

DESCRIPTIONS OF CAPITOL HEIGHTS METRO STATION LOCATED IN CAPITOL HEIGHTS PRINCE GEORGES COUNTY, MARYLAND

STATION PROPERTY (6005 EAST CAPITOL STREET AND 5500 DAVEY STREET)

BEING PART OF OTWAY B. ZANTZINGER'S SUBDIVISION OF CAPITOL HEIGHTS AS SHOWN ON A PLAT RECORDED AMONG THE PLAT RECORDS FOR PRINCE GEORGE'S COUNTY MARYLAND IN PLAT BOOK BB 5 AT PAGE 74 INCLUDING FROM **BLOCK 1** ALL OF LOTS 11 THROUGH 30 AND THE REMAINING PARTS OF LOTS 6 THROUGH 10 AS CONVEYED TO WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) BY THE FOLLOWING DEEDS RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND: LIBER 6073 FOLIO 828 PARCEL 6, LIBER 4502 FOLIO 119, LIBER 4599 FOLIO 40, LIBER 4537 FOLIO 696, LIBER 4458 FOLIO 642, AND LIBER 4726 FOLIO 160; AND INCLUDING FROM BLOCK 2 ALL OF LOTS 1 THROUGH 2 AND LOTS 11 THROUGH 32 AND LOTS 77 THROUGH 101 AND THE REMAINING PARTS OF LOTS 3 THROUGH 10 AND LOT 33 AS CONVEYED TO WMATA BY DEEDS RECORDED IN: LIBER 6073 FOLIO 828 PARCEL 8, LIBER 4456 FOLIO 853, LIBER 4495 FOLIO 397, LIBER 4512 FOLIO 897, LIBER 4486 FOLIO 194, LIBER 4493 FOLIO 306, LIBER 4505 FOLIO 730, LIBER 4444 FOLIO 268, LIBER 4479 FOLIO 507, LIBER 4518 FOLIO 217, LIBER 4537 FOLIO 696, LIBER 4477 FOLIO 753, AND LIBER 4530 FOLIO 937; AND INCLUDING FROM BLOCK 3 ALL OF LOTS 1 THROUGH 13 AND THE REMAINING PARTS OF LOTS 14 THROUGH 16 AND LOTS 30 THROUGH 39 AS CONVEYED TO WMATA BY DEEDS RECORDED IN: LIBER 4613 FOLIO 353, LIBER 4490 FOLIO 788, LIBER 4488 FOLIO 933, LIBER 4490 FOLIO 769, LIBER 4456 FOLIO 281, LIBER 4475 FOLIO 94, LIBER 4472 FOLIO 506, AND LIBER 4516 FOLIO 560; AND INCLUDING FROM **BLOCK 4** ALL OF LOTS 1 THROUGH 10 AND LOTS 12 THROUGH 13 AND LOTS 78 THROUGH 85 AND THE REMAINING PART OF LOT 11 AS CONVEYED TO WMATA BY DEEDS RECORDED IN: LIBER 4613 FOLIO 353, LIBER 4537 FOLIO 696, AND LIBER 4480 FOLIO 48; AND ALSO BEING PART OF UNSWORTHVILLE SUBDIVISION AS SHOWN ON A PLAT RECORDED IN PLAT BOOK RNR 2 AT PAGE 6 INCLUDING FROM **BLOCK 1** ALL OF LOTS 1 THROUGH 2 AND THE REMAINING PARTS OF LOTS 3 THROUGH 8 AS CONVEYED TO WMATA BY DEEDS RECORDED IN: LIBER 6073 FOLIO 828 PARCEL 3 AND LIBER 4475 FOLIO 92; AND INCLUDING FROM BLOCK 3 ALL OF LOTS 69 THROUGH 74 AND THE REMAINING PARTS OF LOTS 1 THROUGH 7 AND LOTS 65 THROUGH 68 AS CONVEYED TO WMATA BY DEEDS RECORDED IN: LIBER 6073 FOLIO 828 PARCEL 1, LIBER 4479 FOLIO 475, LIBER 4504 FOLIO 363, AND LIBER 4463 FOLIO 337; AND INCLUDING FROM **BLOCK 5** ALL OF LOTS 1 THROUGH 13 AS CONVEYED TO WMATA BY DEEDS RECORDED IN: LIBER 4529 FOLIO 660, LIBER 4447 FOLIO 362, LIBER 4491 FOLIO 186, LIBER 4457 FOLIO 627, AND LIBER 4480 FOLIO 62; AND ALSO BEING ALL OF DEDICATED STREETS ABANDONED BY EQUITY CASE NO. E-8545; AND BEING PORTIONS OF MARYLAND ROUTE 214, EAST CAPITOL STREET RIGHT OF WAY CONVEYED FROM THE MARYLAND STATE HIGHWAY ADMINISTRATION (SHA) TO WMATA BY DEED RECORDED IN LIBER 6073 FOLIO 828 AS SHOWN ON SHA PLAT NO. 45253 AND BEING MORE FULLY DESCRIBED AS:

BEGINNING ON THE JURISDICTIONAL BOUNDARY LINE BETWEEN THE DISTRICT OF COLUMBIA AND THE STATE OF MARYLAND AT THE INTERSECTION OF THE SOUTH LINE OF DAVEY STREET WITH THE EAST LINE SOUTHERN AVENUE AND BEING LOCATED ON THE LINE OF DIVISION BETWEEN LOTS 77 AND 78, BLOCK 4 OF SAID CAPITOL HEIGHTS SUBDIVISION AT THE NORTHEAST CORNER OF SAID LOT 77 AS CONVEYED TO MD ASCENT, LLC BY DEED DATED JUNE 14, 2019 AND RECORDED AMONG SAID LAND RECORDS IN LIBER 42269 FOLIO 349 AND BEING FURTHER DESCRIBED AS LOCATED AT THE WMATA LOW DISTORTION PROJECTION (LDP) COORDINATE OF: NORTH 170,233.0036, EAST 233,869.1818 AS PROJECTED FROM WMATA CONTROL MONUMENTS "CHIR"LOCATED AT WMATA LDP COORDINATE OF NORTH 170,292.324, EAST 233,905.453 AND "CH2RX"LOCATED AT NORTH 170,256.278, EAST 234,103.692; THENCE, WITH BEARINGS AND DISTANCES REFERRED TO SAID WMATA LDP, LEAVING SAID NORTHEAST CORNER OF LOT 77 AND RUNNING WITH SAID BOUNDARY LINE BETWEEN THE DISTRICT OF COLUMBIA AND THE STATE OF MARYLAND ALONG SAID SOUTHERN AVENUE EAST RIGHT OF WAY LINE AND SAID CAPITOL HEIGHTS SUBDIVISION BLOCKS 2 AND 4 WEST OUTLINE:

- 1. NORTH 45°04'04"EAST, 350.32 FEET TO A POINT LOCATED 45.63 FEET LEFT OF SOUTHERN AVENUE BASELINE OF RIGHT OF WAY STATION 0+80.54 AS SHOWN ON SAID SHA PLAT NO. 45253 AND PASSING OVER THE RESET LOCATION OF A NOW DESTROYED METRO RIGHT OF WAY DISK HELD PER THE LOCATION SHOWN ON AN UNRECORDED BEN DYER SURVEY OF DAVEY STREET BEING LOCATED ALONG AND 63.09 FEET FROM THE BEGINNING OF THIS COURSE; THENCE LEAVING SAID DISTRICT OF COLUMBIA AND STATE OF MARYLAND BOUNDARY LINE AND THE SAID SOUTHERN AVENUE EAST RIGHT OF WAY LINE AND CAPITOL HEIGHTS BLOCKS 2 AND 4 WEST OUTLINE AND RUNNING WITH THE SOUTH RIGHT OF WAY OF MARYLAND ROUTE 214, EAST CAPITOL STREET (MD 214) AS CONVEYED TO WMATA BY SAID DEED RECORDED IN LIBER 6073 FOLIO 828 AND SHOWN ON SHA PLAT NO. 45253 THE FOLLOWING ELEVEN COURSES:
- 2. 78.43 FEET ALONG THE ARC OF A NON-TANGENT RIGHT CIRCULAR CURVE HAVING A RADIUS OF 100.00 FEET, DELTA ANGLE OF 44°56'11", AND CHORD OF NORTH 67°32'58" EAST, 76.43 FEET TO POINT LOCATED 60.00 FEET LEFT OF SAID MD 214 BASELINE OF RIGHT OF WAY STATION 269+90.74; THENCE WITH A NON-TANGENT LINE PARALLEL TO AND 60.00 FEET LEFT OF SAID BASELINE:
- 3. SOUTH 89°59'19" EAST, 28.49 FEET TO POINT LOCATED 60.00 FEET LEFT OF MD 214 STATION 269+62.25; THENCE
- 4. SOUTH 80°09'16" EAST, 33.43 FEET TO A POINT LOCATED 65.71 FEET LEFT OF MD 214 STATION 269+29.31; THENCE
- 5. NORTH 89°50'30" EAST, 75.51 FEET TO A POINT LOCATED 64.95 FEET LEFT OF MD 214 STATION 268+52.53; THENCE
- 6. NORTH 65°43'10" EAST, 11.49 FEET TO A POINT LOCATED 60.00 FEET LEFT OF MD 214 STATION 268+41.93; THENCE RUNNING PARALLEL TO AND 60.00 LEFT OF SAID MD 214 BASELINE OF RIGHT OF WAY:
- 7. 618.44 FEET ALONG THE ARC OF A NON-TANGENT RIGHT CIRCULAR CURVE HAVING A RADIUS OF 2,804.79 FEET, DELTA ANGLE 12°38'00", AND CHORD OF SOUTH 82°20'19" EAST, 617.19 FEET TO A POINT LOCATED 60.00 FEET LEFT OF SAID MD 214 STATION 262+10.26 AND LOCATED 47.01 FEET RIGHT OF SHA PLAT NO. 45253 DAVIS STREET BASELINE OF RIGHT OF WAY STATION 1+15.89 AND BEING LOCATED AT THE NORTHEAST END OF THE NORTH RIGHT OF WAY LINE DAVEY STREET AS ESTABLISHED BY PLAT RECORDED WITH EQUITY CASE NO. E-8545 AND AS SHOWN ON UNRECORDED WMATA DRAWING "ADDISON ROUTE, RIGHT OF WAY PLAN, DAVEY STREET", DRAWING NO. G-2-R8, SHEET NO. M20036; THENCE RUNNING WITH A NON-TANGENT LINE PARALLEL TO 47.01 FEET RIGHT OF SAID SHA PLAT NO. 45253 DAVIS STREET BASELINE AND RUNNING WITH SAID NORTH RIGHT OF WAY LINE OF DAVEY STREET THE FOLLOWING THREE COURSES:
- 8. SOUTH 54°20'39" WEST, 8.72 FEET TO A POINT LOCATED 47.01 FEET RIGHT OF SHA PLAT 45253 DAVIS STREET STATION 1+24.61; THENCE
- 9. 10.49 FEET ALONG THE ARC OF A NON-TANGENT RIGHT CIRCULAR CURVE HAVING A RADIUS OF 10.00 FEET, A DELTA ANGLE OF 60°07'16", AND A CHORD OF SOUTH 24°14'40" WEST, 10.02 TO A POINT LOCATED 41.98 FEET RIGHT OF SHA PLAT 45253 DAVIS STREET STATION 1+33.28; THENCE
- 10. SOUTH 54°18'18" WEST, 5.73 FEET TO A POINT LOCATED 41.98 FEET RIGHT OF DAVIS STREET STATION 1+39.01; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE OF DAVEY STREET AS ESTABLISHED BY EQUITY CASE NO. E-8545 AND WMATA DAVEY STREET RIGHT OF WAY PLAN AND CONTINUING WITH SAID SHA RIGHT OF WAY LINES AS SHOWN ON SHA PLAT NO. 45253 THE FOLLOWING TWO COURSES:
- 11. SOUTH 35°39'21" EAST, 16.97 FEET TO A POINT LOCATED 25.01 FEET RIGHT OF DAVIS STREET STATION 1+39.01; THENCE
- 12. SOUTH 14°50'37" WEST, 14.94 FEET TO A POINT LOCATED 15.51 FEET RIGHT OF DAVIS STREET STATION 1+50.54 AND BEING LOCATED ON NORTHERN DEDICATION LINE OF A STREET SHOWN AS LEE AVENUE ON SAID PLAT OF UNSWORTHVILLE RECORDED IN PLAT BOOK RNR 2 AT PAGE 6 AND NOW KNOWN AS DAVEY STREET; THENCE LEAVING SAID SHA RIGHT OF WAY LINE AND RUNNING WITH SAID FORMER LEE AVENUE NORTH DEDICATION LINE AND UNSWORTHVILLE BLOCK 3 SOUTH OUTLINE:
- 13. SOUTH 54°22'04" WEST, 159.65 FEET TO THE EAST DEDICATION LINE OF A STREET FORMERLY KNOWN AS MAIN AVENUE AS SHOWN ON SAID UNSWORTHVILLE PLAT AND NOW KNOWN AS UREY PLACE AND BEING THE SOUTHWEST CORNER OF LOT 74, BLOCK 3; THENCE LEAVING SAID FORMER LEE AVENUE NORTH DEDICATION LINE AND SAID SOUTH OUTLINE OF UNSWORTHVILLE BLOCK 3 AND RUNNING WITH SAID FORMER MAIN AVENUE EAST DEDICATION LINE AND SAID WEST OUTLINE OF UNSWORTHVILLE BLOCK 3:

- 14. NORTH 35°40'07" WEST, 26.29 FEET TO SAID NORTH RIGHT OF WAY LINE OF DAVEY STREET AS ESTABLISHED BY EQUITY CASE NO. E-8545 AND WMATA DAVEY STREET RIGHT OF WAY PLAN; THENCE LEAVING SAID FORMER MAIN AVENUE EAST DEDICATION LINE AND SAID BLOCK 3 WEST OUTLINE AND RUNNING ACROSS SAID FORMER MAIN AVENUE WITH SAID NORTH RIGHT OF WAY LINE OF DAVEY STREET THE FOLLOWING TWO COURSES:
- 15. SOUTH 54°18'18"WEST, 19.88 FEET; THENCE
- 16. 10.13 FEET ALONG THE ARC OF A TANGENT RIGHT CIRCULAR CURVE HAVING A RADIUS OF 145.00 FEET, DELTA ANGLE OF 04°00'06", AND CHORD OF SOUTH 56°18'21" WEST, 10.13 FEET TO THE WEST DEDICATION LINE OF SAID FORMER MAIN AVENUE NOW KNOWN AS UREY PLACE AND THE EAST OUTLINE OF UNSWORTHVILLE BLOCK 5; THENCE RUNNING WITH SAID FORMER MAIN AVENUE WEST DEDICATION LINE AND SAID UNSWORTHVILLE BLOCK 5 EAST OUTLINE WITH A NON-TANGENT LINE:
- 17. SOUTH 35°40'07" EAST, 86.61 FEET TO THE SOUTH RIGHT OF WAY LINE OF DAVEY STREET PER SAID UNRECORDED WMATA DAVEY STREET RIGHT OF WAY PLAN AND THE LINE OF DIVISION BETWEEN UNSWORTHVILLE BLOCK 5 LOTS 13 AND 14 AT THE SOUTHEAST CORNER OF LOT 13 AS CONVEYED TO WMATA BY DEED RECORDED IN LIBER 4480 FOLIO 62 AND BEING THE NORTHEAST CORNER OF LOT 14 AS CONVEYED TO YVONNE THERESA LEE, II BY DEED RECORDED IN LIBER 18589 FOLIO 48; THENCE LEAVING SAID FORMER MAIN AVENUE NOW UREY PLACE WEST DEDICATION LINE AND SAID BLOCK 5 WEST OUTLINE AND RUNNING WITH SAID DAVEY STREET SOUTH RIGHT OF WAY ALONG SAID LOTS 13 AND 14 LDE OF DIVISION.
- 18. SOUTH 54°22'04"WEST, 124.33 FEET TO THE SOUTHWESTERN CORNER OF SAID LOT 13 AND THE EASTERN OUTLINE OF CAPITOL HEIGHTS SUBDIVISION BLOCK 1, LOTS 31 AND 32 AS CONVEYED TO LUCILLE BRISCOE BY DEED RECORDED IN LIBER 42169 FOLIO 241 AND SHOWN ON PLAT RECORDED IN PLAT BOOK BB 5 PAGE 74 AND BEING THE TOWN OF CAPITOL HEIGHTS TOWN LIMIT; THENCE LEAVING SAID UNSWORTHVILLE BLOCK 5 LOTS 13 AND 14 LINE OF DIVISION AND RUNNING WITH SAID UNSWORTHVILLE LOT 13 AND PART OF LOT 12 WEST OUTLINE AND RUNNING WITH SAID CAPITOL HEIGHTS BLOCK 1 LOT 31 AND PART OF LOT 32 EAST OUTLINE AND CONTINUING WITH SAID DAVEY STREET SOUTH RIGHT OF WAY:
- 19. NORTH 35°04'48" WEST, 27.41 FEET TO A ONE INCH PINCHED PIPE FOUND AND HELD ON THE LINE OF DIVISION BETWEEN CAPITOL HEIGHTS BLOCK 1 LOTS 30 AND 31 BEING THE SOUTHEASTERN CORNER OF LOT 30 AS CONVEYED TO WMATA BY DEED DATED DECEMBER 3, 1976 AND RECORDED IN LIBER 4726 FOLIO 160; THENCE LEAVING SAID UNSWORTHVILLE OUTLINE AND SAID CAPITOL HEIGHTS EASTERN OUTLINE AND TOWN LIMIT AND RUNNING WITH SAID LINE OF DIVISION BETWEEN CAPITOL HEIGHTS BLOCK 1 LOTS 30 AND 31 AND CONTINUING WITH SAID DAVEY STREET SOUTH RIGHT OF WAY:
- 20. SOUTH 55°07'22"WEST, 121.43 FEET TO THE SOUTHWEST CORNER OF SAID LOT 30 ON THE EASTERN DEDICATION LINE OF A STREET FORMERLY KNOWN AS SHADYSIDE AVENUE AND NOW KNOWN AS TUNIC AVENUE AT A POINT LOCATED NORTH 55°07'22"EAST, 30.00 FEET FROM A PK NAIL IN A CONCRETE WALL FOUND AND HELD FOR LINE AT THE SOUTHEASTERN CORNER OF CAPITOL HEIGHTS BLOCK 2 LOT 35; THENCE LEAVING SAID DAVEY STREET SOUTH RIGHT OF WAY LINE AND RUNNING WITH SAID CAPITOL HEIGHTS BLOCK 1 WEST OUTLINE AND SAID TUNIC AVENUE EAST DEDICATION LINE:
- 21. NORTH 34°48'09" WEST, 108.74 FEET TO SAID DAVEY STREET NORTH RIGHT OF WAY AS ESTABLISHED BY EQUITY CASE NO. 8545 AND SAID WMATA DAVEY STREET RIGHT OF WAY PLAN; THENCE LEAVING SAID TUNIC AVENUE EAST DEDICATION LINE AND SAID CAPITOL HEIGHTS BLOCK 1 WEST OUTLINE AND RUNNING WITH SAID DAVEY STREET NORTH RIGHT OF WAY LINE THE FOLLOWING TWO COURSES:
- 22. 15.09 FEET ALONG THE ARC OF A NON-TANGENT RIGHT CIRCULAR CURVE HAVING A RADIUS OF 320.00 FEET, DELTA ANGLE OF 02°42'07", AND CHORD OF SOUTH 69°37'04" WEST, 15.09 FEET; THENCE WITH A TANGENT LINE:
- 23. SOUTH 70°58'08" WEST, 15.99 FEET TO THE WEST DEDICATION LINE OF SAID TUNIC AVENUE AND THE EAST OUTLINE OF CAPITOL HEIGHTS BLOCK 2 AT A POINT LOCATED NORTH 34°48'09" WEST, 116.88 FEET FROM SAID PK NAIL FOUND IN WALL AT BLOCK 2 LOT 35 SOUTHEAST CORNER HELD FOR SAID TUNIC AVENUE WEST DEDICATION LINE AND SAID PK NAIL IN WALL BEING LOCATED NORTH 34°48'09" WEST, 101.21 FEET FROM A REBAR AND CAP STAMPED "PROP MARKER LS10833" FOUND AT THE SOUTHEAST CORNER OF LOT 40 AND HELD FOR SAID TUNIC AVENUE WEST DEDICATION LINE; THENCE LEAVING SAID DAVEY STREET NORTH RIGHT OF WAY AND RUNNING WITH SAID TUNIC AVENUE WEST DEDICATION LINE AND SAID BLOCK 2 EAST OUTLINE:
- 24. SOUTH 34°48'09" EAST, 71.88 FEET TO SAID DAVEY STREET SOUTH RIGHT OF WAY LINE LOCATED AT THE SOUTHEAST CORNER OF THE CONVEYANCE TO WMATA BY DEED RECORDED IN LIBER 4530 FOLIO 937 AND THE NORTHEAST CORNER OF THE REMAINING LANDS OF LEWIS P. JOHNSON, LIFE TENANT, CONVEYED BY DEED RECORDED IN LIBER 38289 FOLIO 581; THENCE RUNNING THROUGH BLOCK 2 LOT 33 WITH THE LINE OF DIVISION BETWEEN SAID WMATA CONVEYANCE AND SAID LEWIS P. JOHNSON, LIFE TENANT, CONVEYANCE AND WITH SAID DAVEY STREET SOUTH RIGHT OF WAY LINE:
- 25. SOUTH 63°45′15″WEST, 101.03 TO A COMPUTED RIGHT OF WAY CORNER PER SAID WMATA UNRECORDED DRAWING FOR DAVEY STREET RIGHT OF WAY LOCATED AT THE SOUTHEAST CORNER OF BLOCK 2 LOT 77 AS CONVEYED TO WMATA BY DEED RECORDED IN LIBER 4537 FOLIO 696 AND BEING LOCATED NORTH 34°32′30″WEST, 1.30 FEET FROM AN IRON PIPE WITH CAP EMBOSSED ""PROP MARKER "LS10833"FOUND AND HELD FOR LINE AND BEING LOCATED NORTH 34°32′30″ WEST, 61.19 FEET FROM AN IRON PIPE WITH CAP EMBOSSED ""PROP MARKER "LS10833"FOUND AND HELD FOR LINE; THENCE LEAVING SAID JOHNSON CONVEYANCE AND CONTINUING WITH SAID DAVEY STREET SOUTH RIGHT OF WAY LINE ALONG AN APPARENT GAP BETWEEN THE WMATA RIGHT OF WAY SURVEY AND LINE OF DIVISION BETWEEN SAID LOT 77 AND LOT 76 CONVEYED TO ALSEAN BRYANT BY DEED RECORDED IN LIBER 40994 FOLIO 149 AND THE DIVISION LINE AS SURVEYED AND SHOWN ON A 2019 UNRECORDED SURVEY OF LOTS 74 THROUGH 76 BY W. L. MEEKINS, INC.:
- 26. SOUTH 55°12'58" WEST, 100.08 FEET TO THE EAST DEDICATION LINE OF THE STREET FORMERLY KNOWN AS KINGSTON AVENUE AND NOW KNOWN AS SULTAN AVENUE AND BEING LOCATED NORTH 34°48'09" EAST, 1.48 FEET FROM AN IRON PIPE AND CAP EMBOSSED "PROP MARKER LS10833" FOUND AND HELD FOR SAID EAST DEDICATION LINE AND BEING LOCATED NORTH 34°48'09" EAST, 60.00 FEET FROM AN IRON PIPE FOUND AND HELD FOR SAID DEDICATION LINE AND BEING LOCATED NORTH 34°48'09" EAST, 61.43 FEET FROM AN IRON PIPE AND CAP EMBOSSED "PROP MARKER LS10833" FOUND AND HELD FOR SAID EAST DEDICATION LINE; THENCE LEAVING SAID DAVEY STREET SOUTH RIGHT OF WAY LINE AND RUNNING WITH SAID SULTAN AVENUE EAST DEDICATION LINE:
- 27. NORTH 34°46'50" WEST, 121.72 FEET TO SAID DAVEY STREET NORTH RIGHT OF WAY LINE; THENCE LEAVING SAID SULTAN AVENUE EAST DEDICATION LINE AND RUNNING WITH SAID DAVEY STREET NORTH RIGHT OF WAY LINE AS ESTABLISHED BY SAID EQUITY CASE NO. E-8545 AND SAID WMATA RIGHT OF WAY PLAN:
- 28. SOUTH 89°03'20" WEST, 36.12 FEET TO THE WEST DEDICATION LINE OF SAID SULTAN AVENUE AND THE EAST OUTLINE OF CAPITOL HEIGHTS BLOCK 3; THENCE
- 29. SOUTH 34°46'50" EAST, 79.46 FEET TO THE SOUTH RIGHT OF WAY LINE OF DAVEY STREET AS ESTABLISHED BY THE CONVEYANCE TO THE MAYOR AND COMMON COUNCIL OF CAPITOL HEIGHTS BY DEED RECORDED IN LIBER 5968 FOLIO 241; THENCE LEAVING SAID SULTAN AVENUE WEST DEDICATION LINE AND SAID BLOCK 3 EAST OUTLINE AND RUNNING WITH SAID DAVEY STREET SOUTH RIGHT OF WAY AND THE NORTH OUTLINE OF SAID MAYOR AND COMMON COUNCIL OF CAPITOL HEIGHTS CONVEYANCE PARALLEL TO AND 66.00 FEET SOUTH OF THE DAVEY STREET BASELINE AS SHOWN ON SAID WMATA UNRECORDED DAVEY STREET RIGHT OF WAY PLAN THE FOLLOWING TWO COURSES:
- 30. SOUTH 89°03'20" WEST, 211.78 FEET; THENCE
- 31. 11.95 FEET ALONG THE ARC OF A TANGENT RIGHT CIRCULAR CURVE HAVING A RADIUS OF 126.00 FEET, DELTA ANGLE OF 05°25'59", AND CHORD OF NORTH 88°13'40" WEST, 11.94 FEET TO THE EAST RIGHT OF WAY LINE CAPITOL HEIGHTS BOULEVARD ESTABLISHED BY CONVEYANCES TO THE MAYOR AND COMMON COUNCIL OF CAPITOL HEIGHTS BY DEEDS RECORDED IN LIBER 3936 FOLIO 721 AND LIBER 3988 FOLIO 963; THENCE LEAVING SAID DAVEY STREET SOUTH RIGHT OF WAY LINE AND RUNNING WITH SAID CAPITOL HEIGHTS BOULEVARD EAST RIGHT OF WAY LINE PARALLEL TO AND 4.00 FEET EAST OF THE EAST DEDICATION LINE OF A STREET FORMERLY KNOWN AS 61" STREET AND THE WEST OUTLINE OF CAPITOL HEIGHTS BLOCK 3:

- 32. NORTH 00°17'01" WEST, 66.49 FEET TO SAID NORTH RIGHT OF WAY LINE OF DAVEY STREET AS ESTABLISHED BY SAID EQUITY CASE NO. E-8545; THENCE LEAVING SAID CAPITOL HEIGHTS EAST RIGHT OF WAY LINE AND RUNNING WITH SAID DAVEY STREET NORTH RIGHT OF WAY LINE THE FOLLOWING TWO COURSES:
- 33. 35.89 FEET ALONG THE ARC OF A NON-TANGENT RIGHT CIRCULAR CURVE HAVING A RADIUS OF 60.00 FEET, DELTA ANGLE OF 34°16'10", AND CHORD OF NORTH 63°05'13" WEST, 35.35 FEET; THENCE WITH A TANGENT LINE:
- 34. NORTH 45°57'08" WEST, 7.04 FEET TO THE WEST DEDICATION LINE OF STREET FORMERLY KNOWN AS WASHINGTON AVENUE AND NOW KNOWN AS AKIN AVENUE AND THE EAST OUTLINE OF CAPITOL HEIGHTS BLOCK 4; THENCE LEAVING SAID DAVEY AVENUE NORTH RIGHT OF WAY LINE AND RUNNING WITH SAID AKIN AVENUE WEST DEDICATION LINE AND SAID BLOCK 4 EAST OUTLINE:
- 35. SOUTH 45°04'04" WEST, 6.65 FEET TO THE NORTHEAST CORNER OF LOT 11 BLOCK 4 AND THE NORTHEAST CORNER OF THE CONVEYANCE TO THE MAYOR AND COMMON COUNCIL OF CAPITOL HEIGHTS BY DEED RECORDED IN LIBER 3988 FOLIO 598; THENCE LEAVING SAID WEST DEDICATION LINE AND SAID BLOCK 4 OUTLINE AND RUNNING WITH THE LINE OF DIVISION BETWEEN LOTS 10 AND 11 AND WITH THE RIGHT OF WAY LINE OF CAPITOL HEIGHTS BOULEVARD:
- 36. NORTH 44°55'56" WEST, 5.00 FEET; THENCE LEAVING SAID LOTS 10 AND 11 LINE OF DIVISION AND CONTINUING WITH SAID MAYOR AND COMMON COUNCIL OF CAPITOL HEIGHTS OUTLINE AND SAID CAPITOL HEIGHTS BOULEVARD WEST RIGHT OF WAY THE FOLLOWING TWO COURSES:
- 37. SOUTH 45°04'04" WEST, 17.00 FEET; THENCE
- 38. SOUTH 44°55'56" EAST, 5.00 FEET TO SAID FORMER WASHINGTON AVENUE NOW AKIN AVENUE WEST DEDICATION LINE AND SAID BOCK 4 EAST OUTLINE; THENCE RUNNING WITH SAID AKIN AVENUE WEST DEDICATION LINE AND SAID BLOCK 4 EAST OUTLINE:
- 39. SOUTH 45°04'04" WEST, 43.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF DAVEY STREET AT THE NORTHEAST CORNER OF LOT 14 BLOCK 4 CAPITOL HEIGHTS AS CONVEYED TO SAID MD ASCENT, LLC BY DEED RECORDED IN LIBER 42269 FOLIO 349; THENCE LEAVING SAID WEST DEDICATION LINE AND SAID BLOCK 4 EAST OUTLINE AND RUNNING WITH SAID DAVEY STREET SOUTH RIGHT OF WAY LINE AND THE LINE OF DIVISION BETWEEN LOTS 13 AND 14 AND THE LINE OF DIVISION BETWEEN LOTS 77 AND 78:
- 40. NORTH 44°55'56" WEST, 200.00 FEET TO THE POINT OF BEGINNING; AND

