



## **SPECIAL TOWN COUNCIL MEETING | APRIL 14, 2025**

**April 14, 2025 at 7:00 PM**

**4229 Edmonston RD, Bladensburg, MD 20710**

### **AGENDA**

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**Public Access Virtual via live stream of the Town's Facebook and YouTube pages:**

**<https://www.youtube.com/channel/UCoflhVTBelD3c9oH8GYSW0g>**

**<https://www.facebook.com/Bladensburgmd>**

- 1. Call to Order – 1 min**
- 2. Approval of Agenda – 1 min**
- 3. New Business**

- A. ANNEXATION PLAN | (AMENDING RES. 07-2025) Resolution 21 -2025 | FOR THE ANNEXATION OF CERTAIN TAX-EXEMPT REAL PROPERTY LOCATED GENERALLY SOUTH OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF BLADENSBURG INCLUDING A SEGMENT OF THE RIGHT OF WAY OF KENILWORTH AVENUE (MD 201) AND ABUTTING LAND OWNED BY THE WASHINGTON SUBURBAN SANITARY COMMISSION (PARCEL 156), THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION (PARCEL 155), AND THE SALVATION ARMY (LOT 4), AND A SEGMENT OF THE PUBLIC RIGHT OF WAY KNOWN AS LLOYD STREET (CO. ROUTE NO. 2773) CONTAINING A TOTAL OF 26 ACRES OF LAND MORE OR LESS AND INCLUDING ANY PUBLIC OR PRIVATE WAYS FOUND THEREIN AS FURTHER DESCRIBED BELOW IN THIS ANNEXATION PLAN.**
- B. ANNEXATION RESOLUTION NO. 01-2025A - INTRODUCTION | A RESOLUTION BY THE MAYOR AND COUNCIL OF THE TOWN OF BLADENSBURG TO AMEND ANNEXATION RESOLUTION 01-2025 TO EXCISE CERTAIN PROPERTIES AND ENLARGE THE CORPORATE BOUNDARIES OF THE TOWN BY ANNEXATION OF 26 ACRES OF LAND MORE OR LESS IN LIEU OF APPROXIMATELY 113 ACRES AS ORIGINALLY PROPOSED**
- C. ANNEXATION PLAN | Resolution 22-2025 | FOR THE ANNEXATION OF CERTAIN TAX-EXEMPT OR OTHER PUBLICLY-OWNED REAL PROPERTY LOCATED GENERALLY EAST OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF BLADENSBURG INCLUDING A SEGMENT OF THE RIGHT**

OF WAY KNOWN AS LANDOVER ROAD (MD 202), A SEGMENT OF 55TH AVENUE (COUNTY ROUTE INDEX NO. CO 897), AND A SEGMENT OF QUINCY STREET (COUNTY ROUTE INDEX NO. 330) ABUTTING AND NEAR CERTAIN PROPERTIES COMMONLY KNOWN AS THE PUBLIC PLAYHOUSE CULTURAL ARTS CENTER AND VILLA HEIGHTS – POWELL’S ADDITION, INCLUDING APPROXIMATELY FOUR PARCELS AND THREE LOTS LOCATED AT OR NEAR 5401, 5445, & 5503 LANDOVER ROAD AND 5450 QUINCY STREET, WHICH IS A TOTAL OF 7.0642 ACRES OF LAND MORE OR LESS, AS FURTHER DESCRIBED BELOW IN THIS ANNEXATION PLAN.

**D. ANNEXATION RESOLUTION NO. 02-2025 - INTRODUCTION** | A RESOLUTION BY THE MAYOR AND COUNCIL OF THE TOWN OF BLADENSBURG TO ENLARGE THE CORPORATE BOUNDARIES OF THE TOWN BY ANNEXATION OF 7.0642 ACRES OF LAND MORE OR LESS

#### **4. Adjournment**

TOWN OF BLADENSBURG, MARYLAND

**ANNEXATION PLAN (AMENDING RES. 07-2025)**

**Resolution 21 -2025**

FOR THE ANNEXATION OF CERTAIN TAX-EXEMPT REAL PROPERTY LOCATED GENERALLY SOUTH OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF BLADENSBURG INCLUDING A SEGMENT OF THE RIGHT OF WAY OF KENILWORTH AVENUE (MD 201) AND ABUTTING LAND OWNED BY THE WASHINGTON SUBURBAN SANITARY COMMISSION (PARCEL 156), THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION (PARCEL 155), AND THE SALVATION ARMY (LOT 4), AND A SEGMENT OF THE PUBLIC RIGHT OF WAY KNOWN AS LLOYD STREET (CO. ROUTE NO. 2773) CONTAINING A TOTAL OF 26 ACRES OF LAND MORE OR LESS AND INCLUDING ANY PUBLIC OR PRIVATE WAYS FOUND THEREIN AS FURTHER DESCRIBED BELOW IN THIS ANNEXATION PLAN.

WHEREAS, the Mayor and Town Council of the Town of Bladensburg (the “Town”) previously initiated and passed a resolution (Annexation Resolution 01-2025) on December 19, 2024, proposing to annex certain property contiguous and adjoining to the boundaries of the Town (the “Annexation Area”); and

WHEREAS, said Annexation Resolution 01-2025 was challenged by the Town of Cheverly and the Redevelopment Authority of Prince George’s County in Case No. C-16-CV-25-000183 (consolidated) filed on January 13, 2025, in the Circuit Court of Prince George’s County and the Town has been temporarily enjoined by the Court since January 30, 2025 from obtaining an effective date for Annexation Resolution 01-2025 in accordance with Md. Ann. Code, LG Art., § 4-407(b); and

WHEREAS, the parties to said litigation have agreed to settle the controversy by de-annexing or excising the Hospital Hill site and retaining by legislative amendment a portion of the annexation area originally depicted in Annexation Resolution 01-2025 and Resolution 07-2025, the Annexation Plan for “Bladensburg Overlook;” and

WHEREAS, the portion of the amended annexation area includes lands North of Lloyd St. known as the Washington Suburban Sanitary Commission (“WSSC”) parcel (P. 156) of 11.43 ac. located at 4141 Lloyd St. including an abutting segment of said street, and the Maryland-National Capitol Park and Planning Commission (“M-NCPPC”) parcel (P. 155) of 7.78 ac. that is part of the Bladensburg South Park as well as the MD 201 ROW north to the vicinity of 48th Street in the Town of Bladensburg’s existing corporate territory; and

WHEREAS, the Annexation Area will be further revised to add Lot 4 of 2.70 acres located at 3312 Kenilworth Avenue, which is tax exempt property under an Exemption Class Description of “Salvation Army – Missions” and is owned by the Salvation Army; and

WHEREAS, the WSSC and M-NCPPC parcels located near Lloyd St. will be connected to Lot 4 (Salvation Army) by the Kenilworth Ave. right of way, which will be retained ending at

or near Inwood St. and approximately the northern property line of Parcel 82 with the segment of Kenilworth Ave. (MD 201) included in the amended annexation area, along with the several adjacent parcels described herein above, is approximately 3,475 linear feet or .66 miles; and

WHEREAS, the Mayor and Town Council of the Town of Bladensburg (the “Town”) wishes to amend Annexation Resolution 01-2025 and hereby proposes to annex certain property contiguous and adjoining to the boundaries of the Town (the “Amended Annexation Area”); comprised of the following parcels, lots and public roadways or rights of way (ROW);

**Lands to be Annexed**

Parcel/ Lot/ ROW	Ac.	Tax ID No.	Address	Tax Map/ Grid No.	Owner
P. 156	11.43	02- 0184416	4141 LLOYD ST, HYATTSVILLE, MD 20781	50/D4	WASHINGTON SUB. SANITARY COMM
P. 155	7.78	02- 0184218	KENILWORTH AVE, BLADENSBURG, MD 20710	50/D4	M-NCPPC
MD 201	-	n/a	n/a	50/D4	SHA
Lloyd Street (CO Route No. 2773)	-	n/a	n/a	50/D4	PRINCE GEORGE’S COUNTY
Lot 4	2.70	02- 0105262	3312 KENILWORTH AVE, HYATTSVILLE, MD 20781	58/D1	SALVATION ARMY

; and

WHEREAS, Charles P. Johnson & Associates Inc. has prepared a (revised) “Map of the 2025 Extension of the Town of Bladensburg Prince George’s County” (1” = 400’) dated March 2025 along with a metes and bounds “Description of Area to be Annexed by the Town of Bladensburg, Prince George’s County, Maryland” (10 pages), attached hereto and incorporated herein as exhibits, which shall be interpreted to control as the official description of the area proposed to be annexed by said Annexation Resolution and this Annexation Plan; and

WHEREAS, said Annexation Resolution will be initiated by the Town Council pursuant to §4-403 of the LG Art., of Md. Ann. Code; and

WHEREAS, §4-415 of the LG Art. states that in addition to, but not as part of, an annexation resolution, the legislative body of the municipality shall adopt an annexation plan for the area to be annexed, and that the annexation plan shall be open to public review and discussion at the public hearing on the annexation resolution; and

WHEREAS, the Annexation Area currently has no known qualified voters or residents presently residing as residential occupants or tenants upon the premises, or parcels owned and maintained by said public entities; therefore, the Mayor and Council further finds and concludes

that there are no qualified voters residing in the Annexation Area and the property owners of tax-exempt lands are not entitled to vote, petition, consent to, or otherwise participate in a municipal annexation referendum.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Town Council of the Town of Bladensburg hereby adopts, and approves the following:

**A. Introduction.** This Annexation Plan, amending Resolution 07-2025, has been prepared by the Town pursuant to Section 4-415 of the Local Government Article, of the Annotated Code of Maryland. The purpose of this annexation is to modify the annexation area proposed to be annexed in Annexation Resolution 01-2025, which included the properties known as Hospital Hill or Bladensburg Overlook. This amendment will excise all properties located east of and including the segment of MD 295 ROW and a portion of MD 201 ROW. Pursuant to State law, said plan is not intended to be formally part of, but is approved contemporaneously thereto to compliment and be read together with Annexation Resolution 01-2025A, amending Annexation Resolution 01-2025, along with any exhibits referenced therein, which is hereby incorporated by reference herein as if written herein word for word.

**B. Land Use and Zoning Pattern for the Annexation Property.**

(1) The Annexation Area, which includes exclusively public lands, as listed by each property (i.e., ROW, lot or parcel) and as described in the recitals of this Resolution and Plan and incorporated herein by reference is located approximately along the southern boundary of the Town's corporate limits near and including land situated along or near Kenilworth Avenue (MD Route 201). The Annexation Area shall no longer be referenced as the "Bladensburg Overlook Site Annexation (2024 Extension)," but shall henceforth be known as the "Kenilworth Ave. Corridor (2025 Revised Extension)." The Annexation Area is specifically shown or described in a "Map of the 2025 Extension of the Town of Bladensburg Prince George's County" (1" = 400') dated March 2025 prepared by Charles P. Johnson & Associates Inc. and certified by Steven William Jones, Professional Land Surveyor (No. 21072), which is attached hereto and incorporated herein by reference as Exhibit A, along with a "Description of Area to be Annexed by the Town of Bladensburg, Prince George's County, Maryland" (10 pages), prepared by said firm, which is attached hereto and incorporated herein by reference as Exhibit B. The Annexation Area is further located in Subregion II, Planning Area 69 (Bladensburg-New Carrollton & Vicinity).

(2) The Annexation Area is under the land use jurisdiction of the Maryland-National Capital Park and Planning Commission ("M-NCPPC") and the Prince George's County Council sitting as the Regional District Council. The Annexation Property area comprising of two parcels (Parcels 155 & 156) and one (1) lot (Lot 4) is located along and including Kenilworth Avenue. The Annexation Property area comprising of Parcel 156 near Lloyd Street is zoned IE (Industrial, Employment). Said parcel is also classified as I-D-O (Intense Development Overlay) in the Chesapeake Bay Critical Area. The Annexation Property area comprising of Parcel 155 near 49<sup>th</sup> Avenue is zoned ROS (Reserved Open Space). Said parcel is also classified partially as I-D-O (Intense Development Overlay) in the Chesapeake Bay Critical Area. Upon annexation

into the Town, the Annexation Area will likely remain as currently classified under the County Zoning Ordinance.

**C. Availability of Land for Public Facilities.** There are no existing or pending agreements between the Town and the public landowners concerning dedication of portions of the Annexation Area for public facilities. Land use, zoning, subdivision, building construction and storm water regulations are generally administered by the County, the Washington Suburban Sanitary Commission (the “WSSC”), or the Maryland-National Capital Park and Planning Commission. All necessary infrastructure and improvements, including road access, sidewalks, storm water management systems, water and sewer systems and/or extensions and utility delivery systems, and all other facilities necessary to service the Annexation Area shall be installed and maintained in accordance with sound engineering principles, and shall be subject to location, design and construction approvals and/or Mandatory Referrals or permits reviewed by Prince George’s County, M-NCPPC, WSSC, the Prince George's Soil Conservation District or the County Planning Board.

**D. Public Water and Sewer.** Public water and sewer services are or will be supplied by the Washington Suburban Sanitary Commission for the Annexation Area. The sewer basin is basin ID: 09, basin name: Lower Anacostia. The current water and sewer categories are as follows: sewer category, sewer code: S-3, sewer description code: Community System and the Sewer Envelope Availability: Planned or Existing Community System. The water category is water code: W-3, water description code: Community System. According to the County’s 2018 Water and Sewer Plan, Category 3 - Community System means the property is or will be served by public water and sewer.

**E. Other Municipal or Related Services.**

(1) Police Service. As permitted by law, the Annexation Property is to be concurrently served by the Prince George’s County Police Department, the M-NCPPC Park Police and the Bladensburg Police Department for purposes of police protection. Certain police services may be provided by either of the aforementioned police departments, or any of the three agencies, pursuant to any applicable state law, memoranda of understanding regarding jurisdictional police services or any mutual aid agreements as permitted by law and previously or subsequently entered into between the Town, the County and bi-regional district governments. The Bladensburg Police Department will serve as primary or in some cases as a secondary, or otherwise a supporting law enforcement agency having concurrent police jurisdiction over the Annexation Area. Such services will commence after annexation, using existing personnel and equipment, at a limited or similar level of service now being provided to the Town in areas where police protective services are provided on a concurrent basis with other police agencies.

(2) Emergency Service. The Bladensburg Volunteer Fire Department & Rescue Squad presently provides fire protection and emergency medical services to the Annexation Area. Such services will continue after annexation, using existing personnel and equipment, at the same or similar level of service now being provided.

(3) **Street Maintenance.** The Annexation Area contains no thorough streets or highways under the jurisdiction of the Town of Bladensburg for the general use of the travelling public. Any existing public streets or roadways located within, nearby or adjoining the Annexation Area will continue to be maintained for public use by the County, or State governments into the foreseeable future. Non-private driveways or access roads to land within the Annexation area will continue to be maintained by the County or other public entity.

(4) **Refuse Collection.** The Town presently offers only residential trash collection. The Public Works Department picks up all litter and debris on Town maintained streets. If litter or debris is on private property, removal is the responsibility of the property owner. There is no residential development or occupancy within the Annexation Area and presently there are no municipal trash collection services proposed for the Annexation Area unless such services are deemed necessary by the current or subsequent property owners, or the Town finds that it is necessary for public health and safety. Any waste or trash generated by the public amenities located with the Annexation Area will continue to be collected by the County.

