



Tara H. Jackson
Acting County Executive

PRINCE GEORGE'S COUNTY GOVERNMENT

OFFICE OF THE COUNTY EXECUTIVE

EXECUTIVE ORDER FOR DECLARATION OF SURPLUS PROPERTY

December 9, 2024

No. 12 - 2024

WHEREAS, the County owns one unbuildable parcel of land, which is described in Exhibits A hereto (the "Property"); and

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; and

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.

Tara H. Jackson
Acting County Executive

EXHIBIT A

MAP 5-A

MNCPPC OCC-ID:	0322982
Property Description:	Parcel 25, Liber 15344 at Folio 682
Location:	0 Caribbean Way, Accokeek, MD 20607
Tax Account No.:	05 - 5659327
Date of Acquisition:	October 13, 2006
Acquisition Price:	No Consideration
Proposed Sale Price:	Sale not less than fair market value
2024 Assessment:	
Area:	Approximately 1, 170 sq. ft./0.0269 ac.)
Disposition:	Deed by which the right of way for Caribbean Way was deeded to the County.
Zoning:	Public Right-of-Way

EXHIBIT B

Legal Description

DESCRIPTION OF A RIGHT-OF-WAY VACATION

BEING a strip or parcel of land hereinafter described, in, through, over and across the property of PRINCE GEORGE'S COUNTY, MARYLAND as dedicated by a Deed recorded among the Land Records of Prince George's County, Maryland in Liber 26252 at Folio 695 by TSC/MUMA MATTAWAOMAN ASSOCIATES, LP.; being more particularly described as now surveyed in the Maryland State Plane coordinate system (NAD83/NSRS2011) as follows:

BEGINNING for the same at a point on the northeasterly right of way of Caribbean Way (Variable Width Public Right of Way), said point being located at the northwesterly end of the eleventh (11th) or South 61°31'02" East (South 61°30'40" East as now surveyed) 54.98 feet deed line of Caribbean Way as described in the aforementioned Liber 26252 at Folio 695; thence binding on said deed line and a part of the outline of Caribbean Way

1. South 61°30'40" East 54.98 feet to a point; thence
2. 26.81 feet along the arc of a non-tangent curve deflecting to the left with a radius of 20.03 feet being subtended by a chord bearing and distance of South 09°51'28" East 24.85 feet to a point; thence in, through, over and across the right of way of Caribbean Way
3. North 61°30'58" West 75.36 feet to a point; thence binding on a part of the outline of Caribbean Way
4. 14.74 feet along the arc of a non-tangent curve deflecting to the left with a radius of 21.00 feet being subtended by a chord bearing and distance of North 48°35'37" East 14.44 feet to a point; thence
5. North 28°29'20" East 5.94 feet to the POINT of BEGINNING containing 1,170 square feet or 0.0269 of an acre of land, more or less, and being shown on Exhibit B, Sheet 1 of 1, attached hereto and made a part thereof by this reference, being a part of Caribbean Way.

I hereby certify that I was in responsible charge of the preparation of this document, and any survey work reflected in it, and that it has been prepared in accordance with COMAR 09.13.06.12.


