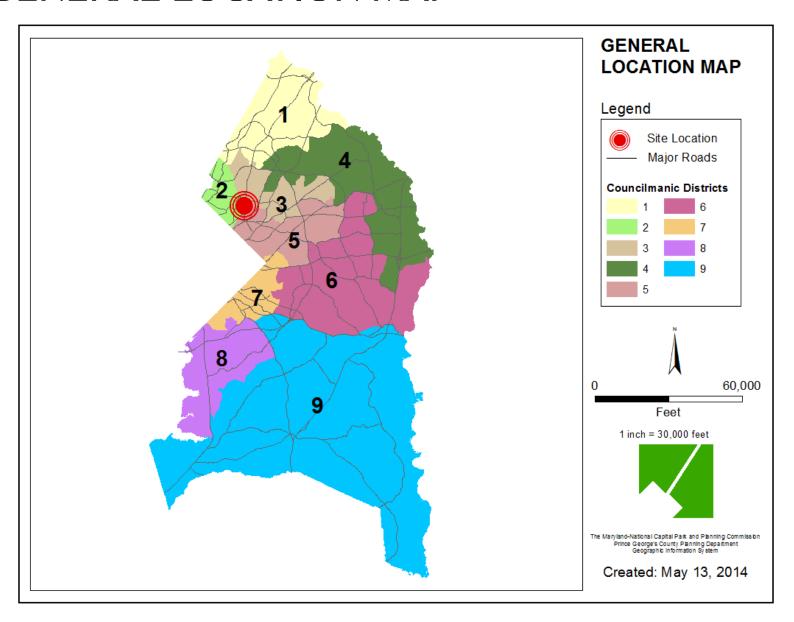
ITEM:

CASE: DSP-04076-04

### EYA ARTS HYATTSVILLE REDEVEOPMENT

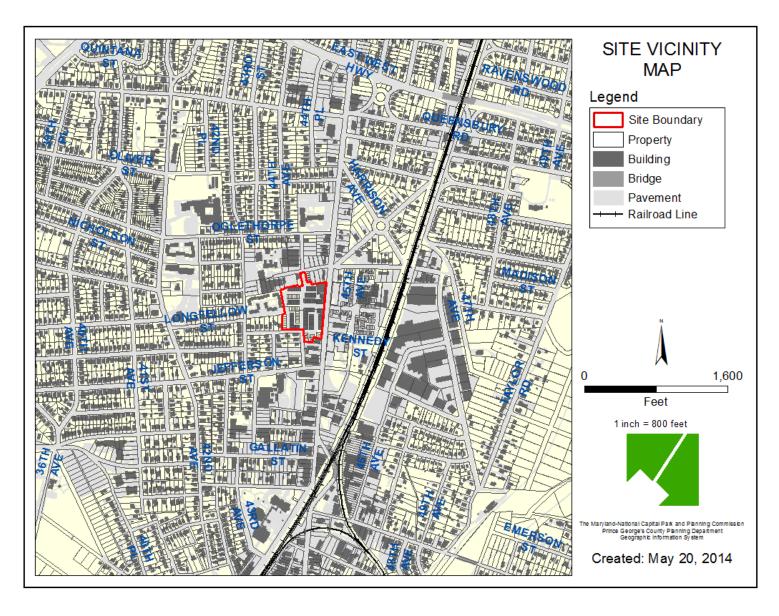


# **GENERAL LOCATION MAP**



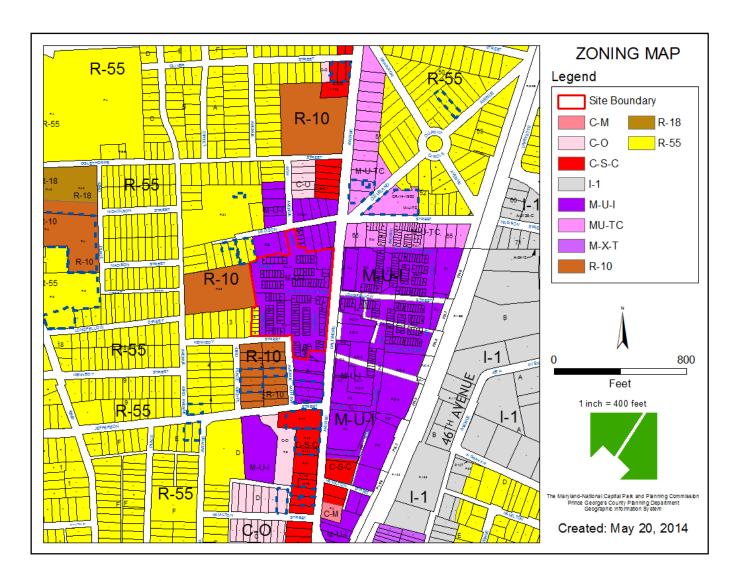


# SITE VICINITY



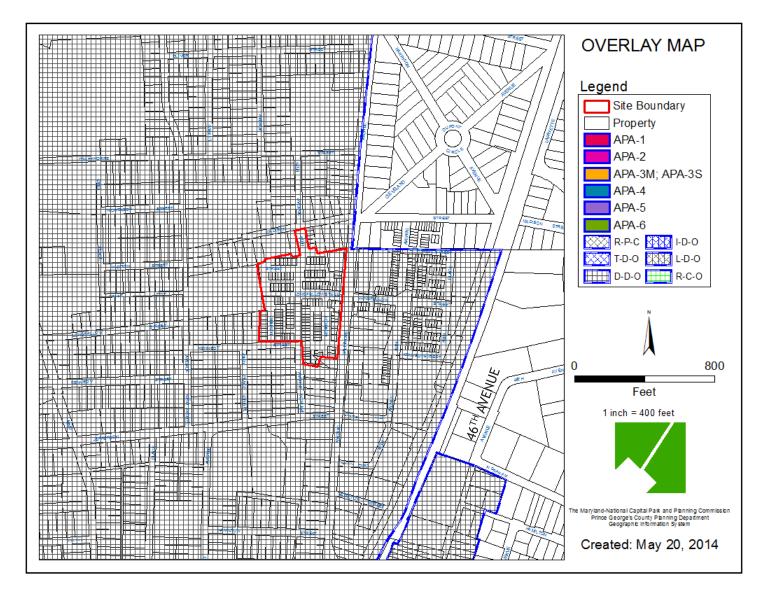


# **ZONING MAP**



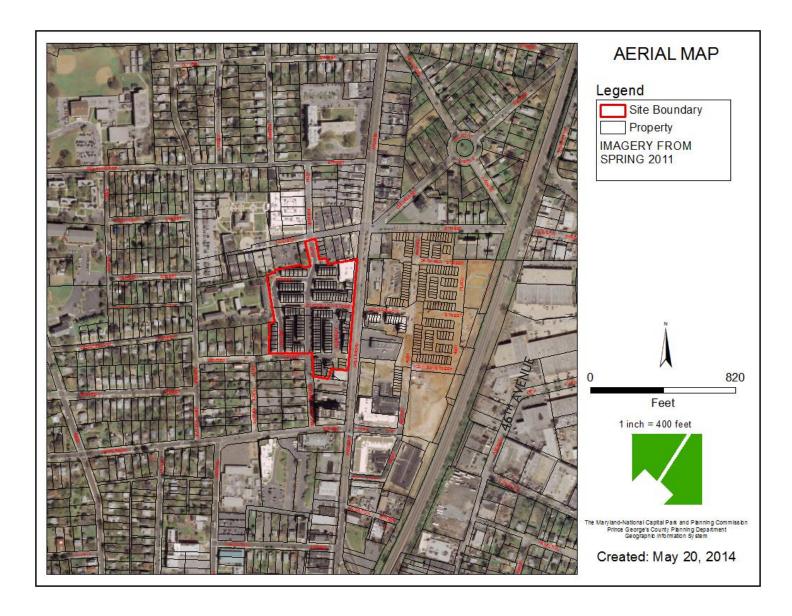


#### **OVERLAY MAP**



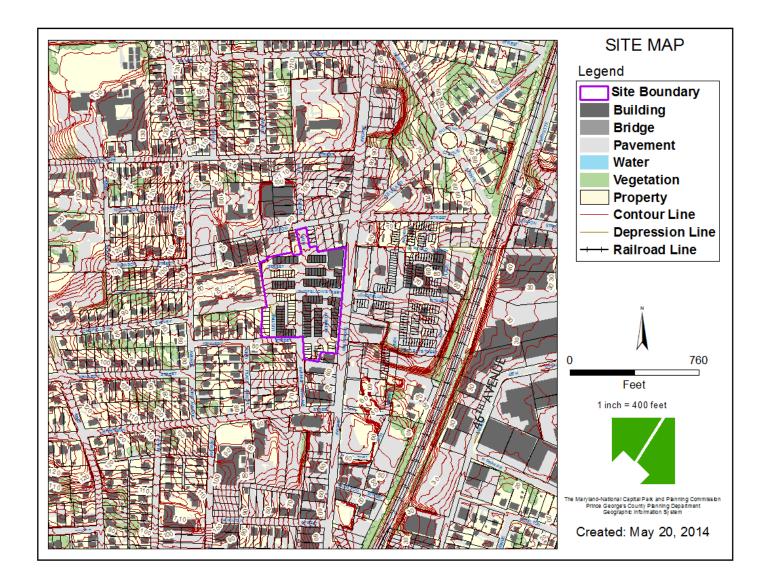


