



DRAWING TITLE		JOB NO. 15-043.80	
PUD EXHIBIT - ZONING PART OF SQUARE 4268 NEW CITY WASHINGTON, DC			
SCALE:	1" = 50'	DATE:	2025-05-07
		SHEET	1 OF 1



PDR-1 Zoning Part of Square 4268

All that certain lot or parcel of land situated, lying and being in the District of Columbia, and being described as follows:

Beginning at a point, said point being the northwest corner of Square 4268, and being on the south line of New York Avenue, N.E.; thence the following courses and distances:

1. N88°36'50"E 1008.96 feet with said south line of New York Avenue, N.E. to a point; thence
2. Departing said south line of New York Avenue, N.E. S 1°23'10" E 126.92 feet to a point; thence
3. S 32°34'30" W 88.09 feet to a point; thence
4. S 88°36'50" W 962.58 feet to a point, said point being on the easterly line of Montana Avenue, N.E.; thence
5. N 39°23'30" W 97.20 feet with said easterly line of Montana Avenue, N.E. to a point; thence
6. Along a tangential curve to the right with a radius of 45.0 feet, arc length of 63.44 feet and delta angle of 80°46'30" to a point; thence
7. N 41°23'00" E 88.77 feet to the Point of Beginning and containing 208,478 square feet by record.

MU-5B Zoning Part of Square 4268

All that certain lot or parcel of land situated, lying and being in the District of Columbia, and being described as follows:

Commencing at a point, said point being the northwest corner of Square 4268, and being on the south line of New York Avenue, N.E.; thence S 41°23'00" W 88.77 feet to a point; thence along a tangential curve to the left with a radius of 45.0 feet, arc length of 63.44 feet and delta angle of 80°46'30" to a point, said point being on the easterly line of Montana Avenue, N.E.; thence S 39°23'30" E 97.20 feet with said easterly line of Montana Avenue, N.E. to the Point of Beginning; thence the following courses and distances:

1. Departing said easterly line of Montana Avenue, N.E. N88°36'50"E 962.58 feet to a point; thence
2. S 32°34'30" W 84.42 feet to a point; thence
3. S 88°36'50" W 59.29 feet to a point; thence
4. S 34°30'25" E 90.0 feet to a point; thence
5. N 55°29'35" E 30.0 feet to a point; thence
6. N 34°30'25" W 26.52 feet to a point; thence
7. N 32°34'30" E 72.74 feet to a point; thence
8. S 57°25'30" E 200.0 feet to a point, said point being on the westerly line of Bladensburg Road, N.E.; thence
9. S 32°34'30" W 157.98 feet with said westerly line of Bladensburg Road, N.E. to a point; thence
10. Departing said westerly line of Bladensburg Road, N.E. N 57°25'30" W 151.97 feet to a point; thence
11. Along a tangential curve to the left with a radius of 160.0 feet, arc length of 94.93 feet and delta angle of 33°59'42" to a point; thence
12. S 88°34'48" W 511.23 feet to a point; thence
13. Along a tangential curve to the left with a radius of 110.0 feet, arc length of 72.90 feet and delta angle of 37°58'18" to a point; thence
14. S 50°36'30" W 65.28 feet to a point, said point being on said easterly line of Montana Avenue, N.E.; thence

15. N 39°23'30" W 305.75 feet to the Point of Beginning and containing 183,267 square feet by record.