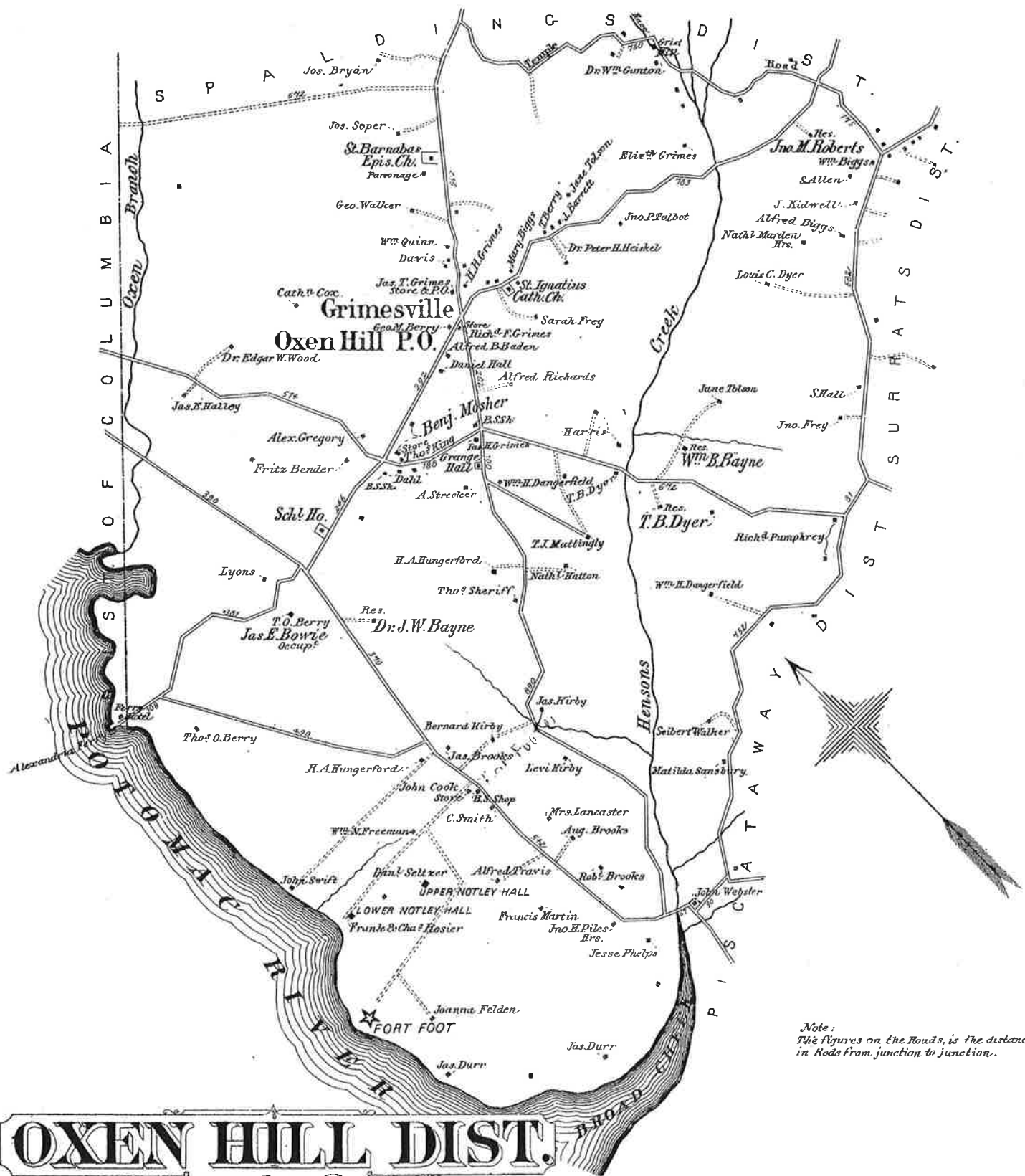




Note:
The figures on the Roads, is the distance
in Rods from junction to junction.

