28'29"E	93.55'
L12	S 67°35'29"E	45.37'
L13	S 36°20'11"E	26.41'
L14	S 57°20'40"E	15.46'
L15	N 82°27'16"E	43.78'
L16	S 61°58'53"E	17.68'
L17	S 57°45'12"W	22.18'
L18	S 13°49'11"E	51.47'
L19	S 23°48'02"E	37.40'
L20	S 66°11'58"W	243.36'
L21	N 11°02'33"W	50.90'
L22	N 38°14'52"W	31.60'
L23	N 71°39'25"W	103.82'
L24	N 87°02'00"W	103.39'
L25	N 86°40'23"W	96.31'
L26	N 34°41'59"W	334.60'
L27	S 82°23'42"W	199.39'

NUMBER	DIRECTION	DISTANCE
L28	N 43°32'37"W	53.83'
L29	N 28°56'41"E	21.62'
L30	S 85°05'10"W	106.04'
L31	N 70°43'10"W	72.21'
L32	S 59°03'36"W	98.97'
L33	N 72°51'14"W	30.68'
L34	N 35°27'01"E	54.41'
L35	N 23°20'41"W	40.02'
L36	N 08°48'30"E	57.16'
L37	N 70°01'38"W	9.34'
L38	S 34°28'19"W	92.16'
L39	S 39°11'09"W	58.29'
L40	N 53°01'53"W	117.18'
L41	N 84°12'33"W	76.80'
L42	S 70°57'32"W	114.63'
L43	N 36°20'18"W	92.08'
L44	N 47°43'02"W	98.53'
L45	N 38°20'01"E	81.08'
L46	N 48°27'57"W	29.89'
L47	S 51°59'00"W	54.65'
L48	N 63°52'10"W	92.99'
L49	N 77°52'48"W	97.09'
L50	S 73°50'38"W	51.22'
L51	S 31°28'28"W	59.64'
L52	N 86°40'23"W	24.20'
L53	N 48°52'04"W	4.54'
L54	N 28°00'09"E	74.24'

NUMBER	DIRECTION	DISTANCE
L55	N 66°21'26"W	102.87'
L56	N 61°13'54"W	124.37'
L57	N 60°07'54"W	76.52'
L58	N 39°41'01"W	71.89'
L59	N 17°28'20"E	96.49'
L60	N 17°11'37"W	72.48'
L61	N 28°21'55"W	38.92'
L62	S 83°48'04"W	15.67'
L63	S 07°04'51"E	33.85'
L64	S 75°59'12"W	27.30'
L65	N 39°32'16"W	51.22'
L66	N 60°56'53"W	114.10'
L67	N 70°31'04"W	56.48'
L68	S 87°22'58"W	29.81'
L69	N 38°47'48"W	60.63'
L70	N 70°05'09"W	74.74'
L71	N 88°48'08"W	61.38'
L72	S 76°17'01"W	93.34'
L73	S 69°40'13"W	83.13'
L74	N 75°04'16"W	16.34'
L75	N 18°07'00"W	24.20'
L76	N 87°53'02"W	29.90'
L77	S 19°55'14"W	22.58'
L78	S 40°10'22"W	10.06'
L79	N 17°55'48"W	294.72'
L80	S 85°10'24"E	11.31'
L81	S 35°48'42"E	15.96'

NUMBER	DIRECTION	DISTANCE
L82	S 20°10'01"E	63.34'
L83	S 45°30'05"E	30.71'
L84	S 28°31'39"E	103.90'
L85	S 04°13'32"W	46.29'
L86	N 76°01'29"E	32.69'
L87	N 10°28'50"W	36.08'
L88	N 01°20'24"E	42.62'
L89	N 48°55'48"E	10.01'
L90	S 85°17'37"E	17.99'
L91	N 47°42'12"E	9.87'
L92	N 27°57'28"E	53.82'
L93	N 36°39'23"E	72.85'
L94	N 26°37'26"E	52.43'
L95	N 08°59'05"W	41.83'
L96	N 48°52'04"W	18.80'
L97	S 80°55'06"W	65.35'
L98	N 70°51'51"W	43.43'
L99	N 66°11'58"E	67.82'
L100	S 23°48'02"E	15.00'
L101	N 66°11'53"E	45.95'
L102	N 28°40'02"W	15.00'
L103	N 66°11'58"E	191.82'
L104	S 54°02'58"W	54.23'
L105	S 15°16'20"W	30.29'
L106	S 07°33'21"W	55.67'
L107	S 35°56'14"E	44.08'
L108	S 24°48'08"E	194.07'

