



## **SPECIAL TOWN COUNCIL MEETING | JUNE 9, 2025**

June 09, 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. Public Comments
4. Unfinished Business

**A. 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 - PUBLIC HEARING

5. New Business
6. Adjournment



## Agenda Item Summary Report

**Meeting Date:**  
June 9, 2025

**Submitted by:**  
Michelle Bailey Hedgepeth, Town Administrator

**Item Title: 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

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**Work Session Item** ☐  
**Council Meeting Item** ☐

**Documentation Attached:**  
Annexation Resolution 01-2025  
Annexation Plan and Legal Description  
Map of Proposed Annexation

**Recommended Action:**

Public Hearing of Annexation Resolution No. 01-2025A. Following the public hearing, Council may proceed with consideration of the resolution.

Annexation Resolution No. 01-2025A proposes to amend Annexation Resolution 01-2025A 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. This parcel has been identified as a strategic opportunity for growth, consistent with the Town's long-term development goals and land use plans. The annexation will support the Town's efforts to manage and guide future development while also expanding municipal services and representation to newly incorporated areas.

This meeting includes the Public Hearing, providing residents and stakeholders the opportunity to submit comments and ask questions regarding the proposed annexation.

The Town Administrator and legal counsel will be available to provide additional information and respond to any questions during the hearing.

**Budgeted Item:** Yes ☐ No ☒  
**Budgeted Amount:** \$ TBD  
**One-Time Cost:** Yes  
**Ongoing Cost:**

**Continued Date:**

**Council Priority:** Yes ☐ No ☐

**Approved Date:**

**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



REGINE R. WATSON, TOWN CLERK

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

TAKISHA D. JAMES, MAYOR

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

TAKISHA D. JAMES, MAYOR

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>
(4 NOTICES FOR 4 WEEKS PRIOR TO HEARING*)	2. <u>April 24, 2025</u>
	3. <u>May 1, 2025</u>
	4. <u>May 8, 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 (NOT LESS THAN 15 DAYS AFTER THE FINAL PUBLICATION OF THE NOTICES):	<u>June 9, 2025</u>
ENACTMENT DATE (ON OR AFTER HEARING DATE):	<u>June 9, 2025</u>
EFFECTIVE DATE (45 DAYS AFTER ENACTMENT):	<u>July 24, 2025</u>
FILE ENACTED RESOLUTION (WITH CLERK OF CIR. COURT, MD. DEPT. LEGISLATIVE SERVICES, COUNTY TAX ASSESSOR & M-NCPPC W/I 10 DAYS):	<u>August 3, 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. \*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

- 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  $19^{\circ}34'24''$  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  $37^{\circ}57'40''$  West, 105.45 feet to a point on the southerly or South  $79^{\circ}54'30''$  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  $80^{\circ}01'36''$  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  $31^{\circ}54'53''$  West, 403.29 feet to a point at the easterly end of the southerly or South  $82^{\circ}54'05''$  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  $82^{\circ}59'53''$  West, 464.32 feet to a point, thence
53. North  $36^{\circ}30'53''$  West, 16.40 feet to a point, thence
54. North  $16^{\circ}43'24''$  West, 41.00 feet to a point, thence
55. North  $07^{\circ}49'37''$  West, 73.64 feet to a point, thence
56. North  $02^{\circ}36'29''$  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  
Area to be Annexed  
By the Town of  
Bladensburg  
Prince George's County, Maryland**