**F. Financing Services.** Financing for any municipal services extended to the Annexation Property will be provided through the general fund as currently provided to the Town. The largest source of tax revenues collected by the Town is attributable to the municipal property tax which is levied against taxable property of which portions of the Annexation Area owned by a tax-exempt entity may in the future contain such taxable property especially where portions of the premises are leased to taxable entities; however, the Town may fund certain extended services by way of intergovernmental grants and/or memoranda of understanding.

BE IT FURTHER RESOLVED that this Resolution be and is hereby adopted this \_\_\_\_ day of April 2025 may be signed by the Mayor on behalf of the governing body and shall take effect immediately upon its adoption.

**APPROVED:** By the Mayor and Council of the Town of Bladensburg, Maryland.

**I HEREBY CERTIFY** that the above Annexation Plan was passed by the required yeay and nay vote of the Mayor and Council of the Town of Bladensburg on the \_\_\_\_ day of April 2025.

Attest:

\_\_\_\_\_  
Regine R. Watson, Town Clerk

\_\_\_\_\_  
Takisha D. James, Mayor

**Description of  
Area to be Annexed  
By the Town of  
Bladensburg  
Prince George's County, Maryland**

**Beginning** at a point on the South 89°04'59" West, 725.00 feet boundary line of the town of Bladensburg, as described in "Section 102. Corporate Limits" in Article I. of the Charter for Bladensburg", distant, 116.05 feet from the beginning thereof, and running thence, reversely with and binding on said 725.00 feet boundary line, the following course and distance,

1. South 89°28'05" East, 116.05 feet to a point at the end of the North 34°49'00" West, 967 feet boundary line, as described in said "Section 102. Corporate Limits", and running thence, reversely with and binding on said 967 feet boundary line, the following course and distance
2. South 33°22'04" East, 967.00 feet to a point at the end of the South 77°00'39" West, 413.52 feet boundary line as described in said "Section 102. Corporate Limits", and running thence, reversely with and binding on said 413.52 feet boundary line, the following course and distance
3. North 78°27'35" East, 395.94 feet to a point at the northerly end of the westerly or 94.97 feet arc right of way line of 49<sup>th</sup> Avenue (50' R/W), as shown on a subdivision record plat entitled "Blocks A,B,C&D, Newton Village" and recorded among the Prince George's County Land Records in Plat Book BB 7 as Plat Number 73, and running thence with and binding on the westerly right of way lines of said 49<sup>th</sup> Avenue, as shown on said plat, the following three (3) courses and distances
4. 94.97 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 250.00 feet and a chord bearing and distance of South 31°10'18" West, 94.39 feet to a point, thence with a tangent line
5. South 42°03'10" West, 120.00 feet to a point., thence
6. 114.76 feet along the arc of a tangent curve, deflecting to the left, having a radius of 220.62 feet and a chord bearing and distance of South 27°09'03" West, 113.47 feet to a point on the easterly right of way line of Kenilworth Avenue – Maryland Rte. 201, (a variable width right



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- of way), said point being 104 feet easterly of, and perpendicular to, the base line at Station 96+86, as shown on a State Roads Commission of Maryland plat entitled "Relocation of River Road", being State Roads Commission Plat Number 11612, and running thence with and binding on said easterly right of way lines of Kenilworth Avenue, as shown on said State Roads Commission Plat No. 11612, the following nine (9) courses and distances
7. South 59°38'31" East, 58.68 feet to a point, thence
  8. 4.14 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 170.62 feet and a chord bearing and distance of South 05°59'10" West, 4.14 feet to a point, thence with a tangent line
  9. South 05°17'30" West, 35.15 feet to a point, thence
  10. 34.25 feet along the arc of a tangent curve, deflecting to the left, having a radius of 20.00 feet and a chord bearing and distance of South 43°46'01" East, 30.22 feet to a point, thence running in, through over and across Monroe Street, with a non-tangent line, the following course and distance
  11. South 13°44'33" East, 50.82 feet to a point, thence
  12. South 77°06'11" West, 10.77 feet to a point, thence
  13. South 17°39'15" West, 44.20 feet to a point, thence
  14. South 34°41'54" East, 73.00 feet to a point, thence
  15. South 78°34'05" East, 32.84 feet to a point, thence running in, through, over and across the Service Road, as shown on said State Roads Commission Plat No. 11612, the following course and distance
  16. South 18°17'48" East, 80.60 feet to a point on the easterly right of way line of said Kenilworth Avenue – Maryland Rte. 201, said point being 45 feet easterly of, and

- perpendicular to, the base line at Station 93+28, as shown on a State Roads Commission of Maryland plat entitled "Relocation of River Road", being State Roads Commission Plat Number 14277, and running thence with and binding on said easterly right of way line of Kenilworth Avenue – Maryland Rte. 201, as shown on said Plat Number 14277, the following course and distance
17. South 34°41'54" East, 78.00 feet to a point, thence running in, through, over and across Lawrence Place (50' R/W), as shown on said State Road Commission Plat No. 14277, the following course and distance
  18. South 34°41'54" East, 70.08 feet to a point on the easterly right of way line of said Kenilworth Avenue – Maryland Rte. 201, said point being 45 feet easterly of, and perpendicular to, the base line at station 91+79.92, as shown on said State Roads Commission Plat Number 14277, and running thence with and binding on said easterly right of way lines of Kenilworth Avenue – Maryland Rte. 201, as shown on said Plat Number 14277, the following three (3) courses and distances
  19. South 34°41'54" East, 33.40 feet to a point, thence
  20. 107.18 feet along the arc of a tangent curve, deflecting to the right, having a radius of 2909.79 feet and a chord bearing and distance of South 33°38'35" East, 107.17 feet to a point, thence
  21. South 51°24'00" East, 11.15 feet to a point, thence running in through, over and across Lawrence Street (50' R/W), as shown on said State Roads Commission Plat No. 14277, the following course and distance
  22. South 38°17'55" East, 94.77 feet to a point at the northerly end of the easterly or 206.51 feet arc line of Parcel F-4 as shown on a subdivision record plat entitled "Edmonds Subdivision" and recorded among the aforesaid Land Records in Plat Book CEC 91 as Plat Number 29, said line being the easterly right of way line of Kenilworth Avenue – Maryland Rte. 201, and

- running thence, reversely with and binding on said Parcel and right of way lines, the following three (3) courses and distances
23. 206.51 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 2924.79 feet and a chord bearing and distance of South 28°28'58" East, 206.47 feet to a point, thence with a non-tangent line
24. South 34°37'47" East, 18.78 feet to a point, thence
25. 35.28 feet along the arc of a tangent curve, deflecting to the left, having a radius of 30.02 feet and a chord bearing and distance of South 68°19'04" East, 33.28 feet to a point, thence running in, through, over and across Kilmer Place, with a non-tangent line
26. South 63°56'07" East, 29.04 feet to a point at the northerly end of easterly or 25' right of way line of said Kenilworth Avenue – Maryland Rte. 201, said point being 25 feet northerly of, and perpendicular to, the base line for Kilmer Place, at Station 1+00, as shown on a State Roads Commission of Maryland plat entitled "Relocation of River Road", being State Roads Commission Plat Number 11136, and running thence with and biding on the easterly right of way lines of said Kenilworth Avenue – Maryland Rte. 201, the following eleven (11) courses and distances
27. South 12°01'59" East, 25.00 feet to a point, thence
28. South 26°32'17" West, 61.17 feet to a point, thence
29. South 23°58'54" East, 10.69 feet to a point, thence
30. South 66°01'06" West, 5.00 feet to a point, thence
31. South 23°58'54" East, 220.53 feet to a point, thence

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32. 102.42 feet along the arc of a tangent curve, deflecting to the left, having a radius of 2246.83 feet and a chord bearing and distance of South 25°17'15" East, 102.41 feet to a point, thence with a non-tangent line
33. South 65°29'17" East, 33.69 feet to a point, thence
34. South 27°36'21" East, 26.22 feet to a point, thence
35. South 84°51'49" West, 22.76 feet to a point, thence
36. 176.47 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 2246.83 feet and a chord bearing and distance of South 29°58'06" East, 176.42 feet to a point, thence with a non-tangent line
37. North 77°49'32" East, 88.20 feet to a point, thence running in, through, over and across 52<sup>nd</sup> Avenue (formerly River Road, a 50' R/W), as shown on said State Roads Commission Plat Number 11136, the following course and distance
38. North 61°05'47" East, 55.04 feet to a point at the northerly end of the easterly right of way line of Kenilworth Avenue – Maryland Rte. 201, said point being 25 feet easterly of and perpendicular to station 2+88 of the baseline for 52<sup>nd</sup> Avenue as shown on said Plat Number 11136, and running thence with and binding on the easterly right of way lines for Kenilworth Avenue – Maryland Rte. 201, as shown on said Plat Number 11136, the following four (4) courses and distances
39. South 48°06'00" East, 71.86 feet to a point, thence
40. North 85°46'19" East, 57.79 feet to a point, thence
41. South 04°10'41" East, 139.86 feet to a point at the northerly end of the easterly right of way line of Kenilworth Avenue – Maryland Rte. 201, as shown on a State Roads Commission of Maryland plat entitled "Relocation of River Road", and being State Roads Commission Plat Number 12085, said point being 35 feet easterly of and radial to the baseline at the point of

- curvature at Station 1+39.86, as shown thereon, and running thence with and binding on the easterly right of way lines of Kenilworth Avenue – Maryland Rte. 201, the following two (2) courses and distances
42. 191.38 feet along the arc of a tangent curve, deflecting to the left, having a radius of 283.31 feet and a chord bearing and distance of South 23°31'47" East, 187.76 feet to a point, thence with a tangent line
43. South 42°52'54" East, 170.21 feet to a point, thence running in through, over and across Inwood Street, as shown on said State Roads Commission Plat Number 12085, the following course and distance
44. South 73°14'08" West, 77.96 feet to a point at the northerly end of the easterly right of way line for Kenilworth Avenue – Maryland Rte. 201, as shown on said Plat Number 12085, said point being 45 feet easterly of and perpendicular to the baseline at Station 74+51, running thence in, through, over and across said Kenilworth Avenue – Maryland Rte. 201 the following course and distance
45. South 47°07'06" West, 97.28 feet to a point on the westerly right of way line of Kenilworth Avenue – Maryland Rte. 201, said point being 52.28 feet westerly of said baseline at Station 74+51, and running thence with and binding on said westerly right of way line, the following course and distance
46. North 37°28'24" West, 84.37 feet to a point, thence running in, through, over and across 52<sup>nd</sup> Avenue, the following course and distance
47. North 49°11'54" West, 210.42 feet to a point at the southerly end of the easterly or South 19°41'30" East, 30.85 feet line of Parcel A as shown on a subdivision record plat entitled "People's Supply Co. Inc." and recorded among the aforesaid Land Records in Plat Book WWW 83 as Plat No. 42 and running thence reversely with and binding on the outline of said Parcel A, and the westerly right of way lines of said Kenilworth Avenue – Maryland Rte. 201, the following two (2) courses and distances

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48. North 19°34'24" West, 30.85 feet to a point, thence
49. 105.46 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 2351.83 feet and a chord bearing and distance of North 37°57'40" West, 105.45 feet to a point on the southerly or South 79°54'30" West, 426.58 feet line of Parcel 2 as shown on a subdivision record plat entitled "J. W. Watson Property" and recorded among the aforesaid Land Records in Plat Book WWW 51 as Plat No. 3, distant, 16.80 feet westerly from the easterly end thereof, and running thence, reversely with and binding on the outline of said Parcel 2, the following two (2) courses and distances
50. North 80°01'36" East, 16.80 feet to a point on the westerly right of way line of Kenilworth Avenue – Maryland Rte. 201, as shown on said State Roads Commission Plat No. 11136 and running thence with and binding on said westerly right of way line, the following course and distance
51. 403.79 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 2336.83 feet and a chord bearing and distance of North 31°54'53" West, 403.29 feet to a point at the easterly end of the southerly or South 82°54'05" West, 464.83 feet line of Lot 4, Block C, as shown on a subdivision record plat entitled "Lots 3 and 4, Block C, Edmonds Subdivision" and recorded among the aforesaid Land Records in Plat Book NLP 137 as Plat No. 44, and running thence with and binding on the outline of said Lot 4, Block C, the following six (6) courses and distances, commencing with a non-tangent line
52. South 82°59'53" West, 464.32 feet to a point, thence
53. North 36°30'53" West, 16.40 feet to a point, thence
54. North 16°43'24" West, 41.00 feet to a point, thence
55. North 07°49'37" West, 73.64 feet to a point, thence
56. North 02°36'29" West, 128.00 feet to a point, thence

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57. North  $77^{\circ}53'31''$  East, 380.29 feet to a point on the westerly right of way line of Kenilworth Avenue – Maryland Rte. 201 as shown on said State Roads Commission Plat No. 11136, and running thence with and binding on said westerly right of way lines, the following six (6) courses and distances
58. North  $23^{\circ}58'54''$  West, 48.86 feet to a point, thence
59. 10.15 feet along the arc of a tangent curve, deflecting to the left, having a radius of 2819.79 feet and a chord bearing and distance of North  $24^{\circ}05'05''$  West, 10.15 feet to a point, thence with a non-tangent line
60. South  $65^{\circ}48'44''$  West, 5.00 feet to a point, thence
61. 9.83 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 2814.79 feet and a chord bearing and distance of North  $24^{\circ}17'16''$  West, 9.83 feet to a point, thence with a non-tangent line
62. North  $65^{\circ}36'44''$  East, 5.00 feet to a point, thence continuing with the westerly right of way line shown on said State Roads Commission Plat No. 11136 and as shown on said State Roads Commission Plat No. 11612 the following course and distance
63. 330.49 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 2819.79 feet and a chord bearing and distance of North  $27^{\circ}44'43''$  West, 330.29 feet to a point, thence running in, through, over and across Lawrence Street, with a non-tangent line, the following course and distance
64. North  $34^{\circ}34'52''$  West, 138.05 feet to a point on the westerly right of way line of Kenilworth Avenue – Maryland Rte. 201, said point being 50 feet westerly and radial to the baseline at Station 91+07, as shown on said State Roads commission Plat No. 11612, and continuing thence with and binding on the westerly right of way lines of Kenilworth Avenue – Maryland Rte. 201, the following three (3) courses and distances

65. 38.77 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 2814.79 feet and a chord bearing and distance of North 34°18'13" West, 38.77 feet to a point, thence with a tangent line
66. North 34°41'54" West, 263.16 feet to a point on the southerly right of way line of Lloyd Street, as shown on a subdivision record plat entitled "Edmonds Subdivision" and recorded among the aforesaid Land Records in Plat Book PM 226 as Plat No. 43, and running thence reversely with and binding on said southerly right of way lines of Lloyd Street, the following three (3) courses and distances
67. South 77°21'31" West, 282.57 feet to a point, thence
68. South 12°39'14" East, 15.00 feet to a point, thence
69. South 77°20'46" West, 279.10 feet to a point on the easterly side of the CSX Transportation Inc. right of way, and running thence with and binding on said easterly right of way lines of CSX Transportation Inc., the following course and distance
70. 959.38 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 3786.83 feet and a chord bearing and distance of North 29°50'22" West, 956.82 feet to a point, at the westerly end of the southerly or South 60°23'10" West, 452.00 feet line of Parcel 1 as shown on a subdivision record plat entitled "Mindle Tract, Bladensburg" and recorded among the aforesaid Land Records in Plat Book WWW 49 as Plat No. 26, and running thence with and binding on the outline of said Parcel 1, the following three (3) courses and distances, commencing with a non-tangent line,
71. North 60°26'52" East, 452.00 feet to a point, on the westerly right of way of Kenilworth Avenue – Maryland Rte. 201, and running thence with and binding on said westerly right of way lines of Kenilworth Avenue – Maryland Rte. 201, the following two courses and distances