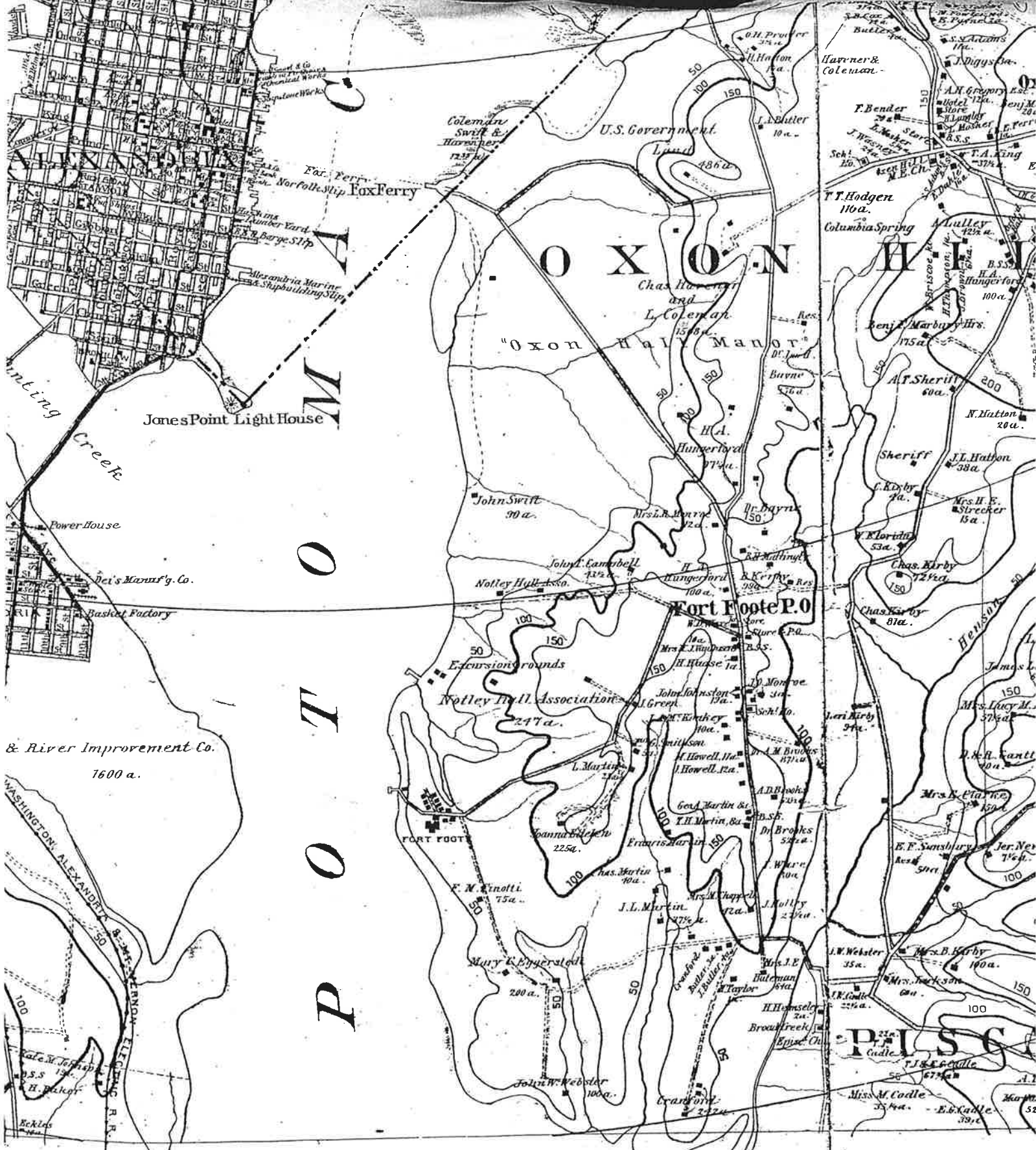
OXEN HILL DIST.

Nº 12.

Prince George County

Scale 2/3 Inches to the Mile.

Entered according to Act of Congress in the year 1878 by G.M.Hopkins, in the Office of the Librarian of Congress at Washington D.C.



