

1208A6  
TPQ

**Exhibit A**

**Description of  
Part of the Property of  
Prince George's County, Maryland  
Chillum (No. 17) Election District  
Prince George's County, Maryland**

Being part of the property acquired by the County Commissioners for Prince George's County, Maryland, from S. Kann Sons Company by deed dated December 20, 1960, and recorded among the Land Records of Prince George's County, Maryland, in Liber 2517 at folio 426 and being more particularly described as follows:

**Part 1**

Beginning for the same at the beginning of the 2<sup>nd</sup> or South 67° 25' 04" West, 46.50 foot line described in the aforementioned deed recorded in Liber 2517 at folio 426; thence running with part of said 2<sup>nd</sup> line and binding on the northerly or North 67° 10' 10" East, 130.00 foot line as shown on a plat of subdivision titled Maryland City Centre and recorded among the Land Records of Prince George's County, Maryland, in Plat Book WWW 26 at Plat No. 23 the following course and distance:

1. South 67° 08' 49" West, 46.50 feet to a point; thence running with all of the 3rd through 6th lines and Part of the 7th line described in the aforementioned deed recorded in Liber 2517 at folio 426 and binding on the easterly lines of Part 2 of the property acquired by West Hyattsville Property Company, LLC, from Bruce W. Henry, Chapter 11 Plan Trustee for Gunston Hall Realty Inc., a Virginia Corporation, by deed a dated July, 30, 2015, and recorded among the aforementioned Land Records in Liber 37453 at folio 103 the following 5 courses and distances:
2. North 22° 27' 08" West, 42.75 feet to a point of nontangent curvature; thence
3. 41.74 feet along the arc of a curve deflecting to the left, having a radius of 24.00 feet (chord: North 24° 47' 22" East, 36.68 feet) to a point of reverse curvature; thence

4. 192.55 feet along the arc of a curve deflecting to the right, having a radius of 4264.00 feet (chord: North 23° 44' 45" West, 192.53 feet) to a point of tangency; thence
5. North 22° 27' 08" West, 24.45 feet to a point of curvature; thence
6. 11.40 feet along the arc of a curve deflecting to the left, having a radius of 35.00 feet (chord: North 31° 46' 57" West, 11.35 feet) to a point; thence leaving the 7<sup>th</sup> line described in the aforementioned deed recorded in Liber 2517 at folio 426 and running across the property described in the aforementioned deed recorded in Liber 2517 at folio 426 the following 4 courses and distances:
  7. North 67° 32' 52" East, 19.56 feet to a point of nontangent curvature; thence
  8. 249.25 feet along the arc of a curve deflecting to the left, having a radius of 8973.71 feet (chord: South 23° 33' 03" East, 249.24 feet) to a point of compound curvature; thence
  9. 17.83 feet along the arc of a curve deflecting to the left, having a radius of 201.00 feet (chord: South 26° 53' 13" East, 17.82 feet) to a point; thence
  10. South 22° 31' 15" East, 28.49 feet to the Point of Beginning; containing 6663 square feet or 0.15296 acres of land more or less.

## Part 2

Beginning for the same at a point at the beginning of the 12<sup>th</sup> or North 67° 22' 54" East, 46.86 foot line described in the aforementioned deed recorded in Liber 2517 at folio 426; thence running with part of said 12<sup>th</sup> deed line and binding on the southerly or North 67° 11' 30" East, 665.00 foot line of Parcel E as shown on a plat of subdivision titled Kirkwood Village and recorded among the Land Records of Prince George's County, Maryland, in Plat Book BB 15 at Plat No. 35 the following course and distance:

1. North 67° 10' 04" East, 41.50 feet to a point; thence leaving the 12<sup>th</sup> line described in the aforementioned deed recorded in Liber 2517 at folio 426 and running across the property described in the aforementioned deed recorded in Liber 2517 at folio 426 the following 2 courses and distances:

2. South 22° 24' 02" East, 73.82 feet to a point; thence
3. South 67° 32' 52" West, 18.25 feet to a point on the 10<sup>th</sup> or North 22° 24' 56" West, 130.00 foot line described in the aforementioned deed recorded in Liber 2517 at folio 426; thence running with part of said 10<sup>th</sup> deed line and all of the 11<sup>th</sup> line described in the aforementioned deed recorded in Liber 2517 at folio 426 and binding on the easterly lines of Part 2 of the aforementioned property acquired by West Hyattsville Property Company, LLC, and recorded Liber 37453 at folio 103 the following 2 courses and distances:
4. North 22° 27' 08" West, 47.81 feet to a point; thence
5. North 64° 27' 56" West, 34.64 feet to the Point of Beginning; containing 1649 square feet or 0.03785 acres of land more or less.

This description was prepared by Rodgers Consulting, Inc., Job No. 1208A6, and is in the Maryland Coordinate System (NAD 83/2011).

The undersigned, being a licensed surveyor, personally prepared or was in responsible charge of the preparation and the survey work reflected in this metes and bounds description, in compliance with the requirements set forth in "COMAR" Title 09, Subtitle 13, Chapter 06, Regulation .12.

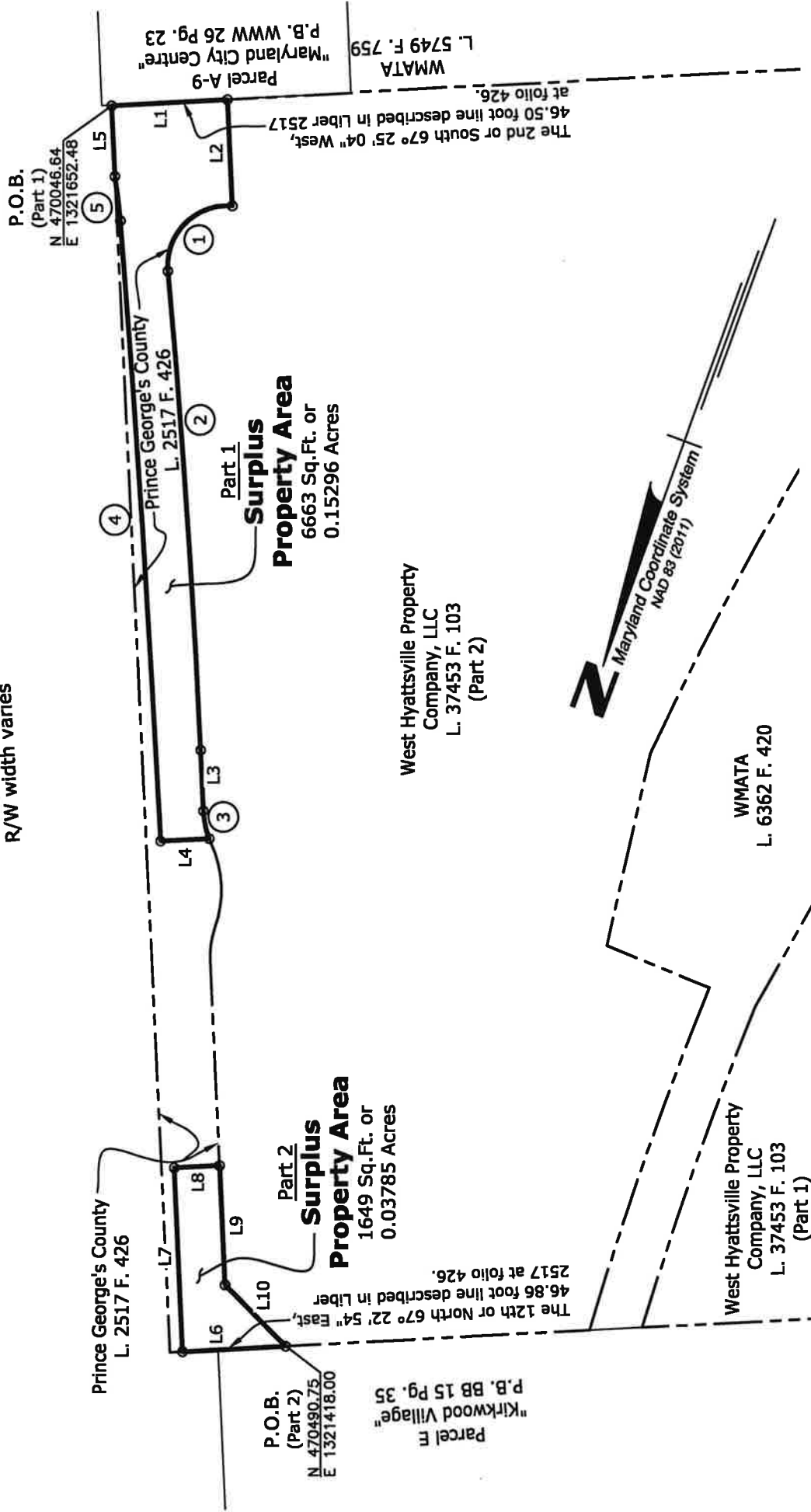
License Expiration/Renewal Date: 09-20-2018