NUMBER	DIRECTION	DISTANCE
L109	S 43°17'55"E	19.67'
L110	S 58°15'55"E	57.91'
L111	S 70°25'57"E	65.46'
L112	S 62°38'31"E	81.91'
L113	S 17°49'21"E	43.11'
L114	S 45°45'35"E	84.39'
L115	S 25°53'08"E	69.81'
L116	S 13°49'39"E	85.54'
L117	S 41°38'27"E	137.46'
L118	S 30°28'51"E	32.08'
L119	S 76°17'29"E	20.24'
L120	N 61°46'12"E	11.49'
L121	S 63°21'32"E	63.88'
L122	S 43°04'55"E	53.72'
L123	S 62°31'09"E	77.49'
L124	N 85°49'32"E	16.61'
L125	N 59°47'03"E	17.24'
L126	N 76°16'54"E	18.68'
L127	S 37°45'25"E	98.09'
L128	N 79°33'24"E	50.43'
L129	S 76°01'22"E	21.49'
L130	S 32°22'04"E	91.24'
L131	S 40°03'39"E	20.02'
L132	S 16°26'21"E	19.53'
L133	N 82°23'42"E	210.86'
L134	N 83°59'28"E	20.90'
L135	S 39°09'38"E	38.66'

NUMBER	DIRECTION	DISTANCE
L136	S 08°31'57"E	28.67'
L137	N 76°57'59"E	34.37'
L138	N 55°24'57"E	25.13'
L139	N 60°31'53"W	28.59'
L140	N 45°38'12"E	15.49'
L141	S 77°45'57"E	72.83'
L142	S 84°35'10"E	49.57'
L143	N 78°55'36"E	166.03'
L144	N 73°48'48"E	35.88'
L145	S 20°39'55"E	44.74'
L146	S 08°59'39"W	24.54'
L147	S 88°56'23"E	11.49'
L148	N 31°06'42"E	15.54'
L149	N 01°34'52"E	61.67'
L150	N 12°00'08"E	41.00'
L151	N 48°07'25"W	17.34'
L152	N 77°01'20"E	17.72'
L153	S 09°05'39"E	44.31'
L154	S 19°45'25"E	16.49'
L155	S 58°36'20"E	17.27'
L156	S 39°11'29"E	37.96'
L157	S 61°43'17"E	62.65'
L158	S 39°00'40"E	16.09'
L159	S 33°06'25"W	238.17'
L160	N 82°23'42"E	29.42'
L161	S 37°45'50"E	38.50'
L162	S 71°19'33"W	8.91'

## Standard Woodland Conservation Worksheet for Prince George's County

**SECTION I-Establishing Site Information-** (Enter acres for each zone)

1 Zone:	R-80		
2 Gross Tract:	43.81		
3 Floodplain:	10.62		
4 Previously Dedicated Land:	0.00		
5 Net Tract (NTA):	33.19	0.00	0.00

6 TCP Number: TCP2-053-2009 Revision #: 1

7 Property Description or Subdivision Name: Wesson Drive Mitigation Bank

8 Is this site subject to the 1989 or 1991 Ordinance: Y

9 Is this site subject to the 1991 Ordinance: N

10 Subject to 2010 Ordinance and in PFA (Priority Funding Area): N

11 Is this one (1) single family lot? (Y or N): N

12 Are there prior TCP approvals which include a combination of this lot? (Y or N): Y

13 Is any portion of the property in a WC Bank? (Y or N): Y

14 Break-even Point (preservation) = 5.96 acres

15 Clearing permitted w/o reforestation = 23.82 acres

**SECTION II-Determining Requirements** (Enter acres for each corresponding column)

	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
17 Existing Woodland	0.00%	29.78	7.49	
18 Woodland Conservation Threshold (WCT) =		0.00		
19 Smaller of 17 or 18		0.00		
20 Woodland above WCT		29.78		
21 Woodland cleared		0.00	0.00	0.00
22 Woodland cleared above WCT (smaller of 16 or 17)		0.00		
23 Clearing above WCT (0.25: 1) replacement requirement		0.00		
24 Woodland cleared below WCT		0.00		
25 Clearing below WCT (2:1 replacement requirement)		0.00		
26 Reforestation Required Threshold (AFT) =	15.00%	0.00		
27 Off-site WCA being provided on this property		31.25		
28 Woodland Conservation Required		31.25		

**SECTION III-Meeting the Requirements** (Enter acres for each corresponding column)

	Column A WCT/AFT %	Column B Net Tract	Column C Floodplain (1:1)	Column D Off-Site Impacts (1:1)
29 Woodland Preservation	0.00			
30 Reforestation / Reforestation	0.00			
31 Natural Regeneration	0.00			
32 Landscape Credits	0.00			
33 Specimen Historic Tree Credit (CRZ area * 2.0)	0.00			
34 Forest Enhancement Credit (Area * .25)	0.00			
35 Street Tree Credit (Existing or 10-year canopy coverage)	0.00			
36 Area approved for fee-in-lieu	0.00			
37 Off-site Woodland Conservation Credits Required		29.42		
38 Off-site WCA (preservation) being provided on this property		29.42		
39 Off-site WCA (afforestation) being provided on this property		0.00		
40 Woodland Conservation Provided		31.25		
41 Area of woodland not cleared		29.78		
42 Net tract woodland retained not part of requirements:		29.78		
43 100-floodplain woodland retained		7.49		
44 On-site woodland conservation alternatives provided		31.25		
45 On-site woodland conservation alternatives provided		0.00		
46 On-site woodland retained not credited		37.27		

