

**The Town of Forest Heights
Resolution 11-23**

**ANNEXATION PLAN
10th Extension – National View**

FOR THE ANNEXATION OF CERTAIN REAL PROPERTY LOCATED GENERALLY SOUTH OF AND PARTIALLY SURROUNDED BY THE PRESENT CORPORATE LIMITS OF THE TOWN OF FOREST HEIGHTS EXTENDING ALONG, ABUTTING TO, AND INCLUDING UNIMPROVED PROPERTY KNOWN AS NATIONAL VIEW AND FORMALLY KNOWN AS THE BUTLER PROPERTIES INCLUDING PARCELS 26, 27, 32, 33, 35, 36 AND 37 SITUATED EAST OF THE OXON HILL FARM AND NORTH OF THE WASHINGTON CIRCUMFERENTIAL HIGHWAY (I-95 & I-495 – CAPITAL BELTWAY) LOCATED AT AND FRONTING UPON BALD EAGLE ROAD AS FURTHER DEPICTED ON TAX MAP 95, GRIDS F3 AND F4 (ACCOUNT NO.'S 17-121210731, 17-121210285, 17-121210715, 17-121210707, 17-121210681, 17-12121069) AND LANDS OF THE MARYLAND STATE ROADS COMMISSION (“SRC” -PART OF TRACT 5-A AND PART OF TRACT 5-B RECORDED AT LIBER 2372, FOLIO 613, AND PART OF BUTLER TO SRC RECORDED AT 2516, FOLIO 90 OF THE LAND RECORDS OF PRINCE GEORGE’S COUNTY) INTO THE CORPORATE TERRITORY OF THE TOWN FOREST HEIGHTS

WHEREAS, the Town Council of the Town of Forest Heights (the “Town”) has initiated a resolution (Annexation Resolution 01-2023) proposing to annex certain properties contiguous and adjoining to the boundary of the Town, comprised of approximately eight (8) parcels of taxable land ((i) Tax Map 95, Grid F3, Parcels 26 & 27, L. 41840, F. 235, Acct. #17121210731, Bald Eagle Dr., Oxon Hill, MD 20745, 1.84 Acres; (ii) Tax Map 95, Grid F4, Parcel 32, L. 42799, F. 255, Acct. #17121210285, Crow Way, Oxon Hill, MD 20745, 1.05 Acres; (iii) Tax Map 95, Grid F4, Parcel 33, L. 41808, F. 190, Acct. #17121210715, Bald Eagle Dr., Oxon Hill, MD 20745, .11 Acres; (iv) Tax Map 95, Grid F4, Parcel 35, L. 41808, F. 154, Acct. #17121210681, 6407 Oxon Hill Rd., Oxon Hill, MD 20745, 2.0 Acres); (v) Tax Map 95, Grid F4, Parcel 37, L. 41808, F. 190, Acct. #1712121069, Cree Dr., Oxon Hill, MD 20745, 2.23 Acres; and, certain lands of the State Roads Commission (“SRC”) (i) Part of Tract 5-A, (ii) and Part of Tract 5-B recorded at Liber 2372, Folio 613, and (iii) Part of Butler to SRC recorded at Liber 2516, Folio 90 (subtotaling .486 acres of public lands) of the Land Records of Prince George’s County totaling an area of approximately 9.33 acres of land, more or less, of State and private lands combined which is an area that is contiguous and adjoining to the existing southwestern corporate boundaries of the Town, as further depicted on the Prince George’s County Tax Map (Tax Map 95, Grids F3 & F4), said parcels, except the SRC land, are further described by the premises addresses stated above (the “Annexation Property”); and

WHEREAS, said Resolution was initiated by the Town Council pursuant to §4-403 *et seq.* of the LG Art., of Md. Ann. Code and in accordance with a Pre-Annexation Agreement for National View Development entered into by the Town of Forest Heights and Harbor View Development, L.L.C. on or about June 15, 2022; and

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WHEREAS, the Annexation Property consists of lands owned by Harbor View Development L.L.C., a Maryland limited liability company, (the “Developer”) and the State Roads Commission (State Highway Administration); and

WHEREAS, the Developer owns real property located within and contiguous to the Town’s limits as depicted and described in the Combined Boundary Survey or Boundary Plat dated 01/09/19 and prepared by Dewberry Engineers Inc. attached hereto as Exhibit 1 and incorporated herein by reference (hereinafter referred to as the “Development Site”); and

WHEREAS, the Developer proposes to build a mixed-use development on the Development Site consisting of a range of multifamily dwellings, retail, and commercial space upon 20.1 +/- acres of land which runs along the southern terminus of Bald Eagle Drive on the south side of the Property and which is situated along Cree Drive on the north side of the site, as shown on Exhibit 1 (the “Development”); and

WHEREAS, the Development Site currently consists of properties that are both within and outside of current Town boundaries; and

WHEREAS, the land currently located in the Town’s jurisdiction, sometimes referred to herein as the “Town Properties” were previously subdivided into forty-eight (48) recorded lots, however, the planned single-family homes and roadways have never been constructed; and

WHEREAS, the Annexation Property includes properties adjacent to the Town Properties that are not currently located within the Town and are the subject of this Annexation Plan; and

WHEREAS, (i) the portion of the Development Site located within the Town boundaries includes streets and land that are currently undeveloped, and can be more specifically described as a parcel comprised of Lots 63-91, inclusive, Block 122, Lot Nos. 13-24, inclusive, Block 123, and Lot Nos. 8 through 14, inclusive, Block 124, all as shown on the attached combined boundary plat and on a recorded plat entitled “Record plat of Forest Heights Subdivision, Section 16, Amended” recorded in the Land Records of Prince George’s County, Maryland at Plat Book 28, page 5, (the “Town Properties”); (ii) the total acreage of Town Properties is 11.06 +/-, which includes a 2.3148 +/- acre piece to be added when a plat is abandoned; and (iii) the SDAT records identify the subject property at the addresses 1-9, and 101-121 Chippewa Drive, 100- 110 Crow Way, and 5808-6008 Bald Eagle Drive; and