**Description of  
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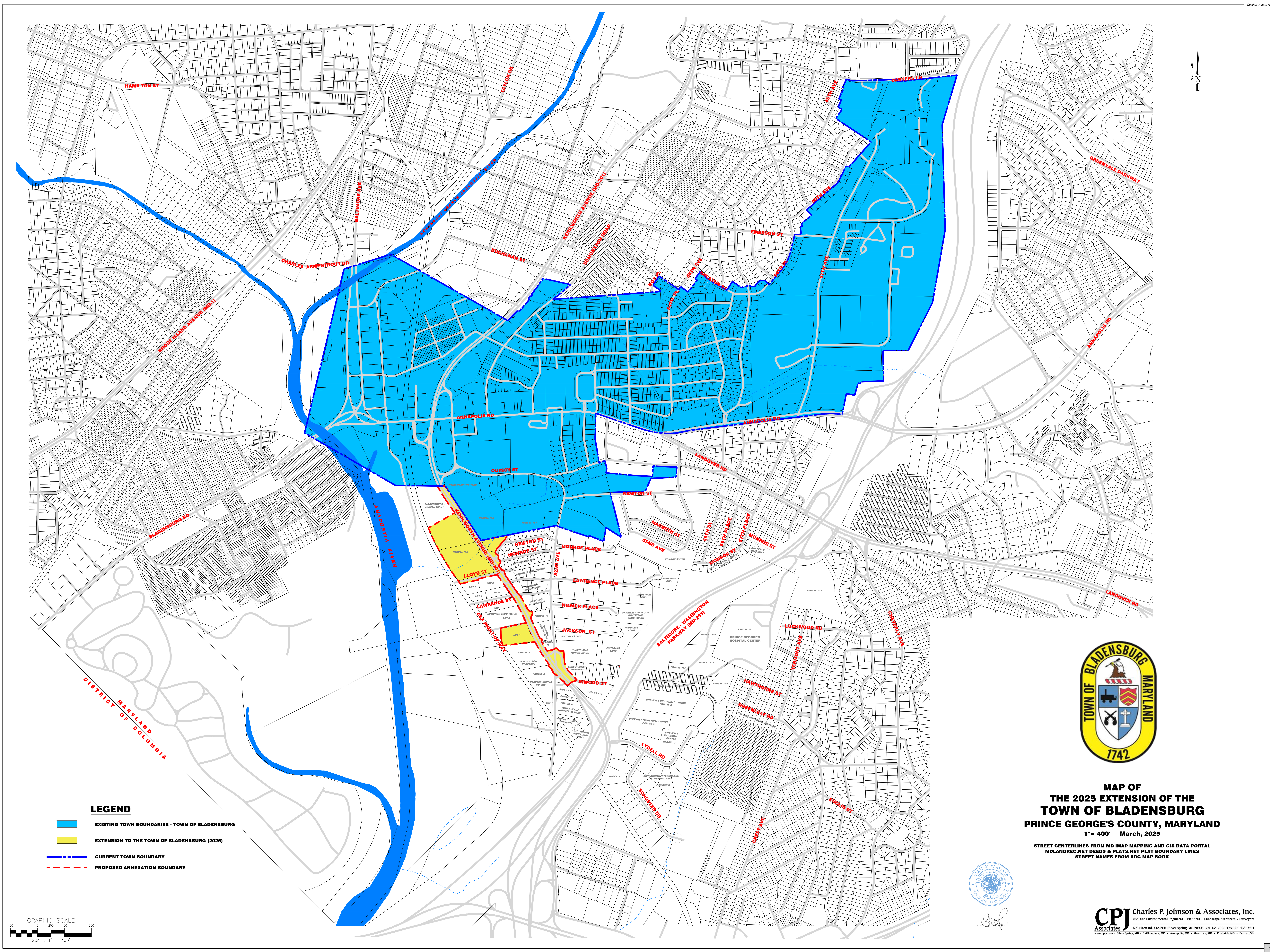
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72. North  $34^{\circ}41'54''$  West, 261.19 feet to a point, thence

73. 214.68 feet along the arc of a curve, deflecting to the right, having a radius of 1477.40 feet and a chord bearing and distance of North  $30^{\circ}32'08''$  West, 214.49 feet to the point of beginning, containing 26 acres of land, more or less.



SCALE 1"=400'





**THE TOWN OF  
BLADENSBURG, MARYLAND  
ANNEXATION RESOLUTION NO. 01-2025A**

**A RESOLUTION BY THE MAYOR AND COUNCIL OF THE TOWN OF BLADENSBURG TO AMEND ANNEXATION RESOLUTION 01-2025 TO EXCISE CERTAIN PROPERTIES AND ENLARGE THE CORPORATE BOUNDARIES OF THE TOWN BY ANNEXATION OF 26 ACRES OF LAND MORE OR LESS IN LIEU OF APPROXIMATELY 113 ACRES AS ORIGINALLY PROPOSED**

**WHEREAS**, pursuant to the authority of Section 3 (Home Rule) of Article XI-E (Municipal Corporations) of the Constitution of Maryland and Subtitle 4 (Annexation) of Title 4 (In General) of Division II (Municipalities) of the Local Government Article of the Annotated Code of Maryland, the Mayor and Council of the Town of Bladensburg (“the Town”) are vested with the authority to enlarge the boundaries of the Town; and

**WHEREAS**, the Mayor and Town Council previously initiated and passed a resolution (Annexation Resolution 01-2025) on December 19, 2024, proposing to annex certain property contiguous and adjoining to the boundaries of the Town including approximately 113 acres of land (the “Annexation Area”); and

**WHEREAS**, said Annexation Resolution 01-2025 was challenged by the Town of Cheverly and the Redevelopment Authority of Prince George’s County in Case No. C-16-CV-25-000183 (consolidated) filed on January 13, 2025, in the Circuit Court of Prince George’s County and the Town has been temporarily enjoined by the Court since January 30, 2025 from obtaining an effective date for Annexation Resolution 01-2025 in accordance with Md. Ann. Code, LG Art., § 4-407(b); and

**WHEREAS**, the parties to said litigation have agreed to settle the controversy by de-annexing or excising the Hospital Hill site and retaining by legislative amendment a portion of the annexation area originally depicted in Annexation Resolution 01-2025 and Resolution 07-2025, the Annexation Plan for “Bladensburg Overlook;” and

**WHEREAS**, the portion of the amended annexation area includes lands North of Lloyd St. known as the Washington Suburban Sanitary Commission (“WSSC”) parcel (P. 156) of 11.43 acres located at 4141 Lloyd St. including an abutting segment of said street, and the Maryland-National Capitol Park and Planning Commission (“M-NCPPC”) parcel (P. 155) of 7.78 acres that is part of the Bladensburg South Park as well as the MD 201 ROW north to the vicinity of 48th Street in the Town of Bladensburg’s existing corporate territory; and

**WHEREAS**, the Annexation Area has been further revised to add Lot 4 of 2.70 acres located at 3312 Kenilworth Avenue, which is tax exempt property under an Exemption Class Description of “Salvation Army – Missions” and is owned by the Salvation Army; and

**WHEREAS**, the WSSC and M-NCPPC parcels located near Lloyd St. will be connected to Lot 4 (Salvation Army) by the Kenilworth Ave. right of way, which will be retained ending at or near Inwood St. and approximately the northern property line of Parcel 82 with the segment of Kenilworth Ave. (MD 201) included in the amended annexation area, along with the several adjacent parcels described herein above, is approximately 3,475 linear feet or .66 miles; and

**WHEREAS**, the Town has approved an Annexation Plan (amending Resolution 07-2025) for the annexation of certain tax-exempt real property located generally south of the present corporate limits of the Town of Bladensburg including a segment of the right of way of Kenilworth Avenue (MD 201) and abutting land owned by the Washington Suburban Sanitary Commission (Parcel 156), the Maryland-National Capital Park and Planning Commission (Parcel 155), and the Salvation Army (Lot 4), and a segment of the public right of way known as Lloyd Street (Co. Route No. 2773) containing a total of 26 acres of land more or less and including any public or private ways found therein as further described below in the annexation plan containing a total of 26 acres of land more or less and including any public or private ways found therein as further described below in said Annexation Plan; and

**WHEREAS**, Charles P. Johnson & Associates Inc. has prepared a (revised) Map of the 2025 Extension of the Town of Bladensburg Prince George's County" (1" = 400') dated March 2025 along with a metes and bounds "Description of Area to be Annexed by the Town of Bladensburg, Prince George's County, Maryland" (10 pages), attached hereto and incorporated herein as "Exhibits A and B," which shall be interpreted to control as the official description of the area proposed to be annexed by said Annexation Resolution and said Annexation Plan; and

**WHEREAS**, the Mayor and Council of the Town finds that there are no persons who reside in the area to be annexed and there are no registered voters in the County elections precinct in which the territory to be annexed is located, and that the owners of the real property located in the area to be annexed would not be burdened by municipal taxation because the properties are all owned by governmental entities and are tax exempt; therefore, no consents to annexation are necessary.

**IT IS, THEREFORE, RESOLVED**, by the Mayor and Council of the Town of Bladensburg that the following rights of way, parcels and lots of land adjacent to the corporate boundaries of the Town, which is more particularly described on a "Map of the 2025 Extension of the Town of Bladensburg Prince George's County" (1" = 400') dated March 2025 prepared by Charles P. Johnson & Associates Inc. and certified by Steven William Jones, Professional Land Surveyor (No. 21072) bearing his professional seal, which is attached hereto and incorporated herein by reference as Exhibit A, along with a metes and bounds description entitled as a "Description of Area to be Annexed by the Town of Bladensburg, Prince George's County, Maryland" (10 pages) prepared by said firm, which is attached hereto and incorporated herein by reference as Exhibit B.

**BE IT FURTHER RESOLVED**, that any persons that may in the future reside in said area to be annexed shall become residents of the Town, generally subject to the provisions of the Charter, Ordinances and other rules and regulations of the Town; and

**BE IT FURTHER RESOLVED**, that in the future should the property within the annexation area become nonexempt from municipal taxation, the area to be annexed shall be subject to municipal *ad valorem* real estate taxes (“Town Taxes”) in accordance with current, applicable provisions of the Town Code; and

**BE IT FURTHER RESOLVED**, that extension of public sanitary sewer, water, and storm drain lines, streets, curbs, gutters and all other public improvements typically provided by the Town to the area to be annexed, to the extent allowed by law and unless provided otherwise by written agreement, shall be at the expense of the owner(s) requesting the same and shall be at no cost to the Town; and

**BE IT FURTHER RESOLVED**, that subject to all appropriate laws and administrative requirements, the area to be annexed will retain its zoning classifications under County law and the Town Zoning Map shall be amended to reflect such classifications; and

**BE IT FURTHER RESOLVED**, that the Mayor shall cause a copy of this Resolution to be published not fewer than four times at not less than weekly intervals in a newspaper of general circulation in the Town, together with a public notice that shall specify the time and place at which a public hearing will be held by the Mayor and Council upon the Resolution, which hearing shall be set for not less than fifteen (15) days after the fourth (4th) publication of the notices and to be held at the Town Hall;

**BE IT FURTHER RESOLVED**, that the Annexation Property is under the land use jurisdiction of the Maryland-National Capital Park and Planning Commission (“M-NCPPC”) and the District Council and the annexation area is currently zoned IE (Industrial, Employment), IH (Industrial, Heavy) and further partially classified as I-D-O (Intense Development Overlay) in the Chesapeake Bay Critical Area, and a portion is classified in the Reserved Open Space (ROS) Zone, and upon annexation into the Town, the Annexation Property will likely remain as currently classified under the County Zoning Ordinance.

**BE IT FURTHER RESOLVED**, that the Town has prepared an Annexation Plan with regard to the Annexation Property, and the Annexation Plan is attached hereto as Exhibit C but is not part hereof and the Town reserves the right to amend the Annexation Plan prior to final adoption of this Resolution in a manner consistent with Local Government (“LG”) Article, Section 4-415 of the Maryland Code, and the Annexation Plan may not be construed in any way as an amendment to this Resolution, and a copy of the Annexation Plan will be provided to the Prince George’s County Council and the County Executive, M-NCPPC, and to the Maryland Department of State Planning (“MDP”) at least thirty (30) days prior to the date of the public hearing conducted by the Mayor and Council on this Resolution.

**BE IT FURTHER RESOLVED**, that a public hearing, as required by the provisions of LG Article, Section 4-406 of the Maryland Code, shall be held by the Town at a time to be determined by the Mayor and Council, and duly advertised according to the provisions of that statute, and public notice of the proposed public hearing shall be given at least four (4) times, at no less than weekly intervals, in a newspaper of general circulation in Bladensburg, Maryland, and the last day of which public notice shall precede the public hearing by at least fifteen (15) days, all in accordance with the provisions of Section 4-406, LG Article of the Maryland Code, and upon the first publication of the public notice a copy thereof, including exhibits, shall be provided to:

- (a) the Prince George's County Council, and the County Executive,
- (b) the Maryland-National Capital Park and Planning Commission (c/o the Prince George's County Planning Department), and
- (c) The Prince George's County Planning Board.

**BE IT FURTHER RESOLVED**, that within ten (10) days of the effective date of this Resolution, in accordance with the provisions of the Local Government Article, Sections 4-414 and 4-308 of the Maryland Code, the Mayor, or her designee, shall promptly forward a copy of this Resolution with the new municipal boundaries to the Town Clerk, the Clerk of the Circuit Court for Prince George's County, Maryland, the M-NCPPC, and to the Maryland Department of Legislative Services, and each such official or agency shall hold this Resolution with the new municipal boundaries on record and available for public inspection.

**BE IT FURTHER RESOLVED**, that this Resolution shall be deemed "finally enacted" on the date on which the Mayor indicates Council's approval of the Resolution by affixing her signature hereto, and this Resolution shall become effective forty-five (45) days after final enactment, unless it is subject to a petition for referendum by at least 20% of the qualified voters of the municipality (or 20% of the registered voters of the area to be annexed), whereas should said petition come to pass and be verified to be in compliance with law, the Mayor shall suspend this Resolution by proclamation pending the results of the referendum.

