

**DESCRIPTION OF
7.0642 ACRES OF LAND, MORE OR LESS,
IN THE SECOND ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND**

BEGINNING for the same at point on the southern right of way line of Landover Road a.k.a. Maryland Route 202, said point being 44.37 feet right of station 34+99.45 as shown on State Road Commission Plat #19118, said point being further described as being South 14°02'51" West – 4.26 feet from the northeastern most point of a parcel of land now or formerly in the name of the Robert J. Deleonibus Revocable Trust by deed recorded among the land records of Prince Georges County, Maryland in Liber 26931 Folio 577; said being further described as the northernmost point of a parcel of land currently in the name of Maryland National Capital Park and Planning Commission by deed recorded among said land records in Liber REP 23676 Folio 334; said point being still furthered described as being in the outline of the limits of the Town of Bladensburg; said point being lastly described as being the westernmost point of the herein described, and the following described property having a basis for north being the Maryland Coordinate System North American Datum 1983 with a 2011 adjustment;

THENCE leaving said point of beginning, so fixed, running and binding with said outline of the limits of the Town of Bladensburg the following course and distance:

1. **North 71°05'03" East 141.89 feet** to a point on the northern right of way line of said Landover Road a.k.a. Maryland Route 202, (SRC #19118) and the outline of a parcel of land now or formerly in the name of Bladensburg Services, LLC by deed recorded among said land records in Liber SJH 38055 Folio 545;

THENCE leaving said outline of the limits of the Town of Bladensburg and running with the outline of said Bladensburg Services, LLC parcel (L. SJH 38055 F. 545) the following three (3) courses and distances; thence **25.59 feet** along a non-tangent arc of curvature to the left, said having a radius of 10.00', a delta of 146°38'12", a tangent of 33.37', and being scribed by a chord of

2. **South 07°47'12" West – 19.16 feet** to a point,
3. **South 64°51'06" East – 50.04 feet** to a point, and
4. **South 62°18'45" East – 354.97** to a point in the western right of way line of Randolph Street;

THENCE leaving said outline of said Bladensburg Services, LLC parcel (L. SJH 38055 F. 545) and running across said Randolph Street the following course and distance;

- 5. South 67°43'13" East – 84.67 feet** to a point on the eastern right of way line of said Randolph Street and the outline of Lot 1 of Villa Heights as recorded among said land records in Plat Book BB 8 Page 26;

THENCE leaving said eastern right of way line of said Randolph Street and running with the outline of Villa Heights Lot 1, Lot 6, & Lot 5 (PB BB 8 Pg. 26) the following course and distance;

- 6. South 61°35'28" East – 263.76 feet** to a point on the western right of way line of 56th Avenue;

THENCE leaving said Lot 5 fo Villa Heights (PB BB 8 Pg. 26) and running across said 56th Avenue the following course and distance;

- 7. South 63°11'44" East – 98.99 feet** to a point on the eastern right of way line of 56th Avenue;

THENCE leaving said eastern right of way line of 56th Avenue and crossing the aforementioned Landover Road a.k.a. Maryland Route 202, (SRC #19118) the following course and distance;

- 8. South 27°14'27" West – 173.16 feet** to a point in the outline of the Town of Cheverly, Maryland and a point marking the westernmost point of Lot 1 of West Cheverly as shown on a plat recorded among the said land records in Plat Book SDH 4 Page 37;

THENCE continuing with the outline of the Town of Cheverly, Maryland and the outline of Lot 1 of West Cheverly (PB SDH 4 Pg. 37) the following course and distance;

- 9. South 17°08'35" West – 16.61 feet** to a point in the outline of a parcel of land now or formerly in the name of Newton Green, LLC by deed recorded among said land records in Liber REP 25006 Folio 655;

THENCE leaving said Town of Cheverly, Maryland and running with said outline of said Newton Green, LLC (L. REP 25006 F.655) the following two (2) courses and distances;

- 10. North 78°04'10" West – 357.40 feet** to a point, and

11. North 11°15'24" East – 73.52 feet to a point on the northern right of line of Quincy Street and the outline of Villa Heights as recorded among the said land records in Plat Book BB 9 Page 49

THENCE running with the said outline of Villa Heights (PB BB 9 Pg. 49) the following three (3) courses and distances the first two being with the said northern right of line of Quincy Street;

