



Tara H. Jackson
Acting County Executive

PRINCE GEORGE'S COUNTY GOVERNMENT

OFFICE OF THE COUNTY EXECUTIVE

EXECUTIVE ORDER FOR DECLARATION OF SURPLUS PROPERTY

No. 11 -2025

May 22, 2025

WHEREAS, the County owns two unbuildable parcels of land, which is described in Exhibits A, B and C hereto (the "Property").

WHEREAS, Md. LOCAL GOVERNMENT Code Ann. Sec. 10-101 et seq. and Section 2-111.01 of the Prince George's County Code provides for the disposition of County-owned property;

WHEREAS, Section 2-111.01(l) of the Prince George's 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, B and C attached hereto and made part of this Executive Order.

IT IS HEREBY FURTHER ORDERED, that this Executive Order supersedes Executive Order No. 11-2024.

Tara H. Jackson
Acting County Executive

EXHIBIT A

MAP 6 - A

MNCPPC OCC-ID	1707
Property Description:	Map 66, Grid B1, Parcel 418 & 419
Location:	0 Sheriff Road District Heights, MD 20747
Tax Account No.:	18-2082881
Date of Acquisition:	
Acquisition Price:	\$24,000
Proposed Sale Price:	\$24,000
Assessed Price:	\$26,000
Area:	0.0975 acres
Disposition:	Sale not less than fair market value with first option to the adjacent property owner
Zoning:	RSF65

EXHIBIT B

Legal Description

(attached)



*A Land Surveying Company
Serving District of Columbia and Maryland*

Exhibit "B"

**METES AND BOUNDS DESCRIPTION
FEE SIMPLE AREA BEING
4,247 SQUARE FEET OR 0.0975 ACRES, MORE OR LESS**

**BEING PARTS OF LOTS 418 AND 419 OF "CEDAR HEIGHTS" SUBDIVISION
RECORDED IN PLAT BOOK BDS 1, PLAT 29
BEING PART OF THE LANDS OF PRINCE GEORGE'S COUNTY, MARYLAND
RECORDED IN LIBER 4887, FOLIO 33 (ITEM 18-L)
SHOWN ON TAX MAP 66, ACCOUNT NUMBER 18-2082881**

TO BE CONVEYED TO

JUAN MENDEZ, OWNER OF LOTS 420 AND 421

BEING a parcel of land lying at the southwesterly intersection of Sheriff Road and Cypressstree Drive, in the 18th Election District of Prince George's County, Maryland, said parcel being all of the residue of Lots 417, 418 and 419 of "Cedar Heights" Subdivision, recorded in Plat Book BDS 1, Plat 29 after roadway dedication shown on Prince George's County Right of Way (R/W) Plats numbered 4 and 5, dated August, 1950, and additional roadway dedication shown on Prince George's County R/W Plat Number 964, dated October, 1969; said lots being part of the lands acquired by the Director of Finance for Prince George's County and Collector of Taxes for the State of Maryland and County of Prince George's within Prince George's County, Maryland by deed dated February 6th, 1978, and duly recorded in Liber 4887, Folio 33 (Item 18-L) among the Land Records of Prince George's County, Maryland, and being more particularly described in the meridian of said Plat of "Cedar Heights", all recordings herein referring to the land records for said county, thus:

BEGINNING at a point on the westerly right of way line of Cypressstree Drive, 50 feet wide, as depicted on the Plat of "Cedar Heights" Subdivision recorded in Plat Book BDS 1, Plat 29, being the easternmost common corner of Lots 419 and 420 of said plat; thence leaving said right of way and running with the division line of said Lots 419 and 420, as now computed

- 1) **South 86°14'00" West, 128.27 feet** to a point on the easterly line of Lot 416 at the westernmost common corner of Lots 419 and 420; thence running

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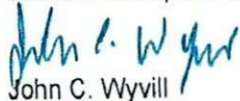
northwesterly along the common line between Lot 416, Lot 419 and Part of Lot 418

- 2) **North 03°46'00" West, 25.28 feet** to a point on the southerly right of way line of Sheriff Road as shown on Prince George's County R/W Plats numbered 4 and 964, lying 34 feet southerly of and perpendicular to Station 50+91.93 of the baseline of right of way shown thereon; thence leaving Lot 416 and running through Lot 418 along the southerly right of way line of aforesaid Sheriff Road, being 34 feet southerly of and parallel to said baseline
- 3) **North 79°02'24" East, 109.07 feet** to a Point of Curvature lying 34 feet southerly of and perpendicular to Station 52+01 of the baseline of right of way as shown on aforesaid Prince George's County R/W Plat number 964; thence running southeasterly along the right of way line shown on said plat 964 along a curved transition from said Sheriff Road to aforesaid Cypressstree Drive continuing through Lot 418 and part of Lot 419
- 4) **36.67 feet along the Arc of a curve to the right having a Radius of 20.00 feet**, subtended by a chord bearing and distance of South 48°26'14" East, 31.74 feet to a point on the aforesaid westerly right of way line of Cypressstree Drive; thence southwesterly along the westerly right of way line and the easterly line of Lot 419, as now computed
- 5) **South 04°05'07" West, 16.52 feet** to the place of **BEGINNING**.

Containing **4,247 Square Feet or 0.0975 Acres** of land, more or less, as shown on the attached Exhibit "B" Sketch, as computed from existing deeds, plats and records. No Boundary Survey done by DULEY & Associates, Inc.

Subject to the easement area for slopes as shown on Prince George's County R/W Plat Number 964 and further subject to any other out-conveyances, additional parcels, rights of way, easements, covenants, agreements or other encumbrances of record or otherwise, which may be discovered, if any exist, in the review of an extensive title history search by legal professionals. No Title History search or such review was done by DULEY & Associates, Inc.