CONTAINING 338,742 SQUARE FEET OR 7.776 ACRES OF LAND, MORE OR LESS, PER SURVEY BY MERCADO CONSULTANTS, INC. COMPLETED IN THE FIELD ON OR ABOUT AUGUST 5, 2022.

SUBJECT TO:

MARYLAND STATE HIGHWAY ADMINISTRATION REVERTIBLE SLOPE EASEMENTS RESERVED BY DEED FROM SHA TO WMATA RECORDED IN LIBER 6073 FOLIO 828 AND AS SHOWN ON SHA PLAT NO. 45253.

ANY UNRECORDED AGREEMENTS, CONVEYANCES, RIGHTS, AND/OR TITLE RELATING TO WMATA UNDERGROUND STRUCTURES AND SURFACE VENT STRUCTURES LOCATED BETWEEN THE SHA MARYLAND ROUTE 214 SOUTH RIGHT OF WAY LINE AS SHOWN ON SHA PLAT NO. 45253 AND THE UNDERGROUND METRO STATION AND TUNNEL NORTH RIGHT OF WAY LINE AS SHOWN ON WMATA DRAWING ENTITLED "ADDISON ROUTE, RIGHT OF WAY PLAN, STA. 412+50 TO STA. 424+15", DRAWING NO. G-2-R7, SHEET NO. M200-35. NO CONVEYANCES FOUND IN LAND RECORDS OR PROVIDED BY SHA.

