



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
[www.mncppc.org/pgco](http://www.mncppc.org/pgco)

PGCPB No. 11-70

Petition No. V-11001

R E S O L U T I O N

WHEREAS, on June 7, 2011, a petition was filed by V.O.B. Limited Partnership for the vacation of part of Orchard Farm Place in the subdivision of Beech Tree-North Village, such petition, accompanying plat and plat of computation being attached to this Resolution to be considered a part of the Resolution; and

WHEREAS, on or about July 2, 2010, said street, fifty feet (50') in width, was created as a public street as part of a subdivision known as Beech Tree-North Village, all situated in the 3<sup>rd</sup> Election District in Prince George's County; and

WHEREAS, the Beech Tree-North Village Subdivision appears on a plat recorded in Plat Book PM 232, Plat 83, all among the Land Records of Prince George's County, Maryland; and

WHEREAS, upon consideration of the Petition for Vacation filed herein pursuant to Section 24-112 of the Subdivision Regulations, Prince George's County Code, and it appearing that the petitioners are the owners of all land abutting said street to be vacated; and

WHEREAS, the aforesaid application, also known as Vacation Petition V-11001, was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on July 7, 2011, for its review and action in accordance with the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County; and

WHEREAS, it appears that signs have been posted on the premises for at least thirty (30) days prior to the date of this action; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the Petition; and

WHEREAS, on July 7, 2011, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Subdivision Regulations, Prince George's County Code, it is hereby directed by the Prince George's County Planning Board that the public street be vacated and reconverted into undivided tracts, parcels of land or acreage.

BE IT FURTHER RESOLVED, that a copy of this Resolution be directed to the Clerk of the Court, Prince George's County, Maryland to note upon the subject plats the fact of this vacation and that the findings and reasons for the decision of the Planning Board are as follows:

1. The public utilities and Prince George's County have been notified of this petition as required by Section 24-112(e) of the Subdivision Regulations.
2. The Department of Public Works and Transportation and the Washington Suburban Sanitary Commission have consented to this petition as required by Section 24-112(e)(1) of the Subdivision Regulations.
3. Baltimore Gas and Electric Company (BGE) consented to this petition subject to the original terms and conditions of their Overhead-Underground Development Agreement from V.O.B. Limited Partnership, dated January 4, 2011 and recorded in Land Records in Liber 32356, Folio 581 continuing in full force and effect.
4. No referral agency or department recommended disapproval of the petition.
5. The petitioner has submitted a minor final plat to incorporate the vacated area and to adjust the affected common lot lines in accordance with Section 24-108(a)(3) of the Subdivision Regulations for which no preliminary plan is required.

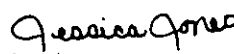
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the Circuit Court for Prince George's County within thirty (30) days following the adoption of this Resolution.

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Clark, seconded by Commissioner Squire, with Commissioners Clark, Squire, Cavitt and Parker voting in favor of the motion, and with Commissioner Vaughns absent at its regular meeting held on Thursday, July 7, 2011, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 28<sup>th</sup> day of July 2011.

Patricia Colihan Barney  
Executive Director

By   
Jessica Jones  
Planning Board Administrator

PCB:JJ:CB:arj

APPROVED AS TO LEGAL SUFFICIENCY.

  
M-NCPPC Legal Department

Date 7/11/11

BEFORE THE PRINCE GEORGE'S COUNTY PLANNING BOARD  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

In the Matter of:

Petition to vacate part of  
Orchard Farm Place; in the subdivision of  
Beech Tree – North Village;  
recorded in Plat Book PM 232, Plat 83,  
among the Land Records of Prince George's  
County, Maryland.

