



6599 514

Greenhorne &amp; O'Mara, Inc.

MAIN OFFICE • 8001 EDMONSTON ROAD • GREENBELT, MD. 20770 • (301) 982-2800

ENGINEERS

ARCHITECTS

PLANNERS

SCIENTISTS

SURVEYORS

PHOTOGRAMMETRISTS

JANUARY 10, 1986

## REVISED DESCRIPTION OF FOUR THIRTY SEVEN LAND CO., INC., PROPERTY

Being a portion of the property conveyed by LSI Residential Communities, Inc., to Four Thirty Seven Land Company, Inc., by deed dated December 21, 1978, and recorded among the Land Records of Prince George's County, Maryland in Liber 5045 at Folio 579; and being more particularly described as follows:

Beginning for the same at a point on the southeasterly right of way line of Northview Drive, said point being located 227.18 feet from the beginning of the 46th or North 39° 59' 38" East 1231.62 foot line of the aforesaid deed recorded as Liber 5045 at Folio 579; thence leaving the point of beginning and running with said right of way line.

1. North 39° 59' 03" East 1004.44 feet; thence
2. 266.25 feet along the arc of a curve deflecting to the left, having a radius of 1546.92 feet and a chord bearing and distance of North 35° 03' 12" East 265.92 feet; thence
3. North 30° 07' 22" East 71.32 feet; thence leaving said right of way line and crossing Northview Drive at its northern terminus
4. North 59° 52' 38" West 80.00 feet to a point on the northwesterly right of way line of Northview Drive; thence leaving said right of way line and running along the northeasterly boundary line of lands shown on the subdivision plats of Northview at Lake Village, Section 22 and 23 and recorded among the aforesaid Land Records in Plat Book 85 as Plat Nos. 27 and 28
5. North 68° 42' 41" West 1582.16 feet; thence leaving the northeasterly boundary of said subdivision and running
6. North 05° 52' 16" West 1483.40 feet to a point on the southerly right of way line of the John Hanson Highway (US Rte. 50) as shown on State Roads Commission of Maryland Plat No. 45060; thence with the southerly right of way line as shown on State Roads Commission Plats Nos. 45060, 45059, and 34856 the following nine (9) courses and distances:
7. 150.59 feet along the arc of a curve deflecting to the right, having a radius of 2714.79 feet and a chord bearing and distance of North 84° 02' 38" East 150.57 feet; thence
8. North 85° 57' 04" East 102.23 feet; thence

EXHIBIT "A" - PAGE 1

ANNAPOLIS, MD • ATLANTA, GA • BECKLEY, WV • CULPEPER, VA  
FAIRFAX, VA • MONROE, MI • RALEIGH, NC • ROCKVILLE, MD • T/ACO • EXPORT, PA  
WILLISTON PARK, NY

6589 515

GREENHORNE & O'MARA, INC.

Description of 437 Land Co., Inc., Property  
January 10, 1986.  
Page 2

9. 589.62 feet along the arc of a curve deflecting to the right, having a radius of 1088.53 feet and a chord bearing and distance of South 77° 17' 18" East 582.43 feet; thence
10. South 61° 46' 15" East 56.22 feet; thence
11. South 50° 27' 39" East 101.98 feet; thence
12. South 61° 46' 15" East 470.68 feet; thence
13. South 81° 57' 00" East 415.43 feet; thence
14. North 85° 39' 00" East 49.88 feet; thence
15. South 84° 11' 01" East 213.30 feet to a point, said point being the northwesterly corner of a parcel of land described in a deed from Four Thirty Seven Land Company to Prince George's County and recorded among said Land Records in Liber 5709 at Folio 312; thence leaving the southerly line of Collington Road and following the boundary lines of the aforesaid deed recorded in Liber 5709 at Folio 312 the following ten (10) courses and distances:
16. South 29° 59' 25" West 165.00 feet; thence
17. South 68° 12' 56" West 320.00 feet; thence
18. South 48° 26' 26" West 207.39 feet; thence
19. South 28° 12' 01" East 54.65 feet; thence
20. 115.52 feet along the arc of a curve deflecting to the left having a radius of 175.77 feet and a chord bearing and distance of South 49° 18' 54" East 113.45 feet; thence
21. South 68° 31' 15" East 304.65 feet; thence
22. South 54° 51' 23" East 284.39 feet; thence
23. North 37° 56' 18" East 290.00 feet; thence
24. South 52° 03' 42" East 120.00 feet; thence
25. North 37° 56' 18" East 633.87 feet to a point on the southerly line of Collington Road as shown on State Roads Commission Plat Nos. 34856 and 34860; thence leaving the Prince George's County tract and running with the southerly line the following fifteen (15) courses and distances:

EXHIBIT "A" - PAGE 2

Description of 437 Land Co., Inc., Property  
January 10, 1966  
Page 3

26. 8.20 feet along the arc of a curve deflecting to the right, having a radius of 2251.83 feet and a chord bearing and distance of South 70° 20' 50" East 8.20 feet; thence
27. North 19° 45' 25" East 0.31 feet; thence
28. 142.33 feet along the arc of a curve deflecting to the right, having a radius of 2289.89 feet and a chord bearing and distance of South 68° 41' 38" East 142.30 feet; thence
29. 5.26 feet along the arc of a curve to the right, having a radius of 1164.00 feet and a chord bearing and distance of South 69° 21' 36" East 5.26 feet; thence
30. South 58° 14' 57" East 688.07 feet; thence
31. South 51° 35' 01" East 925.10 feet; thence
32. South 48° 49' 58" East 125.14 feet; thence
33. South 47° 00' 48" East 100.31 feet; thence
34. South 49° 17' 19" East 67.10 feet; thence
35. South 38° 24' 59" West 19.30 feet; thence
36. South 51° 35' 01" East 40.00 feet; thence
37. North 38° 24' 09" East 18.38 feet; thence
38. South 54° 51' 26" East 63.06 feet; thence
39. South 64° 29' 52" East 62.59 feet; thence
40. South 51° 35' 01" East 1070.25 feet; thence leaving the southerly line of Collington Road and running with the westerly boundary line of land described in a deed to Lucie P. Helm and recorded among said Land Records in Liber 1475 at Folio 324
41. South 26° 52' 05" West 1910.32 feet; thence leaving said Helm tract and running with the outlines as shown on a plat of subdivision entitled "Plat Eight, Enfield Chase, Stage One" and recorded among the aforesaid Land Records in Plat Book NLP 122 as Plat No. 53 the following six (6) courses and distances:
42. North 47° 42' 28" West 355.10 feet; thence
43. 838.66 feet along the arc of a curve deflecting to the left, having a radius of 1000.00 feet and a chord bearing and distance of North 71° 44' 01" West 814.29 feet; thence

Description of 437 Land Co., Inc., Property  
January 10, 1986  
Page 4

44. South 84° 14' 27" West 423.44 feet; thence
45. South 07° 01' 28" West 274.75 feet; thence
46. South 64° 49' 37" East 939.88 feet; thence
47. South 40° 39' 41" West 355.68 feet to a point on the outline of Parcel "I" as shown on a plat of subdivision entitled "Plat Nine, Enfield Chase, Stage One" and recorded among the aforesaid Land Records in Plat Book NLP 122 as Plat No. 54; thence running with said Parcel "I"
48. North 88° 37' 26" West 999.91 feet; thence
49. South 47° 39' 39" West 264.79 feet to a point on the northwesterly line of the Fire Station Parcel as shown on a plat of subdivision entitled "Plat Six, Enfield Chase, Section Two" and recorded among the aforesaid Land Records in Plat Book NLP 122 as Plat No. 71; thence running with said northwesterly line
50. 89.55 feet along the arc of a curve deflecting to the right having a radius of 900.00 feet and a chord bearing South 50° 30' 40" West 89.51 feet to the most westerly corner of the said Fire Station Parcel; thence running with the outline of Everst Drive as shown on said last mentioned plat the following four (4) courses and distances:
  51. 86.57 feet along the arc of a curve deflecting to the right, having a radius of 570.00 feet and a chord bearing North 42° 37' 41" West 86.49 feet; thence
  52. South 51° 43' 23" West 60.00 feet; thence
  53. 38.59 feet along the arc of a curve deflecting to the right having a radius of 25.00 feet and a chord bearing South 05° 56' 52" West 34.87 feet; thence
  54. South 39° 49' 39" East 60.00 feet to a point on the future southerly right of way line of Enfield Drive, said point also being the easterly end of the 316.09 foot arc line as shown on a plat of subdivision entitled "Plat Five, Enfield Chase, Section Two" and recorded among the aforesaid Land Records in Plat Book NLP 122 as Plat No. 70; thence running with said line



Description of 437 Land Co., Inc., Property  
January 10, 1986  
Page 5

55. 313.93 feet along the arc of a curve deflecting to the right, having a radius of 636.05 feet and a chord bearing South 64° 18' 43" West 310.75 feet to a point; thence continuing with the aforesaid future southerly right of way line of Enfield Drive as shown on said "Plat Five, Section Two" and as shown on subdivision plats entitled "Plat Four, Enfield Chase, Section Two" and recorded in Plat Book MLP 122 as Plat No. 69 and Plat Two, Enfield Chase, Section Two" and recorded in Plat Book MLP 122 as Plat No. 67
56. 766.32 feet along the arc of a curve deflecting to the right, having a radius of 930.00 feet and a chord bearing North 77° 56' 35" West 744.83 feet to the most northerly corner of Lot 48 as shown on a plat of subdivision entitled "Plat One, Enfield Chase, Section Two" and recorded among the aforesaid Land Records in Plat Book MLP 122 as Plat No. 66; thence running with the southeasterly end of Enfield Drive as shown on said Plat One
57. North 35° 39' 46" East 60.00 feet; thence running with the northerly right of way line of Enfield Drive as shown on said Plat One, Section Two the following three (3) courses and distances
58. 174.82 feet along the arc of a curve deflecting to the right having a radius of 870.00 feet and a chord bearing North 48° 34' 50" West 174.53 feet; thence
59. North 42° 49' 26" West 49.64 feet; thence
60. 161.57 feet along the arc of a curve deflecting to the left, having a radius of 430.00 feet and a chord bearing North 53° 35' 17" West 160.62 feet to the end of the South 42° 49' 26" East 171.80 foot line described in a deed conveyed from Four Thirty Seven Land Company, Inc. to the Maryland National Capital Park and Planning Commission, dated March 28, 1984, and recorded among the aforesaid Land Records in Liber 5899 as Folio 757; thence running with said MNCP&PC property the following three (3) courses and distances:
  61. North 42° 49' 26" West 171.80 feet; thence
  62. North 28° 51' 35" East 244.47 feet; thence
  63. Due North 300.00 feet; thence
64. 574.61 feet along the arc of a curve deflecting to the right, having a radius of 950.00 feet and a chord bearing and distance of North 72° 39' 45" East 565.90 feet to a point, said point being the most southerly corner of land described in a deed from Princert E. Chapman to Mark Vogel recorded among said Land Records in Liber 6159 at Folio 263; thence running with said Vogel tract the following two (2) courses and distances:

Description of 437 Land Co., Inc., Property  
January 10, 1986  
Page 6

65. North 52° 07' 25" East 195.54 feet; thence
66. North 37° 52' 35" West 344.98 feet to a point, said point being the most easterly corner of land described in a deed to Betty L. and Archie M. Bowen Jr. recorded among said Land Records in Liber 5880 at Folio 255; thence running with said Bowen tract the following six (6) courses and distances:
67. North 37° 52' 35" West 149.52 feet; thence
68. North 11° 32' 05" East 108.69 feet; thence
69. North 76° 52' 12" West 39.60 feet; thence
70. South 11° 32' 05" West 67.18 feet; thence
71. North 83° 50' 30" West 171.47 feet; thence
72. South 01° 13' 00" West 166.43 feet; thence leaving Bowen tract and running
73. North 50° 00' 57" West 563.30 feet to the point of beginning; containing 14,617,440 square feet or 335.5702 acres of land.

Together with and subject to rights of way and easements of record.

Subject to 2.1924 acres more or less within the future dedication of Northview Drive extended.

Saving and excepting therefrom all of the following described properties:

6599 520

Exhibit A

Property Description

Parcel M - Bowie New Town Center, according to the plat thereof recorded in the Land Records of Prince George's County, MD on September 18, 1986, in Plat Book WLF128, Plat 98.

The above described property being all of that same property as was conveyed by Mark R. Vogel, Trustee to Bowie Office Condo Development Company, a Maryland corporation dated September 18, 1986 and recorded in Liber 6434 at page 402.

September 16, 1986

DESCRIPTION OF 24,380 ACRES  
PART OF THE MARK R. VOGEL PROPERTY  
SEVENTH ELECTION DISTRICT  
CITY OF BOWIE, PRINCE GEORGES COUNTY, MARYLAND

Beginning for the same at a iron bar set in the northerly right of way of Enfield Drive (60 feet wide) as shown on Plat One, Enfield Chase, Section Two recorded in the Plat Records of Prince Georges County, Maryland in Plat Book N.L.P. 122 page 66, said pipe also marking the beginning of the 59th or North  $42^{\circ} 49' 26''$  West, 49.64 foot line as described in a deed to Mark R. Vogel, trustee, dated January 14, 1986 and recorded in the Land Records of Prince Georges County, Maryland in Liber 6256 folio 241; thence from the beginning point so fixed and binding on the Enfield Drive right of way and said 59th and 60th lines of the aforementioned Vogel deed

1. North  $42^{\circ} 49' 26''$  West, 49.64 feet an iron bar set and
2. With the arc of a curve to the left 161.57 feet to an iron bar set, said curve having a radius of 430.00 feet and a chord bearing of North  $53^{\circ} 35' 18''$  West, 160.62 feet to the 12th or South  $42^{\circ} 49' 26''$  East, 171.80 foot line as described in a deed to the Maryland National Capital Park and Planning Commission dated March 28, 1984 and recorded in the aforementioned Land Records in Liber 5899 folio 757; thence leaving Enfield Drive and binding on said 12th line reversely
3. North  $42^{\circ} 49' 26''$  West, 171.80 feet to an iron bar set, passing in transit at 87.79 feet the southerly corner of a 200 foot wide reservation for Public Transportation Facilities; thence binding on the Park and Planning Commission lands and continuing with the 62nd through 64th courses of the aforementioned Vogel deed the following three courses and distances



## Description of 24,3800 Acres

Page 2

4. North  $26^{\circ} 51' 35''$  East, 180.72 feet to an Iron bar set
5. With the arc of a curve to the right 225.56 feet to an Iron bar set, said curve having a radius of 3100.00 feet and a chord bearing of North  $75^{\circ} 05' 32''$  East, 225.51 feet, and
6. With the arc of a curve to the left 545.58 feet to an Iron bar set, said curve having a radius of 900.00 feet and a chord bearing of North  $59^{\circ} 48' 37''$  East, 537.27 feet to the southerly side of Evergreen Parkway (100 feet wide); thence with the southerly side of Evergreen Parkway the following two courses and distances
7. With the arc of a curve to the left 677.75 feet to an Iron bar set, said curve having a radius of 950.00 feet and a chord bearing of South  $80^{\circ} 01' 33''$  East, 663.46 feet, passing in transit at 209.06 feet in said line the southerly side of the aforementioned Public Transportation Facilities Reservation and
8. With the arc of a curve to the right 43.86 feet to an Iron bar set, said curve having a radius of 25.00 feet and a chord bearing of South  $50^{\circ} 11' 51''$  East, 38.45 feet to the easterly side of Everst Drive (60.00 foot wide); thence crossing Everst Drive parallel to Evergreen Parkway and not radial to Everst Drive, and
9. North  $66^{\circ} 59' 13''$  East, 64.31 feet to an Iron bar set in the easterly side of proposed Everst Drive; thence binding on the easterly side of proposed Everst Drive the following two courses and distances
10. With the arc of a curve to the right 307.45 feet to an Iron bar set, said curve having a radius of 380.00 feet and a chord bearing of South  $19^{\circ} 26' 35''$  West, 295.14 feet and
11. With the arc of a curve to the left 451.82 feet to an Iron bar set,