WASHINGTON SUBURBAN SANITARY COMMISSION (WSSC) VARIABLE WIDTH EASEMENT AND RIGHT OF WAY FOR A STORM DRAIN CULVERT AS RESERVED BY SHA CONVEYANCE TO WMATA RECORDED IN LIBER 6073 FOLIO 828 AND SHOWN ON SHA PLAT NO. 45253 AND SHOWN ON WSSC SKETCH NO. A-6446A; SECTION OF CULVERT IN ABANDONED FORMER KINGSTON AVENUE NOW KNOWN AS SULTAN AVENUE BY WMATA GENERAL PERMIT GRANTED TO WSSC BY LIBER 14315 FOLIO 86; EASEMENTS AND RIGHTS OF WAY RECORDED IN THE FOLLOWING DEEDS: LIBER 3766 FOLIO 549, LIBER 3766 FOLIO 597, LIBER 3766 FOLIO 561.

AN 18 FOOT WIDE UTILITY EASEMENT FOR A WSSC 16 INCH UNDERGROUND WATER PIPELINE AS SHOWN ON UNRECORDED WMATA DRAWINGS ENTITLED "ADDISON ROUTE, RIGHT OF WAY PLAN, STA. 412+50 TO STA. 424+15", DRAWING NO. G-2-R7, SHEET NO. M200-35 AND "ADDISON ROUTE, RIGHT OF WAY PLAN, DAVEY STREET", DRAWING NO. G-2-R8, SHEET NO. M200-36. NO CONVEYANCES FOUND IN LAND RECORDS.

ANY CLAIMS, RIGHTS, OR TITLE TO ROADWAY FACILITIES AND UTILITIES LOCATED WITHIN THE RIGHT OF WAY LINES OF DAVEY STREET AS ESTABLISHED BY EQUITY CASE NO. E-8545 AND UNRECORDED WMATA DRAWINGS "ADDISON ROUTE, RIGHT OF WAY PLAN, STA. 412+50 TO STA. 424+15", DRAWING NO. G-2-R7, SHEET NO. M200-35 AND "ADDISON ROUTE, RIGHT OF WAY PLAN, DAVEY STREET", DRAWING NO. G-2-R8, SHEET NO. M200-36. NO CONVEYANCES FOUND IN LAND RECORDS EXCEPT AS NOTED IN THE PROPERTY DESCRIPTION ABOVE.

UNDEVELOPED PROPERTY (5503 DAVEY STREET)

BEING A PART OF **UNSWORTHVILLE** SUBDIVISION AS SHOWN ON A PLAT RECORDED IN PLAT BOOK RNR 2 AT PAGE 6 INCLUDING FROM **BLOCK 4** THE NORTH NINETY FEET OF LOTS 4 AND 5 AND ALL OF LOT 6 AS CONVEYED TO WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) BY DEED RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 4472 FOLIO 140 AND ALL OF LOTS 7 AND 8 AS CONVEYED TO WMATA BY DEED RECORDED IN LIBER 4487 FOLIO 813 AND ALL OF LOTS 9 THROUGH 11 AS CONVEYED TO WMATA BY DEED RECORDED IN LIBER 4481 FOLIO 473 AND THE REMAINING PARTS OF LOTS 12 THROUGH 18 AS CONVEYED FROM MARYLAND STATE HIGHWAY ADMINISTRATION (SHA) TO WMATA BY DEED RECORDED IN LIBER 4783 FOLIO 45 AS SHOWN ON SHA PLAT NO. 43374 AND BEING MORE FULLY DESCRIBED AS:

COMMENCING AT A METRO RIGHT OF WAY BRONZE DISK IN CONCRETE NUMBER 67 FOUND ON THE WMATA UNDERGROUND STRUCTURE RIGHT OF WAY LINE AS SHOWN ON WMATA DRAWING "ADDISON ROAD, RIGHT OF WAY PLAN, STA. 412+50 TO STA. 424+15", DRAWING NO. G-2-R7, SHEET NO. M200-35; THENCE RUNNING WITH SAID RIGHT OF WAY LINE: SOUTH 09°18'28" EAST, 6.36 FEET TO A WMATA RIGHT OF WAY BRONZE DISK IN CONCRETE FOUND; THENCE CONTINUING WITH SAID RIGHT OF WAY LINE: NORTH 81°41'32" WEST, 14.86 FEET TO THE LINE OF DIVISION FOR LOTS 8 AND 9 IN BLOCK 4 OF UNSWORTHVILLE SUBDIVISION; THENCE LEAVING SAID WMATA UNDERGROUND STRUCTURE RIGHT OF WAY LINE AND RUNNING WITH SAID LINE OF DIVISION BETWEEN LOTS 8 AND 9: SOUTH 35°40'07" EAST, 126.50 FEET TO THE SOUTH OUTLINE OF SAID UNSWORTHVILLE SUBDIVISION BLOCK 4 AND THE NORTH OUTLINE OF ORCHARD ADDITION TO MARYLAND PARK SUBDIVISION RECORDED IN PLAT BOOK RNR 2 AT PAGE 39; THEN RUNNING WITH THE LINE OF DIVISION BETWEEN SAID UNSWORTHVILLE BLOCK 4 AND SAID ORCHARD ADDITION TO MARYLAND PARK: NORTH 54°22'04" EAST, 187.22 FEET AND PASSING OVER AN IRON PIPE FOUND AND HELD FOR LINE AT 82.68 FEET FROM THE BEGINNING OF THIS COURSE TO THE SOUTH RIGHT OF WAY LINE OF MARYLAND ROUTE 214 (MD214), EAST CAPITOL STREET AS SHOWN ON SHA PLAT NO. 43374 AND THE TRUE POINT OF BEGINNING.