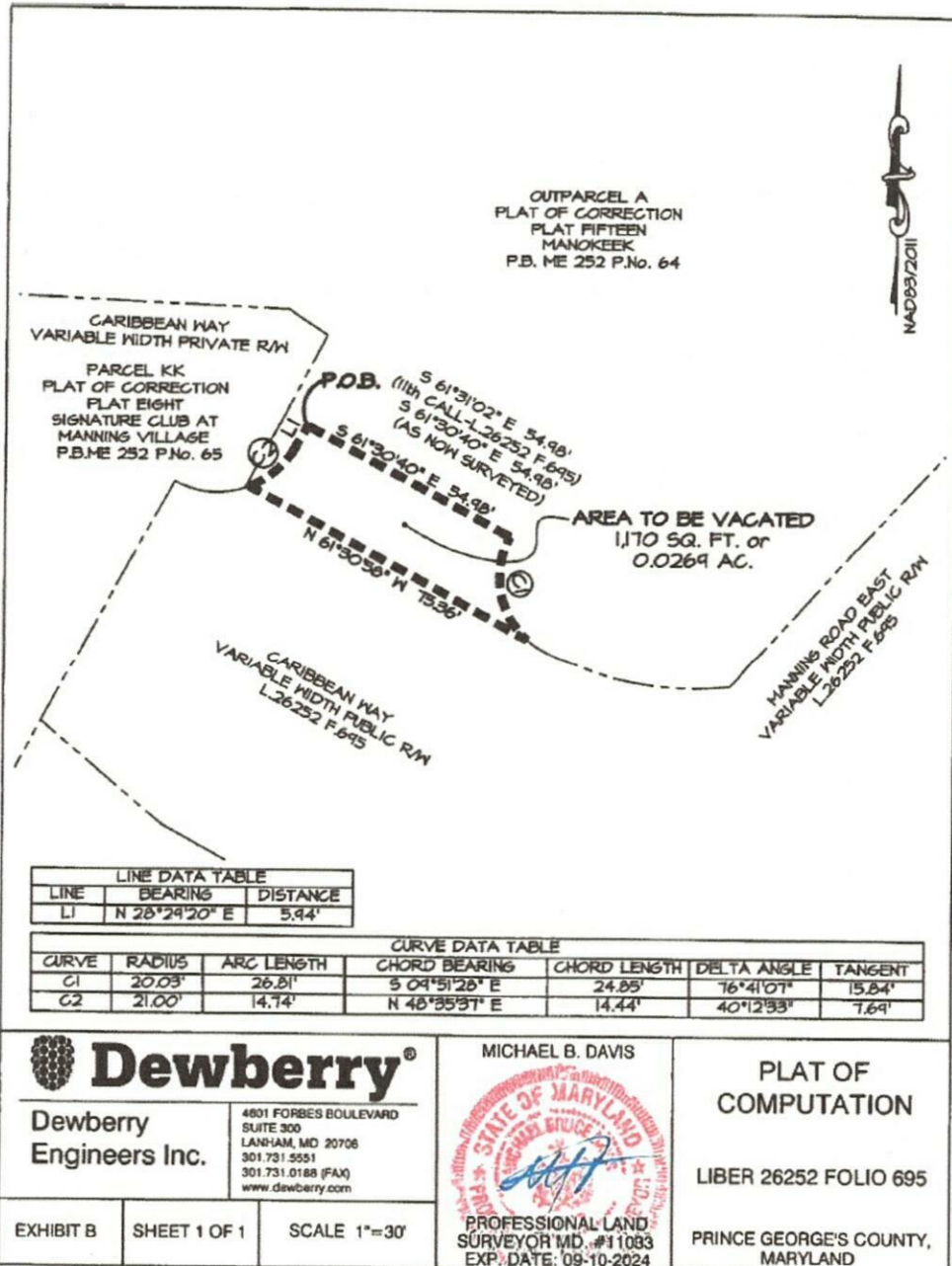

Michael B. Davis
Professional Land Surveyor
Maryland Registration No. 11033
License Expires: 09-10-2024



EXHIBIT C

Survey



That preliminary plan (4-20015) was approved by the Planning Board pursuant to the adoption of Resolution PGCPB No. 2022-134. A copy of that Resolution is attached. It approved the development of

76 townhouse lots on Outparcels A and B, including 4 live/work units. Since townhouses are served by private streets, the public roadway apron was not needed. Therefore, the preliminary plan Resolution noted that there would be a “vacation of 1,170 square feet of right-of-way on the north side of Caribbean Way, constituting a site entrance which is to be removed.” The Resolution notes in a finding that a vacation for the area in question would be required prior to final plat of subdivision. (See Resolution PGCPB No. 2022-134, page 6, last paragraph before Finding 3). An excerpt from the preliminary plan is also attached.