Longitude

West

77°00'00"





CAPITAL

SMOTT SAND & GRAVEL
375-358
196.23A.
P.9

SMOOT SAND & GRAVEL
294-422
85.84A.
P.19

POTOMAC SAND & GRAVEL
2318-448
40A.
P.36

SMOOT SAND & GRAVEL
370-360
60A.
P.37

M.N.C.P.&P.C.
3425/280
4.73A
P.67

NORTH POTOMAC VIEW
2806

GEORGE Q. ADAMSON
3516/686
5.72A
P.10

NORTH
POTOMAC VISTA

VICTOR V. SKINNER
570-365
14.64A.
P.23

POTOMAC VISTA
1975

Hungerford

WM. A. WHITE
1003-376
4.04A.
P.21

R. TOUSEY
1003-380
7.94A.
P.22

MATHAMEL E. HUNGERFORD
3637/786
8.68A.
P.20

HARRY A. BOSWELL JR.
2787-380
25A.
P.38

Farms
One (1) Acre

ALASCO, INC.
2615/580
44.50A.
P.40

BOARD
2061
9.1
P.1

RIVE

CEDAR

CAREYE

163C

KINGS GRANT, INC.
1.61A.
P.46

ROBIN HOOD PLAINS

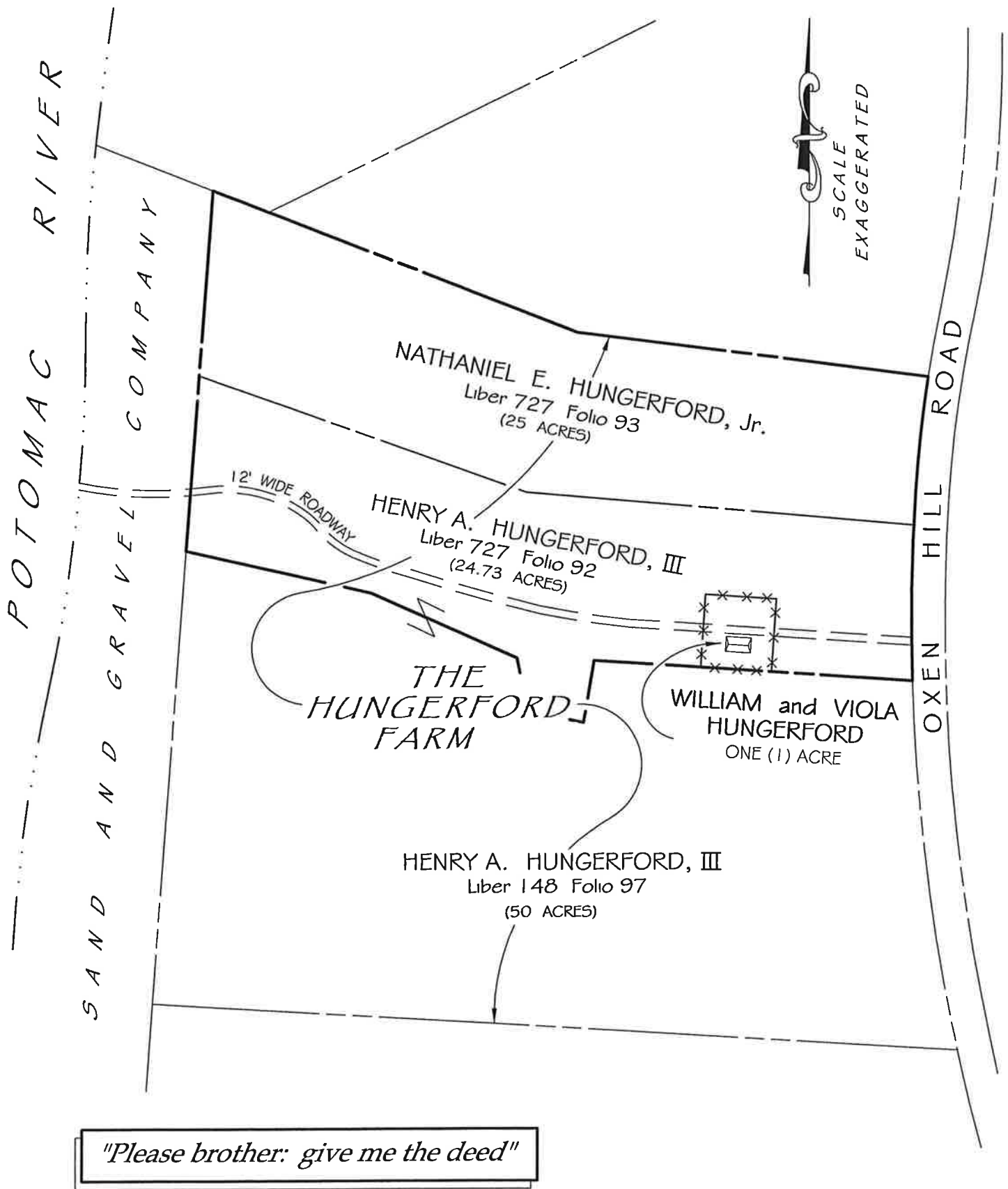
6209

GINA

J. G. ALLAN

0.51A.
P.48

0.13A.
P.51



HUNGERFORD v. HUNGERFORD

234 Md. 338, 199 A.2d 209 (1964)

233 Md. 316, 164 A.2d 518 (1960)

Henry A. Hungerford

Nathaniel Eugene Hungerford (life tenant)
died 12/17/35

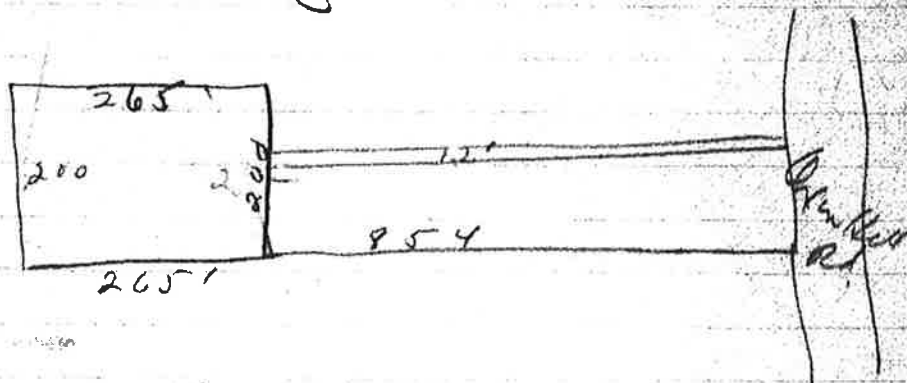
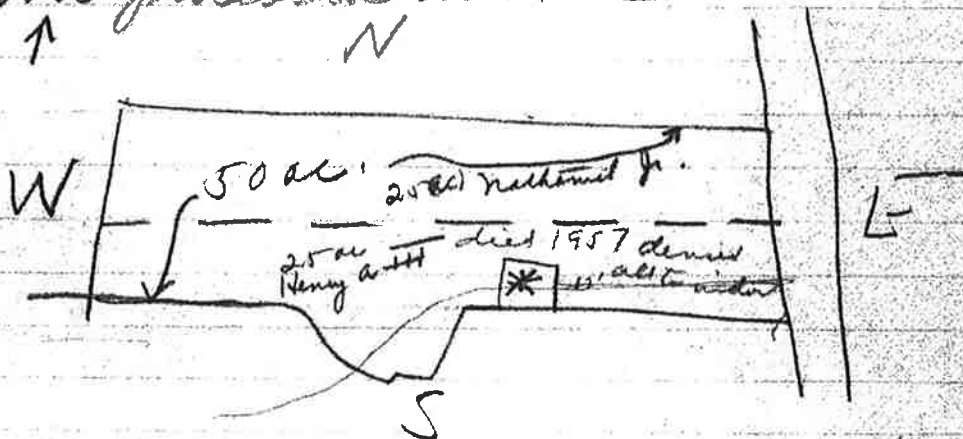
remainder

Nathaniel E. Hungerford

William H. Hungerford
Wife Hungerford

Henry A. Hungerford died 1957
(Sarah E. Hungerford)
Partition
March 1944

took possession in 1922
↑
N



Henry A. Hungerford D T



"Looks like adverse possession to me..."

HUNGERFORD

NATHANIEL E.
1805 - 1875

PEARL V.
1811 - 1905





VIOLA T.

1892 - 1963

WILLIAM H.

1892 - 1963

HUNGERFORD

HULLIGERT, R. D.

