

OWNER'S DEDICATION

WE, THE NATIONAL ASSOCIATION OF HOME BUILDERS OF THE UNITED STATES, AN ILLINOIS CORPORATION, AND NAHB RESEARCH FOUNDATION, INC., A MARYLAND CORPORATION, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, DEDICATE THE STREETS TO PUBLIC USE AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES IN ACCORDANCE WITH THE APPROVED COMPREHENSIVE DESIGN PLAN (CDP-8810).

FURTHER, WE GRANT TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND, BALTIMORE GAS AND ELECTRIC COMPANY AND TO WASHINGTON GAS & LIGHT COMPANY, AND TO THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS, AN EASEMENT IN, THROUGH, OVER AND ACROSS THE LAND HEREON IDENTIFIED AS "10' P.U.E.", WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING THOSE SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS" 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 SHALL 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 FOR A CERTAIN DEED OF TRUST, AND THE PARTIES OF INTEREST THERETO HAVE BELOW INDICATED THEIR ASSENT.

NATIONAL ASSOCIATION OF HOME BUILDERS OF THE UNITED STATES (SEAL)

Kent W. Colton 3/7/90
KENT W. COLTON
EXECUTIVE VICE PRESIDENT
DATE
WITNESS *Marjorie Threbe*

NAHB RESEARCH FOUNDATION, INC. (SEAL)

John Malloy 3/7/90
JOHN MALLOY
ASST. TREASURER
DATE
WITNESS *Michael Sholly*

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

John Stefani 3-3-90
JOHN STEFANI
DATE
WITNESS *John Vetter*

Junius E. Morban 3-19-90
JUNIUS E. MORBAN
DATE
WITNESS *Julia Farnes*

APPROVED: AMERICAN SECURITY BANK
Raymond W. (Ray) ...

PLAT ONE

NATIONAL RESEARCH HOME PARK

PARCEL A

PARCEL B
2,662 sq ft
TO BE CONVEYED TO THE
HOMEOWNER'S ASSOCIATION

NOTES

- THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN LIBER 6583 AT FOLIO 645.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL EVIDENCE IS PROVIDED THAT A HOMEOWNER'S ASSOCIATION HAS BEEN ESTABLISHED AND THAT THE COMMON AREAS HAVE BEEN CONVEYED TO THE HOMEOWNER'S ASSOCIATION.
- DEVELOPMENT OF THIS PROPERTY MUST CONFORM TO THE SPECIFIC DESIGN PLAN SDP-8945 APPROVED ON OCT. 5, 1989 (IN COMPLIANCE WITH THE COMPREHENSIVE DESIGN PLAN CDP-8810 APPROVED ON JUNE 1, 1989) OR AS AMENDED BY ANY SUBSEQUENT REVISIONS THERETO.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR STAGE A-4 THE APPLICANT SHALL CONSTRUCT, TO THE CITY OF BOWIE'S DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION STANDARDS, THE ENTIRE LENGTH OF THE PROPOSED PENNSBURY DRIVE FROM CENTRAL AVENUE TO THE EASTERN PROPERTY LINE.
- PRIOR TO THE ISSUANCE OF THE LAST (167th) BUILDING PERMIT FOR THE 167 DWELLING UNITS, THE APPLICANT SHALL DESIGN AND CONSTRUCT A 500 FOOT ACCELERATION LANE ALONG THE NORTHBOUND MEDIAN OF U.S. ROUTE 301 AT THE INTERSECTION OF U.S. ROUTE 301 AND PENNSBURY DRIVE.
- APPROVAL OF THIS PLAT IS BASED UPON THE REASONABLE EXPECTATION THAT PUBLIC WATER AND SEWER SERVICE WILL BE AVAILABLE WHEN NEEDED AND IS CONDITIONED ON FULFILLING ALL OF W.S.S.C. AUTHORIZATION #90 AM/S 8520-A COMMITMENTS.
- THIS PLAT IS SUBJECT TO A RECREATIONAL FACILITIES AGREEMENT RECORDED IN LIBER 7543 AT FOLIO 361.
- COMMON DRIVEWAY EASEMENTS ARE SUBJECT TO COVENANTS RECORDED IN LIBER 6583 AT FOLIO 645 IN ACCORDANCE WITH SECTION 24-138 (a) (4).

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

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

APPROVED- 11 APRIL 1990

John V. Purit
PLANNING DIRECTOR

John R. Stulla
WITNESS

M.N.C.P. & P.C. RECORD FILE NO. 5-90101

DEPT. OF ENVIRONMENTAL RESOURCES
PRINCE GEORGE'S COUNTY, MD.