BEGINNING AT THE TRUE POINT OF BEGINNING SO FIXED BEING LOCATED 60.00 FEET LEFT OF THE MD 214 BASELINE OF RIGHT OF WAY STATION 259+55.37 AS SHOWN ON SAID SHA PLAT NO. 43374 AND BEING THE POINT OF BEGINNING FOR THE SECOND PART OF THE CONVEYANCE FROM SHA TO WMATA BY DEED RECORDED IN LIBER 4783 FOLIO 45 AND BEING FURTHER DESCRIBED AS LOCATED AT THE WMATA LOW DISTORTION PROJECTION (LDP) COORDINATE OF: NORTH 170,355.5750, EAST 235,186.0845 AS PROJECTED FROM WMATA CONTROL MONUMENTS "CH1R" LOCATED AT WMATA LDP COORDINATE OF NORTH 170,292.324, EAST 233,905.453 AND "CH2RX"LOCATED AT NORTH 170,256.278, EAST 234,103.692; THENCE, WITH BEARINGS AND DISTANCES REFERRED TO SAID WMATA LDP, LEAVING SAID MD 214 SOUTH RIGHT OF WAY LINE AND RUNNING WITH SAID UNSWORTHVILLE BLOCK 4 LOTS 6 THROUGH 18 SOUTH OUTLINE AND SAID ORCHARD ADDITION TO MARYLAND PARK LOT 55 THROUGH PART OF LOT 61 NORTH OUTLINE:

- 1. SOUTH 54°22'04" WEST, 247.22 FEET AND PASSING OVER SAID IRON PIPE FOUND AND HELD FOR LINE AT THE DIVISION LINE FOR ORCHARD ADDITION TO MARYLAND PARK LOTS 57 AND 58 TO THE DIVISION LINE FOR LOTS 5 AND 6 OF BLOCK 4 OF UNSWORTHVILLE SUBDIVISION AND BEING LOCATED AT THE SOUTHEAST CORNER OF THE CONVEYANCE TO PRINCE GEORGE'S COUNTY, MARYLAND BY DEED RECORDED IN LIBER 5097 FOLIO 89 AND BEING LOCATED NORTH 54°22'04" EAST, 255.41 FEET FROM AN IRON PIPE FOUND AND HELD ON THE EAST OUTLINE CAPITOL HEIGHTS SUBDIVISION AT THE SOUTHWEST CORNER OF UNSWORTHVILLE SUBDIVISION AND THE NORTHWEST CORNER OF ORCHARD ADDITION TO MARYLAND PARK; THENCE LEAVING SAID LINE OF DIVISION BETWEEN UNSWORTHVILLE AND ORCHARD ADDITION TO MARYLAND PARK SUBDIVISIONS AND RUNNING WITH PART OF SAID UNSWORTHVILLE LOTS 5 AND 6 DIVISION LINE AND THE OUTLINE OF SAID PRICE GEORGE'S COUNTY CONVEYANCE:
- 2. NORTH 35°40'07" WEST, 45.50 FEET; THENCE LEAVING SAID LOTS 5 AND 6 DIVISION LINE AND CONTINUING WITH THE SAID PRINCE GEORGE'S COUNTY OUTLINE AND WITH PART OF THE OUTLINE OF THE CONVEYANCE TO CAROLYN WALDRON BY DEED RECORDED IN LIBER 20622 FOLIO 195 THROUGH LOTS 4 AND 5°
- 3. SOUTH 54°22'04" WEST, 40.00 FEET TO THE DIVISION LINE FOR UNSWORTHVILLE, BLOCK 4, LOTS 3 AND 4 AT THE SOUTHEAST CORNER OF UNSWORTHVILLE, PARCEL "A" AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK WWW 48 AT PAGE 7 AS CONVEYED TO JOYCE E. SHIELDS BY DEED RECORDED IN LIBER 10008 FOLIO 571; THENCE LEAVING SAID CAROLYN WALDRON OUTLINE AND RUNNING WITH THE DIVISION LINE BETWEEN SAID UNSWORTHVILLE PARCEL A AND UNSWORTHVILLE, BLOCK 4, LOT 4:
- 4. NORTH 35°40'07" WEST, 90.00 FEET TO THE SOUTH DEDICATION LINE FOR THE STREET SHOWN AS LEE AVENUE ON SAID UNSWORTHVILLE PLAT NOW KNOWN AS DAVEY STREET AT THE NORTHEAST CORNER OF SAID UNSWORTHVILLE PARCEL "A" AND THE NORTHWEST CORNER OF SAID UNSWORTHVILLE, BLOCK 4, LOT 4; THENCE LEAVING SAID PARCEL "A" AND SHIELDS CONVEYANCE OUTLINE AND RUNNING WITH SAID SOUTH DEDICATION LINE OF FORMER LEE AVENUE NOW KNOWN AS DAVEY STREET:
- 5. NORTH 54°22'04" EAST, 160.00 FEET TO SAID MD 214 SOUTH RIGHT OF WAY LINE AT THE DIVISION LINE FOR LOTS 11 AND 12 AND BEING LOCATED 79.53 FEET LEFT OF SAID MD 214 BASELINE OF RIGHT OF WAY STATION 261+44.91 AS SHOWN ON SHA PLAT NO. 43374; THENCE LEAVING SAID FORMER LEE AVENUE NOW DAVEY STREET SOUTH DEDICATION LINE AND CONTINUING WITH SAID MD 214 SOUTH RIGHT OF WAY LINE ALONG PART OF SAID LOTS 11 AND 12 DIVISION LINE:
- 6. SOUTH 35°40'07" EAST, 16.08 FEET TO A POINT LOCATED 89.63 FEET LEFT OF MD 214 BASELINE OF RIGHT OF WAY STATION 261+32.02; THENCE LEAVING SAID LOTS 11 AND 12 DIVISION LINE AND CONTINUING WITH SAID MD 214 SOUTH RIGHT OF WAY LINE THE FOLLOWING TWO COURSES:

7. NORTH 83°56'24" EAST, 77.94 FEET TO A POINT LOCATED 60.00 FEET LEFT OF MD 214 BASELINE OF RIGHT OF WAY STATION 260+58.00; THENCE

8. 100.49 FEET ALONG THE ARC OF A NON-TANGENT RIGHT CIRCULAR CURVE HAVING A RADIUS OF 2,804.79, DELTA ANGLE OF 02°03'10", AND CHORD OF SOUTH 71°57'01" EAST, 100.48 FEET TO THE POINT OF REGINNING: AND

CONTAINING 29,086 SQUARE FEET OR 0.668 ACRES OF LAND, MORE OR LESS, PER SURVEY BY MERCADO CONSULTANTS, INC. COMPLETED IN THE FIELD ON OR ABOUT AUGUST 5, 2022.

CLIDIECT T

MARYLAND STATE HIGHWAY ADMINISTRATION PERPETUAL STREAM CHANGE EASEMENT RESERVED BY DEED FROM SHA TO WMATA RECORDED IN LIBER 4783 FOLIO 45 AND AS SHOWN ON SHA PLAT NO. 43374.