## Description of 24.3800 Acres

Page 3

- said curve having a radius of 320.00 feet and a chord bearing of South  $02^{\circ} 10' 20''$  West, 415.22 feet to the end of the North  $51^{\circ} 43' 23''$  East, 60.00 foot line as shown on Plat Six, Enfield Chase, Section Two as recorded in the aforementioned Plat Records in Plat book N.L.P. 122 page 71; thence crossing Everst Drive and running reversely with said line
12. South  $51^{\circ} 43' 21''$  West, 60.00 feet to an Iron bar set at the end of Curve Number 14 as shown on the aforementioned Plat Six; thence binding reversely on Curve Number 14
13. With the arc of a curve to the right 38.59 feet to an Iron bar set, said curve having a radius of 25.00 feet and a chord bearing of South  $05^{\circ} 56' 52''$  West, 34.87 feet to the northerly right of way of proposed Enfield Drive (60.00 feet wide); thence crossing Enfield Drive and continuing reversely with the lines of the aforementioned Plat Six
14. South  $39^{\circ} 49' 39''$  East, 60.00 feet to an Iron bar set in the northerly side of Lot 34 as shown on Plat Five, Enfield Chase, Section Two as recorded in the aforementioned Plat Records in Plat book N.L.P. 122 page 70; thence binding on the northerly side of Lots 34 through 40 and Erics Way as shown on said plat
15. With the arc of a curve to the left 313.93 feet to an Iron bar set, said curve having a radius of 636.05 feet and a chord bearing of South  $64^{\circ} 18' 43''$  West, 310.75 feet to the center of Erics Way; thence binding on the remainder of Erics Way and the northerly side of Lots 1 through 11 as shown on Plat Four, Enfield Chase, Section Two as recorded in the aforementioned Plat Records in Plat book N.L.P. 122 page 69 and the northerly side of Lots 52 through 49 as shown on Plat Two, Enfield Chase, Section Two as recorded in the
- EXHIBIT "A" - Page 10

Description of 24.3800 Acres

Page 4

Plat book N.L.P. 122 page 67

16. With the arc of a curve to the right 766.32 feet to an iron bar set, said curve having a radius of 930.00 feet and a chord bearing of North 77° 56' 35" West, 744.82 feet to the end of the South 35° 39' 46" West, 60.00 foot line as shown on Plat One, Enfield Chase, Section Two as recorded in the aforementioned Plat Records in Plat book N.L.P. 122 page 66; thence binding reversely on said line and the easterly end of the dedicated portion of Enfield Drive

17. North 35° 39' 46" East, 60.00 feet to an iron bar set in the northerly side of Enfield Drive; thence leaving the proposed Enfield Drive and binding on the northerly side of Enfield Drive as shown on the last mentioned plat

18. With the arc of a curve to the right 174.82 feet to an iron bar set, said curve having a radius of 870.00 feet and a chord bearing of North 48° 34' 50" West, 174.53 feet to the point of beginning;

Containing 24.3800 acres, more or less, as surveyed by

Greenman-Pedersen Inc. in September, 1986.

Being part of the land conveyed by Four Thirty Seven Land Company, Inc. to Mark A. Vogel, trustee, by deed dated January 14, 1986 and recorded in the Land Records of Prince Georges County, Maryland in Liber 6256 folio 241;

Being subject to a 200 foot wide Reservation for a Public

Transportation Facility

Also being subject to a 10 foot wide Utility Easement.

86153.00 The above described property being all of that same property as was conveyed by  
Newtown Mark R. Vogel, Trustee to The Artery Organization by deed dated September 25, 1986 and recorded in Liber 6432 at page 146.

EXHIBIT "A" - Page 11

September 11, 1986

Description  
Part Of The Lands Of Mark R. Vogel, Trustee  
(Land To Be Conveyed To  
Costain Washington, Inc.)  
Bowie District No. 14  
Prince George's County, Maryland

Being part of the lands conveyed by Four Thirty Seven Land Company, Inc. to Mark R. Vogel, Trustee by deed dated January 14, 1986 and recorded among the Land Records of Prince George's County, Maryland, in Liber 6256 at Folio 241, and being more particularly described as follows:

Beginning for the same at a point on the southerly right-of-way line of Maryland Route No. 197 as shown on Maryland State Roads Commission Plans Numbered 34857 and 34858, said point being South  $58^{\circ} 14' 57''$  East, 40.00 feet from an iron pin set 56.50 feet to the right of and perpendicular to baseline station 37 + 29.79, said point also being on the 30th or South  $58^{\circ} 14' 57''$  East, 688.07 foot line described in the aforesaid deed, 509.30 feet from the beginning thereof, and running thence with the outline of said deed with said southerly right-of-way line