WHEREAS, the portion of the Development Site not currently located within the Town consists of approximately 9.0242 +/- acres containing several parcels (Parcels 26-27, 32-33, 35 and 36-37), each containing approximately 1-2 +/- acres, as depicted on the attached Exhibit 1 (collectively, properties described in attached Exhibit 1 and in §2 of

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Annexation Resolution 01-2023, are hereinafter referred to as the “National View Annexation Area”), which does not include certain lands owned by the State Roads Commission (4860 Ac.), as depicted on a plat entitled “Land to be Annexed, Lands of the Maryland Stater Roads Commission, Liber 2372 Folio 613, Liber 2576, Folio 90” prepared by Dewberry Engineers Inc., attached hereto as Exhibit 2, and incorporated herein by reference that will also be annexed under this Annexation Plan and said resolution as collectively referenced above as the Annexation Property; and

WHEREAS, in contemplation of annexation of the National View Annexation Area, the Town and the Developer caused the Development Site to be placed in a zoning classification that allows for high-density mixed-use development; and

WHEREAS, the County Council, sitting as the District Council, enacted Zoning Ordinance 6-2021 on October 27, 2021, and conditionally approved Developer’s request in Zoning Map Amendment No. A-10055 to rezone the Development Site to the M-X-T (Mixed Use – Transportation Oriented) Zone, now known as the RMF-48 Zone as changed by the Countywide Sectional Map Amendment (CMA) approved on November 29, 2021 and implemented by the County’s new Zoning Ordinance and Subdivision Regulations with the passage of CR-136-2021 effective on April 1, 2022; and

WHEREAS, pursuant to Section 24.12 of the Town Ordinance Code, full or partial tax abatements for property owners desiring to be annexed into the Town may be granted for such periods of time not to exceed 10 years as the Council finds is in the best interests of the Town and is fair to the property owner desiring annexation; and

WHEREAS, the Town Council finds that the Development and fulfillment of said Agreement by this annexation are vital and in the best interests of the Town, and the annexation of the Development including the Annexation Property to the Town will be beneficial to the Town, and will result in the preservation and enhancement of the Town’s tax base, provide employment opportunities and housing, will properly and beneficially extend the corporate limits and the jurisdiction of the Town, will eliminate a potential illegal enclave, will permit the sound planning and development of the Town, and will otherwise promote the proper growth and general welfare of the Town; and

WHEREAS, the Town Council approved Resolution 13-21 entitled “A Resolution to Approve and Support the Mixed-Use Development of the Property located within and abutting the corporate limits of the Town of Forest Heights known as National View” supporting the mixed-use development known as National View (formerly Harbor View) on April 12, 2021, which included certain additional stipulations or conditions to be placed in said Agreement; and

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WHEREAS, on the 15th day of January 2023, the Mayor and Council of The Town of Forest Heights officially initiated a resolution proposing the aforementioned municipal annexation initiated by the Town.

NOW THEREFORE BE IT RESOLVED, that the Town Council of the Town of Forest Heights 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 01-2023, along with any exhibits referenced hereto and therein, which is hereby incorporated by reference as if written herein word for word herein.

B. Land Use and Zoning Pattern for the Annexation Property and Surrounding Uses.

(1) The Annexation Property further known as National View (20.09 ac.) and lands of the Maryland State Roads Commission (.4860 ac.) is located approximately along the traditional southern boundary of the Town's corporate limits, east of the Oxon Hill Farm, and includes land situated along or abutting Bald Eagle Road. The Annexation Property is specifically shown in the Prince George's County Tax Records as Tax Map 95, Grids F3 & F4, Parcels 26 & 27, 32, 33, 35, 36, 37 and certain lands of the State Roads Commission ("SRC") (i) Part of Tract 5-A, (ii) and Part of Tract 5-B recorded at Liber 2372, Folio 613, and (iii) Part of Butler to SRC recorded at Liber 2516, Folio 90, as further described above in the recitals and title, which are referenced and incorporated herein. The Annexation Property is further located in Assessment District 12 and Subregion VII (Planning Area 76A – "Henson Creek"). The Annexation Property is more particularly described or depicted on a map exhibit entitled "Map of the Tenth Extension of the Town of Forest Heights, Prince George's County, Maryland, 1" = 600', November 2022" prepared by Charles P. Johnson and Associates, and certified by Steven William Jones, Professional Land Surveyor, which is attached hereto as Exhibit 3.

(2) The Annexation Property is under the land use jurisdiction of the Maryland-National Capital Park and Planning Commission ("M-NCPPC"). The Annexation Property is currently zoned "Residential, Multifamily-48" designated as "RMF-48." The RMF-48 Zone provides lands for a high-density multifamily development (up to 48 dwelling units per acre), along with other forms of development that support residential living and walkability in appropriate locations along commercial corridors. Development allowed in the RMF-48 Zone includes: multifamily dwellings; live/work units; recreation/entertainment; personal services; and retail sales and services uses that support residential living and walkability, mixed-use development, and supporting public facilities. Upon annexation into the Town, the Annexation Property will likely remain as currently classified under the County Zoning Ordinance.

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(3) The Development Site consisting of two areas, the Forest Heights Subdivision, Section 16, within the Town of Forest Heights, referenced above as the Town Properties, and the adjoining Butler property to the South, is located on the west side of improved Bald Eagle Drive. The generally triangular site is bounded to the north by existing single-family detached homes in the Forest Heights Subdivision as classified in the Residential, Single-family-65 Zone, to the east by National Park Service property in the Agricultural and Preservation Zone, and to the west by National Park Service property in the Reserved Open Space Zone.