APPROVED ON March 12, 1990

James O. Bigley
DIRECTOR OF DESIGN

RECORDED 4-27-90

PLAT BOOK NLP 152

PLAT 90

PRINCE GEORGE'S COUNTY
L 3906 F 49

CURVE DATA

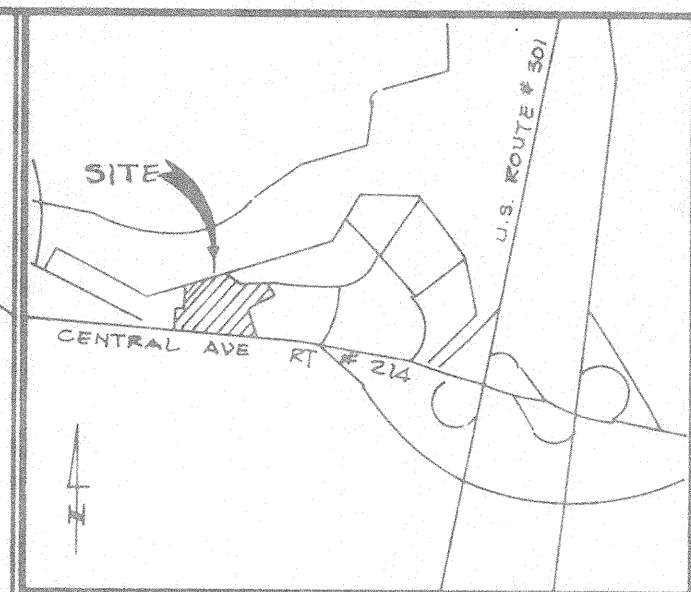
Δ	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	01° 17' 02"	11559.16	259.02	129.51	N 83° 02' 25"W	259.00
2	32° 08' 44"	206.61	115.92	59.53	N 37° 14' 38"E	114.40
3	24° 45' 46"	555.00	239.87	121.84	S 75° 11' 32"E	238.00
4	02° 53' 04"	495.00	24.91	12.46	N 64° 15' 09"W	24.91
5	31° 13' 32"	430.00	234.35	120.16	N 68° 55' 46"E	231.46
6	32° 38' 49"	555.00	316.24	162.54	S 79° 08' 03"E	311.97
7	32° 38' 49"	495.00	282.05	144.97	N 79° 08' 03"W	278.25
8	23° 14' 51"	370.00	150.13	76.11	S 72° 55' 07"W	149.10
9	97° 58' 41"	25.00	42.75	28.75	S 12° 18' 21"W	37.73
10	90° 00' 00"	25.00	39.27	25.00	N 81° 41' 00"W	35.36
11	34° 51' 32"	198.17	120.57	62.21	S 35° 53' 14"W	118.72
12	26° 02' 41"	206.61	93.92	47.78	N 40° 17' 39"E	93.11