- 1). South  $58^{\circ} 14' 57''$  East, 120.00 feet to a point; thence through the lands described in the aforesaid deed, with new division lines, the following ten (10) courses
- 2). 47.12 feet along the arc of a curve, deflecting to the left having a radius of 30.00 feet and a chord bearing and distance of South  $76^{\circ} 45' 03''$  West, 43.43 feet to a point of tangency; thence
- 3). South  $31^{\circ} 45' 03''$  West, 73.61 feet to a point of curvature; thence
- 4). 176.68 feet along the arc of a curve deflecting to the left having a radius of 370.00 feet and a chord bearing and distance of South  $16^{\circ} 04' 15''$  West, 175.01 feet to a point; thence
- 5). South  $59^{\circ} 11' 38''$  East, 187.25 feet to a point; thence
- 6). South  $48^{\circ} 58' 20''$  East, 325.00 feet to a point; thence
- 7). South  $15^{\circ} 51' 17''$  West, 220.00 feet to a point; thence
- 8). South  $58^{\circ} 21' 52''$  East, 120.48 feet to a point; thence
- 9). 226.03 feet along the arc of a curve deflecting to the left having a radius of 370.00 feet and a chord bearing and distance of North  $26^{\circ} 59' 05''$  East, 223.54 feet to a point of reverse curvature; thence
- 10). 217.14 feet along the arc of a curve deflecting to the right having a radius of 430.00 feet and a chord bearing and distance of North  $23^{\circ} 57' 00''$  East, 214.84 feet to a point; and thence
- 11). 47.12 feet along the arc of a curve, deflecting to the left, having a radius of 30.00 feet and a chord bearing and distance of North  $06^{\circ} 35' 00''$  West, 43.43 feet to a point on the aforesaid southerly right-of-way line of Maryland Route No. 197; thence with said southerly right-of-way line continuing, with the outline of the aforesaid deed, the following eight (8) courses
- 12). South  $51^{\circ} 35' 01''$  East, 353.87 feet to an iron pin set; thence
- 13). South  $48^{\circ} 49' 58''$  East, 125.14 feet to an iron pin set; thence
- 14). South  $47^{\circ} 00' 48''$  East, 100.31 feet to an iron pin set; thence



- 15). South  $49^{\circ} 17' 19''$  East, 57.10 feet to an iron pin set; thence
- 16). South  $38^{\circ} 34' 59''$  West, 19.30 feet to an iron pin set; thence
- 17). South  $51^{\circ} 35' 01''$  East, 40.00 feet to an iron pin set; thence
- 18). North  $38^{\circ} 24' 09''$  East, 18.38 feet to an iron pin set; and thence
- 19). South  $54^{\circ} 51' 28''$  East, 63.06 feet to an iron pin set; thence, leaving the outline and running through the land described in the aforesaid deed, with new division lines hereby established to approximate the proposed right-of-way lines of Relocated Maryland Route 197, as shown on preliminary Maryland State Roads Commission Plat No. 49968, the following five (5) courses
- 20). South  $20^{\circ} 41' 52''$  East, 43.24 feet to an iron pin set; thence
- 21). 270.69 feet along the arc of a curve, deflecting to the left, having a radius of 527.46 feet and a chord bearing and distance of South  $06^{\circ} 04' 51''$  West, 267.73 feet to an iron pin set; thence
- 22). South  $36^{\circ} 24' 12''$  West, 49.48 feet to an iron pin set; thence
- 23). South  $81^{\circ} 22' 44''$  West, 148.43 feet to an iron pin set at a point of curvature; thence
- 24). 884.85 feet along the arc of a curve deflecting to the right having a radius of 3,719.72 feet and chord bearing and distance of South  $88^{\circ} 11' 37''$  West, 882.77 feet to an iron pin set; thence leaving said proposed right-of-way and continuing through the aforesaid lands for new division lines, the following thirteen (13) courses
- 25). North  $36^{\circ} 08' 55''$  West, 224.18 feet to an iron pin set; thence
- 26). North  $23^{\circ} 51' 05''$  East, 105.00 feet to an iron pin set; thence
- 27). North  $36^{\circ} 08' 55''$  West, 100.00 feet to an iron pin set; thence
- 28). South  $83^{\circ} 51' 05''$  West, 200.00 feet to an iron pin set; thence
- 29). North  $31^{\circ} 08' 55''$  West, 170.00 feet to an iron pin set; thence
- 30). North  $58^{\circ} 51' 03''$  East, 170.00 feet to an iron pin set; thence
- 31). North  $08^{\circ} 58' 10''$  West, 100.00 feet to an iron pin set; thence
- 32). North  $80^{\circ} 41' 10''$  West, 185.91 feet to an iron pin set; thence
- 33). North  $08^{\circ} 58' 10''$  West, 285.00 feet to an iron pin set; thence
- 34). North  $81^{\circ} 01' 50''$  East, 340.30 feet to an iron pin set; thence
- 35). 196.78 feet along the arc of a curve, deflecting to the right, having a radius of 430.00 feet and a chord bearing and distance of North  $18^{\circ} 38' 27''$  East, 195.07 feet to an iron pin set at a point of tangency; thence
- 36). North  $31^{\circ} 45' 03''$  East, 73.51 feet to an iron pin set at a point of curvature; and thence
- 37). 47.12 feet along the arc of a curve, deflecting to the left, having a radius of 30.00 feet and a chord bearing and distance of North  $13^{\circ} 14' 57''$  West, 42.63 feet to the point of beginning. Containing 1,035,429 square feet or 23.7702 acres of land.