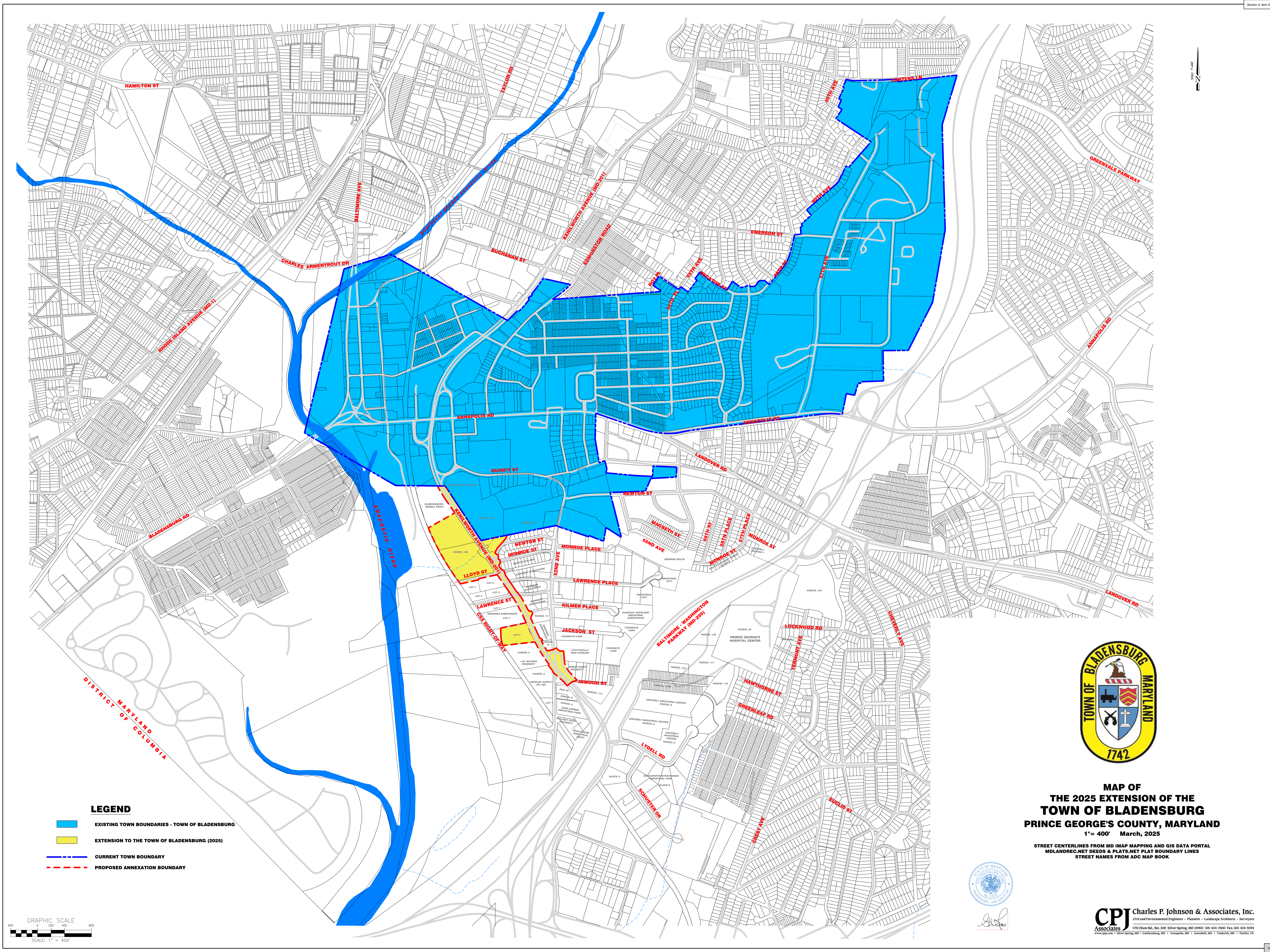
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72. North  $34^{\circ}41'54''$  West, 261.19 feet to a point, thence

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.

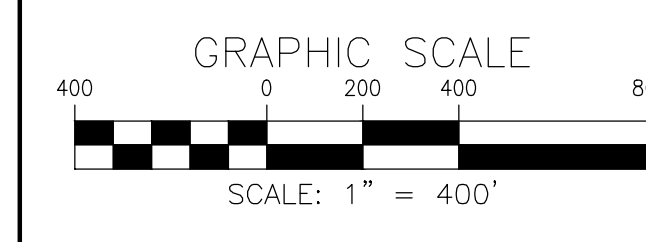


SCALE 1"=400'



**LEGEND**

- EXISTING TOWN BOUNDARIES - TOWN OF BLADENSBURG
- EXTENSION TO THE TOWN OF BLADENSBURG (2025)
- CURRENT TOWN BOUNDARY
- PROPOSED ANNEXATION BOUNDARY



**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 • Flanders, VA