1901-1975

1901-1975



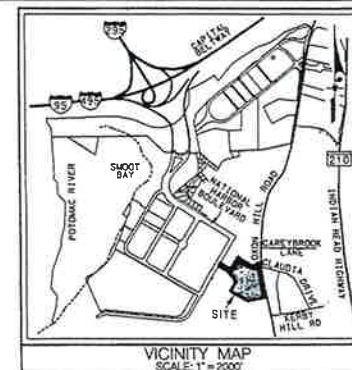
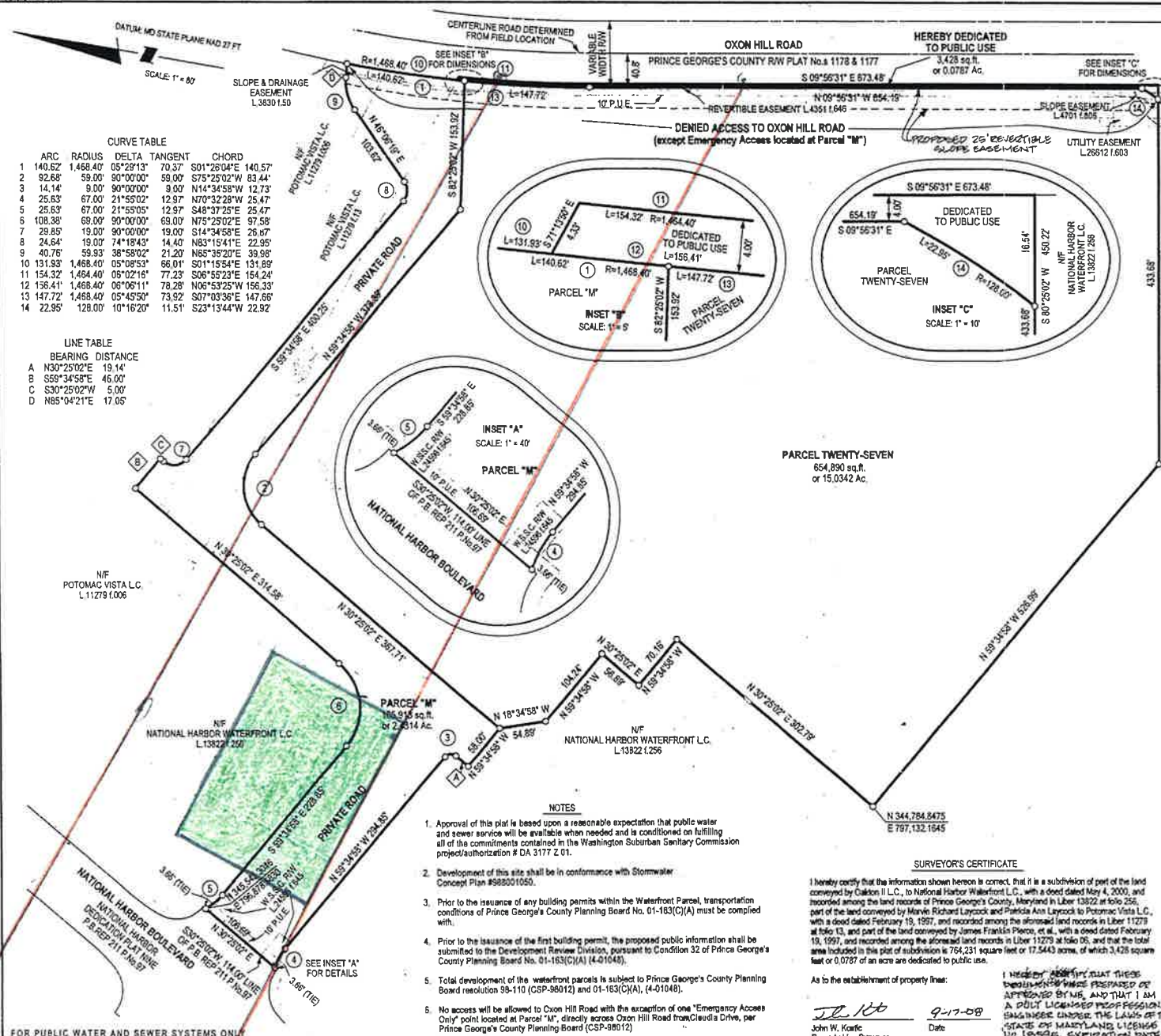
DYE

GIFFORD
MAR. 26, 1908
APR. 3, 1985

PEGGY E.
AUG. 24, 1914
SEPT. 11, 2002



9.13.08



OWNERS' DEDICATION

We, National Harbor Waterfront L.C., and Potomac Vista L.C., owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plan of subdivision and establish the minimum building restriction lines unless otherwise shown.