# **AERIAL MAP**



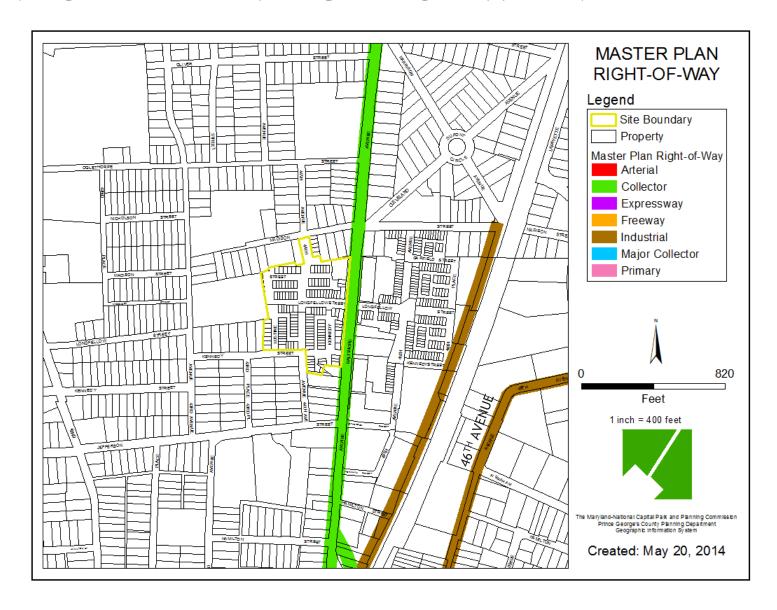


# SITE MAP





### MASTER PLAN RIGHT-OF-WAY MAP





#### BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED





# THREE LOTS TO BE REVISED TO BE RESIDENTIAL INSTEAD OF LIVE/WORK

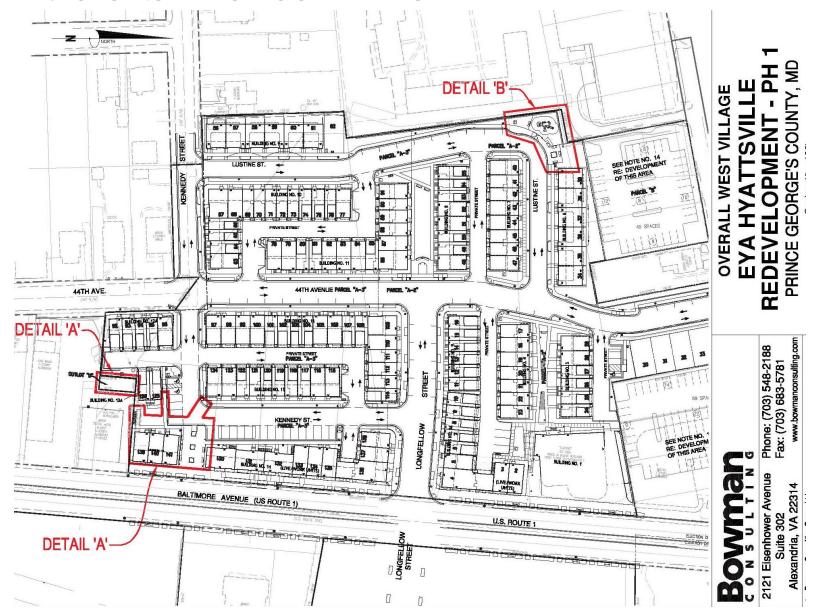




## OVERALL EYA DEVELOPMENT

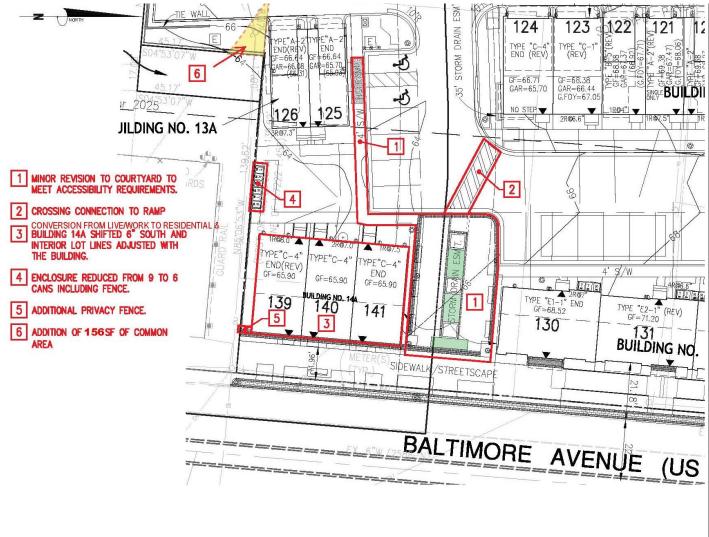


