



LOT	RADIUS	Δ	ARC	TAN	CHORD	CHORD BEARING
6	395.52	16° 27' 02"	113.56	57.17	113.17	N47° 01' 31"E
7	395.52	3° 37' 18"	25.00	12.51	25.00	N57° 03' 41"E
Total	395.52	20° 04' 20"	138.56	70.00	137.85	N48° 50' 10"E
9	434.83	5° 15' 20"	39.89	19.96	39.87	N61° 30' 00"E
10	434.83	5° 15' 20"	39.89	19.96	39.87	N66° 45' 20"E
Total	434.83	10° 30' 40"	79.78	40.00	79.66	N64° 07' 40"E

NOTE:

Easements 5 feet in width, 2.50 feet each side of all side lot lines of lots shown on this plat are hereby reserved for subsurface drainage where deemed necessary by the Health Department of Prince Georges County, Maryland until such time as public sewage is available.

HEALTH DEPARTMENT
PRINCE GEORGES COUNTY, MARYLAND
APPROVED: 8/5/63
DATE
Daniel L. Finnane, M.D.
HEALTH OFFICER

ENGINEER'S CERTIFICATE

I hereby certify that the plan shown hereon is correct; that it is a subdivision of all of the land conveyed by Richard E. Painter, unmarried, to Mary Jane Austin and J. Wesley Austin, her husband, by deed dated June 4, 1952 and recorded in Liber 2035 at folio 410 among the Land Records of Prince Georges County, Maryland;
That iron pipes indicated thus ϕ and stones indicated thus: \circ are in place as shown.
That the total area included in this plan of subdivision is 16.5145 acres.

June 24, 1963.

Thomas E. Latimer
THOMAS E. LATIMER
REGISTERED LAND SURVEYOR
MD. NO. 784

OWNER'S DEDICATION

We, Mary Jane Austin and J. Wesley Austin, her husband, owners of the property shown hereon and described in the Engineer's Certificate, hereby adopt this plan of subdivision, establish the minimum building restriction lines on this plat and dedicate the street widening to public use.
There are no suits of action, leases, liens or trusts upon the property included in this plan of subdivision.

June 24, 1963

Franklin V. Penn Mary Jane Austin
WITNESS MARY JANE AUSTIN
Franklin V. Penn J. Wesley Austin
WITNESS J. WESLEY AUSTIN

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGES COUNTY PLANNING BOARD
APPROVED: August 24, 1963
DATE
William J. Stevens Jim J. Hubler
CHAIRMAN SECRETARY-TREASURER
M.N.C.P. & P.C. RECORD FILE NO. 5-23240

LOTS 1 THROUGH 11
"AUSTIN GARDENS"
VANSVILLE DISTRICT
PRINCE GEORGES COUNTY, MD.
SCALE: 1" = 60' JUNE, 1963

THOMAS E. LATIMER
REGISTERED LAND SURVEYOR
GLENN DALE, MARYLAND

PRINCE GEORGES COUNTY CIRCUIT COURT (Subdivision Plats, PG) Plat Book JWWV 49, 15 & MPA 51170-18462, Dc available 146306 Printed 10/12/2026