PETITION FOR VACATION OF PLAT

The petitioners, V.O.B. Limited Partnership, are the owners of the property abutting Orchard Farm Place; Lots 21 through 30, Block G and Parcel W in the subdivision of Beech Tree – North Village, located in the 3<sup>rd</sup> Election District and recorded among the Land Records of Prince George's County, Maryland in Plat Book PM 232, Plat 83. A copy of said plat(s) is/are attached hereto and a copy of a boundary survey (or plat of computation) of proposed road vacation, all as Exhibits A and B. The petitioners now petition for leave to vacate these portions of the subdivision which have been dedicated to public use, known as part of Orchard Farm Place, appearing as the shaded area on the plat and also shown on the boundary survey (or plat of computation) and attached hereto and made a part hereof by reference as Exhibit A. The description of the portion of roadway to be vacated are attached hereto and incorporated herein as Exhibit C. Said roadway has never been used by the public in general. The roads have never been improved.

The following have been notified of the petitioner's request for vacation:

1. Department of Public Works and Transportation  
Dawit Abraham, Associate Director  
Largo Government Center  
9400 Peppercorn Place, Suite 300  
Landover, MD 20774
2. Potomac Electric Power Company  
Roberta D. Dickey, Supervisor  
Development Management  
201 West Gude Drive  
Rockville, MD 20850

or

Baltimore Gas and Electric Company  
Richard Meeker, Land Mgmt. Representative  
1068 North Front Street, Room 302  
Baltimore, MD 21202

3. Washington Suburban Sanitary Commission  
Gregory Hohl  
Relocations and Major Systems Section  
14501 Sweitzer Lane  
Laurel, MD 20707
4. Washington Gas  
John A. Smith  
Land Rights & Records Specialist  
6801 Industrial Road, Room 202L  
Springfield, VA 22151
5. Comcast Communications  
Tony Brown, Design Supervisor  
1107 Ritchie Road  
Capitol Heights, MD 20743
6. Verizon  
Gabor Varsa  
13101 Columbia Pike  
Silver Spring, MD 20904
7. Town or City (if property is in a municipality)
8. Department of Parks and Recreation  
Larry Quarrick, Chief  
Park Planning & Development  
6600 Kenilworth Avenue  
Riverdale, MD 20737
9. Board of Education of Prince George's County  
Don Lee, Acting Chief  
Divisional Administrator for Supporting Services  
13300 Old Marlboro Pike  
Upper Marlboro, MD 20772
10. Adjoining Owners

11. AT&T Communications  
Mr. Gary Wigfield  
4800 Winchester Road  
Frederick, MD 21703
12. State Highway Administration  
Mr. Stephen D. Foster, Chief  
Engineering Access Permits Division  
Attn: Michael Bailey  
707 North Calvert Street, Mail Stop C-302  
Baltimore, MD 21201

WHEREFORE, petitioners respectfully pray that the Planning Board pass a Resolution directing that said dedicated roadways and lots are hereby declared vacated.

Owners Signature:

Print Name:

Address:

Phone #:

Date:

Arif Hamed  
ARIF HAMED  
8133 Leesburg Pike, Suite 300  
Vienna, VA 22182  
703-288-4200  
March 14/2011

**LEGAL DESCRIPTION**  
**PARTIAL STREET VACATION**  
**ORCHARD FARM PLACE**  
**BEECH TREE – NORTH VILLAGE**  
**3<sup>rd</sup> ELECTION DISTRICT**  
**PRINCE GEORGE’S COUNTY, MARYLAND**

**BEING** two (2) strips or parcels of land hereinafter described as PART 1 and PART 2 running in, through, over and across Orchard Farm Place (50’ R/W) as shown on a plat of subdivision entitled “Plat Twenty-Two, Beech Tree – North Village” recorded among the Land Records of Prince George’s County, Maryland in Plat Book PM 232 as Plat No. 83 and being more particularly described as follows:

**PART 1:**

**BEGINNING** for the same at a point on the northerly right of way line of Orchard Farm Place, said point being at the beginning of the North 65°25’39” East, 100.35 foot line of said road; thence running with and binding on the said northerly road right of way line the following three (3) courses and distances:

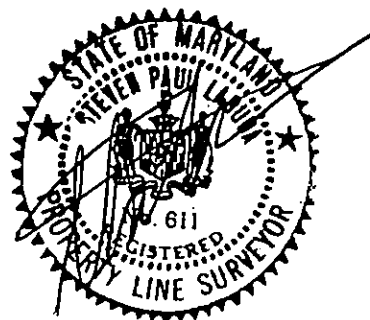
1. North 65°25’39” East, 100.35 feet to a point; thence
2. 79.16 feet along the arc of a curve deflecting to the right having a radius of 65.50 feet and a chord bearing and distance of South 79°56’59” East, 74.43 feet to a point; thence
3. 15.51 feet along the arc of a curve deflecting to the left having a radius of 25.00 feet and a chord bearing and distance of South 63°05’50” East, 15.26 feet to a point; thence leaving said road right of way line and running
4. 101.61 feet along the arc of a curve deflecting to the left having a radius of 325.00 feet and a chord bearing and distance of South 75°50’27” West, 101.19 feet to a point; thence
5. 22.46 feet along the arc of a curve deflecting to the right having a radius of 25.00 feet and a chord bearing and distance of North 87°22’48” West, 21.71 feet to a point; thence
6. 60.51 feet along the arc of a curve deflecting to the left having a radius of 65.50 feet and a chord bearing and distance of North 88°06’31” West, 58.38 feet to the point of beginning; **CONTAINING** 4,084 square feet or 0.09376 acre of land.

**PART 2:**

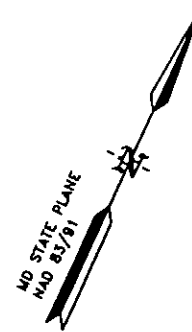
**BEGINNING** for the same at a point on the southerly right of way line of Orchard Farm Place, said point being at the beginning of the South  $65^{\circ}25'39''$  West, 100.35 foot line of said road; thence running with and binding on said line

1. South  $65^{\circ}25'39''$  West, 100.35 feet to a point; thence leaving said road right of way line and running the following four (4) courses and distances:
2. 68.16 feet along the arc of a curve deflecting to the left having a radius of 65.50 feet and a chord bearing of North  $35^{\circ}37'02''$  East, 65.12 feet to a point; thence
3. 27.49 feet along the arc of a curve deflecting to the right having a radius of 25.00 feet and a chord bearing and distance of North  $37^{\circ}18'36''$  East, 26.13 feet to a point; thence
4. 93.44 feet along the arc of a curve deflecting to the right having a radius of 275.00 feet and a chord bearing and distance of North  $78^{\circ}32'48''$  East, 92.99 feet to a point; thence
5. North  $88^{\circ}16'49''$  East, 12.02 feet to a point on the said southerly road right of way line; thence running with and binding on same the following three (3) courses and distances:
6. 10.87 feet along the arc of a curve deflecting to the left having a radius of 275.00 feet and a chord bearing and distance of South  $87^{\circ}08'54''$  West, 10.87 feet to a point; thence
7. 27.83 feet along the arc of a curve deflecting to the left having a radius of 25.00 feet and a chord bearing and distance of South  $54^{\circ}07'13''$  West, 26.42 feet to a point; thence
8. 49.39 feet along the arc of a curve deflecting to the right having a radius of 65.50 feet and a chord bearing and distance of South  $43^{\circ}49'33''$  West, 48.23 feet to the point of beginning; **CONTAINING** 4,003 square feet or 0.09190 acre of land.