#### **REVISIONS PROPOSED PAGE 1**





#### **REVISIONS PROPOSED PAGE 2**



DETAIL 'A' - REV TO LOTS 127-129

EYA HYATTSVILLE

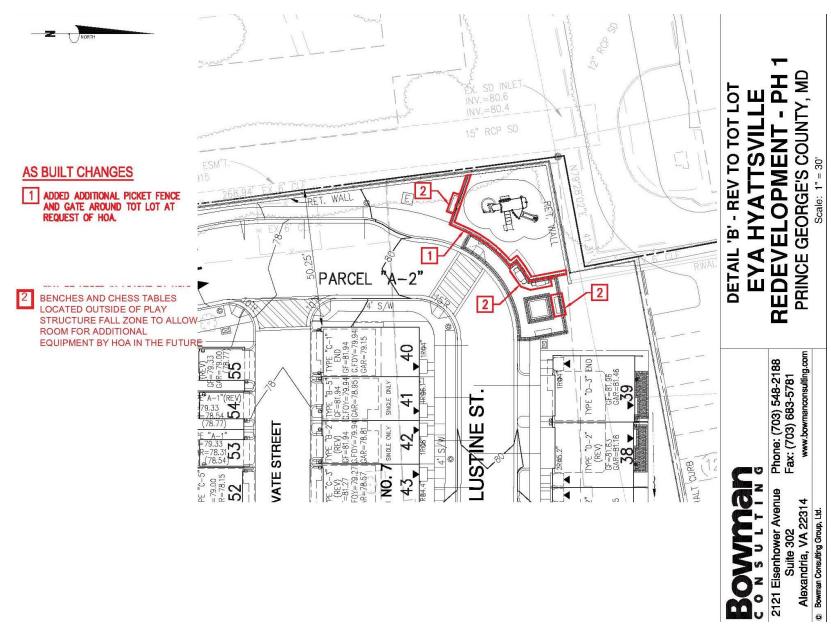
REDEVELOPMENT - PH

PRINCE GEORGE'S COUNTY, MD

Consulting
2121 Elsenhower Avenue Phone: (703) 548-2188
Suite 302 Fax: (703) 683-5781
Alexandria, VA 22314 www.bowmanconsulting.com