47 Prepared by: John P. Markovich Signed: 5/12/2022 Date: 5/12/2022

Prince George's County Planning Department, M-NCPPC  
Environmental Planning Section  
**TREE CONSERVATION PLAN APPROVAL**

**TCP2-053-2009**

00 Revision	Approved by	Date	DRD #	Reason for Revision
01 Revision	K. I. Finch	10/28/09		
02 Revision	Kim A. Finch	7/5/2022		Remove 0.029 ac. WPA, for Lot Line adjustment
03 Revision				
04 Revision				
05 Revision				

**QUALIFIED PROFESSIONAL CERTIFICATION**  
This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual

Signed: John P. Markovich Date: 5/12/2022

John P. Markovich  
JM Forestry Services, LLC  
11552 Timberbrook Drive  
Waldorf, MD 20601  
Phone: 301-751-4888  
Email: JPMarkovich@comcast.net

STATE OF MARYLAND  
BOARD OF FORESTERS

**TCP-II  
WESSON DRIVE  
MITIGATION BANK**

ELECTION DISTRICT #6  
PRINCE GEORGE'S COUNTY, MARYLAND

**GRAPHIC SCALE**

0 100 200 400

SCALE: 1" = 100'  
AUGUST 17, 2009

**BELTWAY SURVEYS**  
ENGINEERS, PLANNERS & SURVEYORS  
5627 ALLENTOWN ROAD, SUITE 105  
SUITLAND, MARYLAND 20746  
TELEPHONE: (301) 899-3440

SHEET 1 OF 2

1. The plan does not propose the disturbance of any existing woodlands and therefore is not required to identify or provide any Woodland Conservation to address the on-site requirements. The sole purpose of this Tree Conservation Plan is to establish off-site mitigation areas to satisfy the woodland conservation requirements for other properties. Any future activities on this property that result in the clearing of any woodland will initiate the Woodland Conservation requirements for this property. At that time the TCP2 shall be revised to calculate the requirements for this property and demonstrate how those requirements are being satisfied in addition to the off-site mitigation areas already created.
2. Cutting or clearing of woodland not in conformance with this Plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$1.50 per square foot mitigation fee, 1:1 replacement of the disturbed woodlands and other requirements that may be required due to the 1/4:1, 2:1 or 1:1 replacement requirement associated with the clearing of woodlands.
3. Per CB-60-2005, the seller of any property is required to inform the purchaser at the time of contract signature that the property is subject to a Tree Conservation Plan and provide a copy of the Type II Tree Conservation Plan that depicts the area subject to the Tree Conservation Plan.
4. Off-site woodland conservation mitigation areas created for the purpose of satisfying the off-site woodland conservation requirement of a benefiting property may not be used to satisfy the requirements for this property in the future.
5. All off-site woodland conservation mitigation on this property shall be encumbered by a declaration of covenants recorded in the Land Records of Prince George's County, Maryland and/or other protection documents as found acceptable by the M-NCPPC Environmental Planning Section (EPS). The Declaration of Covenants shall encumber only the portion of the property included in the off-site mitigation bank, and be described by a metes and bounds description.
6. Prior to the recordation of any declaration of covenants encumbering any portion of this property, a draft of the document shall be submitted to the Environmental Planning Section, M-NCPPC for appropriate review and approval.
7. Off-site woodland conservation mitigation banks may encumber lands previously protected or encumbered by permanent protection instruments.
8. Each subsequent commitment for a portion of the mitigation bank will require the submittal of a signed sales agreement and draft Transfer Certificate to the Environmental Planning Section for review prior to recordation. Each Transfer Certificate shall clearly cross-reference the appropriate TCP2s and project names (banking property and benefiting property).
9. All off-site woodland conservation areas established on existing (preserved) woodlands shall be credited at a rate of 2 acres of existing woodlands for every 1 acre of off-site woodland conservation mitigation required, in accordance with NR Article 5-1607(b)(2). Off-site woodland conservation areas established as afforestation or natural regeneration shall be credited at a rate of 1 acre of afforestation for every 1 acre of off-site mitigation required, but may not be transferred until after two growing seasons and certification of adequate survival unless an afforestation bond is posted.
10. The TCP2 Off-site Woodland Conservation Summary Table shall be revised each time a Transfer Certificate is recorded to identify the acreage affected, the benefiting property name and TCP2 number, and the recordation numbers.
11. If a Transfer Certificate is recorded and is later found to be unnecessary, a written request shall be submitted to the EPS to evaluate the Transfer Certificate release request. If it is determined that the Transfer Certificate may be released, the EPS will notify the applicant that a release document may be submitted for processing.
12. The purchase or sale of off-site woodland conservation mitigation credits involves the transfer of real property rights and may be subject to Maryland property transfer tax at the time of recordation of a Transfer Certificate.
13. Timber harvesting activities on the site may occur only after approval of a Forest Management or Stewardship Plan by the Prince George's County Forestry Board and a copy of the approved Forest Management or Stewardship Plan is submitted to The Environmental Planning Section for the file.