**TOTAL AREA of PART 1 and PART 2 is 8,087 square feet or 0.18565 acre of land.**



# EXHIBIT A

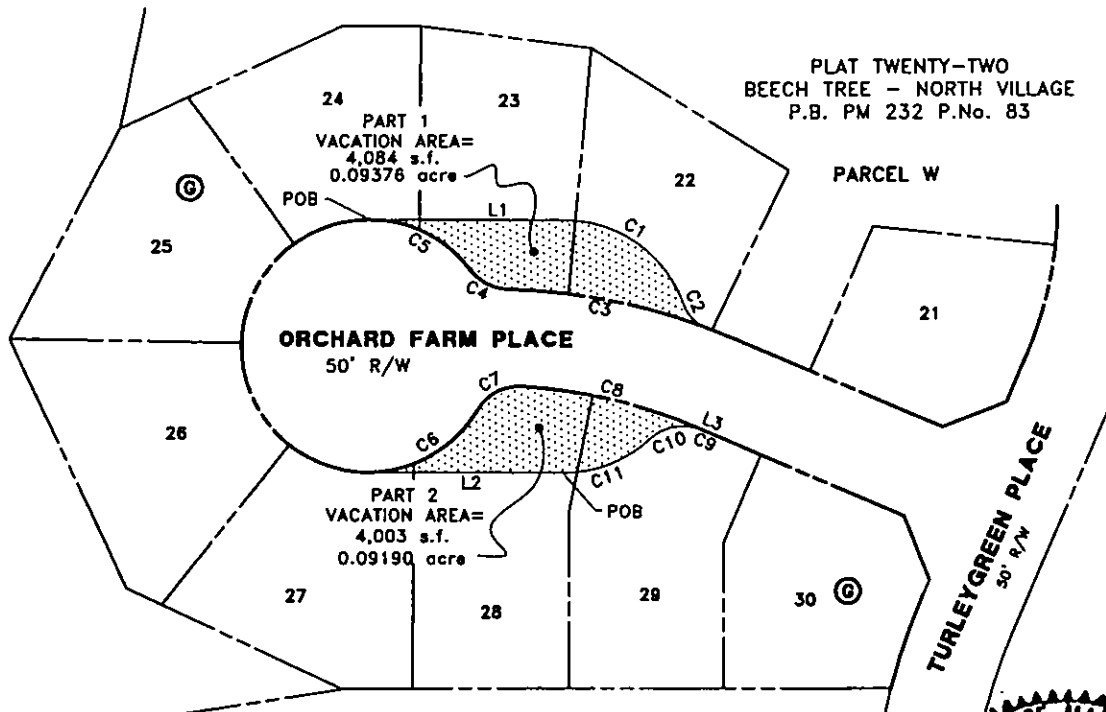


PROPERTY OF  
V.O.B. LIMITED PARTNERSHIP  
LIBER 11913 FOLIO 472

PLAT TWENTY-TWO  
BEECH TREE - NORTH VILLAGE  
P.B. PM 232 P.No. 83

PARCEL W

PARCEL X  
PLAT TWENTY-THREE  
BEECH TREE -  
NORTH VILLAGE



PLAT ELEVEN  
BEECH TREE -  
NORTH VILLAGE  
P.B. PM 222  
P.No. 69



## LINE TABLE

LINE	BEARING	DIST
L1	N65°25'39"E	100.35
L2	S65°25'39"W	100.35
L3	N88°16'49"E	12.02

## CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TAN	BEARING	DIST
C1	79.16	65.50	69°14'44"	45.22	S79°56'59"E	74.43
C2	15.51	25.00	35°32'25"	8.01	S63°05'50"E	15.26
C3	101.61	325.00	17°54'47"	51.22	S75°50'27"W	101.19
C4	22.46	25.00	51°28'16"	12.05	N87°22'48"W	21.71
C5	60.51	65.50	52°55'40"	32.61	N88°06'31"W	58.38
C6	68.16	65.50	59°37'13"	37.53	N35°37'02"E	65.12
C7	27.49	25.00	63°00'22"	15.32	N37°18'36"E	26.13
C8	93.44	275.00	19°28'02"	47.17	N78°32'48"E	92.99
C9	10.87	275.00	2°15'50"	5.43	S87°08'54"W	10.87
C10	27.83	25.00	63°47'32"	15.56	S54°07'13"W	26.42
C11	49.39	65.50	43°12'11"	25.94	S43°49'33"W	48.23

## PLAT OF COMPUTATION RIGHT OF WAY VACATION

ORCHARD FARM PLACE  
BEECH TREE - NORTH VILLAGE  
PLAT BOOK PM 232 PLAT NO. 83

MARLBORO (3RD) ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND  
SCALE: 1"=100' DATE: MARCH, 2011

**GPI** GREENMAN-PEDERSEN, INC.  
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS  
10977 GULFORD ROAD, ANNAPOLIS JUNCTION, MD. 20701  
WASH. (301) 470-2772 BALT. (410) 880-3055  
FAX: (301) 490-2649 www.gpinet.com

GPI JOB No. 97179.15

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