C. Availability of Land for Public Facilities.

(1) As referenced above, there is an existing agreement between the Town and the landowner/Developer, Harbor View Development, L.L.C., concerning dedication of portions of the Annexation Property for public facilities. A Pre-Annexation Agreement for the National View Development was entered into by the Town of Forest Heights and Harbor View Development, L.L.C. on or about June 15, 2022. Said Agreement stipulates that the Developer is subject to the applicable charter provisions, ordinances, resolutions, or policy in effect at the time of entry into said Agreement as they relate to the dedication of land for public purposes for the development of said Development. There is a further condition in the Agreement as to the Town's obligation to accept dedication of any public improvement pursuant to said Agreement that the dedication of such improvement be accompanied by the grant of appropriate easement to permit the Town to carry out its responsibilities with respect to such improvement. According to the Agreement, the location and dimensions of such easements shall be reasonably determined by the Mayor or his designee. The language of such easements shall be in a form to be approved by the Town Attorney; provided, however, that such approval shall not be withheld unreasonably. Furthermore, the Developer shall use reasonable efforts to situate a municipal police substation of not more than 1,350 s.f. floor area of unfinished (shell) space on Parcel 4 of the Development (Parcel 26 & 27), or in the same proximate area, to be conveyed by a 35-year lease to the Town with right of first refusal to purchase the property. Rent shall be abated for the first 3 years of occupancy by the Town, and thereafter it shall not exceed 70% of the market rate for similar commercial properties leased in the Development or surrounding areas. The Developer agrees to cooperate with the Town and provide its best efforts in obtaining a post office substation from the U.S. Postal Service to be located within the Development.

(2) Under the Annexation Agreement, the Developer will be responsible for constructing or causing to be constructed, at its expense, all roadway improvements required due to development, redevelopment, or other actions on such Developer's property in accordance with the applicable standards, specifications and requirements of the Town (as modified by any approved Street Construction Waiver). Any required construction bonds shall be posted with the Town. The Town's acceptance of maintenance of new roads or streets includes, but is not limited to, snow removal; however, as of the conceptual site plan stage the streets and access drives in the National View were depicted as privately owned and maintained ways.

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(3) Should the development of National View generate any improvements such as a gate, bike path, road, and/or public access easement that may be dedicated, conveyed or held by the Town as a public access right-of-way or facility, the parties may enter into an appropriate residential/public street services or other agreement identifying maintenance obligations of the parties with respect to said improvements as a condition precedent to the Town's taking responsibility for the maintenance and/or regulation of the right-of-way or facility.

(4) 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 Property shall be installed in accordance with sound engineering principles, and shall be subject to location, design and construction approvals and/or Mandatory Referrals reviewed by Prince George's County, the Town, WSSC, the Prince George's Soil Conservation District or the County Planning Board.

D. Public Water and Sewer. Public water and sewer service is or will be supplied by the Washington Suburban Sanitary Commission for the Annexation Property. The sewer basin is basin ID: 18, basin name: Oxon Run. The current water and sewer categories are as follows: sewer category, sewer code: S-6, sewer description code: Individual System. The water category is water code: W-6, water description code: Individual System. Pursuant to CSP-21004, the Developer is required to apply with DPIE to change the category to W-3 and S-3 for community systems. 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) Pursuant the Pre-Annexation Agreement, the Development will receive all current and future Town services in accordance with the same standards, rules, and procedures as they are provided throughout the Town including, but not limited to Town police, residential trash removal, street maintenance and snow removal from Town streets. Under said agreement, the Developer agreed to include within its plans a Town of Forest Heights Police Department substation within the Development. The foregoing notwithstanding, with the exception of municipal law enforcement services (which shall be provided to the Development Site upon approval of the Annexation Resolution), the Town will not be obligated to provide municipal services in the Development while the Development enjoys any tax abatement under said Agreement unless and until municipal taxes are being paid without any abatement provided under said agreement, or a payment in lieu of taxes is negotiated between the parties.

(2) **Police Service & Code Compliance.** In accordance with Paragraph (1) above, and as permitted by law, the Annexation Property is to be concurrently served by both the Prince George's County Police Department, and the Forest Heights Police Department for purposes of

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police protection. Certain police services may be provided by either the Prince George's County Police Department or the Forest Heights Police Department, or both, pursuant to a Memorandum of Understanding regarding jurisdictional police services or a mutual aid agreement as permitted by law and previously entered into between the Town and the County governments. The Forest Heights Police Department will serve as the primary or lead law enforcement agency having police jurisdiction over the Annexation Area. Such services will commence after annexation, using existing personnel and equipment, at the same 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. The Annexation Area will be subject to the Town's business, building and rental housing regulations.

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

(4) Street Maintenance. The Annexation Property contains no streets or highways under the jurisdiction of the Town of Forest Heights or other public entity. Any existing public streets or roadways nearby will continue to be maintained for public use by the County or the Municipal governments into the foreseeable future. Should any ways be dedicated to public use upon final land use approval of the Development, the Town will assume maintenance responsibilities in accordance with the referenced Pre-Annexation Agreement.

(5) Refuse Collection. The Town presently offers only residential trash collection. The conceptual site plan (CSP-21004) for a mixed-use development indicated that the Development would consist of up to 1,870 multifamily dwelling units, including up to 485 units for seniors, and approximately 289,000 square feet of office and commercial/retail space. There is significant residential development within the Annexation Area and there will eventually be municipal trash collection services arranged for the Annexation Area unless such services are deemed unnecessary by the current or subsequent property owners and the Town due to alternative services supplied by private contractors arranged for by the property owners.