#### **REVISIONS PROPOSED PAGE 3**



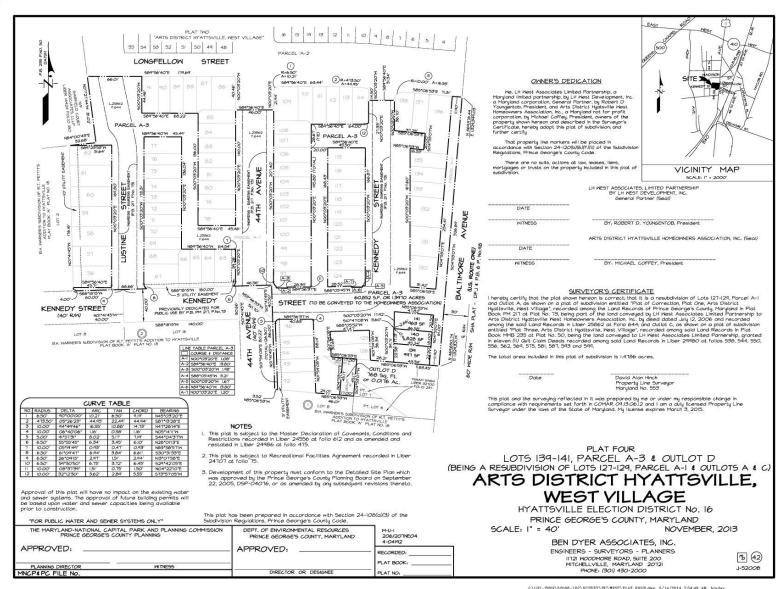


# ELEVATIONS AS APPROVED AND AS PROPOSED



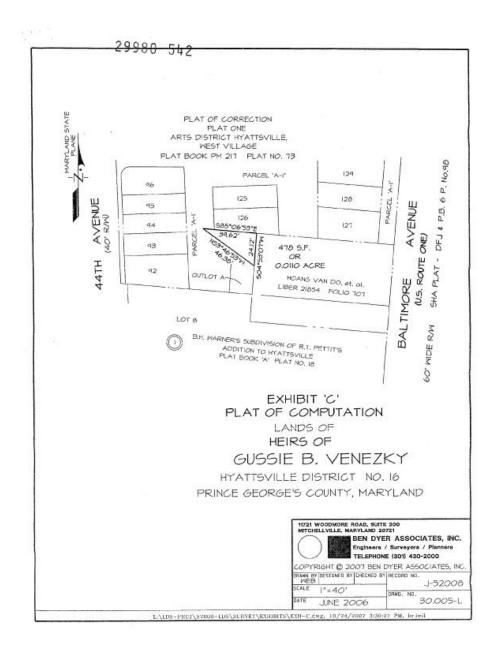


#### RECORD PLAT



LD7-PROJ\52008-LD7\SURVEY\RP\WEST\PLAT FOUR.dwg, 5/14/2014 7:54:49 AM, hind







29980 538 QUITCLAIM DEED jan THIS QUITCLAIM DEED is made as of 2007. between ELIE M. VENEZKY, a(n) married (nmarried) individual ("Grantor") and EH WEST ASSOCIATES LIMITED PARTNERSHIP, a Maryland limited partnership ("Grantee"). 8 WITNESSETH: 萎 WHEREAS, Gussie B. Venezky (also known of record as Gussie B. Venesky) acquired certain real-property located in Hyattsville, Prince George's County, Maryland shown as Parcel 93 on Tax Map 42, Grid C-4 (the "Land") pursuant to Deed dated July 22, 2020 and recorded July 23, 2020 in Liber 153 at folio 351 among the Land Records of Prince George's County, Maryland; and WHEREAS, pursuant to a Petition made by David S. Venezky dated May 15, 1923 and filed in the Orphans' Court of Prince George's County, Maryland on May 15, 1923 in Liber No. 1 at folio 321, Gussic B. Venezky died intestate on May 9, 1923, and that at the time of her death, her only heirs at law and next of kin were her husband, David S. Venezky, and her children, Adelyn B. Venezky, 16 years of age, Julian Venezky, 14 years of age, and Samuel Bernard Venezky, 11 years of age; and WHEREAS, Gussie B. Venezky owned the Land at the time of her death; and the land at the time of her death; WHEREAS, the Grantor is a remaining heir of Gussie B. Venezky; and WHEREAS, the Grantor wishes to convey to the Grantee all of the Grantor's right, title and interest in and to the Land, together with all improvements on the Land and all rights, privileges, rights of way and easements appurtenant to and/or benefiting the Land, including, without limitation, all entitlements, development rights, air rights and water rights, and all mineral, oil and gas on or under the Land, and any easements or rights of way in, on, or under any land, highway, alley, street, or right of way abutting or adjoining the Land, and any rights of the Grantor to utilities serving the Land (collectively, the "Property"). I hereby certify that I am duly admitted to practice law in the State of Maryland and that this instrument was prepared under my supervision. JKF. Bruce Marcus Record and Return to Grantee's Address: LH WEST ASSOCIATES LIMITED PARTNERSHIP Regional Title Incorporated 1620 L Street, N.W., Suite 900 c/o EYA LLC Washington, D.C. 20036 4800 Hampden Lane, Suite 300 Bethesda, Maryland 20814 Attention: ESU RECORDATION TAX PAID