INTRODUCED THE 14TH DAY OF APRIL 2025

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REGINE R. WATSON, TOWN CLERK

ENACTED THIS 9<sup>TH</sup> DAY OF JUNE 2025

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TAKISHA D. JAMES, MAYOR

EFFECTIVE THIS 24<sup>TH</sup> DAY OF JULY 2025

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TAKISHA D. JAMES, MAYOR

ANNEXATION RESOLUTION SCHEDULE

ANNEX. RESOLUTION INTRODUCTION DATE: April 14, 2025

ANNEXATION PLAN TO COUNTY, MDP, M-NCPPC & PGCPB (AT LEAST 30  
DAYS BEFORE HEARING): April 16, 2025

HEARING NOTICE PUBLICATION DATES: 1. April 17, 2025  
(4 NOTICES FOR 4 WEEKS PRIOR TO HEARING\*) 2. April 24, 2025  
3. May 1, 2025  
4. May 8, 2025

MAIL PUBLIC NOTICE TO CO. COUNCIL, MDP & M-NCPPC (IMMEDIATELY  
AFTER THE FIRST PUBLICATION OF THE PUBLIC NOTICE):  
April 18, 2025

PUBLIC HEARING DATE (NOT LESS THAN 15 DAYS AFTER THE FINAL  
PUBLICATION OF THE NOTICES): June 9, 2025

ENACTMENT DATE (ON OR AFTER HEARING DATE): June 9, 2025

EFFECTIVE DATE (45 DAYS AFTER ENACTMENT): July 24, 2025

FILE ENACTED RESOLUTION (WITH CLERK OF CIR. COURT, MD. DEPT.  
LEGISLATIVE SERVICES, COUNTY TAX ASSESSOR & M-NCPPC W/I 10 DAYS):  
August 3, 2025

*Notes: All items to be delivered or mailed to the County or the County Council shall include a separate delivery or publication to the County Executive. \*More than 25 acres to be annexed requires four (4) newspaper notices to be published.*

**Description of  
Area to be Annexed  
By the Town of  
Bladensburg  
Prince George's County, Maryland**

**Beginning** at a point on the South 89°04'59" West, 725.00 feet boundary line of the town of Bladensburg, as described in "Section 102. Corporate Limits" in Article I. of the Charter for Bladensburg", distant, 116.05 feet from the beginning thereof, and running thence, reversely with and binding on said 725.00 feet boundary line, the following course and distance,

1. South 89°28'05" East, 116.05 feet to a point at the end of the North 34°49'00" West, 967 feet boundary line, as described in said "Section 102. Corporate Limits", and running thence, reversely with and binding on said 967 feet boundary line, the following course and distance
2. South 33°22'04" East, 967.00 feet to a point at the end of the South 77°00'39" West, 413.52 feet boundary line as described in said "Section 102. Corporate Limits", and running thence, reversely with and binding on said 413.52 feet boundary line, the following course and distance
3. North 78°27'35" East, 395.94 feet to a point at the northerly end of the westerly or 94.97 feet arc right of way line of 49<sup>th</sup> Avenue (50' R/W), as shown on a subdivision record plat entitled "Blocks A,B,C&D, Newton Village" and recorded among the Prince George's County Land Records in Plat Book BB 7 as Plat Number 73, and running thence with and binding on the westerly right of way lines of said 49<sup>th</sup> Avenue, as shown on said plat, the following three (3) courses and distances
4. 94.97 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 250.00 feet and a chord bearing and distance of South 31°10'18" West, 94.39 feet to a point, thence with a tangent line
5. South 42°03'10" West, 120.00 feet to a point., thence
6. 114.76 feet along the arc of a tangent curve, deflecting to the left, having a radius of 220.62 feet and a chord bearing and distance of South 27°09'03" West, 113.47 feet to a point on the easterly right of way line of Kenilworth Avenue – Maryland Rte. 201, (a variable width right



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- of way), said point being 104 feet easterly of, and perpendicular to, the base line at Station 96+86, as shown on a State Roads Commission of Maryland plat entitled "Relocation of River Road", being State Roads Commission Plat Number 11612, and running thence with and binding on said easterly right of way lines of Kenilworth Avenue, as shown on said State Roads Commission Plat No. 11612, the following nine (9) courses and distances
7. South 59°38'31" East, 58.68 feet to a point, thence
  8. 4.14 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 170.62 feet and a chord bearing and distance of South 05°59'10" West, 4.14 feet to a point, thence with a tangent line
  9. South 05°17'30" West, 35.15 feet to a point, thence
  10. 34.25 feet along the arc of a tangent curve, deflecting to the left, having a radius of 20.00 feet and a chord bearing and distance of South 43°46'01" East, 30.22 feet to a point, thence running in, through over and across Monroe Street, with a non-tangent line, the following course and distance
  11. South 13°44'33" East, 50.82 feet to a point, thence
  12. South 77°06'11" West, 10.77 feet to a point, thence
  13. South 17°39'15" West, 44.20 feet to a point, thence
  14. South 34°41'54" East, 73.00 feet to a point, thence
  15. South 78°34'05" East, 32.84 feet to a point, thence running in, through, over and across the Service Road, as shown on said State Roads Commission Plat No. 11612, the following course and distance
  16. South 18°17'48" East, 80.60 feet to a point on the easterly right of way line of said Kenilworth Avenue – Maryland Rte. 201, said point being 45 feet easterly of, and

- perpendicular to, the base line at Station 93+28, as shown on a State Roads Commission of Maryland plat entitled "Relocation of River Road", being State Roads Commission Plat Number 14277, and running thence with and binding on said easterly right of way line of Kenilworth Avenue – Maryland Rte. 201, as shown on said Plat Number 14277, the following course and distance
17. South 34°41'54" East, 78.00 feet to a point, thence running in, through, over and across Lawrence Place (50' R/W), as shown on said State Road Commission Plat No. 14277, the following course and distance
  18. South 34°41'54" East, 70.08 feet to a point on the easterly right of way line of said Kenilworth Avenue – Maryland Rte. 201, said point being 45 feet easterly of, and perpendicular to, the base line at station 91+79.92, as shown on said State Roads Commission Plat Number 14277, and running thence with and binding on said easterly right of way lines of Kenilworth Avenue – Maryland Rte. 201, as shown on said Plat Number 14277, the following three (3) courses and distances
  19. South 34°41'54" East, 33.40 feet to a point, thence
  20. 107.18 feet along the arc of a tangent curve, deflecting to the right, having a radius of 2909.79 feet and a chord bearing and distance of South 33°38'35" East, 107.17 feet to a point, thence
  21. South 51°24'00" East, 11.15 feet to a point, thence running in through, over and across Lawrence Street (50' R/W), as shown on said State Roads Commission Plat No. 14277, the following course and distance
  22. South 38°17'55" East, 94.77 feet to a point at the northerly end of the easterly or 206.51 feet arc line of Parcel F-4 as shown on a subdivision record plat entitled "Edmonds Subdivision" and recorded among the aforesaid Land Records in Plat Book CEC 91 as Plat Number 29, said line being the easterly right of way line of Kenilworth Avenue – Maryland Rte. 201, and

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- running thence, reversely with and binding on said Parcel and right of way lines, the following three (3) courses and distances
23. 206.51 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 2924.79 feet and a chord bearing and distance of South 28°28'58" East, 206.47 feet to a point, thence with a non-tangent line
24. South 34°37'47" East, 18.78 feet to a point, thence
25. 35.28 feet along the arc of a tangent curve, deflecting to the left, having a radius of 30.02 feet and a chord bearing and distance of South 68°19'04" East, 33.28 feet to a point, thence running in, through, over and across Kilmer Place, with a non-tangent line
26. South 63°56'07" East, 29.04 feet to a point at the northerly end of easterly or 25' right of way line of said Kenilworth Avenue – Maryland Rte. 201, said point being 25 feet northerly of, and perpendicular to, the base line for Kilmer Place, at Station 1+00, as shown on a State Roads Commission of Maryland plat entitled "Relocation of River Road", being State Roads Commission Plat Number 11136, and running thence with and biding on the easterly right of way lines of said Kenilworth Avenue – Maryland Rte. 201, the following eleven (11) courses and distances
27. South 12°01'59" East, 25.00 feet to a point, thence
28. South 26°32'17" West, 61.17 feet to a point, thence
29. South 23°58'54" East, 10.69 feet to a point, thence
30. South 66°01'06" West, 5.00 feet to a point, thence
31. South 23°58'54" East, 220.53 feet to a point, thence

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32. 102.42 feet along the arc of a tangent curve, deflecting to the left, having a radius of 2246.83 feet and a chord bearing and distance of South 25°17'15" East, 102.41 feet to a point, thence with a non-tangent line
33. South 65°29'17" East, 33.69 feet to a point, thence
34. South 27°36'21" East, 26.22 feet to a point, thence
35. South 84°51'49" West, 22.76 feet to a point, thence
36. 176.47 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 2246.83 feet and a chord bearing and distance of South 29°58'06" East, 176.42 feet to a point, thence with a non-tangent line
37. North 77°49'32" East, 88.20 feet to a point, thence running in, through, over and across 52<sup>nd</sup> Avenue (formerly River Road, a 50' R/W), as shown on said State Roads Commission Plat Number 11136, the following course and distance
38. North 61°05'47" East, 55.04 feet to a point at the northerly end of the easterly right of way line of Kenilworth Avenue – Maryland Rte. 201, said point being 25 feet easterly of and perpendicular to station 2+88 of the baseline for 52<sup>nd</sup> Avenue as shown on said Plat Number 11136, and running thence with and binding on the easterly right of way lines for Kenilworth Avenue – Maryland Rte. 201, as shown on said Plat Number 11136, the following four (4) courses and distances
39. South 48°06'00" East, 71.86 feet to a point, thence
40. North 85°46'19" East, 57.79 feet to a point, thence
41. South 04°10'41" East, 139.86 feet to a point at the northerly end of the easterly right of way line of Kenilworth Avenue – Maryland Rte. 201, as shown on a State Roads Commission of Maryland plat entitled "Relocation of River Road", and being State Roads Commission Plat Number 12085, said point being 35 feet easterly of and radial to the baseline at the point of

- curvature at Station 1+39.86, as shown thereon, and running thence with and binding on the easterly right of way lines of Kenilworth Avenue – Maryland Rte. 201, the following two (2) courses and distances
42. 191.38 feet along the arc of a tangent curve, deflecting to the left, having a radius of 283.31 feet and a chord bearing and distance of South 23°31'47" East, 187.76 feet to a point, thence with a tangent line
43. South 42°52'54" East, 170.21 feet to a point, thence running in through, over and across Inwood Street, as shown on said State Roads Commission Plat Number 12085, the following course and distance
44. South 73°14'08" West, 77.96 feet to a point at the northerly end of the easterly right of way line for Kenilworth Avenue – Maryland Rte. 201, as shown on said Plat Number 12085, said point being 45 feet easterly of and perpendicular to the baseline at Station 74+51, running thence in, through, over and across said Kenilworth Avenue – Maryland Rte. 201 the following course and distance
45. South 47°07'06" West, 97.28 feet to a point on the westerly right of way line of Kenilworth Avenue – Maryland Rte. 201, said point being 52.28 feet westerly of said baseline at Station 74+51, and running thence with and binding on said westerly right of way line, the following course and distance
46. North 37°28'24" West, 84.37 feet to a point, thence running in, through, over and across 52<sup>nd</sup> Avenue, the following course and distance
47. North 49°11'54" West, 210.42 feet to a point at the southerly end of the easterly or South 19°41'30" East, 30.85 feet line of Parcel A as shown on a subdivision record plat entitled "People's Supply Co. Inc." and recorded among the aforesaid Land Records in Plat Book WWW 83 as Plat No. 42 and running thence reversely with and binding on the outline of said Parcel A, and the westerly right of way lines of said Kenilworth Avenue – Maryland Rte. 201, the following two (2) courses and distances

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48. North 19°34'24" West, 30.85 feet to a point, thence
49. 105.46 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 2351.83 feet and a chord bearing and distance of North 37°57'40" West, 105.45 feet to a point on the southerly or South 79°54'30" West, 426.58 feet line of Parcel 2 as shown on a subdivision record plat entitled "J. W. Watson Property" and recorded among the aforesaid Land Records in Plat Book WWW 51 as Plat No. 3, distant, 16.80 feet westerly from the easterly end thereof, and running thence, reversely with and binding on the outline of said Parcel 2, the following two (2) courses and distances
50. North 80°01'36" East, 16.80 feet to a point on the westerly right of way line of Kenilworth Avenue – Maryland Rte. 201, as shown on said State Roads Commission Plat No. 11136 and running thence with and binding on said westerly right of way line, the following course and distance
51. 403.79 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 2336.83 feet and a chord bearing and distance of North 31°54'53" West, 403.29 feet to a point at the easterly end of the southerly or South 82°54'05" West, 464.83 feet line of Lot 4, Block C, as shown on a subdivision record plat entitled "Lots 3 and 4, Block C, Edmonds Subdivision" and recorded among the aforesaid Land Records in Plat Book NLP 137 as Plat No. 44, and running thence with and binding on the outline of said Lot 4, Block C, the following six (6) courses and distances, commencing with a non-tangent line
52. South 82°59'53" West, 464.32 feet to a point, thence
53. North 36°30'53" West, 16.40 feet to a point, thence
54. North 16°43'24" West, 41.00 feet to a point, thence
55. North 07°49'37" West, 73.64 feet to a point, thence
56. North 02°36'29" West, 128.00 feet to a point, thence

**Description of  
Area to be Annexed  
By the Town of  
Bladensburg  
Prince George's County, Maryland**

**Page 8 of 10**

57. North  $77^{\circ}53'31''$  East, 380.29 feet to a point on the westerly right of way line of Kenilworth Avenue – Maryland Rte. 201 as shown on said State Roads Commission Plat No. 11136, and running thence with and binding on said westerly right of way lines, the following six (6) courses and distances
58. North  $23^{\circ}58'54''$  West, 48.86 feet to a point, thence
59. 10.15 feet along the arc of a tangent curve, deflecting to the left, having a radius of 2819.79 feet and a chord bearing and distance of North  $24^{\circ}05'05''$  West, 10.15 feet to a point, thence with a non-tangent line
60. South  $65^{\circ}48'44''$  West, 5.00 feet to a point, thence
61. 9.83 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 2814.79 feet and a chord bearing and distance of North  $24^{\circ}17'16''$  West, 9.83 feet to a point, thence with a non-tangent line
62. North  $65^{\circ}36'44''$  East, 5.00 feet to a point, thence continuing with the westerly right of way line shown on said State Roads Commission Plat No. 11136 and as shown on said State Roads Commission Plat No. 11612 the following course and distance
63. 330.49 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 2819.79 feet and a chord bearing and distance of North  $27^{\circ}44'43''$  West, 330.29 feet to a point, thence running in, through, over and across Lawrence Street, with a non-tangent line, the following course and distance
64. North  $34^{\circ}34'52''$  West, 138.05 feet to a point on the westerly right of way line of Kenilworth Avenue – Maryland Rte. 201, said point being 50 feet westerly and radial to the baseline at Station 91+07, as shown on said State Roads commission Plat No. 11612, and continuing thence with and binding on the westerly right of way lines of Kenilworth Avenue – Maryland Rte. 201, the following three (3) courses and distances

65. 38.77 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 2814.79 feet and a chord bearing and distance of North 34°18'13" West, 38.77 feet to a point, thence with a tangent line
66. North 34°41'54" West, 263.16 feet to a point on the southerly right of way line of Lloyd Street, as shown on a subdivision record plat entitled "Edmonds Subdivision" and recorded among the aforesaid Land Records in Plat Book PM 226 as Plat No. 43, and running thence reversely with and binding on said southerly right of way lines of Lloyd Street, the following three (3) courses and distances
67. South 77°21'31" West, 282.57 feet to a point, thence
68. South 12°39'14" East, 15.00 feet to a point, thence
69. South 77°20'46" West, 279.10 feet to a point on the easterly side of the CSX Transportation Inc. right of way, and running thence with and binding on said easterly right of way lines of CSX Transportation Inc., the following course and distance
70. 959.38 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 3786.83 feet and a chord bearing and distance of North 29°50'22" West, 956.82 feet to a point, at the westerly end of the southerly or South 60°23'10" West, 452.00 feet line of Parcel 1 as shown on a subdivision record plat entitled "Mindle Tract, Bladensburg" and recorded among the aforesaid Land Records in Plat Book WWW 49 as Plat No. 26, and running thence with and binding on the outline of said Parcel 1, the following three (3) courses and distances, commencing with a non-tangent line,
71. North 60°26'52" East, 452.00 feet to a point, on the westerly right of way of Kenilworth Avenue – Maryland Rte. 201, and running thence with and binding on said westerly right of way lines of Kenilworth Avenue – Maryland Rte. 201, the following two courses and distances