12. South 78°44'36" East – 204.99 feet to a point of curvature, and thence **85.51 feet** along an arc of curvature to the left, said arc having a radius of 30.00', a delta of 163°18'43", a tangent of 204.54 feet, and being scribed by a chord of

13. North 19°36'03" East – 59.36 feet to a point on the southern right of way line of said Landover Road a.k.a. Maryland Route 202, (SRC #19118), and

14. North 62°02'48" West – 312.37 feet to a point marking the western outline of Lot 7 of Villa Heights per subdivision plat recorded among said land records in Plat Book BB 9 Page 49 and the westernmost point of a parcel of land in name of Maryland National Capital Park and Planning Commission by deed recorded among said land records in Liber NLP 4838 Folio 868;

THENCE leaving said southern right of way line of Landover Road a.k.a. Maryland Route 202, and running and binding with the outline of said Lot 7 (PB 9 Pg. 49) and said Maryland National Capital Park and Planning Commission parcel (L. NLP 4838 F. 868) the following two (2) courses and distances;

15. South 27°57'12" West – 75.00 feet to a point; and

16. North 70°23'38" West – 64.12 feet to a point in the outline of Lot 10 of said Villa Heights (PB 9 Pg. 49);

THENCE leaving said Lot 7 (PB 9 Pg. 49), running with said Lot 10 (PB 9 Pg. 49), and continuing with said Maryland National Capital Park and Planning Commission parcel (L. NLP 4838 F. 868) the following two (2) courses and distances;

17. South 11°15'34" West – 14.58 feet to a point; and

18. North 88°49'36" West – 88.10 feet to a point in the eastern right of way line of 55th Avenue, a public right-of-way;

THENCE leaving said Lot 10 (PB 9 Pg. 49), and said Maryland National Capital Park and Planning Commission parcel (L. NLP 4838 F. 868) and running and binding with Lot 9 Villa Heights (PB 9 Pg. 49) the following course and distance;

19. South 01°11'15" West – 40.00 feet to a point on the northern side of Quincy Street, a public right of way,

THENCE leaving said Lot 9 (PB 9 Pg. 49) and running with said eastern right of way line of 55th Avenue and across Quincy Street the following course and distance;

20. South 16°55'59" West – 39.65 feet to the northernmost point of a parcel of land now or formerly in the name of Newton Green, LLC as recorded among said land records in Liber REP 25006 Folio 655;

THENCE leaving said Quincy Street and running and binding with said outline of Newton Green parcel (L. REP 25006 F. 655) and a portion of the outline of a parcel of land now or formerly in the name of Cheverly Gardens, LLC Et Al by deed recorded among said land records in Liber MEA 46412 Folio 23 the following course and distance;

21. South 01°22'55" – 201.93 feet to a point of curvature in the outline of said Cheverly Gardens, LLC parcel (L. MEA 46412 F. 23);

THENCE continuing with the outline of said Cheverly Gardens, LLC parcel (L. MEA 46412 F. 23) and crossing the right of way of Newton Street the following three (3) courses and distances; thence **274.60 feet** along an arc to the left, said arc having a radius of 670.00', a delta of 23°28'57", a tangent of 139.25' and being scribed by a chord of

22. South 10°21'34" East – 272.68 feet to a point of tangency;

23. South 22°06'02" East – 369.53 feet to a point of curvature; and thence 187.94 feet along an arc of curvature to the right, said arc having a radius of 250.00', a delta of 43°04'22", a tangent of 98.66 feet, and being scribed by a chord of

24. South 00°33'51" East – 183.55 feet to a point of tangency and the northwesternmost point of Lot 12 of Quincy Manor Subdivision as shown on a plat recorded among said land records in Plat Book WWW 19 Page 40;

THENCE leaving said Cheverly Gardens, LLC parcel (L. MEA 46412 F. 23) and running with the outline of Lot 12 et seq Lot 5 (PB WWW 19 Pg. 40) the following two (2) courses and distances;

25. South 20°58'20" West – 150.45 feet to a point of curvature, and thence **112.22 feet** along an arc of curvature to the left said arc having a radius of 641.02', a delta of 10°01'50", a tangent of 56.25 feet, and being scribed by a chord of