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# Ager Road

R/W width varies



**Plat of Computation**  
Part of the Property Conveyed to the County  
Commissioners for Prince George's  
County for Improvements to Ager Road  
L. 2517 F. 426

See sheet 2 of 2 for certification and line and curve data.  
Coordinates referred to hereon are in the Maryland  
Coordinate System (NAD 83/2011).

**RODGERS**  
**CONSULTING**

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Horizontal datum is Maryland Coordinate System [NAD83(2011), SPCS Zone 1900 (Maryland)], U.S. Survey Feet, based on static GPS observations post-processed by the National Geodetic Survey's Online Positioning User Service (OPUS). Measured points include Rodgers Consulting, Inc., traverse station 80584 and NGS monument HV8286. The combined scale factor (mapping scale factor x elevation scale factor) for the site is 0.99995405.

○ Curve Table						
Curve	Radius	Length	Tangent	Chord	Bearing	Delta
1	24.00'	41.74'	28.43'	36.68'	N24°47'22"E	99°39'29"
2	4264.00'	192.55'	96.29'	192.53'	N23°44'45"W	2°35'14"
3	35.00'	11.40'	5.75'	11.35'	N31°46'57"W	18°39'38"
4	8973.71'	249.25'	124.63'	249.24'	S23°33'03"E	1°35'29"
5	201.00'	17.83'	8.92'	17.82'	S26°53'13"E	5°04'52"

Line Table		Length
Line	Bearing	Length
L1	S67°08'49"W	46.50'
L2	N22°27'08"W	42.75'
L3	N22°27'08"W	24.45'
L4	N67°32'52"E	19.56'
L5	S22°31'15"E	28.49'
L6	N67°10'04"E	41.50'
L7	S22°24'02"E	73.82'
L8	S67°32'52"W	18.25'
L9	N22°27'08"W	47.81'
L10	N64°27'56"W	34.64'

### Surveyor's Certification

I hereby certify that this plat of computation consisting of 2 pages is correct; that the Surplus Property Areas are part of the property acquired by the County Commissioners for Prince George's County, Maryland, from S. Kann Sons Company by deed dated December 20, 1960, and recorded among the Land Records of Prince George's County, Maryland, in Liber 2517 at folio 426; and that the work reflected hereon was prepared under my direct responsible charge in accordance with COMAR Title 09, Subtitle 13, Chapter 06, Regulation .12.

1-10-2018

Date

For: Rodgers Consulting, Inc.

By: Timothy Paul Quinn

Professional Land Surveyor

Maryland Registration No. 20002

(License Expiration Date: 09-20-2018)



## Plat of Computation

### Part of the Property Conveyed to the County Commissioners for Prince George's County for Improvements to Ager Road

L. 2517 F. 426

Chillum (No. 17) Election District  
Prince George's County, Maryland  
Scale: 1" = 60' January, 2018

Page 2 of 2

Job No.: 1208A6



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