POINTER RIDGE AT
COLLINGTON
PB WWW 85 P NO 95

PARCEL C

4,263 sq ft
TO BE CONVEYED TO THE
HOMEOWNERS ASSOCIATION

PARCEL D

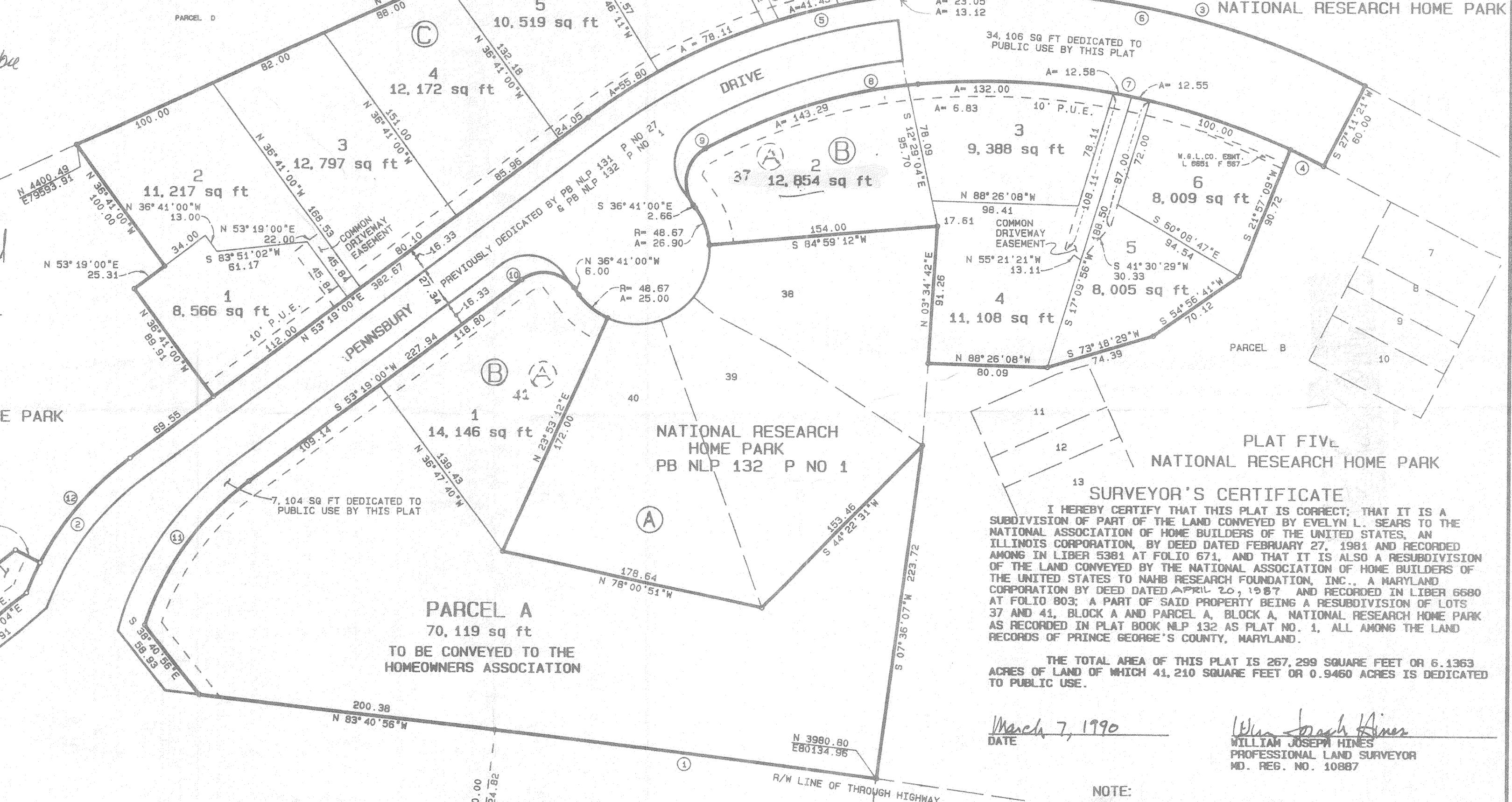


VICINITY MAP

NO SCALE

PLAT THREE

③ NATIONAL RESEARCH HOME PARK



PLAT FIVE

NATIONAL RESEARCH HOME PARK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY EVELYN L. SEARS TO THE NATIONAL ASSOCIATION OF HOME BUILDERS OF THE UNITED STATES, AN ILLINOIS CORPORATION, BY DEED DATED FEBRUARY 27, 1981 AND RECORDED AMONG IN LIBER 5381 AT FOLIO 671, AND THAT IT IS ALSO A RESUBDIVISION OF THE LAND CONVEYED BY THE NATIONAL ASSOCIATION OF HOME BUILDERS OF THE UNITED STATES TO NAHB RESEARCH FOUNDATION, INC., A MARYLAND CORPORATION BY DEED DATED APRIL 20, 1987 AND RECORDED IN LIBER 6680 AT FOLIO 803; A PART OF SAID PROPERTY BEING A RESUBDIVISION OF LOTS 37 AND 41, BLOCK A AND PARCEL A, BLOCK A, NATIONAL RESEARCH HOME PARK AS RECORDED IN PLAT BOOK NLP 132 AS PLAT NO. 1, ALL AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

THE TOTAL AREA OF THIS PLAT IS 267,299 SQUARE FEET OR 6.1363 ACRES OF LAND OF WHICH 41,210 SQUARE FEET OR 0.9460 ACRES IS DEDICATED TO PUBLIC USE.

March 7, 1990
DATE

William Joseph Hines
WILLIAM JOSEPH HINES
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10887

NOTE:
THIS PLAT IS BEING DONE IN ACCORDANCE WITH SECTION 24-108-(b) (1) TO CORRECT THE SURVEYOR'S CERTIFICATE AND OWNER'S DEDICATION SO AS TO REFLECT PROPER OWNERSHIP OF A PART OF THE LAND INCLUDED HEREON. SAID INFORMATION WAS OMITTED ON THE ORIGINAL PLAT BOOK 151 AT PLAT 86, DUE TO A DRAFTING ERROR.