26. South 15°57'25" West – 112.08 feet to a point in the outline of a parcel of land now or formerly in the name of Parke Cheverly Apartments, LLC by deed recorded among said land records in Liber REP 25411 Folio 227;

THENCE leaving said Cheverly Gradens, LLC parcel (L. MEA 46412 F. 23) and running with the outline of said Park Cheverly Apartments, LLC parcel (L. REP 25411 F. 227) and across said 55th Avenue, a public right of way, the following course and distance;

27. North 60°07'24" West – 63.12 feet to a point in the western right of way line of 55th Avenue and the southern right of way line of Macbeth Street as shown on said subdivision plat of Quincy Manor (PB WWW 19 Pg. 40).

THENCE leaving said Park Cheverly Apartments, LLC parcel (L. REP 25411 F. 227) and running and binding with the right of way line of Macbeth Street and Lots 39-42 of said Quincy Manor (PB WWW 19 Pg. 40) and also a portion of the eastern outline of the aforesaid Cheverly Gradens, LLC parcel (L. MEA 46412 F. 23) the following two courses and distances; thence **102.24 feet** along an arc of curvature to the right, said arc having a radius of 701.02', a delta of 08°21'23", a tangent of 51.21', and being scribed by a chord of

28. North 16°47'38" East – 102.15 feet to a point of tangency; and

29. North 20°58'20" East – 150.45 feet to a point of curvature in the eastern outline of said Cheverly Gradens, LLC parcel (L. MEA 46412 F. 23);

THENCE continuing with said Cheverly Gradens, LLC parcel (L. MEA 46412 F. 23) and crossing over Madison Way and Newton Street the following three (3) courses and distances, thence **142.83 feet** along an arc of curvature to the left, said arc having a radius of 190.00', a delta of 43°04'22", a tangent of 74.98', and being scribed by a chord of

30. North 00°33'51" West – 139.49 feet to a point in the right of way of Madison Way;

31. North 22°06'02" West – 369.53 feet to a point; and thence **299.19 feet** along an arc of curvature to the right, said arc having a radius of 730.00', a delta of 23°28'57", a tangent of 151.72 and being scribed by a chord of

32. North 10°21'34" West – 297.10 feet to a point;

THENCE continuing with said Cheverly Gradens, LLC parcel (L. MEA 46412 F. 23) and the western outline of the aforementioned Newton Green, LLC parcel (L. REP 25006 F. 655) the following course and distance;

33. North 01°22'55" East – 171.81 feet to a point in the southern right of way line of Quincy Street;

THENCE leaving said Newton Green, LLC parcel (L. REP 25006 F. 655) and crossing said Quincy Street the following course and distance;

34. North 05°56'07" East – 57.57 feet to a point in the southern outline of the aforementioned Maryland National Capital Park and Planning Commission parcel (L. 23676 F. 334);

THENCE running with said outline of said Maryland National Capital Park and Planning Commission parcel (L. 23676 F. 334) the following course and distance;

35. North 87°42'20" West – 285.62 feet to a point in the outline of the aforementioned Robert J. Deleonibus Revocable Trust parcel (L. 26931 F. 577);

THENCE leaving said Quincy Street and running and binding with said Robert J. Deleonibus Revocable Trust parcel (L. 26931 F. 577) the following course and distance;

36. North 14°02'51" East – 346.84 feet to the point and place of beginning;

CONTAINING 7.0642 acres of land, more or less, as surveyed and described by Kevin Norris Surveying, LLC in February 2025, and

BEING all of the remaining land conveyed to Maryland National Capital Park and Planning Commission by deed dated September 21, 2005, from Angelo DeLeonibus Et Al and recorded among said land records in Liber REP 23676 Folio 334; and all of the remaining land conveyed to Maryland National Capital Park and Planning Commission by deed dated October 3, 1977, from Cities Service Oil Company by deed recorded among said land records in Liber NLP 4838 Folio 868; and a portion of 55th Avenue; and a portion of Landover Road a.k.a. Maryland Route 202; and Quincy Street as shown on State Road Commission Plat #19118.

The above was prepared under my direct supervision as defined in COMAR regulations for the State of Maryland in §09.13.06.12.



Kevin S. Norris February 13, 2025
Professional Land Surveyor
Maryland Registration #21115
License Expires January 18, 2026