Subject to any rights or restrictions pertaining to an "Historic Grave Site" shown on a plan entitled "Boundary Survey, Property Of Four Thirty Seven Land Company, Inc., And Mark Vogel" dated January 10, 1986, prepared by Greenhorne & O'Mara, Inc.

The above described property being all of that same property as was conveyed by deed from Mark K. Vogel, Trustee to Certain Washington, Inc. recorded in Liber 6426 at page 11.



6589 527

SEPTEMBER 11, 1986

DESCRIPTION OF  
PART OF THE PROPERTY OF  
MARK R. VOGEL, TRUSTEE  
QUEEN ANNE (7TH) DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND

Being part of a tract of land conveyed to Mark R. Vogel, Trustee from Four Thirty Seven Land Company, Inc., a Delaware corporation, by deed dated January 14, 1986, and recorded among the Land Records of Prince George's County, Maryland, in Liber 6256 at Folio 241.

Beginning for the same at a point on the forty first (41) or South  $26^{\circ} 52' 05''$  West, 1910.32 foot line as described in the aforesaid deed, 39.01 feet from the beginning thereof, said point also being the southwesterly right-of-way line of proposed relocated Maryland Route 197, M.S.H.A. Plat No. 49968, thence running with said line

- 1) South  $26^{\circ} 52' 05''$  West, 671.86 feet to a point; thence leaving said line and running so as to cross and include a portion of the aforesaid parcel the following fourteen (14) courses and distances
- 2) North  $83^{\circ} 01' 48''$  West, 788.69 feet to a point; thence
- 3) South  $06^{\circ} 28' 12''$  West, 151.95 feet to a point; thence
- 4) North  $83^{\circ} 31' 49''$  West, 175.00 feet to a point; thence
- 5) South  $38^{\circ} 28' 00''$  West, 110.09 feet to a point on the northeasterly right-of-way line of proposed Excelsior Road (80' R/W); thence running with said road the following three (3) courses and distances
- 6) 114.49 feet along the arc of a curve to the left having a radius of 640.00 feet and a chord bearing and distance of North  $56^{\circ} 39' 30''$  West, 114.34 feet to a point; thence
- 7) North  $61^{\circ} 46' 59''$  West, 27.29 feet to a point; thence
- 8) 37.51 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing and distance of North  $18^{\circ} 47' 53''$  West, 34.09 feet to a point on the easterly right-of-way line of proposed Evergreen Parkway (100' R/W); thence running with said line the following three (3) courses and distances

- 9) 417.22 feet along the arc of a curve to the left having a radius of 500.00 feet and a chord bearing and distance of North 10° 54' 25" East, 413.49 feet to a point; thence
- 10) North 02° 22' 25" West, 299.98 feet to a point; thence
- 11) 46.52 feet along the arc of a curve to the right having a radius of 30.00 feet and a chord bearing and distance of North 42° 02' 44" East, 42.00 feet to a point on the southerly right-of-way line of the proposed relocation of Maryland Route 197 (R/W varies); M.S.M.A. Plat No. 49968, thence running with said line the following four (4) courses and distances
- 12) 348.01 feet along the arc of a curve to the left having a radius of 1919.72 feet and a chord bearing and distance of North 83° 55' 20" East, 347.89 feet to a point; thence
- 13) North 81° 22' 44" East, 336.53 feet to a point; thence
- 14) 701.97 feet along the arc of a curve to the right having a radius of 854.93 feet and a chord bearing and distance of South 73° 05' 55" East, 682.42 feet to a point; thence
- 15) South 51° 54' 44" East, 56.73 feet to the point of beginning containing 969,269 square feet or 22.25135 acres of land.

6599 529

W100  
8/8/86  
REF. DWG.  
790 P-2A

DESCRIPTION OF PROPOSED PARCEL 9, PLUS PROPOSED STREET DEDICATION  
"BOWIE NEW TOWN CENTER"

Being all of the land conveyed by Princert E. Chapman to Mark Vogel by deed dated August 19, 1985 and recorded in Liber 6159 at Folio 263 and part of the land conveyed by Four Thirty Seven Land Company, Inc. to Mark R. Vogel, trustee, by deed dated January 14, 1986 and recorded in Liber 6256 at Folio 241; both among the Land Records of Prince George's County, Maryland.

Beginning at an iron pipe set on the 4th or North 37° 52' 35" West 344.98 foot line of the aforesaid deed recorded in Liber 6159 at Folio 263, 216.85 feet from the end thereof and running thence with part of said 4th deed line.

North 37° 52' 35" West 216.85 feet to an iron pipe set at the beginning of the 1st line described in said last mentioned deed; thence running with said 1st deed line and with the land obtained by Betty L. and Archie N. Bowan, Jr. by deed recorded in Liber 5880 at Folio 255.