PLAT OF CORRECTION

PLAT TWO

LOTS 1 THRU 6 AND PARCEL A, BLOCK B
AND
LOTS 1 THRU 10 AND PARCELS B & C, BLOCK C

NATIONAL RESEARCH HOME PARK

QUEEN ANNE (7TH) ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

SCALE 1" = 60'

MARCH, 1990



LOIEDERMAN
CIVIL ENGINEERING

ASSOCIATES,
LAND PLANNING
ENVIRONMENTAL STUDIES

INC 29 1995
LAND SURVEYING

PRINTED

15200 Shady Grove Road
Rockville, Maryland 20850
(301) 948-2700

4407 Forbes Boulevard
Lanham, Maryland 20706
(301) 794-7555

1003 West 7th Street
Frederick, Maryland 21701
(301) 631-4544

OWNER'S DEDICATION

WE, TERNBERRY DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, THE NATIONAL ASSOCIATION OF HOME BUILDERS OF THE UNITED STATES, AN ILLINOIS CORPORATION AND TERNBERRY HOMEOWNER'S ASSOCIATION, INC., A MARYLAND CORPORATION, BEING THE OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS PLAN OF SUBDIVISION, DEDICATE THE STREET TO PUBLIC USE AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES IN ACCORDANCE WITH THE APPROVED COMPREHENSIVE DESIGN PLAN (CDP-8810).

FURTHER, WE GRANT TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND, BALTIMORE GAS & ELECTRIC COMPANY AND WASHINGTON GAS & LIGHT COMPANY AND TO EACH OF THEM, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOREVER, A 10' WIDE PUBLIC UTILITY EASEMENT IN, ON, OVER AND THROUGH THE LAND HEREON IDENTIFIED AS "10' P.U.E." WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS" RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 3703 AT FOLIO 748, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCE.

PROPERTY MARKERS WILL BE PLACED IN ACCORDANCE WITH SECTION 24-120 (b) (6) (F) (i) 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 FOR A CERTAIN DEED OF TRUST, AND THE PARTIES OF INTEREST THERETO HAVE BELOW INDICATED THEIR ASSENT.

TERNBERRY DEVELOPMENT CORPORATION (SEAL)

DATE 3/20/91 Robert B. Jordan
ROBERT B. JORDAN, VICE PRESIDENT

ATTEST

TERNBERRY HOMEOWNER'S ASSOCIATION, INC. (SEAL)

DATE 3/20/91 Louise Atkins
LOUISE ATKINS, PRESIDENT

NATIONAL ASSOCIATION OF HOME BUILDERS OF THE UNITED STATES (SEAL)

DATE 6/20/91 Kent W. Colton
KENT W. COLTON, EXECUTIVE VICE PRESIDENT

WE, THE MARYLAND NATIONAL BANK HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

DATE 5/10/91 Sean E. L. Russel
SEAN E. L. RUSSEL, TITLE: AUP

WITNESS:

DATE 5/10/91 Robert F. Roberts
ROBERT F. ROBERTS, TITLE: AUP

WITNESS:

NOTES

- THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN LIBER 6583 AT FOLIO 645.
 - DEVELOPMENT OF THIS PROPERTY MUST CONFORM TO THE SPECIFIC DESIGN PLAN SDP-8945 APPROVED ON OCT. 5, 1989 (IN COMPLIANCE WITH COMPREHENSIVE DESIGN PLAN CDP-8810 APPROVED ON JUNE 1, 1989) OR AS AMENDED BY ANY SUBSEQUENT REVISIONS THERETO.
 - PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR STAGE A-4 THE APPLICANT SHALL CONSTRUCT, TO THE CITY OF BOWIE'S DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION STANDARDS, THE ENTIRE LENGTH OF THE PROPOSED PENNSBURY DRIVE FROM CENTRAL AVENUE TO THE EASTERN PROPERTY LINE.
 - PRIOR TO THE ISSUANCE OF THE LAST (167th) BUILDING PERMIT FOR THE 167 DWELLING UNITS, THE APPLICANT, SHALL DESIGN AND CONSTRUCT A 500 FOOT ACCELERATION LANE ALONG THE NORTHBOUND MEDIAN OF U.S. ROUTE 301 AT THE INTERSECTION OF U.S. ROUTE 301 AND PENNSBURY DRIVE.
 - APPROVAL OF THIS PLAT IS BASED UPON THE REASONABLE EXPECTATION THAT PUBLIC WATER AND SEWER SERVICE WILL BE AVAILABLE WHEN NEEDED AND IS CONDITIONED ON FULFILLING ALL OF W.S.S.C. AUTHORIZATION #90 AM/S 8520-A COMMITMENTS.
 - THIS PLAT IS SUBJECT TO A RECREATIONAL FACILITIES AGREEMENT RECORDED IN LIBER 7543 AT FOLIO 361.
 - THIS PLAT IS BEING FILED IN ACCORDANCE WITH SECTION 24-108-(a) (1) IN ORDER TO CORRECT DIMENSIONS AND AREAS OF LOTS 28 THROUGH 48 AND PARCEL C, BLOCK B AS SHOWN ON PLAT BOOK NLP 151, P.NO. 90.
- FOR PUBLIC WATER AND SEWER SYSTEMS ONLY

