



Angela D. Alsobrooks  
County Executive

# PRINCE GEORGE'S COUNTY GOVERNMENT

## OFFICE OF THE COUNTY EXECUTIVE

### EXECUTIVE ORDER FOR DECLARATION OF SURPLUS PROPERTY

**No. 12 - 2023**

**August 16, 2023**

**WHEREAS**, Prince George's County, Maryland (the "County") owns that certain closed portion of roadway located on Old Richie Road in Seat Pleasant, Maryland, which is described in Exhibits A and B hereto (the "Property");

**WHEREAS**, Md. Code Ann., Local Government Article, Section 10-101 et seq. and Section 2-111.01 of the County Code provides for the disposition of County-owned property

**WHEREAS**, the Property was closed to public use by two (2) Executive Orders under County Code Subtitle 23 (Roads and Sidewalks) Sections 23-156 and 23-157: the first (1<sup>st</sup>) being Executive Order No. 9-2000 dated June 21, 2000 and the second (2<sup>nd</sup>) being Executive Order No. 6-2014 dated January 29, 2014; and

**WHEREAS**, Section 2-111.01(l) of the County Code further provides that when the County becomes the owner of a parcel of real property which cannot be developed in accordance with the minimum requirements of Subtitle 27 of the County Code due to size or configuration because it is an abandoned roadway or is less than five thousand (5,000) square feet in size, the parcel shall immediately become surplus upon Executive Order without further action by the County Executive or the County Council.

**IT IS HEREBY ORDERED**, by virtue of the power vested in me as County Executive for Prince George's County, Maryland, and by virtue of the Charter and laws of Prince George's County, Maryland, I hereby declare surplus and no longer needed for public use the parcel of land described in Exhibits A and B, attached hereto and made part of this Executive Order.

Angela D. Alsobrooks  
County Executive

**Exhibit "A"**

**Description of a portion  
of  
Old Ritchie Road  
Closed to Public Use**

**Seat Pleasant (18<sup>th</sup>) District Prince George's County, Maryland**

**Being** part of Old Ritchie Road (of variable width) closed to public use by two (2) Executive Orders under Sections 23-156 and 23-157 of the Road Ordinance of Prince George's County, Maryland; the first (1<sup>s</sup>) being Executive Order No. 6-2014, dated January 29, 2014, by Rushern L. Baker, ill, County Executive; the second (2) being Executive Order No. 9-2000, dated June 21, 2000, by Wayne K. Curry, County Executive; and being more particularly described in the Maryland State Plane Datum NAD 33 (2011) as follows

**Beginning** for the same at a point at the end of the tenth (10<sup>th</sup>) or South 22°33'57" West, 23.63 feet line as described in a deed from Community Development Company Limited Partnership to Isazk, LLC, a Maryland limited liability company, dated December 9, 2011 and recorded among the Land Records of Prince George's County, Maryland in Liber 33188 at Folio 337, said point being at the southerly end of the westerly-most line of Old Ritchie Road, Closed to Public Use by Executive Order No. 9-2000, and running thence with and binding on the outline Old Ritchie Road Closed to Public Use by Executive Order No. 9-2000 the following two (2) courses and distances, and running reversely with and binding on the outline of the lands described in said deed, the following four (4) courses and distances

1. North 22°33'57" West, 23.63 feet to a point, thence continuing with the outline of said Old Ritchie Road, Closed to Public Use by Executive Order No. 9-2000, and also the easterly side of Old Ritchie Road, Closed to Public Use by Executive Order No. 6-2014, the following course and distance
2. 185.77 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 133.41 feet and a chord bearing and distance of South 70°25'5 3" East, 171.12 feet to a point, continuing thence with the outline of said Old Ritchie Road, Closed to Public Use by Executive Order No. 6- 2014, the following three (3) courses and distances, commencing with a tangent line
3. South 30°32'38" East, 55.62 feet to a point, thence

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**Prince George's County, Maryland**