North 52° 07' 25" East 195.54 feet to an iron pipe set at the beginning of the 67th or North 37° 52' 35" West 149.52 foot line of the aforesaid deed recorded in Liber 6256 at Folio 241; thence continuing with the Bowan land and running with the 67th thru 72nd line of said last mentioned deed the following five (5) courses and distances.

North 37° 52' 35" West 149.52 feet to an iron pipe set; thence

North 11° 32' 05" East 108.69 feet to an iron pipe set; thence

North 76° 52' 12" West 39.60 feet to an iron pipe set; thence

South 11° 32' 05" West 67.18 feet to an iron pipe set; thence

North 83° 50' 30" West 171.47 feet to an iron pipe set; thence

South 01° 13' 00" West 166.43 feet to an iron pipe found, thence leaving the aforesaid Bowan land and running with part of the 73rd line described in the aforesaid deed recorded in Liber 6256 at Folio 241.



North 50° 00' 57" West 493.30 feet to an iron pipe set; thence

47.12 feet along the arc of a curve deflecting to the right, having a radius 30.00 feet and a chord bearing North 05° 00' 57" West 42.43 feet to an iron pipe set; thence running 40.00 feet easterly of and parallel and concentric to the 1st and 2nd lines described in said last mentioned deed the following three (3) courses and distances:

North 39° 59' 03" East 974.44 feet to an iron pipe set, thence 273.13 feet along the arc of a curve deflecting to the left having a radius of 1586.92 feet and a chord bearing North 35° 03' 12" East 272.79 feet to an iron pipe set; thence

North 30° 07' 22" East 134.75 feet to an iron pipe set; thence

162.82 feet along the arc of a curve deflecting to the right, having a radius of 100.00 feet and a chord bearing North 76° 45' 58" East 145.42 feet to a point; thence

2083.31 feet along the arc of a curve deflecting to the left having a radius of 3300.00 feet and a chord bearing South 74° 40' 34" East 2048.88 feet to a point; thence

46.40 feet along the arc of a curve deflecting to the right having a radius of 30.00 feet in a chord bearing South 48° 27' 00" East 41.91 feet to a point; thence

South 04° 08' 18" East 209.12 feet to a point; thence

1074.50 feet along the arc of a curve deflecting to the right, having a radius of 800.00 feet and a chord bearing South 34° 20' 22" West 995.53 feet to a point thence

660.32 feet along the arc of a curve deflecting to the left having a radius of 1631.19 feet and a chord bearing South 61° 13' 12" West 655.82 feet to a point; thence

1243.64 feet along the arc of a curve deflecting to the right having a radius of 850.00 feet and a chord bearing North 88° 27' 42" West 1135.64 feet to a point on the 65th or North 52° 07' 25" East 195.54 foot line described in the aforesaid deed recorded in Liber 6256 at Folio 241, 185.82 feet from the end thereof; said point also lying on the 3rd line of the aforesaid deed recorded in Liber 6159 at Folio 263, 185.82 feet from the beginning thereof and running thence with said deed lines

South 52° 07' 25" West 9.72 feet to the beginning of the aforesaid 4th line of the aforesaid deed recorded in Liber 6159 at Folio 263; thence running with said 4th deed line

North 37° 52' 35" West 128.13 feet to the point of beginning; containing 3,856,450 square feet or 88.5319 acres of land.  
LESS Parcel 1-B, attached.

6599 531

Together with a twenty (20) feet wide right-of-way for ingress and egress, described in agreement dated October 13, 1983 and recorded in Liber 5800 at Folio 188.

Subject to a fifty (50) feet wide right-of-way for a storm drain as shown on and established by plat recorded in Plat Book WW 85 at Plat No. 27.

Subject to right-of-way to Baltimore Gas and Electric Company, dated March 28, 1984 and recorded in Liber 5885 at Folio 164.

Subject to easement and right-of-way to Baltimore Gas and Electric Company, dated November 9, 1955 and recorded in Liber 1945 at Folio 146.

Subject to easement and right-of-way to consolidated Gas Electric Light and Power Company of Baltimore, dated December 8, 1944 and recorded in Liber 773 at Folio 177.

Subject to the rights of others to Mill Branch.

Subject to a cemetery plot.

6599 532

4101  
8/8/86  
RET. DWJ.  
790 P-2A

DESCRIPTION OF PART OF PROPOSED PARCEL 9

PLUS PROPOSED STREET DEDICATION

"BOWIE NEW TOWN CENTER"

Being all the land conveyed by Princert E. Chapman to Mark Vogel by deed dated August 19, 1985, and recorded among the Land Records of Prince George's County, Maryland in Liber 6159 at Folio 263.

Beginning at the beginning of the first line described in the aforesaid deed and running thence with said 1st deed line and with the land obtained by Betty L. and Archie N. Bowan, Jr. by deed recorded in Liber 5880 at Folio 255

North 52° 07' 25" East 195.54 feet to the end of said 1st deed line; thence running with the 2nd and 3rd lines of the aforesaid deed and reversely with the 66th and 65th lines as described in a deed conveyed by Four Thirty Seven Land Company, Inc. to Mark Vogel, dated January 14, 1986, and recorded among the aforesaid Land Records in Liber 6256 at Folio 241 the following two (2) courses and distances

South 37° 52' 35" East 344.98 feet; thence

South 52° 07' 25" West 195.54 feet to the beginning of the 4th line of the aforesaid deed recorded in Liber 6159 at Folio 263; thence running with said 4th deed line

North 37° 52' 35" West 344.98 feet to the point of beginning; containing 67,457 square feet or 1.5486 acres.