F. Financing Services.

(1) 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 only against taxable property; however, the Town may fund or provide certain extended services by way of intergovernmental grants and/or memoranda of understanding.

(2) According to the Pre-annexation Agreement, upon annexation of the Annexation Area, the Town will grant the Developer, by resolution, a tax abatement from municipal taxation by the Town ("Tax Abatement") applicable to the Development Site for a period of 7 years

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beginning from the date the Annexation Area is annexed into the Town (the "Tax Abatement Period"). The Tax Abatement shall be equal to that portion of Town municipal taxation which is charged on the tax bill for the Development Site along with the State of Maryland and Prince George's County levy to the Developer against real property within the Development Site.

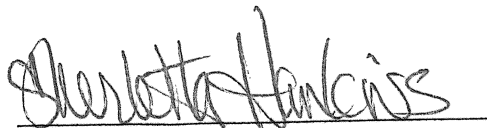
(3) Notwithstanding anything in the pre-annexation agreement to the contrary, the Tax Abatement will not include the tax differential amount that will be assessed by the County in the Development Site once it becomes entirely part of the Town's incorporated area. To effectuate the municipal tax abatement and prevent an added windfall in the Developer's favor due to a lower County tax rate levied in the municipality, the Town will provide a reduced municipal tax rate to apply to the Development Site. Notwithstanding anything in said agreement's paragraph 8 to the contrary, the Tax Abatement applicable to an individual tax account(s) for each new building within the Development Site constructed by the Developer shall expire for said individual tax account(s) one (1) year from the issuance of a valid use and occupancy permit for said new building within the Development Site.

(4) Under the agreement, the Town reserves the right to exercise certain statutory powers under Subtitle 4 of Title 21 of the LG Article of Md. Ann. Code to create municipal special taxing districts within the corporate limits to finance the establishment, acquisition, design, construction, alternation, improvement, extension, operation and maintenance of storm drains, parking facilities, pedestrian malls, street and area lighting, and ride sharing and bus systems, or to finance capital and operating costs to enhance police services, or provide financing for commercial district management authorities established under said Article (the "Special Taxing Powers"). Notwithstanding, the Town has agreed that it will not exercise any Special Taxing Powers applicable to the Development Site within 20 years of the end of the Tax Abatement Period, unless otherwise consented to in writing by the Developer.

APPROVED: By the Town Council of The Town of Forest Heights, Maryland.

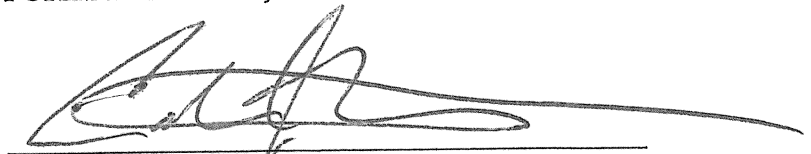
I HEREBY CERTIFY that the above Annexation Plan was passed by the required yeas and nay vote of the Mayor and Council of Forest Heights on the 6 day of February 2023.

ATTEST:



Sherletta Hawkins, Town Clerk

MAYOR AND COUNCIL OF THE TOWN OF
FOREST HEIGHTS, MARYLAND



Calvin Washington, Mayor

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ANNEXATION PLAN SCHEDULE

RESOLUTION INTRODUCTION DATE: February 6, 2023
(After the Annexation Resolution is introduced, the Mayor shall publish notice. The Annexation Plan (regular resolution) should be approved on or about this date.)

ANNEXATION PLAN W/ MAP & EXHIBITS SENT TO COUNTY, MDP, M-NCPPC & PGCPB (AT LEAST 30 DAYS BEFORE HEARING): February 17, 2023

MAIL PUBLIC NOTICE TO CO. COUNCIL, MDP & M-NCPPC: February 17, 2023.
(At least 30 days before the public hearing on an annexation, a copy of the Annexation Plan shall be provided these agencies.)

See ANNEXATION RESOLUTION NO. 01-2023 SCHEDULE for further guidance on annexation deadlines.

THE TOWN OF FOREST HEIGHTS, MARYLAND

Annexation Resolution No. 01-2023

A RESOLUTION PROPOSING THE ANNEXATION OF CERTAIN REAL PROPERTY LOCATED GENERALLY SOUTH OF AND PARTIALLY SURROUNDED BY THE PRESENT CORPORATE LIMITS OF THE TOWN OF FOREST HEIGHTS EXTENDING ALONG, ABUTTING TO, AND INCLUDING UNIMPROVED PROPERTY KNOWN AS NATIONAL VIEW AND FORMALLY KNOWN AS THE BUTLER PROPERTIES INCLUDING PARCELS 26, 27, 32, 33, 35, 36 AND 37 SITUATED EAST OF THE OXON HILL FARM AND NORTH OF THE WASHINGTON CIRCUMFERENTIAL HIGHWAY (I-95 & I-495 – CAPITAL BELTWAY) LOCATED AT AND FRONTING UPON BALD EAGLE ROAD AS FURTHER DEPICTED ON TAX MAP 95, GRIDS F3 AND F4 (ACCOUNT NO.'S 17-121210731, 17-121210285, 17-121210715, 17-121210707, 17-121210681, 17-12121069) AND LANDS OF THE MARYLAND STATE ROADS COMMISSION (“SRC” - PART OF TRACT 5-A AND PART OF TRACT 5-B RECORDED AT LIBER 2372, FOLIO 613, AND PART OF BUTLER TO SRC RECORDED AT 2516, FOLIO 90 OF THE LAND RECORDS OF PRINCE GEORGE’S COUNTY) INTO THE CORPORATE TERRITORY OF THE TOWN FOREST HEIGHTS (THE TENTH EXTENSION); AND PROVIDING FOR THE TERMS AND CONDITIONS OF THE ANNEXATION TO THE TOWN OF FOREST HEIGHTS; AMENDING THE CHARTER OF THE TOWN OF FOREST HEIGHTS FOR THE PURPOSES OF INCLUDING THE ANNEXED PROPERTY WITHIN THE LEGAL DESCRIPTIONS AND PLATS DEPICTING THE CORPORATE LIMITS OF THE TOWN; AND GENERALLY ALL MATTERS RELATED TO SAID ANNEXATION.