Further, we grant unto the parties, and to their successors and assigns, named in and in accordance with the terms and provisions of a grant being set forth in a certain document titled "DECLARATION OF TERMS AND PROVISIONS FOR PUBLIC UTILITY EASEMENTS" and recorded among the land records of Prince George's County, Maryland in Liber 3703 at folio 748, a public utility easement, being 10 feet wide, in through, over and across the land, and identified hereon as "10' P.U.E.". Said terms and provisions being incorporated herein by this reference.

Property markers will be placed in accordance with Section 24-120 (b) (5) (F) (i) of the subdivision regulations of the Prince George's County Code.

There are no suits, actions at law, liens, leases, mortgages, or trusts affecting the property included in this plan of subdivision except a certain conveyance recorded in Liber 27984 at folio 178, and the parties of interest thereto have below indicated their assent.

National Harbor Waterfront L.C.
a Virginia Limited Liability Company

By: MVP Management, LLC
a Virginia Limited Liability Company
its manager

By: *William E. Peterson* Attest: *P. Hachett*

Name: William E. Peterson

Title: MANAGER

Potomac Vista L.C.
a Virginia Limited Liability Company

By: MVP Management, LLC
a Virginia Limited Liability Company
its manager

By: *William E. Peterson* Attest: *P. Hachett*

Name: William E. Peterson

Title: MANAGER

Bank of America, N.A.

By: *Angela D. Cooper-Berry*

Name: Angela D. Cooper-Berry

Title: Vice President

PLAT TWELVE
PARCEL TWENTY-SEVEN AND PARCEL "M"
NATIONAL HARBOR
OXON HILL (12th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND
SCALE 1" = 80' AUGUST 2008

SURVEYOR'S CERTIFICATE

I hereby certify that the information shown hereon is correct, that it is a subdivision of part of the land conveyed by Caldon II L.C., to National Harbor Waterfront L.C., with a deed dated May 4, 2000, and recorded among the land records of Prince George's County, Maryland in Liber 13822 at folio 256, part of the land conveyed by Marvin Richard Laycock and Patricia Ann Laycock to Potomac Vista L.C., with a deed dated February 19, 1997, and recorded among the aforesaid land records in Liber 11279 at folio 13, and part of the land conveyed by James Franklin Pierce, et al., with a deed dated February 19, 1997, and recorded among the aforesaid land records in Liber 11279 at folio 05, and that the total area included in this plan of subdivision is 764,231 square feet or 17.5443 acres, of which 3,428 square feet or 0.0787 acre are dedicated to public use.

As to the establishment of property lines:

John W. Korte
John W. Korte
Property Line Surveyor
MD. Reg. No. 473

9-17-08
Date

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 105955 EXPIRATION DATE: FEBRUARY 10, 2010
Michael C. Giles
MICHAEL C. GILES
PROFESSIONAL ENGINEER
MD. REG. NO. 105955

M-X-T
PREL. NO. 4-01048

RECORDED **3-6-09**
PLAT BOOK **PM 229**
PLAT NO. **96**

DEPT. OF ENVIRONMENTAL RESOURCES
PRINCE GEORGE'S COUNTY, MD.

APPROVED ON *September 17, 2008*
Donna Henderson
DIRECTOR OR DESIGNEE

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

APPROVED *September 26, 2008*
Samuel R. Baker CHAIRMAN
Frances P. Hueston ASSISTANT SECRETARY

M.N.C.P. & P.C. RECORD FILE NO. **5-04202**

Loliederman
Soltesz Associates, Inc.
LANHAM OFFICE
4266 Forbes Boulevard Lanham, MD 20706 t.301.794.7555 f.301.794.7656
Engineering Planning Surveying Environmental Sciences www.LSAssociates.net