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4. North 60°43'48" East, 16.40 feet to a point at the end of the second (2<sup>nd</sup>) or North 19°18'30" West, 25.49 feet line as described in a deed from Yolanda M. Lucas, et al., to Wan Yong Lee, et ux, dated October 17, 1991 and recorded among the aforesaid Land Records in Liber 8099 at Folio 272, and running thence reversely with and binding on the said second (2<sup>nd</sup>) deed line and also the second (2<sup>nd</sup>) or North 19°18'30" West, 101.99 feet deed line as described in a deed from Henry L. Murphy to Wan Yong Lee, et ux., dated September 28, 1992, and recorded among the aforesaid Land Records in Liber 8099 at Folio 841, the following course and distance
5. South 26°26'50" East, 127.48 feet to a point on the second (2<sup>nd</sup>) or North 82°00' East, 65.00 feet line as described in a deed from Barbara A. Oosterhout, et al., to Prince George's County, Dated April 18, 1989 and recorded among the aforesaid Land Records in Liber 7331 at Folio 47, and running thence, reversely with and binding on the outline of said lands described in Liber 7331 at Folio 47, the following two (2) courses and distances
6. South 74°51'02" West, 22.66 feet to a point, thence
7. South 25°34'30" East, 105.60 feet to a point on the fifth (5<sup>th</sup>) or South 30°31'40" East, 300.15 feet line of the fifth (5<sup>th</sup>) or 1.0340 acre parcel described in a deed from Stella Heath to Thomas E. Raley dated April 21, 2003 and recorded among the aforesaid Land Records in Liber 17486 at Folio 533, distant, 33.38 feet from the end thereof, said point being on the westerly side of Old Ritchie Road Closed to Public Use by Executive Order No. 6-2014, and running thence, reversely with and binding on the outline of the lands described in Liber 17486 at Folio 533, and the westerly side of Old Ritchie Road, Closed to Public Use by Executive Order No. 6-2014, the following two (2) courses and distances
8. North 30°32'39" West, 266.77 feet to a point, thence continuing with and binding on said westerly side of Old Ritchie Road, Closed to Public Use by Executive Order No. 6-2014 and also the southerly side of Old Ritchie Road, Closed to Public Use by Executive Order No. 6-2000 the following course and distance

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9. 92.45 feet along the arc of a curve, deflecting to the left, having a radius of 133.46 feet and a chord bearing and distance of North 50°23'24" West, 90.61 feet to a point on the southerly line of Old Ritchie Road Closed to Public Use by Executive Order No. 9-2000, running thence with and binding said southerly side of Old Ritchie Road, Closed to Public Use by Executive Order No. 9-2000, as now surveyed, the following two (2) courses and distances
  
10. 12.18 feet along the arc of a tangent curve, deflecting to the left, having a radius of 94.40 feet and a chord bearing and distance of North 73°55'46" West, 12.17 feet to a point, thence, with a non-tangent line
  
11. South 89°48'22" West, 56.16 feet to the point of beginning, containing 10,828 square feet or 0.2486 of an acre of land.