WHEREAS, The Town of Forest Heights (the “Town”) is authorized by the Town Charter and provisions of Title 4, Subtitle 4 of the Local Government Article, of the Annotated Code of Maryland (the “Maryland Code”) to expand its municipal boundaries by annexing lands which are adjoining and contiguous; and

WHEREAS, this Resolution is initiated by the Town Council pursuant to §4-403 *et. seq* of the LG Art., of Md. Ann. Code and in accordance with a Pre-Annexation Agreement for National View Development entered into by the Town of Forest Heights and Harbor View Development, L.L.C. on or about June 15, 2022; and

WHEREAS, the property to be annexed will consist of certain properties contiguous and adjoining to the boundaries of the Town, comprised of approximately eight (8) parcels of land ((i) Tax Map 95, Grid F3, Parcels 26 & 27, L. 41840, F. 235, Acct. #17121210731, Bald Eagle Dr., Oxon Hill, MD 20745, 1.84 Acres; (ii) Tax Map 95, Grid F4, Parcel 32, L. 42799, F. 255, Acct. #17121210285, Crow Way, Oxon Hill, MD 20745, 1.05 Acres; (iii) Tax Map 95, Grid F4, Parcel 33, L. 41808, F. 190, Acct. #17121210715, Bald Eagle Dr., Oxon Hill, MD 20745, .11 Acres; (iv) Tax Map 95, Grid F4, Parcel 35, L. 41808, F. 154, Acct. #17121210681, 6407 Oxon Hill Rd., Oxon Hill, MD 20745, 2.0 Acres); (v) Tax Map 95, Grid F4, Parcel 37, L. 41808, F. 190, Acct. #1712121069, Cree Dr., Oxon Hill, MD 20745, 2.23 Acres; and, certain lands of the

State Roads Commission (“SRC”) (i) Part of Tract 5-A, (ii) and Part of Tract 5-B recorded at Liber 2372, Folio 613, and (iii) Part of Butler to SRC recorded at Liber 2516, Folio 90 (subtotalling .486 acres of public lands) of the Land Records of Prince George’s County totaling an area of approximately 9.33 acres of land, more or less, of State and private lands combined which is an area that is contiguous and adjoining to the existing southwestern corporate boundaries of the Town, as further depicted on the Prince George’s County Tax Map (Tax Map 95, Grids F3 & F4), said parcels, except the SRC lands, are further described by the premises addresses stated above (the “Annexation Property”);,; and

WHEREAS, the Annexation Property consists of lands owned by Harbor View Development L.L.C., a Maryland limited liability company, (the “Developer”) and the State Roads Commission (State Highway Administration); and

WHEREAS, the Town Council approved Resolution 13-21 entitled “A Resolution to Approve and Support the Mixed-Use Development of the Property located within and abutting the corporate limits of the Town of Forest Heights known as National View” supporting the mixed-use development known as National View (formerly Harbor View) on April 12, 2021, which included certain additional stipulations or conditions to be placed in the Pre-annexation Agreement; and

WHEREAS, in contemplation of annexation of the National View Annexation Area, the Town and the Developer caused the Development Site to be placed in a zoning classification that allows for high-density mixed-use development and with the new County Zoning Ordinance as approved, is currently zoned “Residential, Multifamily-48” designated as “RMF-48,” which permits high-density multifamily development (up to 48 dwelling units per acre), along with other forms of development that support residential living and walkability in appropriate locations along commercial corridors; and

WHEREAS, the Local Government Article, §4-403 of the Maryland Code states that “[b]efore an annexation resolution is introduced, the legislative body shall obtain consent from: (1) at least 25% of the registered voters who are residents in the area to be annexed; and (2) the owners of at least of 25% of the assessed valuation of real property in the area to be annexed...”; and

WHEREAS, the Annexation Property currently has no known qualified voters currently residing as occupants or tenants upon the premises, or parcels owned and maintained by Harbor View Development, L.L.C.; therefore, the Mayor and Council find that there are no qualified voters residing in the Annexation Property; and

WHEREAS, the Mayor and Council further finds that all of the parcel or lands of the Annexation Property are owned by both taxable and tax-exempt entities, namely Harbor View Development, L.L.C. and the State of Maryland that either consent to this annexation by agreement or are not required to provide consent; and

WHEREAS, the Annexation Property is described in the metes and bounds legal description of parcels or estates of land referenced herein below as the “Tenth Extension,” and the Annexation Property is more further described or depicted on a map exhibit entitled “Map of

the Tenth Extension of the Town of Forest Heights, Prince George's County, Maryland, 1" = 600', November 2022" prepared by Charles P. Johnson and Associates, and certified by Steven William Jones, Professional Land Surveyor, which is attached hereto as Exhibit A, and the Annexation Property is further depicted on the Prince George's County Tax Maps including Parcels 26, 27, 32, 33, 35, 36 and 37 situated east of the Oxon Hill Farm and north of the Washington Circumferential Highway (I-95 & I-495 – Capital Beltway) located at and fronting upon Bald Eagle Road as further depicted on Tax Map 95, Grids F3 And F4 (Account No.'s 17-121210731, 17-121210285, 17-121210715, 17-121210707, 17-121210681, 17-12121069) and lands of the Maryland State Roads Commission ("SRC" - Part Of Tract 5-A and Part of Tract 5-B recorded at Liber 2372, Folio 613, and part of Butler to SRC Recorded at Liber 2516, Folio 90 of the Land Records of Prince George's County); and