**Description of  
Area to be Annexed  
By the Town of  
Bladensburg  
Prince George's County, Maryland**

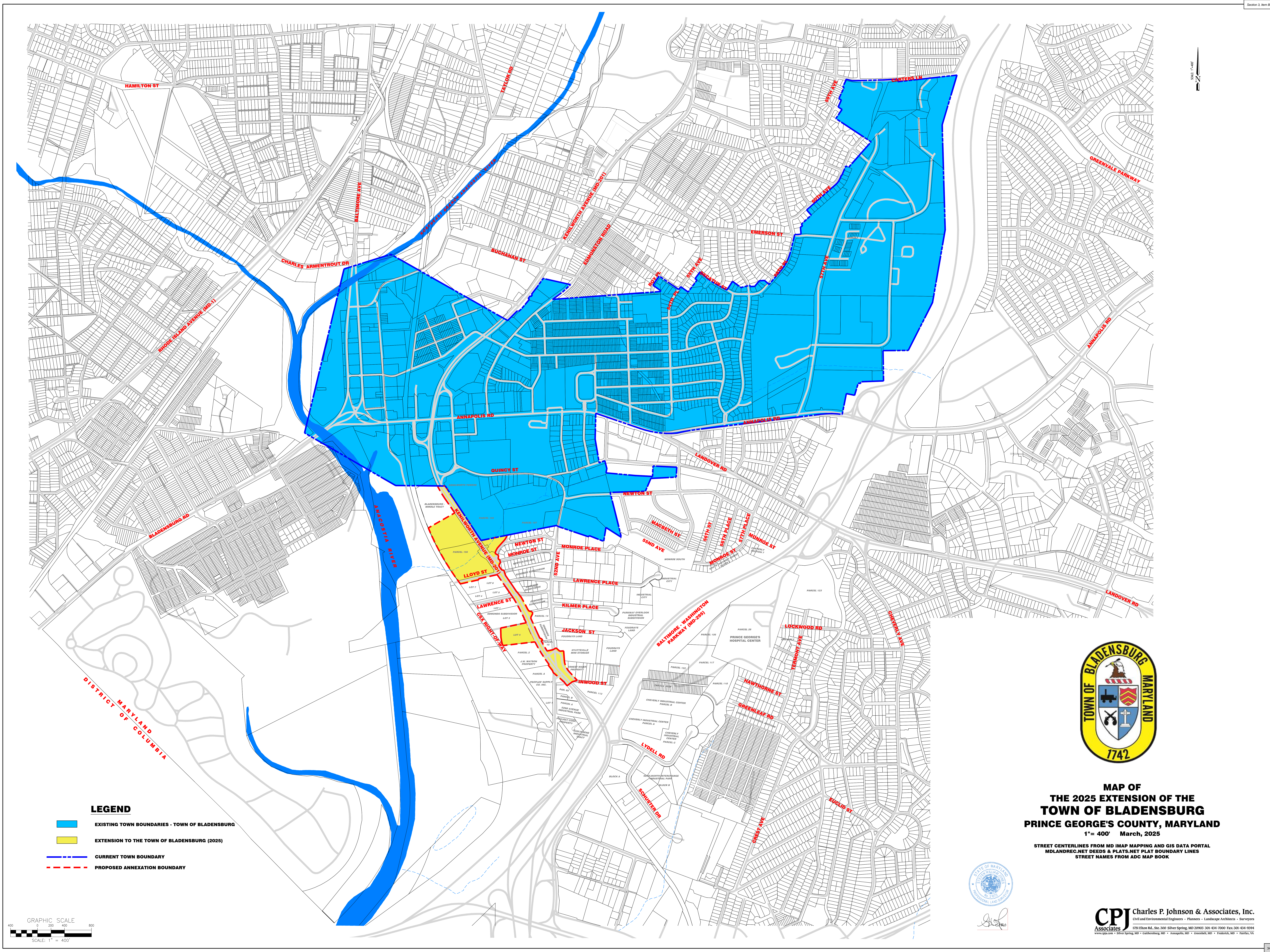
**Page 10 of 10**

72. North  $34^{\circ}41'54''$  West, 261.19 feet to a point, thence

73. 214.68 feet along the arc of a curve, deflecting to the right, having a radius of 1477.40 feet and a chord bearing and distance of North  $30^{\circ}32'08''$  West, 214.49 feet to the point of beginning, containing 26 acres of land, more or less.

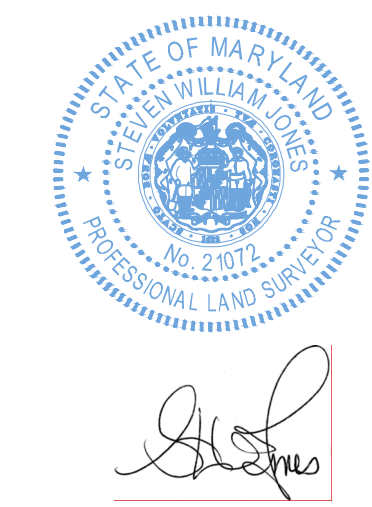


SCALE 1"=400'

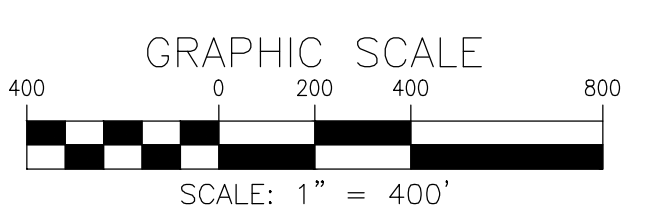


**MAP OF  
THE 2025 EXTENSION OF THE  
TOWN OF BLADENSBURG  
PRINCE GEORGE'S COUNTY, MARYLAND**  
1"= 400' March, 2025

STREET CENTERLINES FROM MD IMAP MAPPING AND GIS DATA PORTAL  
MDLANDREC.NET DEEDS & PLATS.NET PLAT BOUNDARY LINES  
STREET NAMES FROM ADC MAP BOOK



**CPI** Charles P. Johnson & Associates, Inc.  
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
1751 Elton Rd., Ste. 300 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9594  
www.cpi.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Finksburg, VA





## TOWN OF BLADENSBURG, MARYLAND

**ANNEXATION PLAN****Resolution 22-2025**

FOR THE ANNEXATION OF CERTAIN TAX-EXEMPT OR OTHER PUBLICLY-OWNED REAL PROPERTY LOCATED GENERALLY EAST OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF BLADENSBURG INCLUDING A SEGMENT OF THE RIGHT OF WAY KNOWN AS LANDOVER ROAD (MD 202), A SEGMENT OF 55TH AVENUE (COUNTY ROUTE INDEX NO. CO 897), AND A SEGMENT OF QUINCY STREET (COUNTY ROUTE INDEX NO. 330) ABUTTING AND NEAR CERTAIN PROPERTIES COMMONLY KNOWN AS THE PUBLIC PLAYHOUSE CULTURAL ARTS CENTER AND VILLA HEIGHTS – POWELL’S ADDITION, INCLUDING APPROXIMATELY FOUR PARCELS AND THREE LOTS LOCATED AT OR NEAR 5401, 5445, & 5503 LANDOVER ROAD AND 5450 QUINCY STREET, WHICH IS A TOTAL OF 7.0642 ACRES OF LAND MORE OR LESS, AS FURTHER DESCRIBED BELOW IN THIS ANNEXATION PLAN.

WHEREAS, the Mayor and Town Council of the Town of Bladensburg (the “Town”) has initiated a resolution (Annexation Resolution 02-2025) proposing to annex certain property contiguous and adjoining to the boundaries of the Town (the “Annexation Area”), comprised of the following public roadways or rights of way (ROW):

**Rights of Way/Lands to be Annexed**

Parcel/ Lot/ ROW	Ac.	Tax ID No.	Address	Tax Map/ Grid No.	Owner/Gov’t w/Jurisdiction
MD 202 (Landover Rd.)	-	n/a	n/a (State Rd. between Annapolis Rd. and 56 <sup>th</sup> Ave.)	50/E3	Md. SHA
Parcel C	.49	17020166157	5401 Landover Rd.	50/E3	M-NCPPC
Parcel A	.38	17020125864	5445 Landover Rd.	50/E3	M-NCPPC
Parcel 103 (20’ Alley)	.09	17020146191	55 <sup>th</sup> Ave.	50/E3	M-NCPPC
Lots 7, 10 & 11 (Villa Hts.- Powell’s Addition)	.39	17020100875	5503 Landover Rd.	50/E3	M-NCPPC
Quincy St. (Rte. No. CO 330)	-	n/a	n/a (Co. Street between 56 <sup>th</sup> Ave. and near 55 <sup>th</sup> Ave.)	50/E3	Prince George’s County
Parcel B	.68	17020125872	5450 Quincy St.	50/E3	M-NCPPC
55 <sup>th</sup> Ave. (Rte. No. CO 897)	-	n/a	n/a (Co. Street between	50/E3 & E4	Prince George’s

			Landover Rd. and Macbeth St.)		County
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; and

WHEREAS, Kevin Norris Surveying, LLC has prepared a Map or Exhibit of the Annexation Exhibit – Phase 2 & 3 dated February 15, 2025 along with a DESCRIPTION OF 7.0642 ACRES OF LAND, MORE OR LESS, IN THE SECOND ELECTION DISTRICT PRINCE GEORGE’S COUNTY, MARYLAND (7 pages) prepared on February 13, 2025, attached hereto and incorporated herein as Exhibits A & B, which shall be interpreted to control as the official description of the area proposed to be annexed by said Annexation Resolution and this Annexation Plan; and

WHEREAS, said Annexation Resolution will be initiated by the Town Council pursuant to §4-403 of the LG Art., of Md. Ann. Code; and

WHEREAS, §4-415 of the LG Art. states that in addition to, but not as part of, an annexation resolution, the legislative body of the municipality shall adopt an annexation plan for the area to be annexed, and that the annexation plan shall be open to public review and discussion at the public hearing on the annexation resolution; and

WHEREAS, the Annexation Area currently has no known qualified voters or residents presently residing as residential occupants or tenants upon the premises, or land owned and maintained or held in trust for public use by said public entities; therefore, the Mayor and Council further finds and concludes that there are no qualified voters residing in the Annexation Area and the property owners of tax-exempt lands are not entitled to vote, petition, consent to, or otherwise participate in a municipal annexation referendum.

NOW THEREFORE BE IT RESOLVED, that the Mayor and Town Council of the Town of Bladensburg hereby adopts, and approves the following:

**A. Introduction.** This Annexation Plan has been prepared by the Town pursuant to Section 4-415 of the Local Government Article, of the Annotated Code of Maryland. Pursuant to State law, said plan is not intended to be formally part of, but is approved contemporaneously thereto to compliment and be read together with Annexation Resolution 02-2025, along with any exhibits referenced therein, which is hereby incorporated by reference herein as if written herein word for word.

**B. Land Use and Zoning Pattern for the Annexation Property.**

(1) The Annexation Area, which includes exclusively public lands, as listed by each property (i.e., ROW, lot or parcel) and as described in the recitals of this Resolution and Plan and incorporated herein by reference is located approximately along the eastern boundary of the Town’s corporate limits near and including land situated along, nearby or within Landover Road (MD 202), 55th Avenue (SHA County Route Index No. CO 897), and Quincy Street (SHA County Route Index No. 330)). The Annexation Area shall be referenced as the “Phase 2 & 3 (2025 Extension).” The Annexation Area is specifically shown or described in a Map or

“Annexation Exhibit Phase 2 & 3 Prince George’s County, Maryland” dated February 15, 2025 (Scale 1” = 500’ – Sheet 1 of 1) prepared by Professional Land Surveyor, Mr. Kevin S. Norris, Maryland Registration #21115, which is attached hereto and incorporated herein by reference as Exhibit A, along with a DESCRIPTION OF 7.0642 ACRES OF LAND, MORE OR LESS, IN THE SECOND ELECTION DISTRICT PRINCE GEORGE’S COUNTY, MARYLAND (7 pages) prepared by said firm, which is attached hereto and incorporated herein by reference as Exhibit B. The Annexation Area is further located in Subregion II, Planning Area 69 (Bladensburg-New Carrollton & Vicinity).

(2) The abutting lands adjoining the Annexation Area are under the land use jurisdiction of the Maryland-National Capital Park and Planning Commission (“M-NCPPC”) and the Prince George’s County Council sitting as the Regional District Council. The Annexation Property area comprising of three segments of rights of way (MD 202, 55<sup>th</sup> Ave. & Quincy St.) are not subject to the County Zoning Ordinance and several other lots or parcels as enumerated herein are zoned CS (Commercial Service). Upon annexation into the Town, the Annexation Property will likely remain as currently classified or zoned, if any, under the County Zoning Ordinance.

(3) The eastern terminus of the Annexation Area near the intersection of Landover Road and Quincy Street is in close proximity to the corporate limits of the Town of Cheverly.

**C. Availability of Land for Public Facilities.** There are no existing or pending agreements between the Town and the public landowners concerning dedication of portions of the Annexation Area for public facilities. Land use, zoning, subdivision, building construction and storm water regulations are generally administered by the County, the Washington Suburban Sanitary Commission (the “WSSC”), or the Maryland-National Capital Park and Planning Commission. All necessary infrastructure and improvements, including road access, sidewalks, storm water management systems, water and sewer systems and/or extensions and utility delivery systems, and all other facilities necessary to service the Annexation Area shall be installed and maintained in accordance with sound engineering principles, and shall be subject to location, design and construction approvals and/or Mandatory Referrals or permits reviewed by Prince George’s County, M-NCPPC, WSSC, the Prince George’s Soil Conservation District or the County Planning Board.

**D. Public Water and Sewer.** Public water and sewer services are or will be supplied by the Washington Suburban Sanitary Commission for the Annexation Area. The sewer basin is basin ID: 09, basin name: Lower Anacostia. The current water and sewer categories are as follows: sewer category, sewer code: S-3, sewer description code: Community System and the Sewer Envelope Availability: Planned or Existing Community System. The water category is water code: W-3, water description code: Community System. According to the County’s 2018 Water and Sewer Plan, Category 3 - Community System means the property is or will be served by public water and sewer.

**E. Other Municipal or Related Services.**

(1) Police Service. As permitted by law, the Annexation Property is to be concurrently served or may be served by the Prince George’s County Police Department, the M-NCPPC Park

Police and the Bladensburg Police Department for purposes of police protection. Certain police services may be provided by either of the aforementioned police departments, or any of the said agencies, pursuant to any applicable state law, memoranda of understanding regarding jurisdictional police services or any mutual aid agreements as permitted by law and previously or subsequently entered into between the Town, the County and any bi-regional district governments. The Bladensburg Police Department will serve as the primary law enforcement agency having concurrent police jurisdiction over the Annexation Area. Such services will commence after annexation, using existing personnel and equipment, at a limited or similar level of service now being provided to the Town in areas where police protective services are provided on a concurrent basis with other police agencies.

(2) Emergency Service. The Bladensburg Volunteer Fire Department & Rescue Squad presently provides fire protection and emergency medical services to the Annexation Area. Such services will continue after annexation, using existing personnel and equipment, at the same or similar level of service now being provided.