General Information Table		
Layer Category	Layer Name	Value
Zone	Zoning (Zone)	RSF-95 (R-80)
Zone	Aviation Policy Area (APA) <sup>1</sup>	NA
Administrative	Tax Grid (TMG)	89 C-4 & 98 C-1
Administrative	WSSC Grid (Sheet 20)	207SE06
Administrative	Planning Area (Plan Area)	70A
Administrative	Election District (ED)	6
Administrative	Councilmanic District (CD)	8
Administrative	General Plan 2002 Tier (Tier)	Developed
Administrative	General Plan Growth Policy 2035	Established Communities
Administrative	Police District	IV

<sup>1</sup> If the site is within an APA, enter the name of the airport

## NOTE:

Credit for the two afforestation areas and the three natural regeneration areas all totaling 1.83-acres will be given once it is confirmed that sufficient regeneration exists in these areas.

I, Faye M. Bruso hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.

Faye M. Bruso Signed: Faye Bruso Date: 5-18-2022



EXHIBIT A  
DESCRIPTION OF  
WESSON DRIVE  
MITIGATION BANK  
ELECTION DISTRICT NO. 6  
PRINCE GEORGE'S COUNTY, MARYLAND

Being the property of Faye M. Bruso, as described in a conveyance from Capital Gateway Associates Limited Partnership, a Maryland limited partnership, by deed dated June 2, 2008 and recorded among the land records of Prince George's County, Maryland in Liber 29731 at Folio 487; and excepting the following: a (intrafamily transfer) conveyance to Devon N. Woodward and William C. Woodward, JR. by deed dated June 25, 2008 and recorded among the aforesaid land records in Liber 29817 Folio 345; and also a (intrafamily transfer) conveyance to Sandra L. Kneib by deed dated September 19, 2008 and recorded among the aforesaid land records in Liber 30054 Folio 122, the residue being described as follows:

Beginning at a point at the westerly end of the 1st or N 71°19'33" E 257.78 foot line of the said first mentioned deed, Liber 29731 at Folio 487, said point also being at the westerly end of the southerly boundary line or the S 71°21'36" W 257.95 foot line of Parcel A Block B, as shown on a plat of a subdivision entitled "Plat Eight Skyline Hills" and recorded among the aforesaid Land Records in Plat Book NLP 118 at Plat 40;

Thence from said point of beginning, with and along said southerly boundary Parcel A Block B, in the bearing base of L.29731 F. 487, 1, N 71°19'33" E 257.74 feet to a point on the southwest corner of Parcel A Block B as shown on a plat of a subdivision entitled "Plat Nine Skyline Hills" and recorded among the aforesaid land records in Plat Book NLP 118 at Plat 41;

Thence running with and along the southerly boundary line of said Parcel A Block B the following three courses:  
2. N 82°23'42" E 686.03 feet to a point; thence  
3. S 60°42'53" E 731.26 feet to a point; thence  
4. N 69°19'00" E 165.70 feet to a point marking the northwest corner of Lot 12 as shown on a plat of subdivision entitled "Tournament Court" and recorded among the aforesaid land records in Plat Book NLP 108 at Plat 85; thence running with the westerly line of Lots 11 and 12 as shown on said plat;

5. S 13°43'56" E 161.85 (plat distance 161.36) feet to a point marking the southwesterly corner of said Lot 11 (Plat Book NLP 108 at Plat 85); thence running with the southerly line of said Lot 11, Lot 10, and part of Lot 9 (Plat Book NLP 108 at Plat 85)

6. N 77°49'14" E 334.70 feet to a point marking the northwest corner of Lot 1 as shown on plat of subdivision entitled "Arthur Dick Subdivision" and recorded in the aforesaid Land Records in Plat Book BB 15 at Plat 91; thence running with the westerly line of said Lot 1;

7. S 12° 10'44" E 200.00 feet to a point lying in the southerly boundary line of said Lot 1; thence running with and along the said line of Lot 1 and continuing with the southerly line of Lot 2 and part of Lot 3 (BB15 at 91);

8. N 77°49'16" E 235.58 feet to a point on the westerly end of McKeldin Drive (formerly Wadsworth Avenue) as shown on a plat of subdivision entitled "Section 1, Arthur Dick Subdivision" and recorded among the aforesaid Land Records in Plat Book BB 12 at Plat 71; thence running with the westerly line of said subdivision and the westerly line of property in the name of the Town of Morningside as described in Liber 10011 at Folio 95 in common with the 7th deed line of the aforesaid deed recorded in Liber 29731 at Folio 487;