WHEREAS, a proposed Annexation Plan consistent with the requirements of Section 4-415 of the Local Government Article, of the Annotated Code of Maryland has been prepared and submitted to the Town and made available for public review and discussion; a copy of the Annexation Plan has been or shall be provided to the Prince George's County Council and the County Executive, the Maryland-National Capital Park and Planning Commission, and the Maryland Department of State Planning at least thirty (30) days prior to the date of the public hearing to be conducted on this Resolution by the Mayor and Council of the Town of Forest Heights; and

WHEREAS, pursuant to Section 24.12 of the Town Ordinance Code, full or partial tax abatements for property owners desiring to be annexed into the Town may be granted for such periods of time not to exceed 10 years as the Council finds is in the best interests of the Town and is fair to the property owner desiring annexation; and

WHEREAS, all requirements of the Laws of the State of Maryland, Prince George's County and the Charter and laws of The Town of Forest Heights regarding initiation of this annexation by the Town's legislative body have been satisfied, and the Town Council has determined that it is desirable to initiate by resolution the annexation process described herein for the benefit of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN OF FOREST HEIGHTS the following:

Section 1. Modification of Town Boundaries. The municipal boundaries of The Town of Forest Heights, Maryland shall be and are hereby amended to incorporate into The Town of Forest Heights the Annexation Property, as described in the metes and bounds legal description of parcels of land referenced herein below as the Tenth Extension, and the Annexation Property is more further described or depicted on a map exhibit entitled "Map of the Tenth Extension of the Town of Forest Heights, Prince George's County, Maryland, 1" = 600', November 2022" prepared by Charles P. Johnson and Associates, and certified by Steven William Jones, Professional Land Surveyor, which is attached hereto as Exhibit A, and the Annexation Property is further depicted on the Prince George's County Tax Maps including Parcels 26, 27, 32, 33, 35, 36 and 37 situated east of the Oxon Hill Farm and north of the Washington Circumferential Highway (I-95 & I-495 – Capital Beltway) located at and fronting

upon Bald Eagle Road as further depicted on Tax Map 95, Grids F3 And F4 (Account No.'s 17-121210731, 17-121210285, 17-121210715, 17-121210707, 17-121210681, 17-12121069) and lands of the Maryland State Roads Commission ("SRC" - Part Of Tract 5-A and Part of Tract 5-B recorded at Liber 2372, Folio 613, and part of Butler to SRC Recorded at Liber 2516, Folio 90 of the Land Records of Prince George's County), and is further described by various premises addresses as Bald Eagle Drive, Crow Way, Cree Drive, and 6403 & 5407 Oxon Hill Road, Oxon Hill, Md. 20745. The annexation plat or map shall be subject to technical review and correction by the Town, or its designee, prior to the public hearing to be held on this Resolution.

Section 2. Amendment of Town Charter. Pursuant to the authority of Article XI-E of the Constitution of Maryland and the Local Government Article of the Maryland Code, the Charter of the Town of Forest Heights (as published by the Md. Department of Legislative Services in Forest Heights, Chapter 53, Volume 3, *the Public Local Laws of Maryland - Compilation of Municipal Charters* and available at <https://mgaleg.maryland.gov/Pubs/LegisLegal/Muni-Chararters/2015-municipal-charter-Forest-Heights.pdf>) be and the same is hereby amended in Section 33-2 of said Charter by adding the following subsection (in *italics*) containing the metes and bounds description of the Annexation Property:

...

(l) Tenth Extension. The boundaries of Forest Heights are hereby extended to include the following parcel of land:

(1) Beginning for the same at a point at the southerly end of the Common line between the "Right-of-Way line" and the "Right-of-Way line of Through Highway" of the Washington Circumferential Highway as shown on State Roads Commission Plat Number 17273, distant 150.01 feet to the right of Base Line of Right-of-Way Station 911+47.32, said point also being at the beginning of the Fourth or North 10°05'06" West, 270.63 feet line of Tract 5-A as described in a Deed from the United States of America to the Maryland State Roads Commission, dated July 8, 1959 and recorded among the Land Records of Prince George's County, Maryland in Liber 2372 at Folio 613, thence leaving the aforesaid Common line between the Right-of-Way line and the Right-of-Way line of Through Highway of the Washington Circumferential Highway, and running with and binding on the Westerly and Northerly lines of the aforesaid Right-of-Way of the Washington Circumferential Highway, and also running with and binding on the aforesaid Fourth line of Tract 5-A, and further running with and binding on the Fifth line of the aforesaid Tract 5-A, and an extension thereof, which lines are also the present easterly and southerly boundary lines of the Town of Forest Heights, the following two courses and distances (i) North 10°05'02" West, 270.65 feet to a point, thence (ii) North 72°38'57" East, 40.86 feet to a point at the intersection of the aforesaid Northerly Right-of-Way line of the Washington Circumferential Highway and the Easterly Right-of-Way line of Bald Eagle Road, thence leaving the aforesaid Northerly Right-of-Way line of the Washington Circumferential Highway, and also leaving the aforesaid extension of the Fifth line of Tract 5-A, and binding on the aforesaid Easterly Right-of-Way lines of Bald Eagle Road, which lines are also the present easterly boundary lines of the Town of Forest Heights, the following two courses and distances (iii) North 16°59'10" West, 1,102.02 feet to a point, thence (iv) North 06°33'47" East, 327.05 feet to a point on a

