

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 126,605 square feet or 2.9065 acres of which none is dedicated to public use by this plat.

Curve Data					
CURVE	RADIUS	ARC	DELTA	TAN.	CHORD
C1	25.00'	22.18'	50°50'01"	11.88'	N66°33'00"E 21.46'
C2	70.00'	137.84'	112°49'15"	105.40'	N35°33'25"E 116.62'

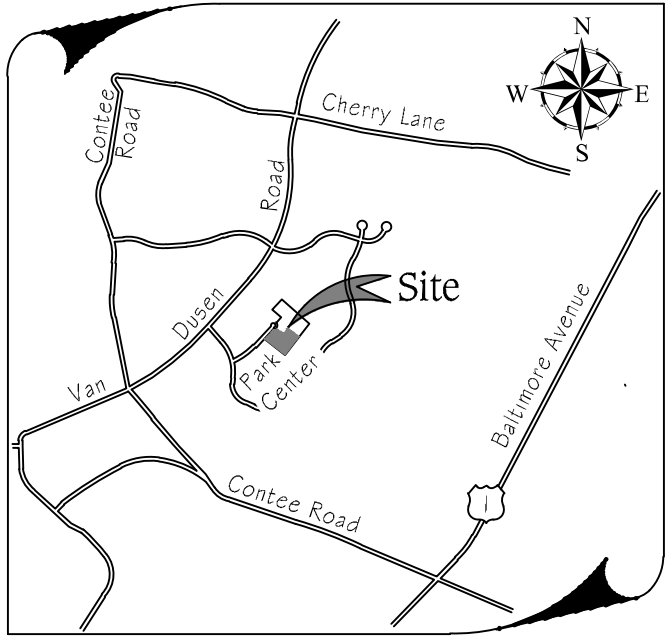
Owner's Dedication

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



Vicinity Map 1" = 2000'

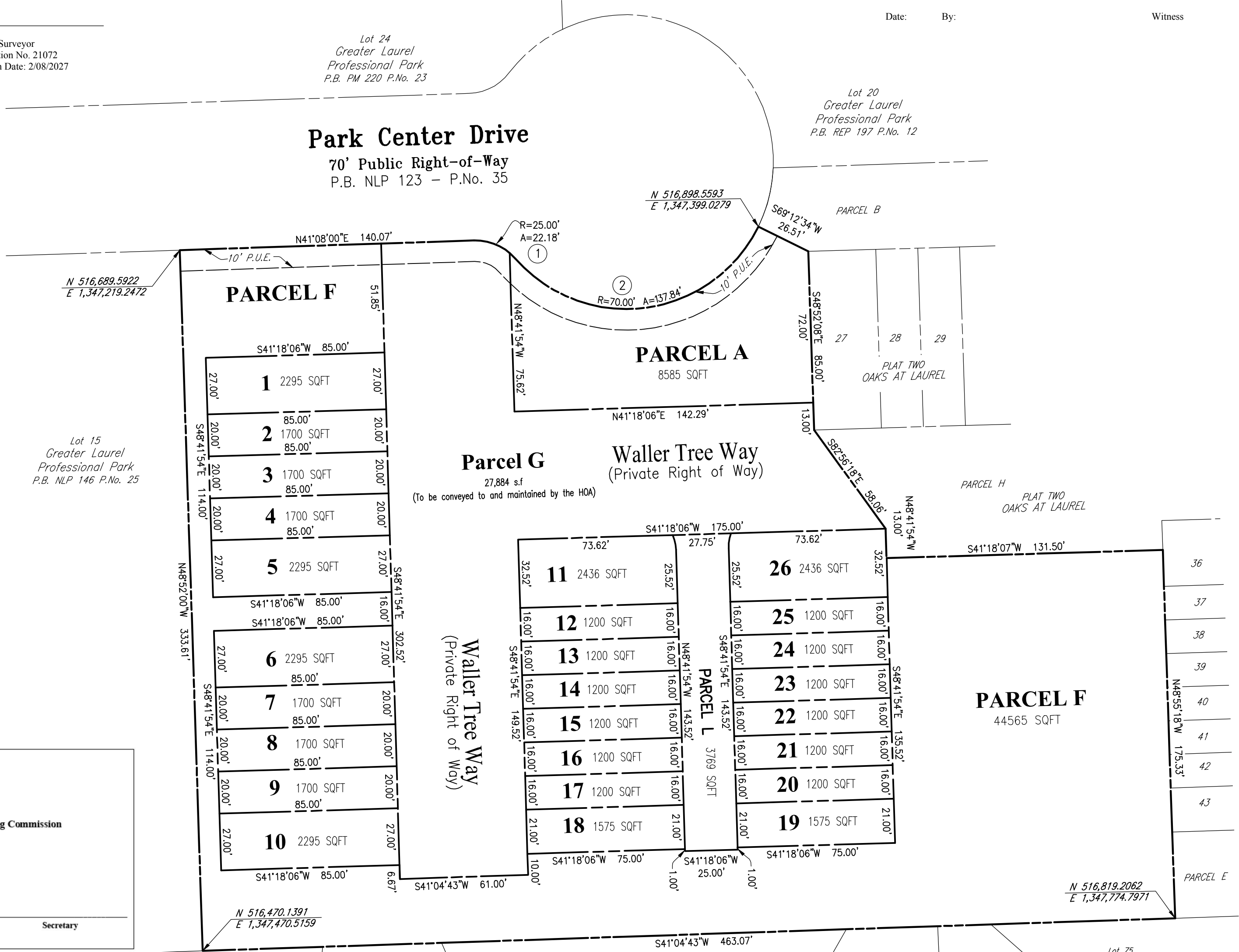
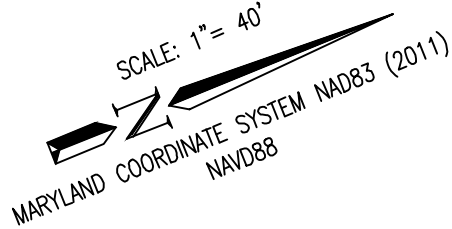
Date: _____

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

Date: _____ By: _____ Witness: _____

Park Center Drive

70' Public Right-of-Way
P.B. NLP 123 - P.No. 35



Area Tabulation

26 Lots: 41,802 s.f. or 0.9597 Ac.
4 Parcels: 84,803 s.f. or 1.9468 Ac.
Streets: N/A
Total: 126,605 s.f. or 2.9065 Ac.



City of Laurel Planning Commission

Approved: _____
Date: _____

Chairman

Secretary



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

DPW REVIEWER: _____ DATE: _____

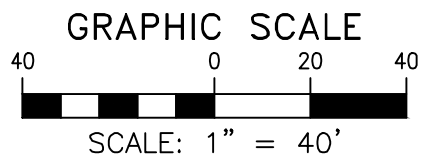
DPW DIRECTOR (OR DESIGNEE): _____ DATE: _____

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

Recorded: _____

Plat Book: _____

Plat No.: _____



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

CPJ Charles P. Johnson & Associates, Inc.
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STJ
2024-1044

Plat of Resubdivision

Plat One

Lots 1 through 26 and
Parcels A, B, F & G
Oaks at Laurel

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

Scale: 1"= 40' March, 2025