9. S 17°55'48" E 665.96 feet to a point on the northerly right of way line of the Capital Beltway U.S. Route 95-495, as shown on State Roads Commission of Maryland Plats No. 28180 and 27991; thence running with the said right of way line the following six courses and distances:  
10. S 62°28'55" W 105.73 feet to a point; thence  
11. S 66° 11'58" W 154.05 feet to a point; thence  
12. N 23°48'02" W 15.00 feet to a point; thence  
13. S 66°11'58" W 45.95 feet to a point; thence  
14. S 23°48'02" E 15.00 feet to a point; thence  
15. S 66°11'58" W 1031.07 feet to a point lying at the southerly end of the east boundary or the S 34°45'37" E 606.28 foot line of Parcel A as shown on a plat of subdivision entitled "Andrews Square" and recorded in Plat Book NLP 100 at Plat 34 among the aforesaid land records, thence leaving said right of way line and running with and along the said easterly boundary line of Parcel A;

16. N 34°41'55" W 606.50 feet to a point at the westerly end of the southeasterly boundary line or the N 76°26'21" W line of "Andrew's Manor" as shown on plat of subdivision entitled "Andrews Manor" and recorded in Plat Book WWW 40 at Plat 6 among the aforesaid land records; thence running with and along the said southeasterly boundary;

17. S 76°25'42" E 176.14 feet to a point on the easterly right of way line of Bridgeport Drive, 50' wide, as shown on said subdivision "Andrew's Manor"; thence running with and along the easterly right of way line of Bridgeport Drive and the northeasterly right of way line of Wesson Drive as shown on said plat WWW 40 at 6 the following five courses and distances:  
18. N 24°21'59" W 691.98 feet to a point; thence  
19. 33.09 feet along the arc of a curve deflecting to the left, having a radius of 350.00 feet and a chord bearing N 27°04'29" W 33.08 fee to a point; thence  
20. N 29°46'59" W 205.12 (plat distance 205.29) feet to a point; thence  
21. S 77°01'20" W 105.60 (plat distance 104.99) feet to a point; thence  
22. 361.94 feet along the arc of a curve deflecting to the right, having a radius of 450.00 feet and a chord bearing N 79° 56'10" W 352.26 feet to a point on the northeasterly right of way line of Wesson Drive as shown on a plat of subdivision entitled "Section 5, Auth Village" and recorded in Plat Book WWW 36 at Plat 62 among the aforesaid Land Records; thence running with said right of way of Wesson;

23. N 56°53'35" W 24.52 feet to a point at the southerly end of the 3rd or South 33°06'25" East 320.29 foot deed line of aforesaid Woodward described in Liber 29817 Folio 345;

Thence departing said right of way of Wesson Drive and running, with and along said Woodward property the following two courses and distances:  
24. North 33°06'25" E 320.29 feet to a point; thence  
25. South 82°23'42" West 133.25 feet to a point on the northeasterly corner of aforesaid Sandra L. Kneib as described in Liber 30054 Folio 122;

Thence with and along said Kneib the following three courses and distances:  
26. South 82°23'42" West 84.62 feet to a point;  
27. South 71°19'33" West 80.75 feet to a point; thence  
28. South 33°06'25" West 114.75 feet to a point lying on the said right of way of Wesson Drive; thence running with said right of way;

29. N 56°53'35" W 134.90 feet to the point of beginning and containing 1,909,517 square feet or 43.8365 acres, more or less.

DESCRIPTION OF A  
FLOODPLAIN EASEMENT  
WESSON DRIVE  
MITIGATION BANK  
ELECTION DISTRICT NO. 6  
PRINCE GEORGE'S COUNTY, MARYLAND

Being two floodplain easements across the property of Faye M. Bruso, as described in a conveyance from Capital Gateway Associates Limited Partnership, a Maryland limited partnership, by deed dated June 2, 2008 and recorded among the land records of Prince George's County, Maryland in Liber 29731 at Folio 487;

**Beginning for the first part at a point marking the southwest corner of Parcel A, Block B as shown on a plat of subdivision entitled "Plat Nine, Skyline Hills" and recorded among the said land records in Plat Book NLP 118 at Plat 41; thence from said point of beginning, in the bearing base of L.29731 F. 487, with and along a portion of the said southerly boundary line of said Parcel A, Block B**

1. North 82°23'42" East 199.39 feet to a point; thence departing said southerly boundary line and running in, through, over and across the said conveyance the following fifty one (51) courses and distances