(3) Street Maintenance. The Annexation Area contains no streets or highways under the jurisdiction of the Town of Bladensburg for the general use of the travelling public. Any existing public streets or roadways located within, nearby or adjoining the Annexation Area will continue to be maintained for public use by the County, or State governments into the foreseeable future. Non-private driveways, aprons or access roads to land within the Annexation area will continue to be maintained by the County, another public entity or the abutting landowners.

(4) Refuse Collection. The Town presently offers only residential trash collection. The area proposed to be annexed consists in part of public ways, where litter control or removal thereon is the responsibility of the other jurisdictions; however, the Town may have police power jurisdiction to regulate human behavior regarding littering and other public safety matters along said roads or streets. The Public Works Department picks up all litter and debris on the Town maintained streets. If litter or debris is on private property, removal is the responsibility of the property owner. There is no residential development or occupancy within the Annexation Area and presently there are no municipal trash collection services proposed for the Annexation Area unless such services are deemed necessary by the current or subsequent property owners, or the Town finds that it is necessary for public health and safety. Any waste or trash generated by the public amenities located with the Annexation Area will continue to be collected by the County.

**F. Financing Services.** Financing for any municipal services extended to the Annexation Property will be provided through the general fund as currently provided to the Town. Currently the area proposed to be annexed consists of roadways under the jurisdiction and maintenance responsibility of the State and the County. The largest source of tax revenues collected by the Town is attributable to the municipal property tax which is levied against taxable property of which the totality of the Annexation Area is owned by a tax-exempt entities may but are unlikely in the future to contain such taxable property especially where portions of the premises are leased to taxable entities; however, the Town may fund certain extended services by way of intergovernmental grants and/or memoranda of understanding.

BE IT FURTHER RESOLVED that this Resolution be and is hereby adopted this \_\_\_\_ day of April 2025 may be signed by the Mayor on behalf of the governing body and shall take effect immediately upon its adoption.

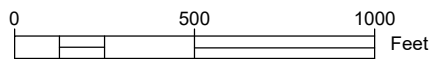
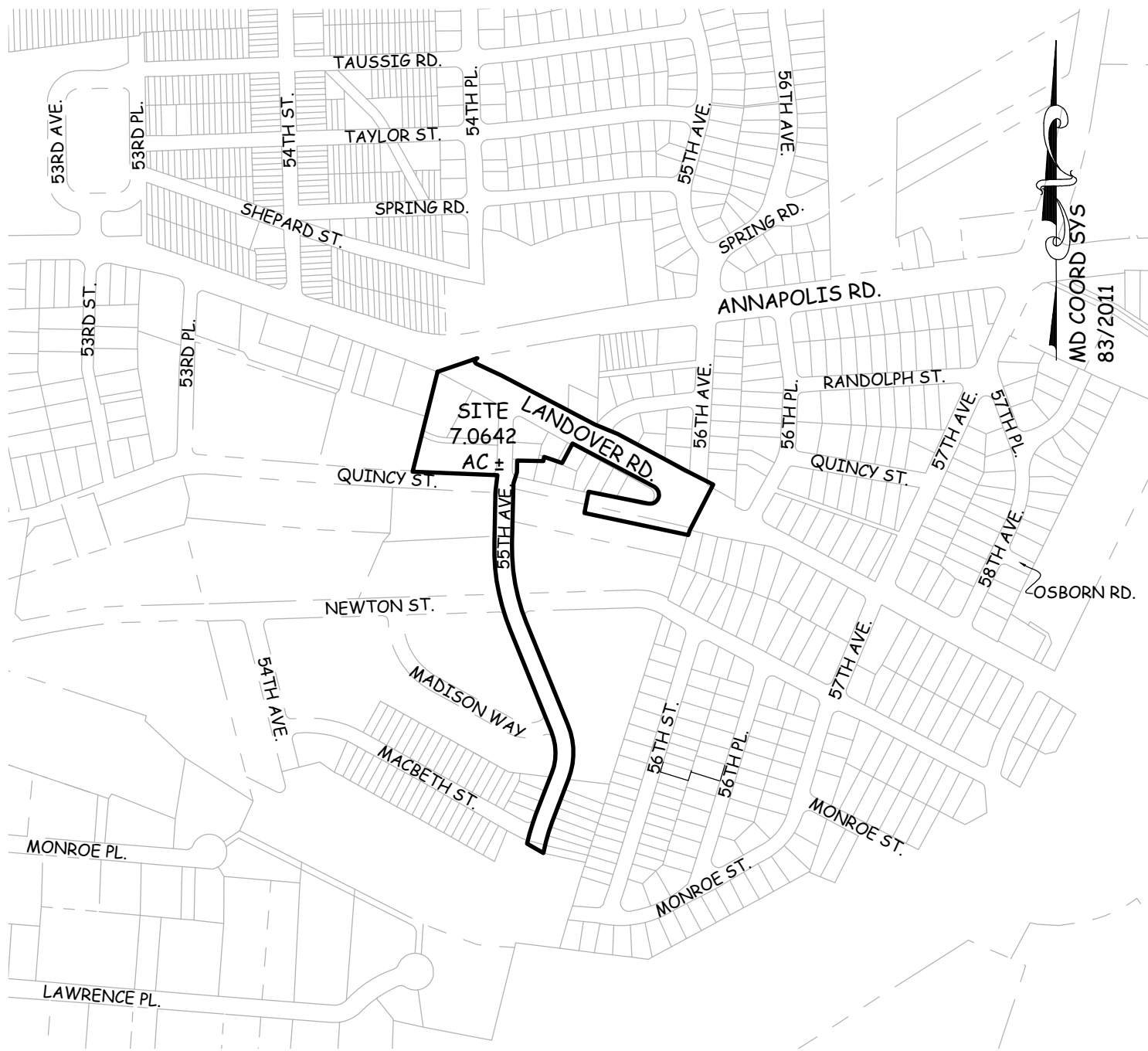
**APPROVED:** By the Mayor and Council of the Town of Bladensburg, Maryland.

**I HEREBY CERTIFY** that the above Annexation Plan was passed by the required ye and nay vote of the Mayor and Council of the Town of Bladensburg on the \_\_\_\_ day of April 2025.

Attest:

\_\_\_\_\_  
Regine R. Watson, Town Clerk

\_\_\_\_\_  
Takisha D. James, Mayor



**ANNEXATION EXHIBIT  
PHASE 2 & 3**  
PRINCE GEORGES COUNTY, MARYLAND  
FEBRUARY 15, 2025~ SCALE 1"=500'

**KEVIN NORRIS SURVEYING, LLC**



P.O. BOX 2231  
CALIFORNIA, MD 20619  
PHONE (240) 561-7427



**DESCRIPTION OF  
7.0642 ACRES OF LAND, MORE OR LESS,  
IN THE SECOND ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND**

**BEGINNING** for the same at point on the southern right of way line of Landover Road a.k.a. Maryland Route 202, said point being 44.37 feet right of station 34+99.45 as shown on State Road Commission Plat #19118, said point being further described as being South 14°02'51" West – 4.26 feet from the northeastern most point of a parcel of land now or formerly in the name of the Robert J. Deleonibus Revocable Trust by deed recorded among the land records of Prince Georges County, Maryland in Liber 26931 Folio 577; said being further described as the northernmost point of a parcel of land currently in the name of Maryland National Capital Park and Planning Commission by deed recorded among said land records in Liber REP 23676 Folio 334; said point being still furthered described as being in the outline of the limits of the Town of Bladensburg; said point being lastly described as being the westernmost point of the herein described, and the following described property having a basis for north being the Maryland Coordinate System North American Datum 1983 with a 2011 adjustment;

**THENCE** leaving said point of beginning, so fixed, running and binding with said outline of the limits of the Town of Bladensburg the following course and distance:

1. **North 71°05'03" East 141.89 feet** to a point on the northern right of way line of said Landover Road a.k.a. Maryland Route 202, (SRC #19118) and the outline of a parcel of land now or formerly in the name of Bladensburg Services, LLC by deed recorded among said land records in Liber SJH 38055 Folio 545;

**THENCE** leaving said outline of the limits of the Town of Bladensburg and running with the outline of said Bladensburg Services, LLC parcel (L. SJH 38055 F. 545) the following three (3) courses and distances; thence **25.59 feet** along a non-tangent arc of curvature to the left, said having a radius of 10.00', a delta of 146°38'12", a tangent of 33.37', and being scribed by a chord of

2. **South 07°47'12" West – 19.16 feet** to a point,
3. **South 64°51'06" East – 50.04 feet** to a point, and
4. **South 62°18'45" East – 354.97** to a point in the western right of way line of Randolph Street;

**THENCE** leaving said outline of said Bladensburg Services, LLC parcel (L. SJH 38055 F. 545) and running across said Randolph Street the following course and distance;

- 5. South 67°43'13" East – 84.67 feet** to a point on the eastern right of way line of said Randolph Street and the outline of Lot 1 of Villa Heights as recorded among said land records in Plat Book BB 8 Page 26;

**THENCE** leaving said eastern right of way line of said Randolph Street and running with the outline of Villa Heights Lot 1, Lot 6, & Lot 5 (PB BB 8 Pg. 26) the following course and distance;

- 6. South 61°35'28" East – 263.76 feet** to a point on the western right of way line of 56<sup>th</sup> Avenue;

**THENCE** leaving said Lot 5 fo Villa Heights (PB BB 8 Pg. 26) and running across said 56<sup>th</sup> Avenue the following course and distance;

- 7. South 63°11'44" East – 98.99 feet** to a point on the eastern right of way line of 56<sup>th</sup> Avenue;

**THENCE** leaving said eastern right of way line of 56<sup>th</sup> Avenue and crossing the aforementioned Landover Road a.k.a. Maryland Route 202, (SRC #19118) the following course and distance;

- 8. South 27°14'27" West – 173.16 feet** to a point in the outline of the Town of Cheverly, Maryland and a point marking the westernmost point of Lot 1 of West Cheverly as shown on a plat recorded among the said land records in Plat Book SDH 4 Page 37;

**THENCE** continuing with the outline of the Town of Cheverly, Maryland and the outline of Lot 1 of West Cheverly (PB SDH 4 Pg. 37) the following course and distance;

- 9. South 17°08'35" West – 16.61 feet** to a point in the outline of a parcel of land now or formerly in the name of Newton Green, LLC by deed recorded among said land records in Liber REP 25006 Folio 655;

**THENCE** leaving said Town of Cheverly, Maryland and running with said outline of said Newton Green, LLC (L. REP 25006 F.655) the following two (2) courses and distances;

- 10. North 78°04'10" West – 357.40 feet** to a point, and

**11. North 11°15'24" East – 73.52 feet** to a point on the northern right of line of Quincy Street and the outline of Villa Heights as recorded among the said land records in Plat Book BB 9 Page 49

**THENCE** running with the said outline of Villa Heights (PB BB 9 Pg. 49) the following three (3) courses and distances the first two being with the said northern right of line of Quincy Street;

**12. South 78°44'36" East – 204.99 feet** to a point of curvature, and thence **85.51 feet** along an arc of curvature to the left, said arc having a radius of 30.00', a delta of 163°18'43", a tangent of 204.54 feet, and being scribed by a chord of

**13. North 19°36'03" East – 59.36 feet** to a point on the southern right of way line of said Landover Road a.k.a. Maryland Route 202, (SRC #19118), and

**14. North 62°02'48" West – 312.37 feet** to a point marking the western outline of Lot 7 of Villa Heights per subdivision plat recorded among said land records in Plat Book BB 9 Page 49 and the westernmost point of a parcel of land in name of Maryland National Capital Park and Planning Commission by deed recorded among said land records in Liber NLP 4838 Folio 868;

**THENCE** leaving said southern right of way line of Landover Road a.k.a. Maryland Route 202, and running and binding with the outline of said Lot 7 (PB 9 Pg. 49) and said Maryland National Capital Park and Planning Commission parcel (L. NLP 4838 F. 868) the following two (2) courses and distances;

**15. South 27°57'12" West – 75.00 feet** to a point; and

**16. North 70°23'38" West – 64.12 feet** to a point in the outline of Lot 10 of said Villa Heights (PB 9 Pg. 49);

**THENCE** leaving said Lot 7 (PB 9 Pg. 49), running with said Lot 10 (PB 9 Pg. 49), and continuing with said Maryland National Capital Park and Planning Commission parcel (L. NLP 4838 F. 868) the following two (2) courses and distances;

**17. South 11°15'34" West – 14.58 feet** to a point; and

**18. North 88°49'36" West – 88.10 feet** to a point in the eastern right of way line of 55th Avenue, a public right-of-way;

**THENCE** leaving said Lot 10 (PB 9 Pg. 49), and said Maryland National Capital Park and Planning Commission parcel (L. NLP 4838 F. 868) and running and binding with Lot 9 Villa Heights (PB 9 Pg. 49) the following course and distance;

**19. South 01°11'15" West – 40.00 feet** to a point on the northern side of Quincy Street, a public right of way,

**THENCE** leaving said Lot 9 (PB 9 Pg. 49) and running with said eastern right of way line of 55<sup>th</sup> Avenue and across Quincy Street the following course and distance;

**20. South 16°55'59" West – 39.65 feet** to the northernmost point of a parcel of land now or formerly in the name of Newton Green, LLC as recorded among said land records in Liber REP 25006 Folio 655;

**THENCE** leaving said Quincy Street and running and binding with said outline of Newton Green parcel (L. REP 25006 F. 655) and a portion of the outline of a parcel of land now or formerly in the name of Cheverly Gardens, LLC Et Al by deed recorded among said land records in Liber MEA 46412 Folio 23 the following course and distance;

**21. South 01°22'55" – 201.93 feet** to a point of curvature in the outline of said Cheverly Gardens, LLC parcel (L. MEA 46412 F. 23);

**THENCE** continuing with the outline of said Cheverly Gardens, LLC parcel (L. MEA 46412 F. 23) and crossing the right of way of Newton Street the following three (3) courses and distances; thence **274.60 feet** along an arc to the left, said arc having a radius of 670.00', a delta of 23°28'57", a tangent of 139.25' and being scribed by a chord of

**22. South 10°21'34" East – 272.68 feet** to a point of tangency;

**23. South 22°06'02" East – 369.53 feet** to a point of curvature; and thence 187.94 feet along an arc of curvature to the right, said arc having a radius of 250.00', a delta of 43°04'22", a tangent of 98.66 feet, and being scribed by a chord of

**24. South 00°33'51" East – 183.55 feet** to a point of tangency and the northwesternmost point of Lot 12 of Quincy Manor Subdivision as shown on a plat recorded among said land records in Plat Book WWW 19 Page 40;

**THENCE** leaving said Cheverly Gardens, LLC parcel (L. MEA 46412 F. 23) and running with the outline of Lot 12 et seq Lot 5 (PB WWW 19 Pg. 40) the following two (2) courses and distances;

**25. South 20°58'20" West – 150.45 feet** to a point of curvature, and thence **112.22 feet** along an arc of curvature to the left said arc having a radius of 641.02', a delta of 10°01'50", a tangent of 56.25 feet, and being scribed by a chord of

**26. South 15°57'25" West – 112.08 feet** to a point in the outline of a parcel of land now or formerly in the name of Parke Cheverly Apartments, LLC by deed recorded among said land records in Liber REP 25411 Folio 227;

**THENCE** leaving said Cheverly Gradens, LLC parcel (L. MEA 46412 F. 23) and running with the outline of said Park Cheverly Apartments, LLC parcel (L. REP 25411 F. 227) and across said 55<sup>th</sup> Avenue, a public right of way, the following course and distance;

**27. North 60°07'24" West – 63.12 feet** to a point in the western right of way line of 55<sup>th</sup> Avenue and the southern right of way line of Macbeth Street as shown on said subdivision plat of Quincy Manor (PB WWW 19 Pg. 40).

