



**PRINCE GEORGE'S COUNTY GOVERNMENT**  
Office of the County Executive

Angela D. Alsobrooks  
County Executive

**EXECUTIVE ORDER**

**No. 5 – 2020**

**March 6, 2020**

**WHEREAS**, Section 23-156 of the Road Ordinance of Prince George's County, Maryland provides that the County Executive may, upon recommendation of the Director of the Department of Public Works and Transportation, authorize the closing of any road under the jurisdiction of the County; and

**WHEREAS**, MMT Limited Partnership has acquired all properties adjacent to a portion of Nova Avenue and has requested that this portion of the road be permanently closed to all public use, for the development of a new subdivision; and,

**WHEREAS**, Paragraph (a) of the cited Section 23-157 requires, where the users of the road or portion of road to be closed will not be denied access to any property or area which was previously accessible, the County Executive may authorize the closing upon the certification of such facts by the Director; and

**WHEREAS**, the Director has provided such recommendation and certification of facts to the County Executive for the road closure; and

**NOW THEREFORE**, by virtue of the power vested in me as the County Executive under Sections 23-156 and 23-157 provides that of the Road Ordinance of Prince George's County, Maryland,

**IT IS HEREBY ORDERED THAT** a portion of Nova Avenue containing 40,345 Sq. Ft. located in the Marlboro Gardens Subdivision, being more specifically described in the attached description labeled as Schedule A and shown on the attached "ROAD CLOSING AREA Part of NOVA AVENUE" labeled as Schedule B, with both exhibits being made part of this Executive Order, are authorized to be closed to all public use.

Angela D. Alsobrooks  
County Executive

# SCHEDULE A

## DESCRIPTION OF A ROAD AREA TO BE CLOSED

### PART OF NOVA AVENUE (FORMER "R" STREET) 60 FEET WIDE RIGHT-OF-WAY

#### MARLBORO GARDENS - PLAT BOOK WWW16 @ PLAT NUMBER 22

**BEING** a public road right-of-way area intended to be closed to the public and vacated, as described herein and shown on Schedule B attached hereto; said road right-of-way area being part of Nova Avenue, (former "R" Street), dedicated to public use by plat of Marlboro Gardens subdivision recorded among the Plat Records of Prince George's County, Maryland in Plat Book WWW 16 at Plat Number 22; and said road area to be closed being more particularly described as follows:

**BEGINNING** at a point on the east side of Boundary Avenue, (50 feet wide public right-of-way); at the end of the N 15°03'56" W, 346.24' line of Parcel B, Marlboro Gardens subdivision recorded among the Plat Records of Prince George's County, Maryland in Plat Book WWW 16 at Plat Number 22; and at the southwest corner of the herein described road area to be closed; thence leaving Parcel B and running for two courses and distances with new right-of-way lines for Boundary Avenue and Nova Avenue, as hereby established, and with bearings referenced to said plat of Marlboro Gardens;

1. North 15°03'56" West, 63.51 feet to a point of curvature, thence;
2. 46.60 feet along the arc of a curve to the left having a radius of 50.55 feet and a long chord of North 41°28'28" West, 44.97 feet to a point at the southeast corner of Lot 1, Block 1-A, Coral Hills subdivision, as shown on a plat recorded among the aforesaid Plat Records in Plat Book WWW 20 at Plat Number 40 and at the southwest corner of Parcel A of the aforesaid Marlboro Gardens; thence leaving Lot 1 and running for three courses and distances with Parcel A the northwest side of the road area being closed;
3. 85.52 feet along the arc of a curve to the left having a radius of 140.00 feet and a long chord of South 85°28'34" East, 84.19 feet to a point of change in curvature, thence;
4. 223.28 feet along the arc of a curve to the left having a radius of 354.97 feet and a long chord of North 59°00'20" East, 219.61 feet to a point of tangency, thence;
5. North 40°59'10" East, 371.48 feet to a point located South 40°59'10" West 116.77 feet distant from the northeast corner of the aforesaid Parcel A, Marlboro Gardens; thence leaving Parcel A and running with a new right-of-way line for Nova Avenue, as hereby established;