2. South 43°32'37" East 53.83 feet to a point; thence
3. South 29°56'41" West 21.62 feet to a point; thence
4. North 85°05'10" East 106.04 feet to a point; thence
5. South 70°43'10" East 72.21 feet to a point; thence
6. North 53°03'35" East 59.97 feet to a point; thence
7. South 72°51'47" East 30.89 feet to a point; thence
8. South 35°27'01" West 54.41 feet to a point; thence
9. South 23°20'41" East 40.02 feet to a point; thence
10. South 08°48'30" West 57.16 feet to a point; thence
11. South 70°01'38" East 9.34 feet to a point; thence
12. North 34°26'19" East 92.16 feet to a point; thence
13. North 39°11'09" East 58.29 feet to a point; thence
14. South 53°01'53" East 117.18 feet to a point; thence
15. South 84°12'33" East 76.80 feet to a point; thence
16. North 70°57'32" East 114.63 feet to a point; thence
17. South 36°20'18" East 92.06 feet to a point; thence
18. South 47°43'02" East 98.53 feet to a point; thence
19. South 35°20'01" West 81.08 feet to a point; thence
20. South 49°27'57" East 29.69 feet to a point; thence
21. North 51°59'00" East 54.65 feet to a point; thence
22. South 63°52'10" East 92.99 feet to a point; thence
23. South 77°52'48" East 97.09 feet to a point; thence
24. North 73°50'38" East 51.22 feet to a point; thence
25. North 31°29'28" East 59.64 feet to a point; thence
26. North 60°40'23" East 24.20 feet to a point; thence
27. South 48°52'04" East 4.54 feet to a point; thence
28. South 29°00'09" West 74.24 feet to a point; thence
29. South 66°21'26" East 102.97 feet to a point; thence
30. South 61°13'54" East 124.37 feet to a point; thence
31. South 60°07'54" East 75.52 feet to a point; thence
32. South 39°41'01" East 71.69 feet to a point; thence
33. South 17°28'20" West 56.49 feet to a point; thence
34. South 17°11'37" East 72.46 feet to a point; thence
35. South 28°21'55" East 38.92 feet to a point; thence
36. North 83°48'04" East 15.67 feet to a point; thence
37. North 07°04'51" West 33.85 feet to a point; thence
38. North 75°59'12" East 27.30 feet to a point; thence
39. South 39°32'16" East 51.22 feet to a point; thence
40. South 60°57'53" East 114.10 feet to a point; thence
41. South 70°31'04" East 56.48 feet to a point; thence
42. North 87°22'58" East 29.81 feet to a point; thence
43. South 38°47'48" East 66.63 feet to a point; thence
44. South 70°05'09" East 74.74 feet to a point; thence
45. South 88°48'08" East 61.38 feet to a point; thence
46. North 76°17'01" East 93.34 feet to a point; thence
47. North 69°40'13" East 83.13 feet to a point; thence
48. South 75°04'16" East 16.34 feet to a point; thence
49. South 18°07'00" East 24.20 feet to a point; thence
50. South 87°53'02" East 29.90 feet to a point; thence
51. North 19°55'14" East 22.58 feet to a point; thence
52. North 40°10'22" East 10.06 feet to a point lying in the westerly line of property in the name of the Town of Morningside as described in Liber 100111 at Folio 95 among the said land records; thence with and along a portion of the said westerly line

53. South 17°55'48" East 296.72 feet to a point; thence departing said westerly line and running in, through, over and across the said conveyance the following nineteen courses and distances

54. North 85°10'24" West 11.31 feet to a point; thence
55. North 35°48'42" West 15.96 feet to a point; thence
56. North 20°01'01" West 63.34 feet to a point; thence
57. North 45°30'05" West 30.71 feet to a point; thence
58. North 26°31'39" West 103.90 feet to a point; thence

59. North 04°13'32" East 46.29 feet to a point; thence
60. South 78°01'29" West 32.69 feet to a point; thence
61. South 10°26'55" East 36.09 feet to a point; thence
62. South 01°20'24" West 42.62 feet to a point; thence
63. South 48°55'48" West 10.01 feet to a point; thence
64. North 85°17'37" West 17.99 feet to a point; thence
65. South 47°24'12" West 9.87 feet to a point; thence
66. South 27°57'28" West 83.82 feet to a point; thence
67. South 36°39'25" West 72.85 feet to a point; thence
68. South 26°37'26" West 52.43 feet to a point; thence
69. South 08°59'05" East 41.83 feet to a point; thence
70. South 48°52'04" East 18.60 feet to a point; thence
71. North 80°55'06" East 65.35 feet to a point; thence
72. South 70°51'51" East 43.43 feet to a point lying in the northerly right of way of the Capital Beltway (US Route 95/495); thence running with and along the said right of way the following five courses and distances

73. South 66°11'58" West 87.92 feet to a point; thence
74. North 23°48'02" West 15.00 feet to a point; thence
75. South 66°11'58" West 43.95 feet to a point; thence
76. South 23°48'02" East 15.00 feet to a point; thence
77. South 66°11'58" West 191.92 feet to a point; thence departing said right of way and running in, through, over and across said conveyance the following forty eight courses and distances

78. North 54°02'58" East 54.23 feet to a point; thence
79. North 15°15'20" East 50.25 feet to a point; thence
80. North 00°33'21" East 55.87 feet to a point; thence
81. North 35°56'14" West 44.08 feet to a point; thence
82. North 24°48'08" West 194.07 feet to a point; thence
83. North 43°17'55" West 19.67 feet to a point; thence
84. North 58°15'55" West 57.91 feet to a point; thence
85. North 70°25'57" West 65.46 feet to a point; thence
86. North 52°39'31" West 81.91 feet to a point; thence
87. North 17°48'21" West 43.11 feet to a point; thence
88. North 45°45'30" West 84.29 feet to a point; thence
89. North 25°53'08" West 69.81 feet to a point; thence
90. North 13°49'39" West 85.54 feet to a point; thence