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

APPROVED- 28 JUNE 1991

Lein P. P. P. John R. P. P.
PLANNING DIRECTOR WITNESS

M.N.C.P. & P.C. RECORD FILE NO. 5-91165

DEPT. OF ENVIRONMENTAL RESOURCES
PRINCE GEORGE'S COUNTY, MD.

APPROVED ON 5-31-91

Director or Designer

RECORDED 7/20/91

PLAT BOOK VJ157

PLAT NO. 58

CURVE DATA

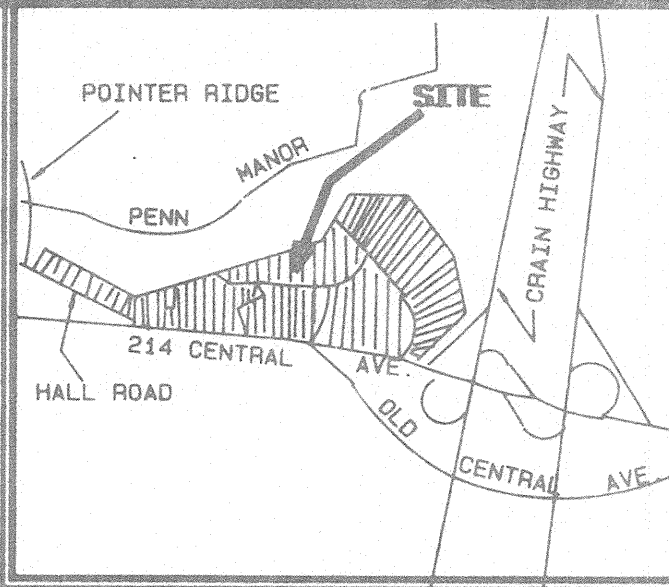
Δ	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
1	28° 10' 32"	320.00	157.36	80.31	N 79° 02' 12"E	155.78
2	29° 24' 32"	380.00	195.05	99.72	S 79° 39' 12"W	192.91
3	05° 44' 42"	380.00	38.10	19.07	N 89° 17' 57"E	38.08
4	05° 22' 16"	380.00	35.62	17.82	N 83° 44' 28"E	35.61
5	05° 21' 18"	380.00	35.52	17.77	N 78° 22' 41"E	35.50
6	05° 41' 31"	380.00	37.75	18.89	N 72° 51' 18"E	37.73
7	21° 56' 35"	329.00	126.00	63.78	N 77° 52' 59"E	125.23
8	21° 56' 35"	337.00	129.06	65.33	S 77° 52' 59"W	128.28
9	01° 31' 51"	11559.16	308.84	154.43	N 79° 28' 00"W	308.83

PLAT FOUR
NATIONAL
RESEARCH
HOME PARK

PARCEL E

LINE DATA

BEARING	DISTANCE
S 09° 56' 12"E	22.34
S 23° 05' 18"E	8.00
N 01° 08' 43"W	8.00



VICINITY MAP

NO SCALE

PENGROVE COURT
(50' R/W)

PLAT SEVEN
NATIONAL RESEARCH
HOME PARK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF A PART OF THE LAND CONVEYED BY THREE DEEDS: THE FIRST FROM EVELYN L. SEARS TO THE NATIONAL ASSOCIATION OF HOME BUILDERS OF THE UNITED STATES, AN ILLINOIS CORPORATION, RECORDED IN LIBER 5381 AT FOLIO 671, THE SECOND, FROM THE NATIONAL ASSOCIATION OF HOME BUILDERS OF THE UNITED STATES, AN ILLINOIS CORPORATION, TO TERNBERRY DEVELOPMENT CORPORATION, RECORDED IN LIBER 7605 AT FOLIO 221, THE THIRD, FROM TERNBERRY DEVELOPMENT CORPORATION TO TERNBERRY HOMEOWNER'S ASSOCIATION, RECORDED IN LIBER 7605 AT FOLIO 218, ALL BEING RECORDED IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. THE TOTAL AREA INCLUDED IN THIS SUBDIVISION IS 151,379 SQUARE FEET OR 3.4752 ACRES OF LAND OF WHICH 9,552 SQUARE FEET OR 0.2193 OF AN ACRE OF LAND IS DEDICATED TO PUBLIC USE.