**THENCE** leaving said Park Cheverly Apartments, LLC parcel (L. REP 25411 F. 227) and running and binding with the right of way line of Macbeth Street and Lots 39-42 of said Quincy Manor (PB WWW 19 Pg. 40) and also a portion of the eastern outline of the aforesaid Cheverly Gradens, LLC parcel (L. MEA 46412 F. 23) the following two courses and distances; thence **102.24 feet** along an arc of curvature to the right, said arc having a radius of 701.02', a delta of 08°21'23", a tangent of 51.21', and being scribed by a chord of

**28. North 16°47'38" East – 102.15 feet** to a point of tangency; and

**29. North 20°58'20" East – 150.45 feet** to a point of curvature in the eastern outline of said Cheverly Gradens, LLC parcel (L. MEA 46412 F. 23);

**THENCE** continuing with said Cheverly Gradens, LLC parcel (L. MEA 46412 F. 23) and crossing over Madison Way and Newton Street the following three (3) courses and distances, thence **142.83 feet** along an arc of curvature to the left, said arc having a radius of 190.00', a delta of 43°04'22", a tangent of 74.98', and being scribed by a chord of

**30. North 00°33'51" West – 139.49 feet** to a point in the right of way of Madison Way;

**31. North 22°06'02" West – 369.53 feet** to a point; and thence **299.19 feet** along an arc of curvature to the right, said arc having a radius of 730.00', a delta of 23°28'57", a tangent of 151.72 and being scribed by a chord of

**32. North 10°21'34" West – 297.10 feet** to a point;

**THENCE** continuing with said Cheverly Gradients, LLC parcel (L. MEA 46412 F. 23) and the western outline of the aforementioned Newton Green, LLC parcel (L. REP 25006 F. 655) the following course and distance;

**33. North 01°22'55" East – 171.81 feet** to a point in the southern right of way line of Quincy Street;

**THENCE** leaving said Newton Green, LLC parcel (L. REP 25006 F. 655) and crossing said Quincy Street the following course and distance;

**34. North 05°56'07" East – 57.57 feet** to a point in the southern outline of the aforementioned Maryland National Capital Park and Planning Commission parcel (L. 23676 F. 334);

**THENCE** running with said outline of said Maryland National Capital Park and Planning Commission parcel (L. 23676 F. 334) the following course and distance;

**35. North 87°42'20" West – 285.62 feet** to a point in the outline of the aforementioned Robert J. Deleonibus Revocable Trust parcel (L. 26931 F. 577);

**THENCE** leaving said Quincy Street and running and binding with said Robert J. Deleonibus Revocable Trust parcel (L. 26931 F. 577) the following course and distance;

**36. North 14°02'51" East – 346.84 feet** to the point and place of beginning;

**CONTAINING** 7.0642 acres of land, more or less, as surveyed and described by Kevin Norris Surveying, LLC in February 2025, and

**BEING** all of the remaining land conveyed to Maryland National Capital Park and Planning Commission by deed dated September 21, 2005, from Angelo DeLeonibus Et Al and recorded among said land records in Liber REP 23676 Folio 334; and all of the remaining land conveyed to Maryland National Capital Park and Planning Commission by deed dated October 3, 1977, from Cities Service Oil Company by deed recorded among said land records in Liber NLP 4838 Folio 868; and a portion of 55<sup>th</sup> Avenue; and a portion of Landover Road a.k.a. Maryland Route 202; and Quincy Street as shown on State Road Commission Plat #19118.

The above was prepared under my direct supervision as defined in COMAR regulations for the State of Maryland in §09.13.06.12.



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Kevin S. Norris      February 13, 2025  
Professional Land Surveyor  
Maryland Registration #21115  
License Expires January 18, 2026



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**THE TOWN OF  
BLADENSBURG, MARYLAND  
ANNEXATION RESOLUTION NO. 02-2025**

**A RESOLUTION BY THE MAYOR AND COUNCIL OF THE TOWN OF  
BLADENSBURG TO ENLARGE THE CORPORATE BOUNDARIES OF THE  
TOWN BY ANNEXATION OF 7.0642 ACRES OF LAND MORE OR LESS**

**WHEREAS**, pursuant to the authority of Section 3 (Home Rule) of Article XI-E (Municipal Corporations) of the Constitution of Maryland and Subtitle 4 (Annexation) of Title 4 (In General) of Division II (Municipalities) of the Local Government Article of the Annotated Code of Maryland, the Mayor and Council of the Town of Bladensburg (“the Town”) are vested with the authority to enlarge the boundaries of the Town; and

•  
**WHEREAS**, the Town has approved an Annexation Plan for the annexation of certain tax-exempt real property located generally east of the present corporate limits of the Town of Bladensburg including a segment of the right of way known as Landover Road (MD 202), a segment of 55th Avenue (SHA County Route Index No. CO 897), and a segment of Quincy Street (County Route Index No. 330) abutting and near certain properties commonly known as the Public Playhouse Cultural Arts Center and Villa Heights – Powell’s Addition, including approximately four parcels and three lots located at or near 5401, 5445, & 5503 Landover Road and 5450 Quincy Street, which is a total of 7.0642 acres of land more or less, as further described below in this Annexation Resolution and the Annexation Plan, which is separate legislation and not part of said Annexation Resolution; and

**WHEREAS**, the Annexation Area that is the subject of this legislation is specifically shown or described in a Map or Exhibit of the Annexation Exhibit – Phase 2 & 3 dated February 15, 2025 along with a DESCRIPTION OF 7.0642 ACRES OF LAND, MORE OR LESS, IN THE SECOND ELECTION DISTRICT PRINCE GEORGE’S COUNTY, MARYLAND (7 pages), attached hereto and incorporated herein as Exhibits A & B, which shall be interpreted to control as the official description of the area proposed to be annexed by this Annexation Resolution and the accompanying Annexation Plan; and

**WHEREAS**, the Mayor and Council of the Town finds that there are no persons who reside in the area to be annexed and there are no registered voters in the County elections precinct in which the territory to be annexed is located, and that the owners of the real property located in the area to be annexed would not be burdened by municipal taxation because the properties are all owned by governmental entities and are tax exempt; therefore, no consents to annexation are necessary.

**IT IS, THEREFORE, RESOLVED**, by the Mayor and Council of the Town of Bladensburg that the following rights of way, or real property used or dedicated to public use situated adjacent to the corporate boundaries of the Town, which is more particularly described on a Map or Annexation Exhibit – Phase 2 & 3 dated February 15, 2025 prepared by Professional Land Surveyor, Mr. Kevin S. Norris of Kevin Norris Surveying,



LLC, Maryland Registration #21115, which is attached hereto and incorporated herein by reference as Exhibit A, along with a DESCRIPTION OF 7.0642 ACRES OF LAND, MORE OR LESS, IN THE SECOND ELECTION DISTRICT PRINCE GEORGE’S COUNTY, MARYLAND (7 pages), prepared by said firm on or about February 13, 2025, which is attached hereto and incorporated herein by reference as Exhibit B. The Mayor and Council of the Town of Bladensburg hereby intends and ordains that the controlling description applicable herein is the metes and bounds description attached hereto and incorporated herein as Exhibit B.

**BE IT FURTHER RESOLVED**, that any persons that may in the future reside in or travel through said area to be annexed shall become residents of the Town or sojourners thereto, generally subject to the provisions of the Charter, Ordinances and other rules and regulations of the Town unless superseding law provides otherwise; and

**BE IT FURTHER RESOLVED**, that in the future should the property within the annexation area become nonexempt from municipal taxation, the area to be annexed shall be subject to municipal *ad valorem* real estate taxes (“Town Taxes”) in accordance with current, applicable provisions of the Town Code and State law; and

**BE IT FURTHER RESOLVED**, that extension of public sanitary sewer, water, and storm drain lines, streets, curbs, gutters and all other public improvements typically provided by the Town to the area to be annexed, if any, to the extent allowed by law and unless provided otherwise by written agreement, shall be at the expense of the owner(s) requesting the same and shall be at no cost to the Town; and

**BE IT FURTHER RESOLVED**, that subject to all appropriate laws and administrative requirements, the area to be annexed will retain its zoning classifications, if any apply, under County law and the Town Zoning Map shall be amended to reflect such classifications; and

**BE IT FURTHER RESOLVED**, that the Mayor shall cause a copy of this Resolution to be published not fewer than two (2) times at not less than weekly intervals in a newspaper of general circulation in the Town, together with a public notice that shall specify the time and place at which a public hearing will be held by the Mayor and Council upon the Resolution, which hearing shall be set for not less than fifteen (15) days after the second (2<sup>nd</sup>) publication of the notices and to be held at the Town Hall;

**BE IT FURTHER RESOLVED**, that the Annexation Property is under the land use jurisdiction of the Maryland-National Capital Park and Planning Commission (“M-NCPPC”) and the District Council, and the annexation area is currently used for public use and enjoyment, the Annexation Property will likely remain as currently classified under the County Zoning Ordinance.

**BE IT FURTHER RESOLVED**, that the Town has prepared an Annexation Plan with regard to the Annexation Property, and the Annexation Plan is attached hereto as Exhibit C but is not part hereof and the Town reserves the right to amend the Annexation Plan

prior to final adoption of this Resolution in a manner consistent with Local Government (“LG”) Article, Section 4-415 of the Maryland Code, and the Annexation Plan may not be construed in any way as an amendment to this Resolution, and a copy of the Annexation Plan will be provided to the Prince George’s County Council and the County Executive, M-NCPPC, and to the Maryland Department of State Planning (“MDP”) at least thirty (30) days prior to the date of the public hearing conducted by the Mayor and Council on this Resolution.

**BE IT FURTHER RESOLVED**, that a public hearing, as required by the provisions of LG Article, Section 4-406 of the Maryland Code, shall be held by the Town at a time to be determined by the Mayor and Council, and duly advertised according to the provisions of that statute, and public notice of the proposed public hearing shall be given at least two (2) times, at no less than weekly intervals, in a newspaper of general circulation in Bladensburg, Maryland, and the last day of which public notice shall precede the public hearing by at least fifteen (15) days, all in accordance with the provisions of Section 4-406, LG Article of the Maryland Code, and upon the first publication of the public notice a copy thereof, including exhibits, shall be provided to:

- (a) the Prince George’s County Council, and the County Executive,
- (b) the Maryland-National Capital Park and Planning Commission (c/o the Prince George’s County Planning Department), and
- (c) The Prince George’s County Planning Board.

**BE IT FURTHER RESOLVED**, that within ten (10) days of the effective date of this Resolution, in accordance with the provisions of the Local Government Article, Sections 4-414 and 4-308 of the Maryland Code, the Mayor, or her designee, shall promptly forward a copy of this Resolution with the new municipal boundaries to the Town Clerk, the Clerk of the Circuit Court for Prince George’s County, Maryland, the M-NCPPC, and to the Maryland Department of Legislative Services, and each such official or agency shall hold this Resolution with the new municipal boundaries on record and available for public inspection.

**BE IT FURTHER RESOLVED**, that this Resolution shall be deemed “finally enacted” on the date on which the Mayor indicates Council’s approval of the Resolution by affixing her signature hereto, and this Resolution shall become effective forty-five (45) days after final enactment, unless it is subject to a petition for referendum by at least 20% of the qualified voters of the municipality (or 20% of the registered voters of the area to be annexed), whereas should said petition come to pass and be verified to be in compliance with law, the Mayor shall suspend this Resolution by proclamation pending the results of the referendum.

INTRODUCED THE 14th DAY OF APRIL 2025

\_\_\_\_\_  
REGINE WATSON, TOWN CLERK

ENACTED THIS 12<sup>th</sup> DAY OF MAY 2025

\_\_\_\_\_  
TAKISHA D. JAMES, MAYOR

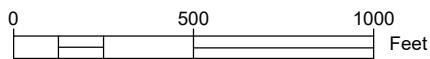
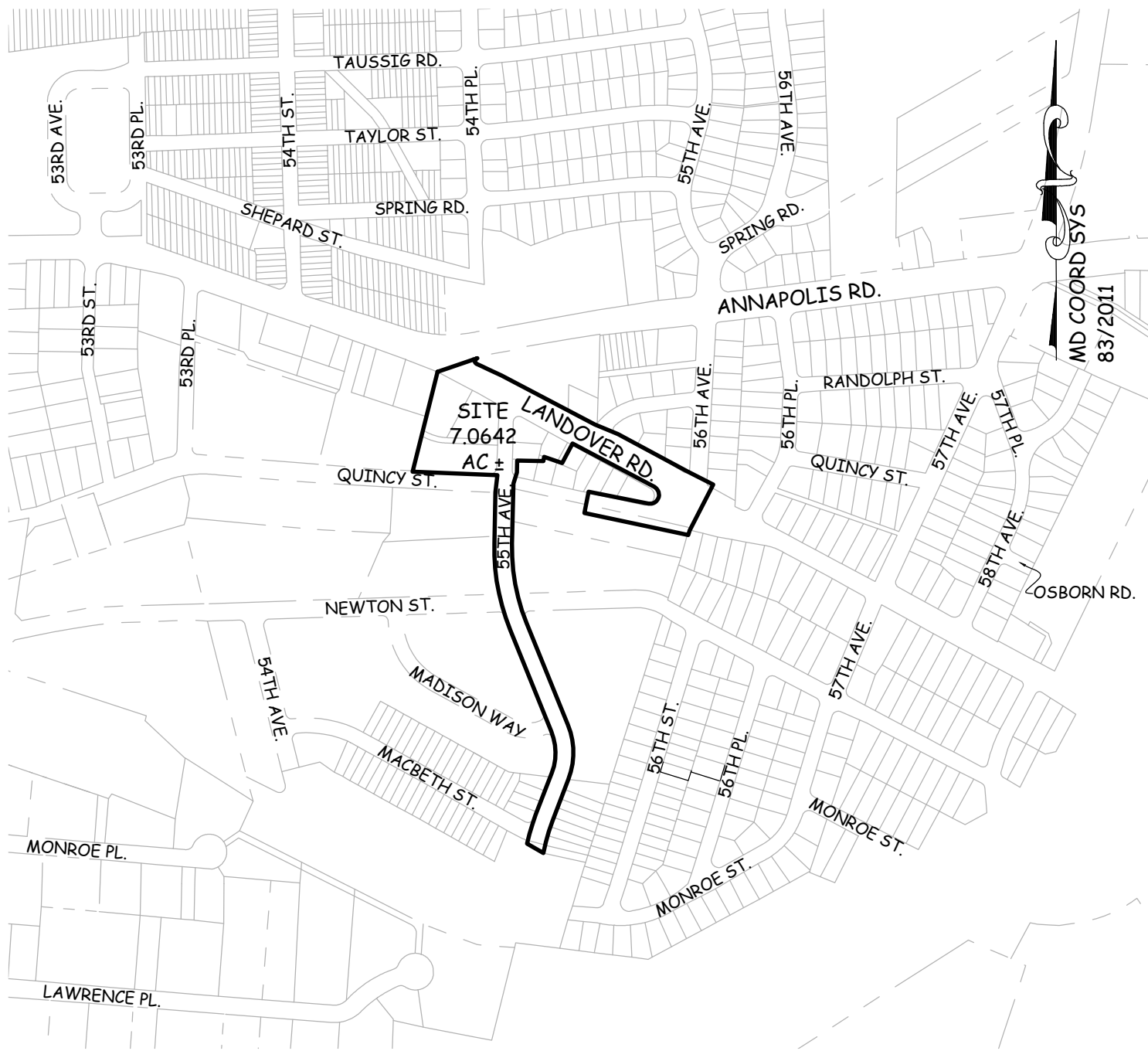
EFFECTIVE THIS 26<sup>TH</sup> DAY OF JUNE 2025

