

**Description of  
Area to be Annexed by the  
Town of Cheverly  
Prince George's County, Maryland**

**Beginning** at a point at the beginning of the fifth (5<sup>th</sup>) or South 64°55'36" East, 237.34 line as described in a deed from Prince George's County, Maryland, a body corporate and politic, to Redevelopment Authority of Prince George's County, Maryland, a body corporate and politic, dated October 6, 2023 and recorded among the aforesaid Land Records in Liber 49441 at Folio 130, said line being also a westerly municipal boundary line for the Town of Cheverly, as described in the Code of Ordinances for the Town of Cheverly, Maryland, in Part I, Article II, Section C-2. - Boundaries, 1951 Limits, and running thence with and binding on the outline of the land described in said deed, the following eight (8) courses and distances and running with and binding on the municipal boundary lines for the Town on Cheverly as defined in said Section C-2. - Boundaries, 1951 Limits, the following seven (7) courses and distances

1. South 64°50'55" East, 237.34 feet to a point, thence
2. South 20°08'00" West, 761.34 feet to a point, thence
3. South 18°28'27" West, 50.99 feet to a point, thence
4. South 17°31'51" West, 256.67 feet to a point, thence
5. South 19°00'40" West, 50.26 feet to a point, thence
6. South 18°38'36" West, 332.01 feet to a point, thence
7. South 19°08'17" West, 141.51 feet to a point on the northerly or North 68°06'00" West line as shown on a subdivision record plat entitled "Blocks A,B,C,D,&E, Springhill Addition to Cheverly" and recorded among the aforesaid Land Records in Plat Book 16 as Plat Number 23, said line being a municipal boundary line for the Town of Cheverly as defined in Section C-3. – Annexation, 1951, of the aforesaid Code of Ordinances for the Town of Cheverly, Maryland, Part I, Article II, and running thence with and binding on said plat line and municipal boundary line, the following course and distance

**Description of  
Area to be Annexed by the  
Town of Cheverly  
Prince George's County, Maryland**

**Page 2 of 4**

8. North 68°06'00" West, 417.59 feet to a point at the end of the fourteenth (14<sup>th</sup>) or North 68°08'00" West, 161.70 feet line as described in Section C-4. - Annexation, 1958, of the aforesaid Code of Ordinances for the Town of Cheverly, Maryland, Part I, Article II, and running thence with and binding on the municipal boundary lines of the Town of Cheverly as described in said 1958 Annexation, the following four (4) courses and distances
9. North 68°08'00" West, 161.70 feet to a point, thence
10. South 42°15'30" West, 277.00 feet to a point, thence
11. South 36°15'30" West, 328.70 feet to a point, thence
12. North 84°26'30" West, 290.99 feet to a point at the end of the seventh (7<sup>th</sup>) or South 10°14'00" West, 127.55 feet line as described in Section C-5.11. – Annexation, March, 1998, of the aforesaid Code of Ordinances for the Town of Cheverly, Maryland, Part I, Article II, and running thence, reversely with and binding on the municipal boundary lines of the Town of Cheverly as described in said 1998 Annexation, the following seven (7) courses and distances
13. North 05°45'45" East, 127.55 feet to a point, thence
14. North 84°14'15" West, 120.00 feet to a point, thence
15. North 05°45'45" East, 41.51 feet to a point, thence
16. 178.83 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 363.67 feet and a chord bearing and distance of South 81°55'01" West, 177.04 feet to a point, thence with a tangent line
17. North 83°59'45" West, 211.34 feet to a point, thence

**Description of  
Area to be Annexed by the  
Town of Cheverly  
Prince George's County, Maryland**

**Page 3 of 4**

18. 107.76 feet along the arc of a tangent curve, deflecting to the left, having a radius of 126.50 feet and a chord bearing and distance of South  $71^{\circ}36'02''$  West, 104.53 feet to a point, thence with a non-tangent line
19. South  $05^{\circ}45'44''$  West, 86.93 feet to a point on the seventeenth (17<sup>th</sup>) or North  $84^{\circ}26'30''$  West, 923.82 feet line as described in the aforesaid 1958 Annexation, distant, 34.22 feet from the end thereof, and running thence with and binding on the municipal boundary lines of the Town of Cheverly, as described in said 1958 Annexation, the following four (4) courses and distances
20. North  $84^{\circ}26'30''$  West, 34.22 feet to a point, thence
21. South  $29^{\circ}50'20''$  West, 529.73 feet to a point, thence
22. South  $28^{\circ}36'10''$  West, 83.56 feet to a point, thence
23. South  $27^{\circ}16'48''$  West, 247.66 feet to a point on the easterly side of said Kenilworth Avenue – Maryland Rte. 201 as shown on a State Roads Commission of Maryland plat entitled “Relocation of River Road”, and being State Roads Commission Plat Number 11135, and running thence with and binding on said easterly side of Kenilworth Avenue – Maryland Rte. 201, the following course and distance
24. 18.68 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 725.07 feet and a chord bearing and distance of North  $10^{\circ}20'07''$  West, 18.68 feet to a point, thence running in, through over and across the right of way of the Baltimore-Washington Parkway, Maryland Rte. 295, the following six (6) courses and distances
25. North  $26^{\circ}02'31''$  East, 206.78 feet to a point, thence
26. 118.54 feet along the arc of a tangent curve, deflecting to the right, having a radius of 1,715.17 feet and a chord bearing and distance of North  $28^{\circ}01'19''$  East, 118.51 feet to a point, thence with a tangent line

**Description of  
Area to be Annexed by the  
Town of Cheverly  
Prince George's County, Maryland**

**Page 4 of 4**

27. North  $30^{\circ}00'006''$  East, 336.27 feet to a point, thence
28. 104.75 feet along the arc of a tangent curve, deflecting to the left, having a radius of 290.00 feet and a chord bearing and distance of North  $19^{\circ}39'13''$  East, 104.19 feet to a point, thence with a tangent line
29. North  $09^{\circ}18'19''$  East, 64.85 feet to a point, thence
30. 180.73 feet along the arc of a tangent curve, deflecting to the right, having a radius of 190.00 feet and a chord bearing and distance of North  $36^{\circ}33'19''$  East, 175.99 feet to a point on the twentieth (20<sup>th</sup>) or North  $05^{\circ}30'45''$  East, 159.45 feet line, as described in the aforesaid deed, distant, 13.59 feet from the end thereof, said line being also an easterly right of way line of the Baltimore-Washington Parkway, Maryland Rte. 295, and running thence with and binding on the outline of the lands described in said deed and the easterly right of way lines of said Baltimore-Washington Parkway, Maryland Rte. 295, the following eight (8) courses and distances, commencing with a non-tangent line
31. North  $05^{\circ}35'26''$  East, 13.59 feet to a point, thence
32. South  $83^{\circ}49'25''$  East, 100.29 feet to a point, thence
33. North  $06^{\circ}17'31''$  East, 147.89 feet to a point, thence
34. South  $84^{\circ}09'44''$  East, 249.31 feet to a point, thence
35. North  $05^{\circ}52'09''$  East, 126.78 feet to a point, thence
36. North  $47^{\circ}23'39''$  East, 377.95 feet to a point, thence
37. North  $46^{\circ}41'31''$  East, 898.65 feet to a point, thence
38. North  $57^{\circ}54'52''$  East, 936.69 feet to the point of beginning, containing 1,741,669 square feet or 39.98 acres of land, more or less.