6. 62.83 feet along the arc of a non-tangent curve to the left having a radius of 60.00 feet and a long chord of South 49°00'50" East, 60.00 feet to a point on the northwest outline of Parcel C of the aforesaid Marlboro Gardens, thence running for four courses and distances with Parcels C and B of Marlboro Gardens and with the southeast side of the road area being closed;
7. South 40°59'10" West, 371.48 feet to a point of curvature, thence;
8. 261.01 feet along the arc of a curve to the right having a radius of 414.97 feet and a long chord of South 59°00'20" West, 256.73 feet to a point of change in curvature, thence;
9. 33.37 feet along the arc of a curve to the right having a radius of 200.00 feet and a long chord of South 81°48'18" West, 33.33 feet to a point of reverse curvature, thence;
10. 35.48 feet along the arc of a curve to the left having a radius of 20.00 feet and a long chord of South 35°45'35" West, 31.01 feet to the place and point of beginning.

**CONTAINING** 40,345 square feet or 0.9262 acre of land within the herein described road closure, as shown on the attached Schedule B and computed from plats and deeds of record.

A licensee was in responsible charge over the preparation of this metes and bounds description and the surveying work reflected in it, all in compliance with requirements set forth in the minimum standards of practice for land surveyors, COMAR 09.13.06.12.

Benjamin P. Robertson III

8-13-2019

Benjamin P. Robertson, III

Date

Professional Land Surveyor

MD Reg. No. 10765, Exp. Date: 2-8-20



# SCHEDULE B

**BOUNDARY CURVE TABLE**

NO.	RADIUS	LENGTH	DELTA	TAN.	CHD. BRNG.	CHORD
C1	50.55'	46.60'	52°49'04"	25.10'	N 41°28'28" W	44.97'
C2	140.00'	85.52'	34°59'52"	44.14'	S 85°28'34" E	84.19'
C3	354.97'	223.28'	36°02'20"	115.47'	N 59°00'20" E	219.61'
C4	60.00'	62.83'	60°00'00"	34.64'	S 49°00'50" E	60.00'
C5	414.97'	261.01'	36°02'20"	134.99'	S 59°00'20" W	256.73'
C6	200.00'	33.37'	9°33'35"	16.72'	S 81°48'18" W	33.33'
C7	20.00'	35.48'	101°39'01"	24.54'	S 35°45'35" W	31.01'

The licensee below was in responsible charge over preparation of this drawing, the metes and bounds description attached and the surveying work reflected in them, all in compliance with requirements set forth in the minimum standards of practice for land surveyors, COMAR 09.13.06.12.

*Benjamin P. Robertson III* 8-13-2019  
 Benjamin P. Robertson, III Date  
 Professional Land Surveyor  
 MD Reg. No. 10765, Exp. Date: 2-8-2020



