

**SCHEDULE A**  
**AS SURVEYED DESCRIPTION**  
**LANDS OF HARBOR VIEW DEVELOPMENT, LLC**  
**PART OF THE LANDS OF BUTLER ESTATE**  
**PART OF FOREST HIEGHTS, SECTION 16**  
**PLAT BOOK 28, PLAT 5**

**BEING** all of the lands contained in the following deeds, recorded among the Land Records of Prince George's County, Maryland:

- 1) All of the lands conveyed by **THE ESTATE OF MARY E. BUTLER, A/K/A MARY EULALIA BUTLER**, departed this earth testate on or about August 28, 2016. Surviving tenant by the entirety of **BRONSMORE E. BUTLER**, who departed this earth on or about June 3, 2013 to **HARBOR VIEW DEVELOPMENT, LLC**, a Maryland Limited Liability Company by deed dated February 8, 2019 and recorded among the Land Records aforesaid in Liber 41808, folio 154; and
- 2) All of the lands conveyed by **OSWALD BULTER** and **GWENDOLYN 'GWEN' GIBSON, PERSONAL REPRESENTATIVES** of **THE ESTATE OF WILLIAM D. BUTLER**, PG Estate No. 79836, who departed this earth intestate, on or about January 18, 1983, to **HARBOR VIEW DEVELOPMENT, LLC**, a Maryland Limited Liability Company by deed dated February 8, 2019 and recorded among the Land Records aforesaid in Liber 41808, folio 190; and
- 3) All of the lands conveyed by **JOHN R. BUTLER, PAMELA E. SKINNER, DARRYL A. BUTLER, INDIA S. BUTLER, MARC L. BUTLER** and **JEFFREY L. BUTLER HEIRS** of **THE ESTATE OF BARBARA SHEILA FERGUSON**, PG Estate No. 109588, who departed this earth intestate, on or about November 21, 2017, who was the surviving Spouse and Personal Representative, all who were the same interested persons and Heirs, of **THE ESTATE OF WILLIAM S. BUTLER**, PG Estate NO. RE-15956, who departed this earth intestate on or about February 22, 1962, to **HARBOR VIEW DEVELOPMENT, LLC**, a Maryland Limited Liability Company by deed dated February 21, 2019 and recorded among the Land Records aforesaid in Liber 41840, folio 235; and
- 4) All of the lands conveyed by **MADLYN E. FOX, PERSONAL REPRESENTATIVE** of **THE ESTATE OF MILDRED PRATT LEWIS**, District of Columbia Estate No. 1993 ADM 001059, who departed this earth testate, on or about April 3, 1993 also know for the record as **MILDRED WASHINGTON PRATT LEWIS**, who was the Surviving Spouse and Sole Devisee of Real Property of **THE ESTATE OF HENRY C. BUTLER**, who departed this earth testate on or about August 24, 1935 (DC Death Certificate # 369977) , to **HARBOR VIEW DEVELOPMENT, LLC**, a Maryland Limited Liability Company by deed dated October 9, 2019 and recorded among the Land Records aforesaid in Liber 42799, folio 255.
- 5) All of the lands conveyed by **CERENZIA DEVELOPMENT, LLC** a Maryland Limited Liability Company, to **HARBOR VIEW DEVELOPMENT, LLC**, a Maryland Limited Liability Company by deed dated January 11, 2019 and recorded among the Land Records aforesaid in Liber 41925,

folio 415 (Lots 63-91, inclusive Block 122, Lots 13 thru 24, inclusive, Block 123 and Lots 8 thru 14, inclusive Block 124 Forest Heights, Section 16, Plat Book 28, page 5)

**BEGINNING** for the same at a point, said point also being on the southernmost outline of Forest Heights, as shown on a plat entitled '**RECORD PLAT OF FOREST HEIGHTS SUBDIVISION, SECTION 16,**' recorded among the Land Records aforesaid in Plat Book 28, at Plat 5, said point being in the 1<sup>st</sup> line of that conveyance from **JOSEPH H. BOWLING** and **MARY ROSE BOWLING**, his wife, to **HENRY BUTLER** by deed dated February 3, 1873 and recorded among the Land Records aforesaid in **Liber H.B 7, folio 28**; thence, binding on part of said line, as now surveyed, with Meridian referred to the Maryland Coordinate System (NAD 83/NSRS 2011)