91. North 41°38'27" West 137.48 feet to a point; thence
92. North 30°28'51" West 32.08 feet to a point; thence
93. North 78°17'29" West 20.24 feet to a point; thence
94. South 61°46'12" West 11.48 feet to a point; thence
95. North 63°21'32" West 63.88 feet to a point; thence
96. North 43°04'55" West 53.72 feet to a point; thence
97. North 62°31'09" West 77.49 feet to a point; thence
98. South 85°49'32" West 16.61 feet to a point; thence
99. South 59°47'03" West 17.24 feet to a point; thence
100. South 76°16'54" West 18.88 feet to a point; thence
101. North 87°45'58" West 98.09 feet to a point; thence
102. South 79°33'24" West 60.43 feet to a point; thence
103. North 76°01'22" West 21.49 feet to a point; thence
104. North 63°22'04" West 61.24 feet to a point; thence
105. North 40°03'39" West 20.02 feet to a point; thence
106. North 16°28'21" West 19.53 feet to a point; thence
107. North 89°14'44" West 12.96 feet to a point; thence
108. South 83°59'28" West 20.90 feet to a point; thence
109. North 39°09'39" West 38.86 feet to a point; thence
110. North 06°31'57" West 28.67 feet to a point; thence
111. South 79°57'58" West 34.37 feet to a point; thence
112. South 55°24'57" West 25.13 feet to a point; thence
113. South 60°31'53" East 28.59 feet to a point; thence
114. South 46°38'12" West 15.49 feet to a point; thence
115. North 77°45'57" West 72.53 feet to a point; thence
116. North 84°35'10" West 49.57 feet to a point; thence
117. South 78°55'36" West 168.03 feet to a point; thence
118. South 73°49'48" West 35.88 feet to a point; thence
119. North 20°35'55" West 44.74 feet to a point; thence
120. North 08°58'39" East 24.54 feet to a point; thence
121. North 88°56'23" West 11.49 feet to a point; thence
122. South 31°06'42" West 15.64 feet to a point; thence
123. South 01°34'52" West 61.67 feet to a point; thence
124. South 12°00'08" West 41.00 feet to a point; thence
125. South 48°07'25" East 17.34 feet to a point to a point lying in the northerly right of way of Wesson Drive (50' wide); thence running with and along the said right of way the following two courses and distances

126. South 77°01'20" West 17.72 feet to a point; thence

127. 215.69 feet along an arc of a curve deflecting to the right having a radius of 445.22 feet and a long chord bearing of North 89°25'51" West and a chord length of 213.59 feet; thence departing said right of way and running in, through, over and across the said conveyance the following six courses and distances

128. North 00°05'39" West 44.31 feet to a point; thence
129. North 19°46'25" West 16.49 feet to a point; thence
130. North 58°38'20" West 17.27 feet to a point; thence
131. North 39°11'29" West 37.96 feet to a point; thence
132. North 61°43'17" West 62.85 feet to a point; thence
133. North 39°00'40" West 16.09 feet to a point lying in the third (3rd) or South 33°06'25" West 320.29 foot deed line as described in a conveyance to Devon N. Woodward and William C. Woodward, JR., known as Parcel A, and recorded in Liber 29817 at Folio 345 among the said land records; thence running with a portion of the said 3rd deed line in a reverse direction

134. North 33°06'25" East 239.17 feet to a point marking the beginning of the said third line and the end of the second (2nd) or North 82° 23'42" East 133.25 foot deed line of aforesaid conveyance; thence running with the said 2nd deed line in a reverse direction and a portion of the third (3rd) or North 82°23'42" East 84.62 foot deed line as described in a conveyance to Sandra L. Kneib, known as Parcel B, and recorded in Liber 30054 at Folio 122 among the said land records, also in the reverse direction

135. South 82°23'42" West 210.66 feet to a point; thence departing said 3rd deed line and running in, through over and across the said conveyance

136. North 37°45'50" West 38.50 feet to a point to a point lying in the southerly boundary line or the South 71°21'38" West 257.95 foot line of Parcel A, block B, as shown on a plat of subdivision entitled "Plat Eight, Skyline Hills" and recorded among the aforesaid land records in Plat Book NLP 118 at Plat 40; thence running with and along said southerly boundary line

137. North 71°19'33" East 8.91 feet to the Point of Beginning and containing 359,016 square feet or 8.2419 acres of land, more or less.