westerly extension of the Southerly or North 87°46'30" West, 766.10 feet Plat line of Section 16 as shown on an Amended Plat of Subdivision entitled "Forest Heights" and recorded among the aforesaid Land Records in Plat Book WWW 28 at Plat Number 5, thence leaving the aforesaid Easterly Right-of-Way line of Bald Eagle Road, and running reversely with and binding on the aforesaid Southerly Plat line of Section 16, Forest Heights, which line is also the present southerly boundary line of the Town of Forest Heights, the following course and distance (v) North 87°40'57" East, 414.86 feet to a point on the First or North 04°15' East, 120.00 feet line of the Second Parcel as described in a Deed from Adrian P. Fisher to William S. Butler, dated October 4, 1951 and recorded among the aforesaid Land Records in Liber 1418 at Folio 125 (Parcel 26), thence leaving the aforesaid Southerly Plat line of Section 16, Forest Heights, and running reversely with and binding on the aforesaid First line of the Second Parcel as described in Liber 1418 at Folio 125 (Parcel 26), and also running reversely with and binding on the First or North 04°15' East, 120.00 feet line of the Third Parcel as described in the aforesaid Deed recorded in Liber 1418 at Folio 125 (Parcel 27), and further running reversely with and binding on the First or North 04°15' East, 120.00 feet line as described in a Deed from Charles T. Butler, et al to John D. Butler, dated July 31, 1907 and recorded among the aforesaid Land Records in Liber 37 at Folio 362 (Parcel 32), and also further running reversely with and binding on the First or North 04°15' East, 204.00 feet line as described in a Deed from the aforesaid Charles T. Butler, et al to Amelia A. Butler, dated July 31, 1907 and recorded among the aforesaid Land Records in Liber 37 at Folio 361 (Parcel 35), and also further running reversely with and binding on the First or North 04°15' East, 316.00 feet line as described in a Deed from the aforesaid Charles T. Butler, et al to Louisa C. Butler, dated July 31, 1907 and recorded among the aforesaid Land Records in Liber 37 at Folio 363 (Parcel 36), and also further running reversely with and binding on the First or North 04°15' East, 713.00 feet line as described in a Deed from the aforesaid Charles T. Butler, et al to Mary L. Butler, dated July 31, 1907 and recorded among the aforesaid Land Records in Liber 37 at Folio 360 (Parcel 37), which line is also the present westerly boundary line of the Town of Forest Heights, the following course and distance (vi) South 03°45'50" West, 1,419.20 feet to a point on the Common or North 35°41'51" East, 1,797.73 feet line between the aforesaid "Right-of-Way line" and the "Right-of-Way line of Through Highway" of the Washington Circumferential Highway, thence leaving the aforesaid First line as described in Liber 37 at Folio 360, and also leaving the aforesaid Common line between the "Right-of-Way line" and the "Right-of-Way line of Through Highway" of the Washington Circumferential Highway, and running in, through, over and across the aforesaid Washington Circumferential Highway, which line is also the present westerly boundary line of the Town of Forest Heights, the following course and distance (vii) South 12°14'21" East, 214.06 feet to a point on the Northerly line of the aforesaid Right-of-Way line of Through Highway of the Washington Circumferential Highway, thence leaving the aforesaid Town of Forest Heights boundary, and running with and binding on the aforesaid Northerly line of the Right-of-Way line of Through Highway of the Washington Circumferential Highway, and also running for a new boundary line of Forest Heights, the following course and distance (viii) South 56°26'02" West, 88.55 feet to the point of beginning, containing 9.33 acres of land.

...

Section 3. Application of Town Charter and Ordinances. Upon the effective date of this Resolution, the provisions of the Charter, ordinances and Ordinance Code of The Town of Forest Heights, and any local public laws enacted or to be enacted affecting The Town of Forest Heights, shall be effective within the Annexation Property except to the extent that federal law, this Resolution, an Annexation Agreement or the Annexation Plan provides otherwise.

Section 4. Zoning Classification. The Annexation Property is under the land use jurisdiction of the Maryland-National Capital Park and Planning Commission (“M-NCPPC”). The Annexation Property is currently zoned “Residential, Multifamily-48” designated as “RMF-48.” The RMF 48 Zone provides lands for a high-density multifamily development (up to 48 dwelling units per acre), along with other forms of development that support residential living and walkability in appropriate locations along commercial corridors. Development allowed in the RMF-48 Zone includes: multifamily dwellings; live/work units; recreation/entertainment; personal services; and retail sales and services uses that support residential living and walkability, mixed-use development, and supporting public facilities. Upon annexation into the Town, the Annexation Property will likely remain as currently classified under the County Zoning Ordinance.

Section 5. Annexation Plan. The Town has prepared an Annexation Plan with regard to the Annexation Property. The Annexation Plan is attached hereto as Exhibit B, but is not adopted as 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. The Annexation Plan may not be construed in any way as an amendment to this Resolution. A copy of the Annexation Plan has been provided to the Prince George’s County Council and the County Executive, M-NCPPC, and also 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.

Section 6. Public Hearing and Public Notice. 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. 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 Forest Heights, Maryland, 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. 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.

Section 7. Registration of Boundaries. 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. Each such official or agency shall hold this Resolution with the new municipal boundaries on record and available for public inspection.

Section 8. Effective Date. This Resolution shall be deemed “finally enacted” on the date on which the Mayor indicates his approval of the Resolution by affixing his signature hereto. 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.

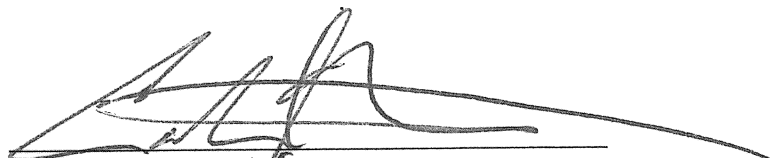
ADOPTED by the Mayor and Council of The Town of Forest Heights, Maryland at a regular or special meeting on the April 19, 2023.