- 1) South 3°44'13" West 1412.10 feet to a point the Right of Way Line of Thru Highway, as shown on Maryland State Roads Commission Plat 17233; thence, binding on said Right of Way Line of Thru Highway
- 2) South 35°41'29" West 15.06 feet to a point; thence
- 3) North 25°27'39" West 35.22 feet to a point; thence
- 4) South 72°39'01" West 31.19 feet to a point the 2<sup>nd</sup> or North 12°15' West 70 perch line of that conveyance from Samuel Bieber and Johanna Bieber, his wife, to the United States of America, by deed dated November 21, 1891 and recorded among the Land Records aforesaid in Liber JWB 20, folio 150, said point being in or near the centerline of the existing Bald Eagle Road (30' Prescriptive Right of Way); thence, binding on part of said line
- 5) North 16°05'15" West 1085.76 feet to a point at the beginning of the 3<sup>rd</sup> or North 10°30' East 26.4 perch line of said deed; thence, binding on part of said line
- 6) North 6°39'45" East 340.59 feet to a point at the southwestern most corner of the before said plat outline of Forest Heights; thence, continuing along the same course, binding on the western most outline of the before said plat of Forest Heights and the easternmost outline of the before said conveyance from Bieber to the United States of America (Liber JWB 20, folio 150)
- 7) North 6°39'45" East 95.01 feet to a point; thence,
- 8) North 2°55'15" West 231.00 feet to a point; thence,
- 9) North 27°40'15" West 462.00 feet to a point; thence,
- 10) North 46°03'04" West 350.76 feet to a point; thence,
- 11) North 53°54'07" West 292.86 feet to a point; thence,
- 12) North 00°33'48" East 243.08 feet to a point; thence leaving said outlines and crossing Bald Eagle Drive as shown on the before said plat of Forest Heights
- 13) South 40°17' 10" East 48.93 feet to a point at the northwesternmost corner of Lot 91, Block 122 as shown on the before said plat of Forest Heights; thence binding on the northeastern most outline of Lots 91-63, Block 122

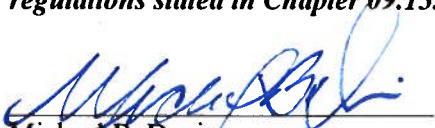
- 14) South 48°29'32" East 1696.26 feet to a point; thence,
- 15) by a tangent curve to the right, having a radius of 642.06 feet and an arc length of 77.07 feet, subtended by a chord bearing and distance of South 45°03'13" East 77.02 feet; thence,
- 16) South 41°36'53" East 192.81 feet to a point on the before said southernmost outline of Forest height; thence, binding on part of said outline
- 17) South 87°34'01" West 375.66 feet to the **POINT OF BEGINNING**.

**CONTAINING** 876,262 Square feet 20.1162 Acres of Land, More or less

**FURTHER CONTAINING** within the bounds of the above description, an apparent survey overlap between the above described land and Parcel 2 of Liber JWB 21, folio 55.

**ALSO FURTHER CONTAINING** the area of the rights of way for Crow Way, Chippewa Drive, Walkway and Bald Eagle drive, as shown on the before said plat of Forest Heights, intended to be vacated.

*I prepared or responsibly oversaw the preparation of the metes and bounds as set forth in the regulations stated in Chapter 09.13.06.12 of the Maryland Minimum Standards for Surveyors.*

  
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Michael B. Davis  
Professional Land Surveyor  
MD. No. 11033  
License Expires: 9-10-2024



NAD83/NSRS2011

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	642.06'	77.07'	S 45°03'13" E	77.02'	6°52'34"	38.58'

LINE DATA TABLE


LINE	BEARING	DISTANCE
L1	S 40°17'10" E	48.93'
L2	S 35°41'29" W	15.06'
L3	N 25°27'39" W	35.22'
L4	S 72°39'01" W	31.19'
L5	N 02°55'15" W	231.00'
L6	N 53°54'07" W	292.86'

LANDS OF HARBOR VIEW  
DEVELOPMENT LLC  
876,262 SQ. FT.  
20.1162 ACRES

N/F  
UNITED STATES  
OF AMERICA  
JWB 20/150

N/F  
UNITED STATES  
OF AMERICA  
PARCEL 2  
JWB 21/155

R/W THRU HIGHWAY  
SRC PLAT 17233

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SCHEDULE B	SHEET 1 OF 1	SCALE 1"=300'
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