Beginning for the second part at a point marking the westerly end of the southeasterly boundary line, or the North 76°26'21" line, of "Andrews Manor" as shown on plat of subdivision entitled "Andrews Manor" and recorded in Platt Book WWW 40 at Plat 6 among the aforesaid land records; thence running with and along the said southeasterly boundary

1. South 78°25'42" East 81.19 feet to a point; thence departing said boundary and running in, through, over and across the said conveyance the following eighteen (18) courses and distances
2. South 38°59'55" East 48.00 feet to a point; thence
3. South 68°40'28" East 25.27 feet to a point; thence
4. South 38°54'54" East 56.96 feet to a point; thence
5. South 59°18'50" East 32.19 feet to a point; thence
6. South 76°28'55" East 40.56 feet to a point; thence
7. South 65°16'03" East 60.23 feet to a point; thence
8. South 61°11'45" East 74.54 feet to a point; thence
9. South 78°21'47" East 30.90 feet to a point; thence
10. North 72°08'51" East 104.57 feet to a point; thence
11. South 89°26'25" East 93.55 feet to a point; thence
12. South 67°35'28" East 45.37 feet to a point; thence
13. South 36°20'11" East 26.41 feet to a point; thence
14. South 57°20'40" East 15.46 feet to a point; thence
15. North 82°27'16" East 43.78 feet to a point; thence
16. South 61°58'53" East 17.68 feet to a point; thence
17. South 07°46'12" West 22.18 feet to a point; thence
18. South 13°49'11" East 51.47 feet to a point; thence
19. South 23°48'02" East 37.40 feet to a point lying in the northerly right of way of the Capital Beltway, US Route 95-495; thence with and along the said right of way
20. South 66°11'58" West 243.35 feet to a point; thence departing said right of way and running in, through, over and across the said conveyance the following five courses and distances
21. North 11°02'33" West 50.90 feet to a point; thence
22. North 38°14'52" West 31.80 feet to a point; thence
23. North 71°39'25" West 103.82 feet to a point; thence
24. North 87°02'00" West 103.39 feet to a point; thence
25. North 66°53'25" West 96.31 feet to a point lying in the east boundary, or the South 34°45'37" East 606.28 foot line, of Parcel A as shown on a plat of subdivision entitled "Andrews Square" and recorded in Plat Book NLP 100 at Plat 34 among the aforesaid land records; thence running with and along said east boundary line
26. North 34°41'55" West 334.60 to the Point of Beginning and containing 103,747 square feet or 2.3817 acres more or less.

TOTAL FLOODPLAIN AREA = 462,763 SQ. FT. OR 10.6236 ACRES

OFF-SITE WOODLAND CONSERVATION BANK SUMMARY TABLE

Woodland Conservation Bank Identifier	Woodland Conservation Credits Total (acres)	Off-Site Preservation (acres) 2:1	Off-Site Afforestation (acres) 1:1	Preservation Area Available (acres)	Afforestation Area Available (acres)	Recordation Information (Liber/Folio)	Benefiting TCP2	Benefiting Property	Reviewer	Approval Date
0				29.45	1.83	L 31276 F 349				
1	2.78	5.56	0.00	23.89	1.83	L 32502 F 368	TCP2-043-96	Charwood Village	KIF	6/23/11
2	6.92	13.84	0.00	10.05	1.83	L 34008 F 631	TCP2-065-08-01	Virginia Manor Road	KIF	11/9/12
3	3.52	7.04	0.00	3.01	1.83	L 34008 F 629	TCP2-014-2012	Virginia Manor Road	KIF	11/9/12
4	0.07	0.14	0.00	2.87	1.83	L 38864 F 169	TCP2-005-2014	Miller Property	KIF	2/1/17
5	0.32	0.64	0.00	2.23	1.83	L 41178 F 389	TCP2-122-97-01	FMC Fairmount Heights	KIF	7/20/18
6	0.13	0.26	0.26	1.97	1.57	L 42554 F 342	TCP2-019-2018	AutoZone Store	KIF	9/30/19
7	0.00	0.00	1.57	1.97	0.00	L 42618 F 073	TCP2-114-04	Bellefonte	KIF	12/20/19
8	0.56	1.12	0.00	0.85	0.00	L 42921 F 542	TCP2-026-2010	Three Roads Corner	KIF	12/30/19
9	0.05	0.10	0.00	0.75	0.00	L 43906 F 371	TCP2-019-2018	AutoZone Store	KIF	9/16/20
10			0.00	0.72	0.00			Lot Line Adjustment -0.03 ac Preservation		
11			0.00		0.00					
12			0.00		0.00					

Prince George's County Planning Department, M-NCPPC			
TREE CONSERVATION PLAN APPROVAL			
TCPII-053-2009			
Approved by	Date	DRD #	Reason for Revision
00 Revision K. I. Finch	10/28/09		
01 Revision Kim A. Finch	7/5/2022		Remove 0.029 ac WPA for Lot Line adjustment
02 Revision			
03 Revision			
04 Revision			
05 Revision			

QUALIFIED PROFESSIONAL CERTIFICATION

This complies with the current requirements of Subtitle 25 and the Environmental Technical Manual

Signed: John P. Markovich Date: 5/12/2022

John P. Markovich  
JM Forestry Services, LLC  
11552 Timberbrook Drive  
Waldorf, MD 20601  
Phone: 301-751-4888  
E-Mail: JPMarkovich@comcast.net



I Faye M. Bruso hereby acknowledge that we are aware of this Type 2 Tree Conservation Plan (TCP2) and that we understand the requirements as set forth in this TCP2.