#### 29980 539

NOW, THEREFORE, in consideration of the sum of One Thousand Eighty-Three and 34/100 Dollars (\$1,083.34) cash in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby quitclaim, release, grant, and convey unto Grantee, all of the Grantor's right, title and interest in and to the Property.

This conveyance is made subject to all easements, encumbrances, covenants, conditions and restrictions of record affecting the Property as of the date of this Quitclaim Deed.

TO HAVE AND TO HOLD said Property, together with all rights, privileges, and advantages thereunto belonging or appertaining to the Grantee, its successors and assigns, forever.

The Grantor hereby certifies and makes affidavit under the penalties of perjury that One Thousand Eighty-Three and 34/100 Dollars (\$1,083.34) is the full consideration paid or to be paid for the foregoing conveyance and that there are no mortgages or deeds of trust affecting the Property which are being assumed by the Grantee.

Witness the following sign	Elic M. Venezky
STATE OF A COOK CITY/COUNTY OF	) ) ss:
Venezky, known to me (or satisf	the undersigned officer, personally appeared Elie M. actorily proven) to be the person whose name is subscribed to wledged that he/she executed the same for the purposes therein
In witness whereof I hereu	into set my hand and official seal.
[Notarial Scal]	Lny & Ochon Notary Public
My commission expires:	OFFICIAL SEAL NAME OF THE OFFICIAL SEAL NAME OF THE OFFICE OF THE OFFICE

320264v1



29980 540

#### EXHIBIT A

Legal Description

That certain parcel of land located in Prince George's County, Maryland, more particularly described as follows:



320264v1

#### 29980 541

11721 WOODMORE ROAD, SUITE 200 MITCHELLVILLE, MD 20721 TELEPHONE: 301-430-2000

FAX: 301-430-2001

E-MAIL: bendyer@bendyer.com

BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners

> October 24, 2007 J-A5008/4906 WO-91759

DESCRIPTION

PART OF THE LANDS OF

GUSSIE B. VENESKY

HYATTSVILLE DISTRICT NO. 16

PRINCE GEORGE'S COUNTY, MARYLAND

Being part of the land conveyed by Jackson H. Ralston and Sara B. R. Ralston to Gussie B. Venesky by deed dated July 22, 1920 and recorded among the Land Records of Prince George's County, Maryland in Liber 153 at Folio 351, and being more particularly described as follows:

Beginning for the same at a point at the westerly end of the North 85°06'53" West, 139.62 foot plat line as shown on a Plat of Subdivision entitled "Plat of Correction, Plat One, Arts District Hyattsville, West Village," recorded among said Land Records in Plat Book PM 217 at Plat No. 73; thence reversely with part of said line

- South 85°06<sup>3</sup>53" East, 39.62 feet to a point; thence
- South 04°53'07" West, 24.12 feet to a point at the southeasterly end of the South 53°46'53" East, 46.38 foot plat line as shown on the aforesaid plat; thence reversely with said line
- North 53°46'53" West, 46.38 feet to the place of beginning, containing 478 square feet or 0.0110 of an acre of land.

5-Description, Venesky, 102407 jhm



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