MARYLAND STATE HIGHWAY ADMINISTRATION SNOW FENCE EASEMENT RESERVED BY DEED FROM SHA TO WMATA RECORDED IN LIBER 4783 FOLIO 45. SNOW FENCE EASEMENT ONLY APPLIES LIBER 4783 FOLIO 45 SECOND PART.

ANY UNRECORDED AGREEMENTS, CONVEYANCES, RIGHTS, AND/OR TITLE RELATING TO WMATA UNDERGROUND STRUCTURES LOCATED BETWEEN THE SHA MARYLAND ROUTE 214 SOUTH RIGHT OF WAY LINE AS SHOWN ON SHA PLAT NO. 45253 AND PLAT NO. 43374 AND THE UNDERGROUND METRO STATION AND TUNNEL NORTH RIGHT OF WAY LINE AS SHOWN ON WMATA DRAWING ENTITLED "ADDISON ROUTE, RIGHT OF WAY PLAN, STA. 412+50 TO STA. 424+15", DRAWING NO. G-2-R7, SHEET NO. M200-35. NO CONVEYANCES FOUND IN LAND RECORDS OR PROVIDED BY SHA.

AERIAL UTILITY EASEMENT FOR POLE LINE OBSERVED IN THE FIELD SOUTH OF THE SOUTH DEDICATION LINE OF DAVEY STREET. NO CONVEYANCES FOUND IN LAND RECORDS.

PARCEL MG038:

BEING PART OF OTWAY B. ZANTZINGER'S SUBDIVISION OF **CAPITOL HEIGHTS** AS SHOWN ON A PLAT RECORDED AMONG THE PLAT RECORDS FOR PRINCE GEORGE'S COUNTY MARYLAND IN PLAT BOOK BB 5 AT PAGE 74 INCLUDING FROM **BLOCK 5** PART OF LOT 1 AS CONVEYED TO WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA) BY A DEED RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN LIBER 4537 FOLIO 696 PARCEL MG038 AND BEING MORE FULLY DESCRIBED AS:

BEGINNING AT THE NORTH CORNER OF SAID LOT 1 OF BLOCK 5 OF SAID CAPITOL HEIGHTS SUBDIVISION AND BEING THE INTERSECTION OF THE EAST DEDICATION LINE OF THE STREET FORMERLY KNOWN AS WASHINGTON AVENUE AND NOW KNOWN AS AKIN AVENUE WITH THE EAST DEDICATION LINE OF THE STREET FORMERLY KNOWN AS 61⁵¹ STREET AND NOW KNOWN AS CAPITOL HEIGHTS BOULEVARD AS CONVEYED TO WMATA BY DECLARATION OF TAKING RECORDED AMONG SAID LAND RECORDS IN LIBER 4537 FOLIO 696 AS PARCEL MG038 AND BEING FURTHER DESCRIBED AS LOCATED AT THE WMATA LOW DISTORTION PROJECTION (LDP) COORDINATE OF: NORTH 170,098.7866, EAST 234,060.3014 AS PROJECTED FROM WMATA CONTROL MONUMENTS "CH1R" LOCATED AT WMATA LDP COORDINATE OF NORTH 170,292.324, EAST 233,905.453 AND "CH2RX"LOCATED AT NORTH 170,256.278, EAST 234,103.692; THENCE, WITH BEARINGS AND DISTANCES REFERRED TO SAID WMATA LDP, RUNNING LEAVING SAID NORTHEAST CORNER OF LOT 77 AND RUNNING WITH SAID CAPITOL HEIGHTS BOULEVARD WEST DEDICATION LINE:

- 1. SOUTH 00°17'01" EAST, 81.75 FEET; THENCE LEAVING SAID DEDICATION LINE AND RUNNING THROUGH SAID LOT 1 WITH THE NORTH RIGHT OF WAY LINE OF THE CONVEYANCE TO PRINCE GEORGE'S COUNTY, MARYLAND BY DEED RECORDED IN LIBER 5188 AT FOLIO 547 AND WITH THE NORTH OUTLINE OF THE CONVEYANCE TO JOSE MARI IMAO BE DEED RECORDED IN LIBER 46057 FOLIO 94:
- 2. NORTH 58°33'01" WEST, 59.84 FEET AND PASSING OVER AN IRON PIPE FOUND AND HELD AT THE SOUTHEAST CORNER OF SAID IMAO CONVEYANCE TO SAID EAST DEDICATION LINE OF AKIN AVENUE; THENCE LEAVING SAID IMAO CONVEYANCE OUTLINE AND RUNNING WITH SAID EAST DEDICATION LINE:
- 3. NORTH 45°04'04" EAST, 71.54 FEET TO THE POINT OF BEGINNING; AND

CONTAINING 2,080 SQUARE FEET OR 0.048 ACRES OF LAND, MORE OR LESS, PER SURVEY BY MERCADO CONSULTANTS, INC. COMPLETED IN THE FIELD ON OR ABOUT AUGUST 5, 2022.

SUBJECT TO:

ANY CLAIMS, RIGHTS, OR TITLE TO ROADWAY FACILITIES AND UTILITIES LOCATED WITHIN THE RIGHT OF WAY LINES OF DAVEY STREET AS ESTABLISHED BY EQUITY CASE NO. E-8545 AND UNRECORDED WMATA DRAWINGS "ADDISON ROUTE, RIGHT OF WAY PLAN, STA. 412+50 TO STA. 424+15", DRAWING NO. G-2-R7, SHEET NO. M200-35 AND "ADDISON ROUTE, RIGHT OF WAY PLAN, DAVEY STREET", DRAWING NO. G-2-R8, SHEET NO. M200-36. NO CONVEYANCES FOUND IN LAND RECORDS EXCEPT AS NOTED IN THE PROPERTY DESCRIPTION ABOVE.

CONTRACT NO.

		REFERENCE DRAWINGS			REVISIONS		
		NUMBER	TITLE	DATE	NUM	DESCRIPTION	
DRAWN TY	10/17/2022 DATE						
CHECKED KM	10/18/2022_ DATE						
APPROVED TY	10/18/2022_ DATE						

M metro

WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

OFFICE OF CAPITAL PROGRAM DELIVERY

WMATA APPROVED

ENGINEERING AND ARCHITECTURE

ALTA / NSPS LAND TITLE SURVEY
CAPITOL HEIGHTS METRO STATION
LOCATED AT 6005 EAST CAPITOL STREET
TOWN OF CAPITOL HEIGHTS, MARYLAND

 SCALE
 DRAWING NO.
 SHEET NO.

 1" = 40'
 SR#9609
 2 OF 6