Together with a twenty (20) feet wide right-of-way for ingress and egress, described in agreement dated October 13, 1983, and recorded in Liber 5800 at Folio 188.

Description  
Part Of The Lands Of Mark R. Vogel, Trustee  
(Parcel "B", To Be Conveyed To M-NCP&PC)  
Bowie District No. 14  
Prince George's County, Maryland

Being part of the lands conveyed by Four Thirty Seven Land Company, Inc. to Mark R. Vogel, Trustee, by deed dated January 14, 1986 and recorded among the Land Records of Prince George's County, Maryland, in Liber 6256 at Folio 241, and being more particularly described as follows:

Beginning for the same at a point on the southerly right-of-way line of Maryland Route No. 197 as shown on Maryland State Roads Commission Plats Numbered 34857 and 34858, said iron pin set being 56.50 feet to the right of and perpendicular to station 27 + 29.79 of the baseline, as shown on said plat, said point also being on the 30th or South 58° 14' 57" East, 688.07 foot line described in the aforesaid deed, 469.30 feet from the beginning thereof, and running thence with the outline of said deed and with said southerly right-of-way line

- 1). South 58° 14' 57" East, 40.00 feet to a point; thence crossing the aforesaid deed, with new division lines the following five (5) courses
- 2). 47.12 feet along the arc of a curve, deflecting to the right, having a radius of 30.00 feet and a chord bearing and distance of South 13° 14' 57" East, 42.43 feet to a point of tangency; thence
- 3). South 31° 45' 03" West, 73.51 feet to a point of curvature; thence
- 4). 196.78 feet along the arc of a curve, deflecting to the left, having a radius of 430.00 feet and a chord bearing and distance of South 18° 38' 27" West, 195.07 feet to a point; thence
- 5). South 81° 01' 50" West, 150.74 feet to a point; and thence
- 6). North 31° 45' 03" East, 391.83 feet to the point of beginning. Containing 28,710 square feet or 0.6591 of an acre of land.



September 12, 1986

6599 534

Description  
Part Of The Lands Of Mark R. Vogel, Trustee  
(Parcel "C", To Be Conveyed To M-NCP&PC)  
Bowie District No. 14  
Prince George's County, Maryland

Being part of the lands conveyed by Four Thirty Seven Land Company, Inc. to Mark R. Vogel, Trustee, by deed dated January 14, 1986 and recorded among the Land Records of Prince George's County, Maryland, in Liber 6256 at Folio 241, and being more particularly described as follows:

Beginning for the same at a point on the southerly right-of-way line of Maryland Route No. 197 as shown on Maryland State Roads Commission Plats Numbered 34857 and 34858, said point being South  $58^{\circ} 14' 57''$  East, 160.00 feet from an iron pin set 58.50 feet to the right of and perpendicular to baseline station 27 + 29.79, said point also being on the 30th or South  $58^{\circ} 14' 57''$  East, 888.07 foot line described in the aforesaid deed, 629.00 feet from the beginning thereof, and running thence with the outline of said deed and with said woutherly right-of-way line

- 1). South  $58^{\circ} 14' 57''$  East, 58.77 feet to an iron pin set; and thence
- 2). South  $51^{\circ} 35' 01''$  East, 571.23 feet to a point of curvature; thence crossing the aforesaid deed, with new division lines, the following ten (10) courses
- 3). 47.12 feet along the arc of a curve, deflecting to the right, having a radius of 30.00 feet and a chord bearing and distance of South  $06^{\circ} 35' 00''$  East, 42.43 feet to a point of reverse curvature; thence
- 4). 217.14 feet along an arc of a curve, deflecting to the left, having a radius of 430.00 feet and a chord bearing and distance of South  $73^{\circ} 57' 00''$  West, 214.84 feet to a point of reverse curvature; thence
- 5). 228.03 feet along the arc of a curve, deflecting to the right, having a radius of 370.00 feet and a chord bearing and distance of Sout:  $26^{\circ} 59' 05''$  West, 222.54 feet to a point; thence
- 6). North  $58^{\circ} 21' 52''$  West, 120.48 feet to a point; thence
- 7). North  $15^{\circ} 51' 17''$  East, 220.00 feet to a point; thence
- 8). North  $48^{\circ} 58' 20''$  West, 325.00 feet to a point; thence
- 9). North  $59^{\circ} 11' 38''$  West, 187.25 feet to a point; thence
- 10). 175.68 feet along the arc of a curve, deflecting to the right, having a radius of 370.00 feet and a chord bearing and distance of North  $18^{\circ} 04' 15''$  East, 175.01 feet to a point of tangency; thence
- 11). North  $31^{\circ} 45' 03''$  East, 73.51 feet to a point of curvature; and thence
- 12). 47.12 feet along the arc of a curve, deflecting to the right, having a radius of 30.00 feet and a chord bearing and distance of North  $76^{\circ} 45' 03''$  East, 42.43 feet to the point of beginning. Containing 211.146 square feet or 4.8472 acres of land.