

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

BEGINNING for the same at a point on the western right of way line of CSX Transportation Inc., a 66' wide railroad right of way, said beginning point being in the outline of the Town of Bladensburg, said beginning point being further described as being in the western outline of a parcel of land in the name of Maryland National Capitol Park and Planning Commission by deed recorded among the Land Records of Prince George's County, Maryland in Liber 4987, Folio 308, said beginning point being lastly described as the northeastern most point of the herein described and the basis of the bearings being the Maryland Coordinate System North American Datum 1983 with a 2011 adjustment;

THENCE leaving said point of beginning, so fixed, and running with the said eastern right of way line of CSX Transportation Inc. 1,590.33 feet along an arc of curvature to the left, said arc having a radius of 3,852.83 feet, a delta of 23°39'00", a tangent of 806.65 feet, and being scribed by a chord of

1. **South 24°35'49" East – 1,579.06 feet** to a point in the northern outline of a parcel of land now or formerly in the name of WB, LLC by deed recorded among said land records in Liber 30112, Folio 51 said point also being in the southern right of way line of Lloyd Street;

THENCE leaving the aforementioned eastern right of way line of CSX Transportation Inc. and running and binding with said outline of WB, LLC (L. 30112, F. 51) and the southern right of way line of Lloyd Street the following course and distance;

2. **South 76°54'21" West -67.00 feet** to a point in the outline of a parcel of land in the name of Washington Suburban Sanitary Commission by deed recorded among said land records in Liber 515, Folio 343;

THENCE leaving said Lloyd Street right of way line and continuing with said outline of said Washington Suburban Sanitary Commission parcel (L. 515, F. 343) and the outline of said WB, LLC parcel (L. 30112, F. 51) the following course and distance;

3. **South 13°46'07" East – 648.49 feet** to a point in the outline of a parcel of land now or formerly in the name of 3334 Kenilworth Avenue Associates, LLC by deed recorded among said land records in Liber 48731, Folio 129;

THENCE leaving said western outline of said WB, LLC parcel (L. 30112, F. 51 and running and binding with the outline of said 3334 Kenilworth Avenue Associates, LLC parcel (L. 48731 F. 129) the following three (3) courses and distances;

4. **South 7°16'13" West – 599.22 feet** to a point,
5. **South 12°46'24" East – 29.25 feet** to a tall iron point found, and
6. **South 53°13'18" East – 361.39 feet** to a point in the outline of a parcel of land in the name of the Maryland National Capitol Park and Planning Commission by deed recorded among said land records in Liber 548, Folio 162;

THENCE leaving said 3334 Kenilworth Avenue Associates, LLC parcel (L. 48731 F. 129) and running with said Maryland National Capitol Park and Planning Commission (L. 548, F. 162) the following course and distance;

7. **South 82°51'43" West – 579.19 feet** to a point at mean high water of the Anacostia River;

THENCE running with mean high water of the said Anacostia River the following fourteen (14) courses and distances;

8. **North 07°51'33" West – 179.39 feet** to a point,
9. **North 02°37'31" west – 79.66 feet** to a point,
10. **North 05°28'02" west- 204.32 feet** to a point,
11. **North 10°18'55" West – 88.29 feet** to a point,
12. **North 03°19'03" West – 207.96 feet** to a point in the outline of the Town of Colmar Manor, thence continuing with said Colmar Manor,
13. **North 01°41'22" West – 244.44 feet** to a point,
14. **North 24°37'20" West – 52.91 feet** to a point,
15. **North 25°52'56" East – 110.55 feet** to a point,
16. **North 40°46'22" East – 194.04 feet** to a point a portion of said course crossing a small tributary of the Anacostia River,
17. **North 42°01'50" East – 37.95 feet** to a point, thence 125.95 feet along an arc of curvature to the left, said arc having a radius of 125.00 feet, a tangent of 68.91 feet, a delta of 57°43'59", and being scribed by a chord of
18. **North 13°09'50" East – 120.69 feet** to a point,
19. **North 15°42'09" West – 69.05 feet** to a point,
20. **North 16°03'46" West – 766.92 feet** to a point, and
21. **North 16°21'03" West – 435.70 feet**, said course leaving said mean high water of the Anacostia River at approximately 321 feet and continuing with

said outline of the Town of Colmar Manor to the point and place of beginning.

CONTAINING 31.032 acres of land, more or less, as surveyed and described by Kevin Norris Surveying, LLC in March 2025, and

BEING 1) part of the land conveyed to the Maryland National Capital Park and Planning Commission from the Washington Suburban Sanitary Commission by deed dated August 14, 1978 and recorded among the Land Records of Prince George's County, Maryland in Liber NLP 4984, Folio 308; 2) all of the remaining land conveyed to the Washington Suburban Sanitary Commission from Charles and Mary Parker by deed dated March 16, 1939 and recorded among said land records in Liber 515, Folio 343; 3) a portion of Lloyd Street; 4) all of the land conveyed to the Washington Suburban Sanitary Commission from the Maryland National Capital Park and Planning Commission by deed dated April 24, 1980 and recorded among said land records in Liber NLP 5276, Folio 911; and 5) part of the land conveyed to the Maryland National Capital Park and Planning Commission from the Metropolitan Block & Supply Company by deed dated December 15, 1947 and recorded among said land records in Liber 1004, folio 265.

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 March 310, 2025
Professional Land Surveyor
Maryland Registration #21115
License Expires January 18, 2026