\_\_\_\_\_  
TAKISHA D. JAMES, MAYOR

TENTATIVE ANNEXATION RESOLUTION SCHEDULE

ANNEX. RESOLUTION INTRODUCTION DATE:	<u>April 14, 2025</u>
ANNEXATION PLAN TO COUNTY, MDP, M-NCPPC & PGCPB (AT LEAST 30 DAYS BEFORE HEARING):	<u>April 16, 2025</u>
HEARING NOTICE PUBLICATION DATES:	1. <u>April 17, 2025</u>
(2 NOTICES FOR 2 WEEKS PRIOR TO HEARING)	2. <u>April 24, 2025</u>
MAIL PUBLIC NOTICE TO CO. COUNCIL, MDP & M-NCPPC (IMMEDIATELY AFTER THE FIRST PUBLICATION OF THE PUBLIC NOTICE):	<u>April 18, 2025</u>
PUBLIC HEARING DATE (AS ADVERTISED):	<u>May 12, 2025</u>
ENACTMENT DATE (ON OR AFTER HEARING DATE):	<u>May 12, 2025</u>
EFFECTIVE DATE (45 DAYS AFTER ENACTMENT):	<u>June 26, 2025</u>
FILE ENACTED RESOLUTION (WITH CLERK OF CIR. COURT, MD. DEPT. LEGISLATIVE SERVICES, COUNTY TAX ASSESSOR & M-NCPPC W/I 10 DAYS):	<u>July 7, 2025</u>

*Notes: All items to be delivered or mailed to the County or the County Council shall include a separate delivery or publication to the County Executive. \*Annexation of 25 acres or less to be annexed requires two (2) newspaper notices to be published.*



**ANNEXATION EXHIBIT  
PHASE 2 & 3**  
PRINCE GEORGES COUNTY, MARYLAND  
FEBRUARY 15, 2025~ SCALE 1"=500'  
**KEVIN NORRIS SURVEYING, LLC**



P.O. BOX 2231  
CALIFORNIA, MD 20619  
PHONE (240) 561-7427

**DESCRIPTION OF  
7.0642 ACRES OF LAND, MORE OR LESS,  
IN THE SECOND ELECTION DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND**

**BEGINNING** for the same at point on the southern right of way line of Landover Road a.k.a. Maryland Route 202, said point being 44.37 feet right of station 34+99.45 as shown on State Road Commission Plat #19118, said point being further described as being South 14°02'51" West – 4.26 feet from the northeastern most point of a parcel of land now or formerly in the name of the Robert J. Deleonibus Revocable Trust by deed recorded among the land records of Prince Georges County, Maryland in Liber 26931 Folio 577; said being further described as the northernmost point of a parcel of land currently in the name of Maryland National Capital Park and Planning Commission by deed recorded among said land records in Liber REP 23676 Folio 334; said point being still furthered described as being in the outline of the limits of the Town of Bladensburg; said point being lastly described as being the westernmost point of the herein described, and the following described property having a basis for north being the Maryland Coordinate System North American Datum 1983 with a 2011 adjustment;

**THENCE** leaving said point of beginning, so fixed, running and binding with said outline of the limits of the Town of Bladensburg the following course and distance:

1. **North 71°05'03" East 141.89 feet** to a point on the northern right of way line of said Landover Road a.k.a. Maryland Route 202, (SRC #19118) and the outline of a parcel of land now or formerly in the name of Bladensburg Services, LLC by deed recorded among said land records in Liber SJH 38055 Folio 545;

**THENCE** leaving said outline of the limits of the Town of Bladensburg and running with the outline of said Bladensburg Services, LLC parcel (L. SJH 38055 F. 545) the following three (3) courses and distances; thence **25.59 feet** along a non-tangent arc of curvature to the left, said having a radius of 10.00', a delta of 146°38'12", a tangent of 33.37', and being scribed by a chord of

2. **South 07°47'12" West – 19.16 feet** to a point,
3. **South 64°51'06" East – 50.04 feet** to a point, and
4. **South 62°18'45" East – 354.97** to a point in the western right of way line of Randolph Street;

**THENCE** leaving said outline of said Bladensburg Services, LLC parcel (L. SJH 38055 F. 545) and running across said Randolph Street the following course and distance;

5. **South 67°43'13" East – 84.67 feet** to a point on the eastern right of way line of said Randolph Street and the outline of Lot 1 of Villa Heights as recorded among said land records in Plat Book BB 8 Page 26;

**THENCE** leaving said eastern right of way line of said Randolph Street and running with the outline of Villa Heights Lot 1, Lot 6, & Lot 5 (PB BB 8 Pg. 26) the following course and distance;

6. **South 61°35'28" East – 263.76 feet** to a point on the western right of way line of 56<sup>th</sup> Avenue;

**THENCE** leaving said Lot 5 fo Villa Heights (PB BB 8 Pg. 26) and running across said 56<sup>th</sup> Avenue the following course and distance;

7. **South 63°11'44" East – 98.99 feet** to a point on the eastern right of way line of 56<sup>th</sup> Avenue;

**THENCE** leaving said eastern right of way line of 56<sup>th</sup> Avenue and crossing the aforementioned Landover Road a.k.a. Maryland Route 202, (SRC #19118) the following course and distance;

8. **South 27°14'27" West – 173.16 feet** to a point in the outline of the Town of Cheverly, Maryland and a point marking the westernmost point of Lot 1 of West Cheverly as shown on a plat recorded among the said land records in Plat Book SDH 4 Page 37;

**THENCE** continuing with the outline of the Town of Cheverly, Maryland and the outline of Lot 1 of West Cheverly (PB SDH 4 Pg. 37) the following course and distance;

9. **South 17°08'35" West – 16.61 feet** to a point in the outline of a parcel of land now or formerly in the name of Newton Green, LLC by deed recorded among said land records in Liber REP 25006 Folio 655;

**THENCE** leaving said Town of Cheverly, Maryland and running with said outline of said Newton Green, LLC (L. REP 25006 F.655) the following two (2) courses and distances;

10. **North 78°04'10" West – 357.40 feet** to a point, and

**11. North 11°15'24" East – 73.52 feet** to a point on the northern right of line of Quincy Street and the outline of Villa Heights as recorded among the said land records in Plat Book BB 9 Page 49

**THENCE** running with the said outline of Villa Heights (PB BB 9 Pg. 49) the following three (3) courses and distances the first two being with the said northern right of line of Quincy Street;

**12. South 78°44'36" East – 204.99 feet** to a point of curvature, and thence **85.51 feet** along an arc of curvature to the left, said arc having a radius of 30.00', a delta of 163°18'43", a tangent of 204.54 feet, and being scribed by a chord of

**13. North 19°36'03" East – 59.36 feet** to a point on the southern right of way line of said Landover Road a.k.a. Maryland Route 202, (SRC #19118), and

**14. North 62°02'48" West – 312.37 feet** to a point marking the western outline of Lot 7 of Villa Heights per subdivision plat recorded among said land records in Plat Book BB 9 Page 49 and the westernmost point of a parcel of land in name of Maryland National Capital Park and Planning Commission by deed recorded among said land records in Liber NLP 4838 Folio 868;

**THENCE** leaving said southern right of way line of Landover Road a.k.a. Maryland Route 202, and running and binding with the outline of said Lot 7 (PB 9 Pg. 49) and said Maryland National Capital Park and Planning Commission parcel (L. NLP 4838 F. 868) the following two (2) courses and distances;

**15. South 27°57'12" West – 75.00 feet** to a point; and

**16. North 70°23'38" West – 64.12 feet** to a point in the outline of Lot 10 of said Villa Heights (PB 9 Pg. 49);

**THENCE** leaving said Lot 7 (PB 9 Pg. 49), running with said Lot 10 (PB 9 Pg. 49), and continuing with said Maryland National Capital Park and Planning Commission parcel (L. NLP 4838 F. 868) the following two (2) courses and distances;

**17. South 11°15'34" West – 14.58 feet** to a point; and

**18. North 88°49'36" West – 88.10 feet** to a point in the eastern right of way line of 55th Avenue, a public right-of-way;

**THENCE** leaving said Lot 10 (PB 9 Pg. 49), and said Maryland National Capital Park and Planning Commission parcel (L. NLP 4838 F. 868) and running and binding with Lot 9 Villa Heights (PB 9 Pg. 49) the following course and distance;

**19. South 01°11'15" West – 40.00 feet** to a point on the northern side of Quincy Street, a public right of way,

**THENCE** leaving said Lot 9 (PB 9 Pg. 49) and running with said eastern right of way line of 55<sup>th</sup> Avenue and across Quincy Street the following course and distance;

**20. South 16°55'59" West – 39.65 feet** to the northernmost point of a parcel of land now or formerly in the name of Newton Green, LLC as recorded among said land records in Liber REP 25006 Folio 655;

**THENCE** leaving said Quincy Street and running and binding with said outline of Newton Green parcel (L. REP 25006 F. 655) and a portion of the outline of a parcel of land now or formerly in the name of Cheverly Gardens, LLC Et Al by deed recorded among said land records in Liber MEA 46412 Folio 23 the following course and distance;

**21. South 01°22'55" – 201.93 feet** to a point of curvature in the outline of said Cheverly Gradens, LLC parcel (L. MEA 46412 F. 23);

**THENCE** continuing with the outline of said Cheverly Gradens, LLC parcel (L. MEA 46412 F. 23) and crossing the right of way of Newton Street the following three (3) courses and distances; thence **274.60 feet** along an arc to the left, said arc having a radius of 670.00', a delta of 23°28'57", a tangent of 139.25' and being scribed by a chord of

**22. South 10°21'34" East – 272.68 feet** to a point of tangency;

**23. South 22°06'02" East – 369.53 feet** to a point of curvature; and thence 187.94 feet along an arc of curvature to the right, said arc having a radius of 250.00', a delta of 43°04'22", a tangent of 98.66 feet, and being scribed by a chord of

**24. South 00°33'51" East – 183.55 feet** to a point of tangency and the northwestern-most point of Lot 12 of Quincy Manor Subdivision as shown on a plat recorded among said land records in Plat Book WWW 19 Page 40;

**THENCE** leaving said Cheverly Gradens, LLC parcel (L. MEA 46412 F. 23) and running with the outline of Lot 12 et seq Lot 5 (PB WWW 19 Pg. 40) the following two (2) courses and distances;



**25. South 20°58'20" West – 150.45 feet** to a point of curvature, and thence **112.22 feet** along an arc or curvature to the left said arc having a radius of 641.02', a delta of 10°01'50", a tangent of 56.25 feet, and being scribed by a chord of

**26. South 15°57'25" West – 112.08 feet** to a point in the outline of a parcel of land now or formerly in the name of Parke Cheverly Apartments, LLC by deed recorded among said land records in Liber REP 25411 Folio 227;

**THENCE** leaving said Cheverly Gradens, LLC parcel (L. MEA 46412 F. 23) and running with the outline of said Park Cheverly Apartments, LLC parcel (L. REP 25411 F. 227) and across said 55<sup>th</sup> Avenue, a public right of way, the following course and distance;

**27. North 60°07'24" West – 63.12 feet** to a point in the western right of way line of 55<sup>th</sup> Avenue and the southern right of way line of Macbeth Street as shown on said subdivision plat of Quincy Manor (PB WWW 19 Pg. 40).

**THENCE** leaving said Park Cheverly Apartments, LLC parcel (L. REP 25411 F. 227) and running and binding with the right of way line of Macbeth Street and Lots 39-42 of said Quincy Manor (PB WWW 19 Pg. 40) and also a portion of the eastern outline of the aforesaid Cheverly Gradens, LLC parcel (L. MEA 46412 F. 23) the following two courses and distances; thence **102.24 feet** along an arc of curvature to the right, said arc having a radius of 701.02', a delta of 08°21'23", a tangent of 51.21', and being scribed by a chord of

**28. North 16°47'38" East – 102.15 feet** to a point of tangency; and

**29. North 20°58'20" East – 150.45 feet** to a point of curvature in the eastern outline of said Cheverly Gradens, LLC parcel (L. MEA 46412 F. 23);

**THENCE** continuing with said Cheverly Gradens, LLC parcel (L. MEA 46412 F. 23) and crossing over Madison Way and Newton Street the following three (3) courses and distances, thence **142.83 feet** along an arc of curvature to the left, said arc having a radius of 190.00', a delta of 43°04'22", a tangent of 74.98', and being scribed by a chord of

**30. North 00°33'51" West – 139.49 feet** to a point in the right of way of Madison Way;

**31. North 22°06'02" West – 369.53 feet** to a point; and thence **299.19 feet** along an arc of curvature to the right, said arc having a radius of 730.00', a delta of 23°28'57", a tangent of 151.72 and being scribed by a chord of

**32. North 10°21'34" West – 297.10 feet** to a point;

**THENCE** continuing with said Cheverly Gradients, LLC parcel (L. MEA 46412 F. 23) and the western outline of the aforementioned Newton Green, LLC parcel (L. REP 25006 F. 655) the following course and distance;

**33. North 01°22'55" East – 171.81 feet** to a point in the southern right of way line of Quincy Street;

**THENCE** leaving said Newton Green, LLC parcel (L. REP 25006 F. 655) and crossing said Quincy Street the following course and distance;

**34. North 05°56'07" East – 57.57 feet** to a point in the southern outline of the aforementioned Maryland National Capital Park and Planning Commission parcel (L. 23676 F. 334);

**THENCE** running with said outline of said Maryland National Capital Park and Planning Commission parcel (L. 23676 F. 334) the following course and distance;

**35. North 87°42'20" West – 285.62 feet** to a point in the outline of the aforementioned Robert J. Deleonibus Revocable Trust parcel (L. 26931 F. 577);

**THENCE** leaving said Quincy Street and running and binding with said Robert J. Deleonibus Revocable Trust parcel (L. 26931 F. 577) the following course and distance;

**36. North 14°02'51" East – 346.84 feet** to the point and place of beginning;

**CONTAINING** 7.0642 acres of land, more or less, as surveyed and described by Kevin Norris Surveying, LLC in February 2025, and

**BEING** all of the remaining land conveyed to Maryland National Capital Park and Planning Commission by deed dated September 21, 2005, from Angelo DeLeonibus Et Al and recorded among said land records in Liber REP 23676 Folio 334; and all of the remaining land conveyed to Maryland National Capital Park and Planning Commission by deed dated October 3, 1977, from Cities Service Oil Company by deed recorded among said land records in Liber NLP 4838 Folio 868; and a portion of 55<sup>th</sup> Avenue; and a portion of Landover Road a.k.a. Maryland Route 202; and Quincy Street as shown on State Road Commission Plat #19118.

The above was prepared under my direct supervision as defined in COMAR regulations for the State of Maryland in §09.13.06.12.



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Kevin S. Norris      February 13, 2025  
Professional Land Surveyor  
Maryland Registration #21115  
License Expires January 18, 2026



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