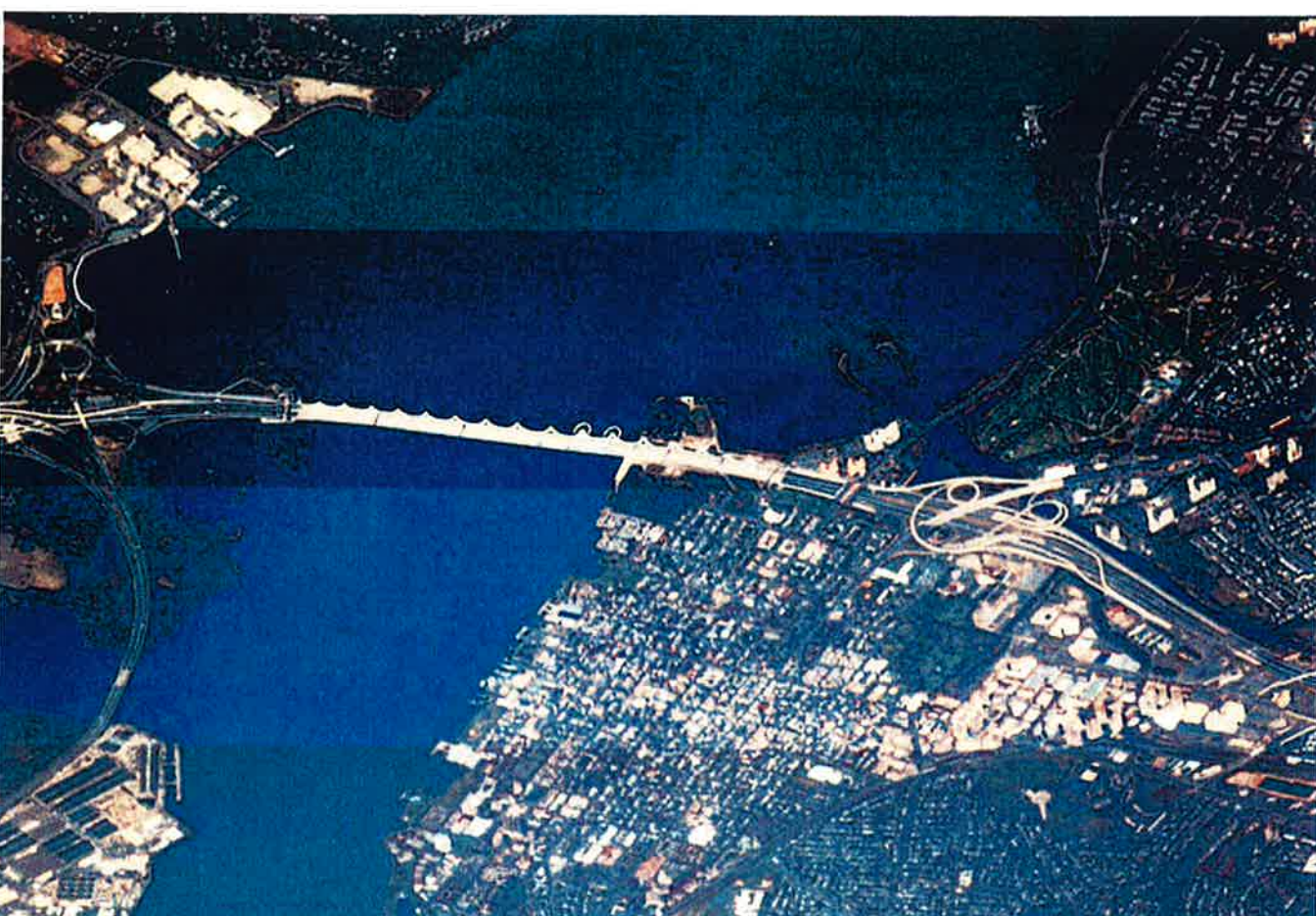


























**MARYLAND SOCIETY OF SURVEYORS
2014 FALL CONFERENCE**

OUTCOME MEASURE

Hungerford v. Hungerford (1960)

and

Hungerford v. Hungerford (1964)

1. In *Hungerford* (1964), what element of adverse possession was not proven by the plaintiffs?
2. A non-legal question: If you sensed that there was some dislike of Viola Hungerford by certain members of the Hungerford family (and, assume that there was some “dislike”), list two (2) reasons for your conclusion.
3. What advice would you have given William H. Hungerford in order for him to have better alleged and offered evidence that he had acquired the fee simple title to the one-acre parcel in question?
4. What is a legal life estate?
5. Describe the elements of the equitable defense of “laches.”
6. Under Maryland law, the courts can never enforce an oral contract for the conveyance of an interest in land – True or False.

jjd