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Greenhoe & O'Mara, Inc.

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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 north-easterly 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 12.23 feet; thence

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ANNAPOLIS, MD • ATLANTA, GA • BECKLEY, WV • CHESAPEAKE, VA • DENVER, CO • EXPORT, PA
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9. 589.52 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:

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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 Lydie P. Heim and recorded among said Land Records in Liber 1475 at Folio 324
41. South 26° 52' 05" West 1910.32 feet; thence leaving said Heim 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 MLP 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

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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 939.83 feet; thence
47. South 40° 39' 41" West 355.68 feet to a point on the outline of Parcel "1" as shown on a plat of subdivision entitled "Plat Nine, Enfield Chase, Stage One" and recorded among the aforesaid Land Records in Plat Book MLP 122 as Plat No. 54; thence running with said Parcel "1"
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 MLP 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 Everest 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 tot 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 MLP 122 as Plat No. 70; thence running with said line

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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:

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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 H. Bowan Jr. recorded among said Land Records in Liber 5880 at Folio 255; thence running with said Bowan 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 Bowan 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.

BW/bf