BLOCK 1-A  
CORAL HILLS  
P.B. WWW 20 @ 40

LOT 1

LOT 2

BLOCK 17  
CORAL HILLS  
Subdiv. No.1, 2nd Addn.  
P.B. BB 8 @ 63

LOT 1

PARCEL A  
MARLBORO GARDENS  
P.B. WWW 16 @ 22  
To Be Vacated

PARCEL B  
MARLBORO GARDENS  
P.B. WWW 16 @ 22  
To Be Vacated

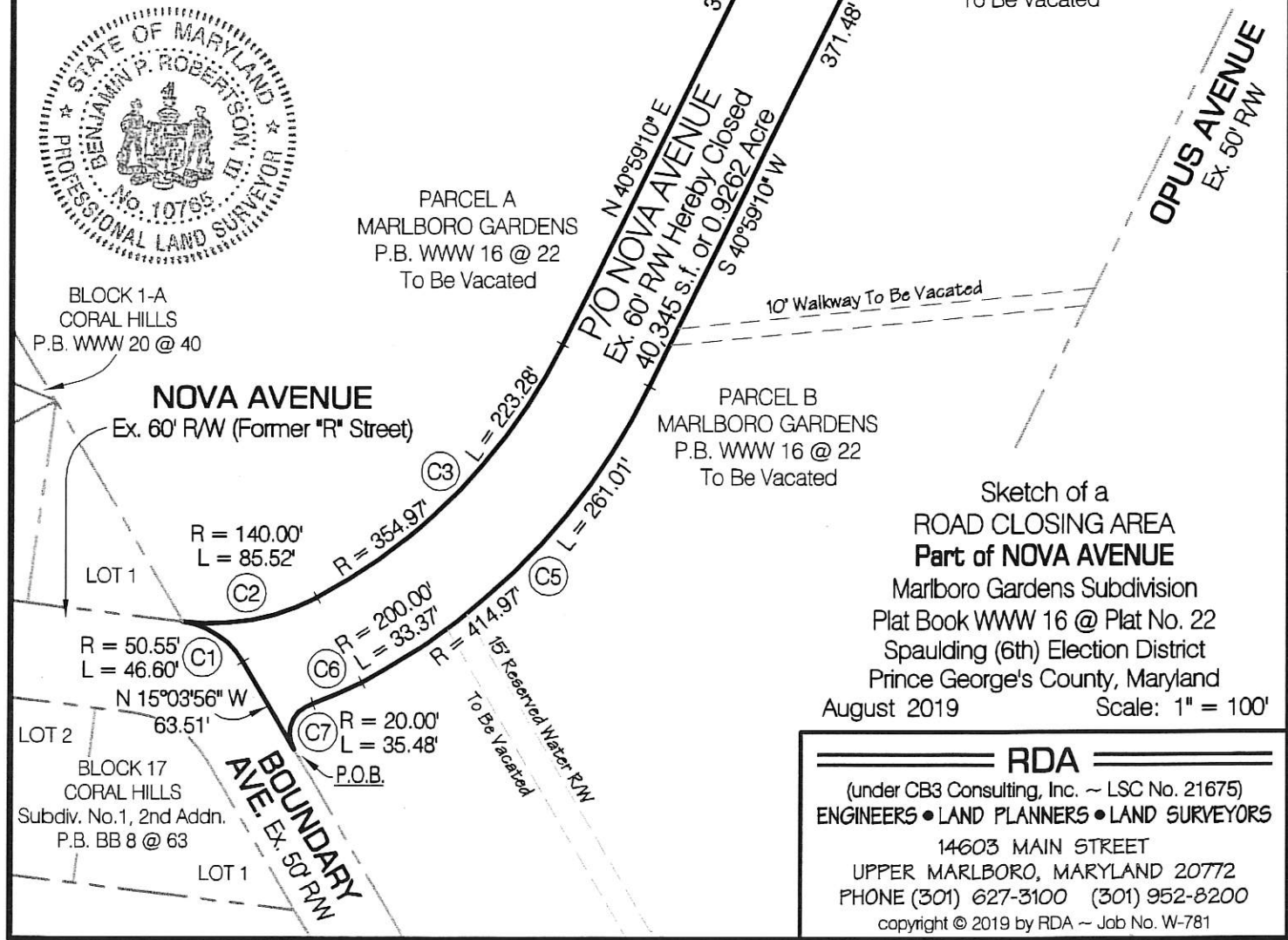
PARCEL C  
MARLBORO GARDENS  
P.B. WWW 16 @ 22  
To Be Vacated

PARCEL 39  
ALLIANCE ENERGY LLC  
L. 37186 @ F. 458,  
Parcel 1

PARCEL 55  
ALLIANCE ENERGY LLC  
L. 37186 @ F. 458,  
Parcel 2

PARCEL A  
Fred A. Blohm's  
Addn. to MARLBORO  
GARDENS  
P.B. NLP 100 @ 67

PARCEL 40  
STONEGATE  
CONSTR. GRP., LLC  
L. 35834 @ F. 197



Sketch of a  
ROAD CLOSING AREA  
**Part of NOVA AVENUE**  
 Marlboro Gardens Subdivision  
 Plat Book WWW 16 @ Plat No. 22  
 Spaulding (6th) Election District  
 Prince George's County, Maryland  
 August 2019 Scale: 1" = 100'

**RDA**  
 (under CB3 Consulting, Inc. ~ LSC No. 21675)  
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