A licensee was in responsible charge over the preparation of this metes and bounds description and the surveying work reflected in it.


John C. Wyvill

Professional Land Surveyor
Maryland Registration No. 21547
Expiration Date: December 23, 2025



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EXHIBIT C

Survey

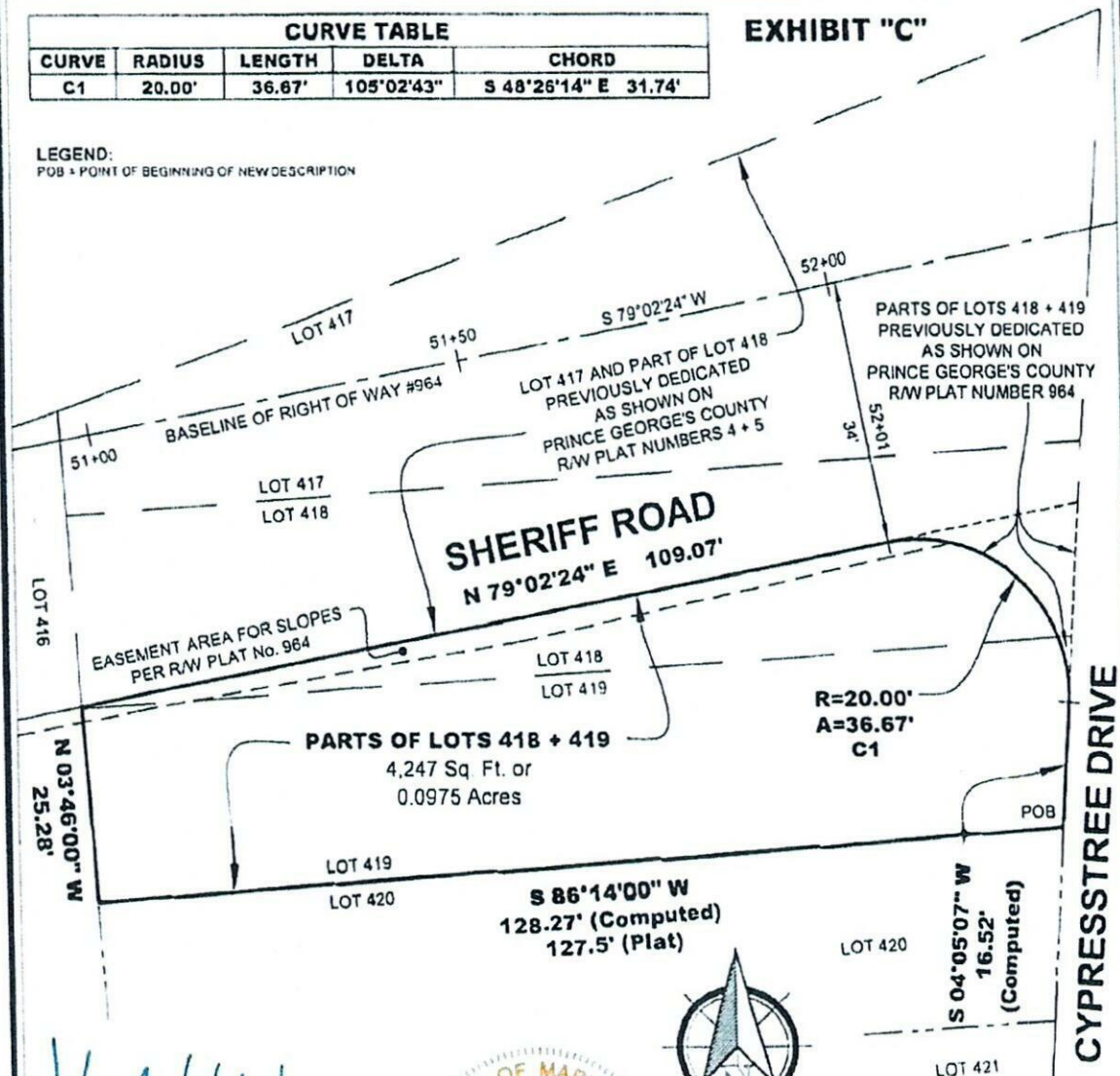
(attached)

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	20.00'	36.67'	105°02'43"	S 48°26'14" E 31.74'

EXHIBIT "C"

LEGEND:

POB = POINT OF BEGINNING OF NEW DESCRIPTION



John C. Wyvill
 JOHN C. WYVILL
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION No. 21547
 EXPIRATION DATE: DECEMBER 23, 2025

A Land Surveying Company

DULEY

and
 Associates, Inc.

Serving D.C. and MD

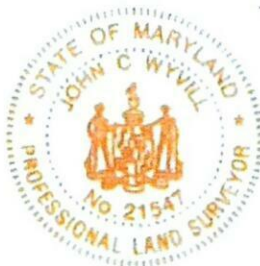
14604 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111

Fax: 301-888-1114

Email: orders@duley.biz

On the web: www.duley.biz



FEE SIMPLE SKETCH

PARTS OF LOTS 418 + 419 OF
 "CEDAR HEIGHTS" SUBDIVISION
 PLAT BOOK BDS 1, PLAT 29
 BEING PART OF THE LANDS OF
 PRINCE GEORGE'S COUNTY, MARYLAND
 PART OF LIBER 4887, FOLIO 33 (ITEM 18-L)

BEING ACCOUNT NUMBER 18-2082881
 ON TAX MAP 66

SCALE 1" = 20' DATE: 01-04-2024
 DRAWN BY JCW FILE No 239707 - 900