DATE 4-26-91

William Joseph Aines
WILLIAM JOSEPH AINES
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10887

LOEDERMAN ASSOCIATES, INC.

MAR 29 1995

PLAT OF CORRECTION
PLAT SIX
LOTS 28 THRU 48, BLOCK B
PARCEL C, BLOCK B AND PARCEL TWO
NATIONAL RESEARCH HOME PARK

QUEEN ANNE (7th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE 1" = 50'

LOEDERMAN ASSOCIATES, INC.
CIVIL ENGINEERING LAND PLANNING LAND SURVEYING
ENVIRONMENTAL STUDIES

10200 Shady Grove Road
Rockville, Maryland 20850
(301) 548-2700

4407 Forbes Boulevard
Lanham, Maryland 20706
(301) 734-7222

1000 West 7th Street
Frederick, Maryland 21701
(301) 521-8544

OWNER'S DEDICATION

WE, TERNBERRY DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, THE NATIONAL ASSOCIATION OF HOME BUILDERS OF THE UNITED STATES, AN ILLINOIS CORPORATION AND TERNBERRY HOMEOWNER'S ASSOCIATION, INC., A MARYLAND CORPORATION, BEING THE OWNERS OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS PLAN OF SUBDIVISION, DEDICATE THE STREET TO PUBLIC USE AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES IN ACCORDANCE WITH THE APPROVED COMPREHENSIVE DESIGN PLAN (CDP-8810).

FURTHER, WE GRANT TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND, BALTIMORE GAS & ELECTRIC COMPANY AND WASHINGTON GAS & LIGHT COMPANY AND TO EACH OF THEM, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOREVER, A 10' WIDE PUBLIC UTILITY EASEMENT IN, ON, OVER AND THROUGH THE LAND HEREON IDENTIFIED AS "10' P.U.E." WITH THE TERMS AND PROVISIONS OF SAID GRANT BEING SET FORTH IN A CERTAIN DOCUMENT ENTITLED "DECLARATION OF TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS" RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 3703 AT FOLIO 748, WHICH SAID TERMS AND PROVISIONS ARE 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 FOR A CERTAIN DEED OF TRUST, AND THE PARTIES OF INTEREST THERETO HAVE BELOW INDICATED THEIR ASSENT.

TERNBERRY DEVELOPMENT CORPORATION (SEAL)

DATE 3/20/91
Robert B. Jordan
 ROBERT B. JORDAN, VICE PRESIDENT
 ATTEST

TERNBERRY HOMEOWNER'S ASSOCIATION, INC. (SEAL)

DATE 3/20/91
Louise Atkins
 LOUISE ATKINS, PRESIDENT
 ATTEST

NATIONAL ASSOCIATION OF HOME BUILDERS OF THE UNITED STATES (SEAL)

DATE 6/20/91
Kent W. Colton
 KENT W. COLTON
 EXECUTIVE VICE PRESIDENT
 ATTEST

WE, THE MARYLAND NATIONAL BANK HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

DATE 5/14/91
Sean E. L. Russell
 SEAN E. L. RUSSELL
 TITLE: AVP

DATE 5/14/91
Robert F. Roberts
 ROBERT F. ROBERTS
 TITLE: AVP

NOTES

- 1.) THIS PLAT IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN LIBER 7543 AT FOLIO 366.
- 2.) NO BUILDING PERMITS SHALL BE ISSUED UNTIL EVIDENCE IS PROVIDED THAT A HOMEOWNER'S ASSOCIATION HAS BEEN ESTABLISHED AND THAT THE COMMON AREAS HAVE BEEN CONVEYED TO THE HOMEOWNER'S ASSOCIATION.
- 3.) DEVELOPMENT OF THIS PROPERTY MUST CONFORM TO THE SPECIFIC DESIGN PLAN SDP-8945 APPROVED ON OCT. 5, 1989 (IN COMPLIANCE WITH COMPREHENSIVE DESIGN PLAN CDP-8810 APPROVED ON JUNE 1, 1989) OR AS AMENDED BY ANY SUBSEQUENT REVISIONS THERETO.
- 4.) PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR STAGE A-4 THE APPLICANT SHALL CONSTRUCT, TO THE CITY OF BOWIE'S DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION STANDARDS, THE ENTIRE LENGTH OF THE PROPOSED PENNSBURY DRIVE FROM CENTRAL AVENUE TO THE EASTERN PROPERTY LINE.
- 5.) PRIOR TO THE ISSUANCE OF THE LAST (167TH) BUILDING PERMIT FOR THE 167 DWELLING UNITS, THE APPLICANT SHALL DESIGN AND CONSTRUCT A 500 FOOT ACCELERATION LANE ALONG THE NORTHBOUND MEDIAN OF U.S. ROUTE 301 AT THE INTERSECTION OF U.S. ROUTE 301 AND PENNSBURY DRIVE.
- 6.) APPROVAL OF THIS PLAT IS BASED UPON THE REASONABLE EXPECTATION THAT PUBLIC WATER AND SEWER SERVICE WILL BE AVAILABLE WHEN NEEDED AND IS CONDITIONED ON FULFILLING ALL OF W.S.S.C. AUTHORIZATION #90 AM/S 8520-A COMMITMENTS.
- 7.) THIS PLAT IS SUBJECT TO A RECREATIONAL FACILITIES AGREEMENT RECORDED IN LIBER 7543 AT FOLIO 361.
- 8.) COMMON DRIVEWAY EASEMENTS ARE SUBJECT TO COVENANTS RECORDED IN LIBER 6583 AT FOLIO 645 IN ACCORDANCE WITH SECTION 24-136 (b) (4) FOR PUBLIC WATER AND SEWER SYSTEMS ONLY.