**Surveyor's Certificate**

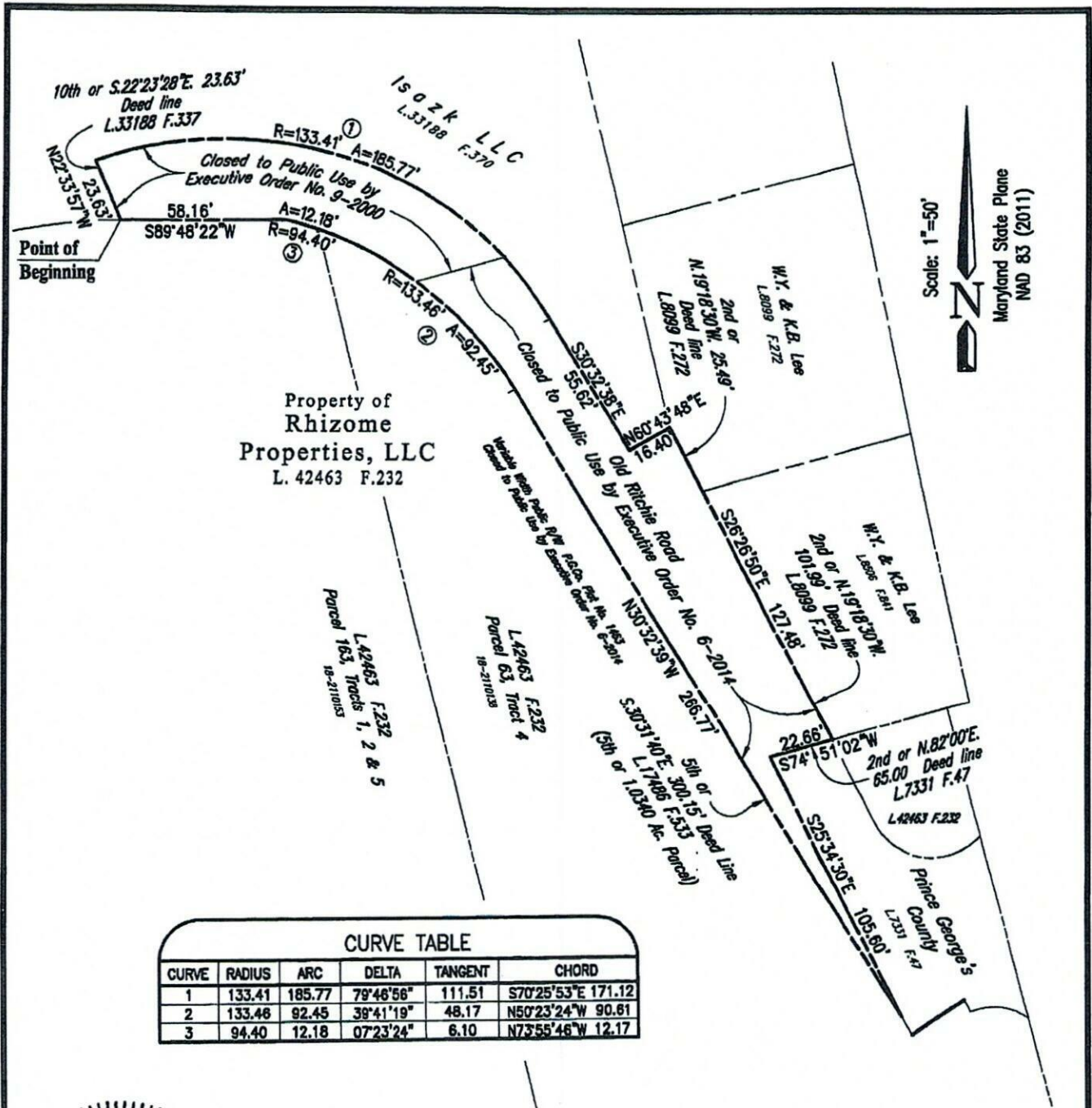
I hereby certify that this description was prepared by me in compliance with requirements set forth in 09.13.06.12 of the COMAR Regulations.

Date: 1/24/23



Daniel F. DeBolt  
Property Line Surveyor  
Maryland Reg. No. 526  
Exp.: 2/17/2025





Scale: 1"=50'  
 Maryland State Plane  
 NAD 83 (2011)

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
1	133.41	185.77	79°46'56"	111.51	S70°25'53"E 171.12
2	133.46	92.45	39°41'19"	48.17	N50°23'24"W 90.81
3	94.40	12.18	07°23'24"	6.10	N73°55'46"W 12.17



*Daniel F. DeBolt*  
 Daniel F. DeBolt  
 Registered Property Line Surveyor  
 Maryland No. 526  
 Exp.: 02/17/2025

**CPJ Associates** Charles P. Johnson & Associates, Inc.  
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**Exhibit "B"**  
 Sketch of Quit Claim Area  
 a portion  
**Old Ritchie Road**  
 Closed to Public Use by  
 Executive Order #'s 6-2014 & 9-2000  
 Seat Pleasant (18th) District  
**Prince George's County, Maryland**  
 January, 2023 Scale: 1"=50'