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

APPROVED- 22 NOVEMBER 1991

Jern Piret
 PLANNING DIRECTOR

Stanley W. Lewis
 WITNESS

M.N.C.P. & P.C. RECORD FILE NO. 5-01275

DEPT. OF ENVIRONMENTAL RESOURCES
 PRINCE GEORGE'S COUNTY, MD.

APPROVED ON 5-31-91

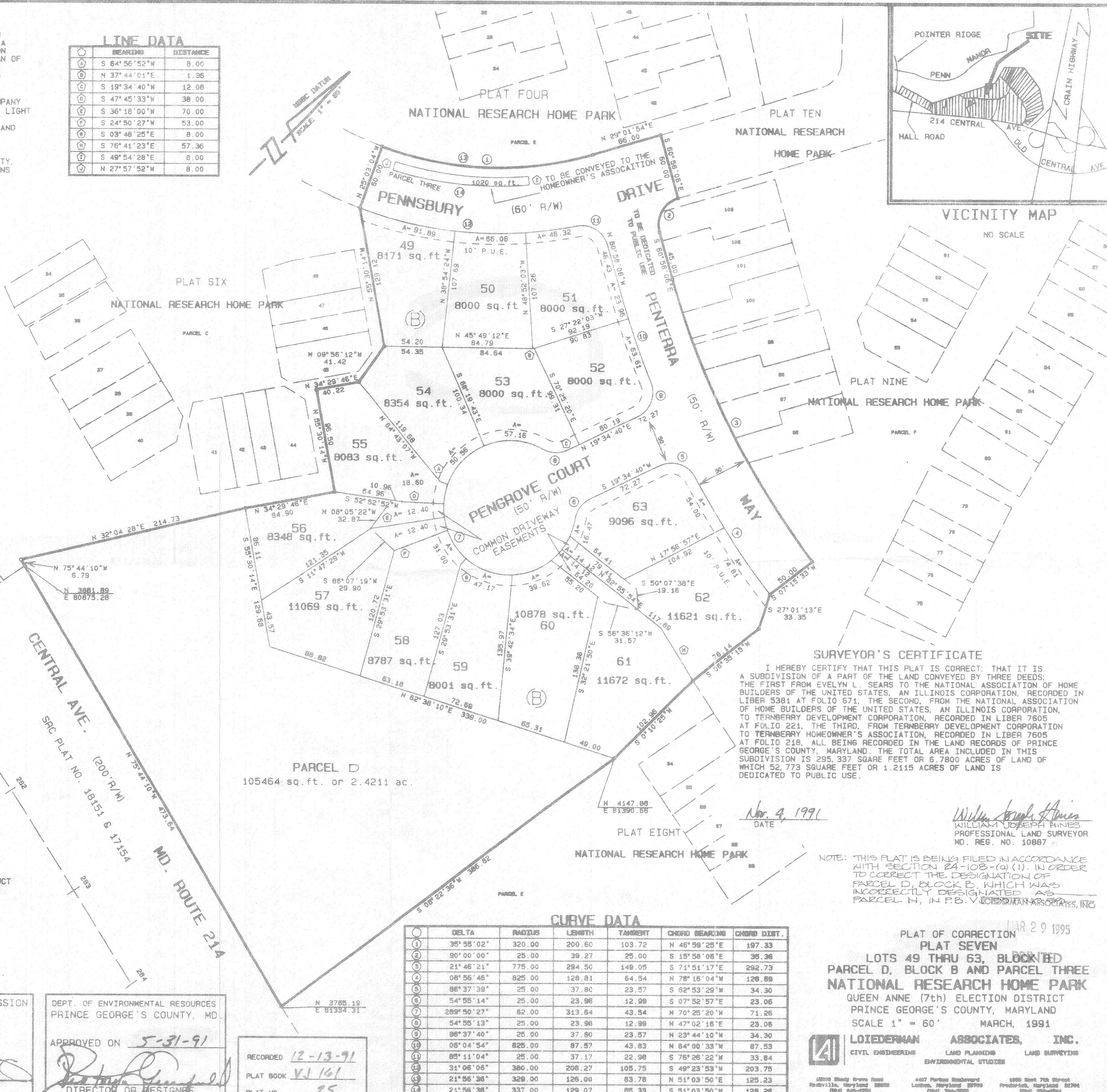
Deborah J. Greenfield
 DIRECTOR OR DESIGNEE

RECORDED 12-13-91
 PLAT BOOK VJ 141
 PLAT NO. 25

LINE DATA

BEARING	DISTANCE
S 64°56'52"W	8.00
N 37°44'01"E	1.36
S 19°34'40"W	12.08
S 47°45'33"W	38.00
S 36°18'00"W	70.00
S 24°50'27"W	53.00
S 03°48'25"E	8.00
S 76°41'23"E	57.36
S 48°54'28"E	8.00
N 27°57'52"W	8.00

SCALE 1" = 60'



VICINITY MAP

NO SCALE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF A PART OF THE LAND CONVEYED BY THREE DEEDS: THE FIRST FROM EVELYN L. SEARS TO THE NATIONAL ASSOCIATION OF HOME BUILDERS OF THE UNITED STATES, AN ILLINOIS CORPORATION, RECORDED IN LIBER 5381 AT FOLIO 671, THE SECOND, FROM THE NATIONAL ASSOCIATION OF HOME BUILDERS OF THE UNITED STATES, AN ILLINOIS CORPORATION, TO TERNBERRY DEVELOPMENT CORPORATION, RECORDED IN LIBER 7605 AT FOLIO 221, THE THIRD, FROM TERNBERRY DEVELOPMENT CORPORATION TO TERNBERRY HOMEOWNER'S ASSOCIATION, RECORDED IN LIBER 7605 AT FOLIO 218, ALL BEING RECORDED IN THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND. THE TOTAL AREA INCLUDED IN THIS SUBDIVISION IS 295,337 SQUARE FEET OR 6.7800 ACRES OF LAND OF WHICH 52,773 SQUARE FEET OR 1.2115 ACRES OF LAND IS DEDICATED TO PUBLIC USE.

DATE Nov. 9, 1991

William Joseph Hines
 WILLIAM JOSEPH HINES
 PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10887

NOTE: THIS PLAT IS BEING FILED IN ACCORDANCE WITH SECTION 24-108-(a) (1), IN ORDER TO CORRECT THE DESIGNATION OF PARCEL D, BLOCK B, WHICH WAS INCORRECTLY DESIGNATED AS PARCEL N, IN P.B.V. JOHNSON ASSOCIATES, INC.

CURVE DATA

DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
35°55'02"	320.00	200.60	103.72	N 46°59'25"E	197.33
90°00'00"	25.00	39.27	25.00	S 15°58'08"E	38.36
21°46'21"	775.00	294.50	149.05	S 71°51'17"E	292.73
08°56'46"	825.00	128.81	64.54	N 78°16'04"W	128.89
86°37'39"	25.00	37.80	23.57	S 62°53'29"W	34.30
54°55'14"	25.00	23.98	12.99	S 07°52'57"E	23.06
269°50'27"	62.00	313.64	43.54	N 70°25'20"W	71.26
54°55'13"	25.00	23.98	12.99	N 47°02'16"E	23.06
86°37'40"	25.00	37.80	23.57	N 23°44'10"W	34.30
06°04'54"	825.00	87.57	43.83	N 84°00'33"W	87.53
88°11'04"	25.00	37.17	22.98	S 76°26'22"W	33.84
31°06'06"	380.00	206.27	105.75	S 49°23'53"W	203.75
21°56'36"	328.00	126.00	63.78	N 51°03'50"E	125.23
21°56'36"	337.00	129.07	65.33	S 51°03'50"W	128.28

PLAT OF CORRECTION

PLAT SEVEN
 LOTS 49 THRU 63, BLOCK B
 PARCEL D, BLOCK B AND PARCEL THREE
 NATIONAL RESEARCH HOME PARK
 QUEEN ANNE (7th) ELECTION DISTRICT
 PRINCE GEORGE'S COUNTY, MARYLAND
 SCALE 1" = 60' MARCH, 1991

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