ATTEST:

THE TOWN OF FOREST HEIGHTS,
MARYLAND



Sherletta Hawkins, Town Clerk

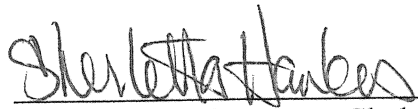


Calvin Washington, Mayor

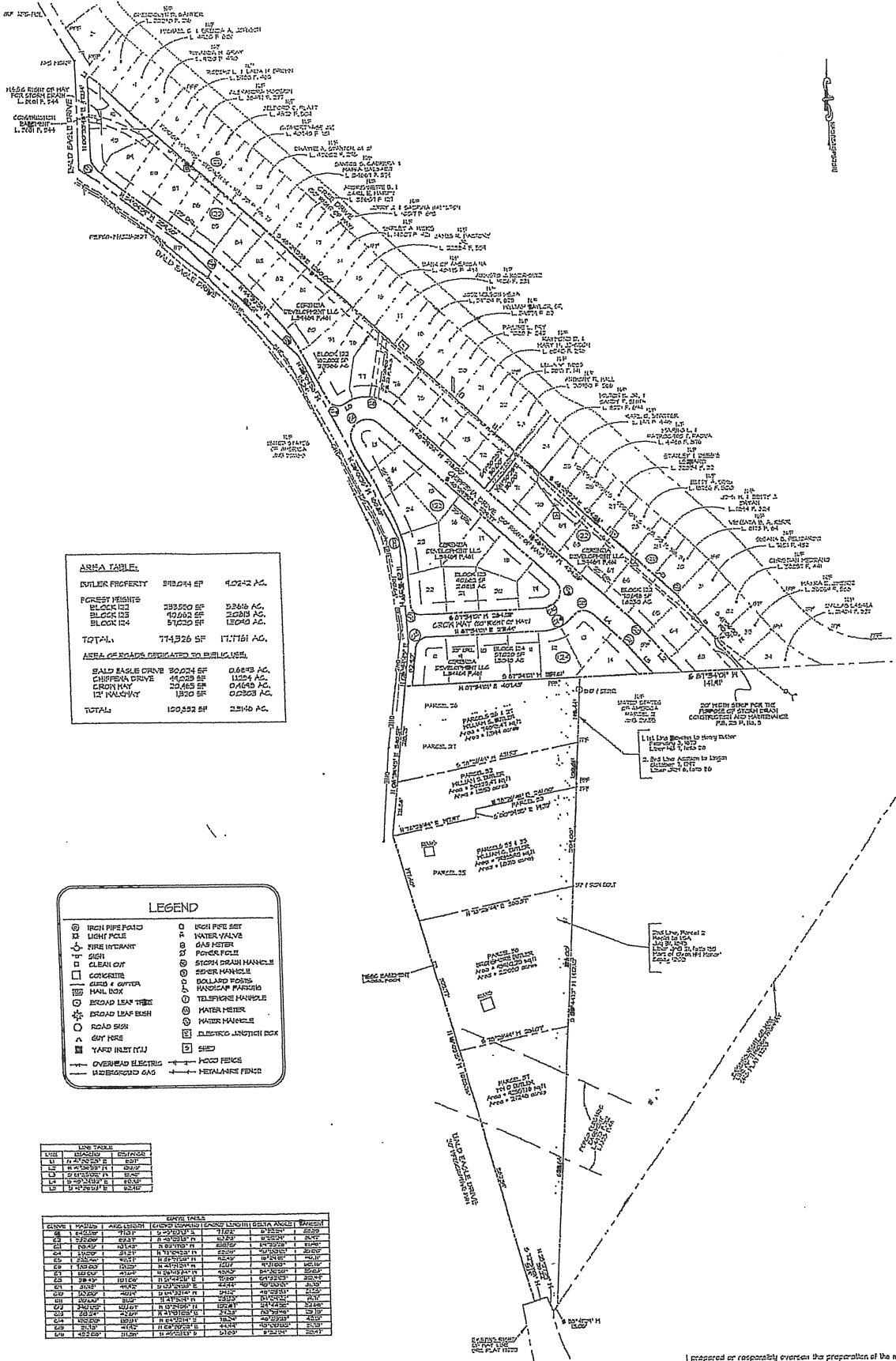
CERTIFICATION

I, HEREBY CERTIFY THAT THE FOREGOING RESOLUTION OF THE TOWN OF FOREST HEIGHTS DESIGNATED ANNEXATION RESOLUTION NO. 01 - 2023, WAS DULY INTRODUCED AND READ, AND THEREAFTER ADVERTISED FOR TWO (2) SUCCESSIVE WEEKS AND CONSIDERED AT A PUBLIC HEARING ON THE 19TH DAY OF APRIL 2023 AND WAS ADOPTED BY THE TOWN COUNCIL AT A DULY ANNOUNCED PUBLIC MEETING, IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE ANNOTATED CODE OF MARYLAND AND CHARTER OF THE TOWN OF FOREST HEIGHTS.

ATTEST:



Sherletta Hawkins, Town Clerk



AREA TABLE:

BUTLER PROPERTY	578,074 SF	13,242 AC.
FOREST HEIGHTS		
BLOCK 122	132,500 SF	3,046 AC.
BLOCK 123	12,663 SF	289 AC.
BLOCK 124	57,220 SF	1,304 AC.
TOTAL:	174,326 SF	3,711 AC.
AREA OF ROADS RELATED TO UTILITIES		
BALD EAGLE DRIVE	20,074 SF	0,462 AC.
CHIPPEWA DRIVE	41,023 SF	0,934 AC.
CRONWAY	20,465 SF	0,468 AC.
1 ST WALKWAY	1,800 SF	0,041 AC.
TOTAL:	103,322 SF	2,340 AC.

LEGEND

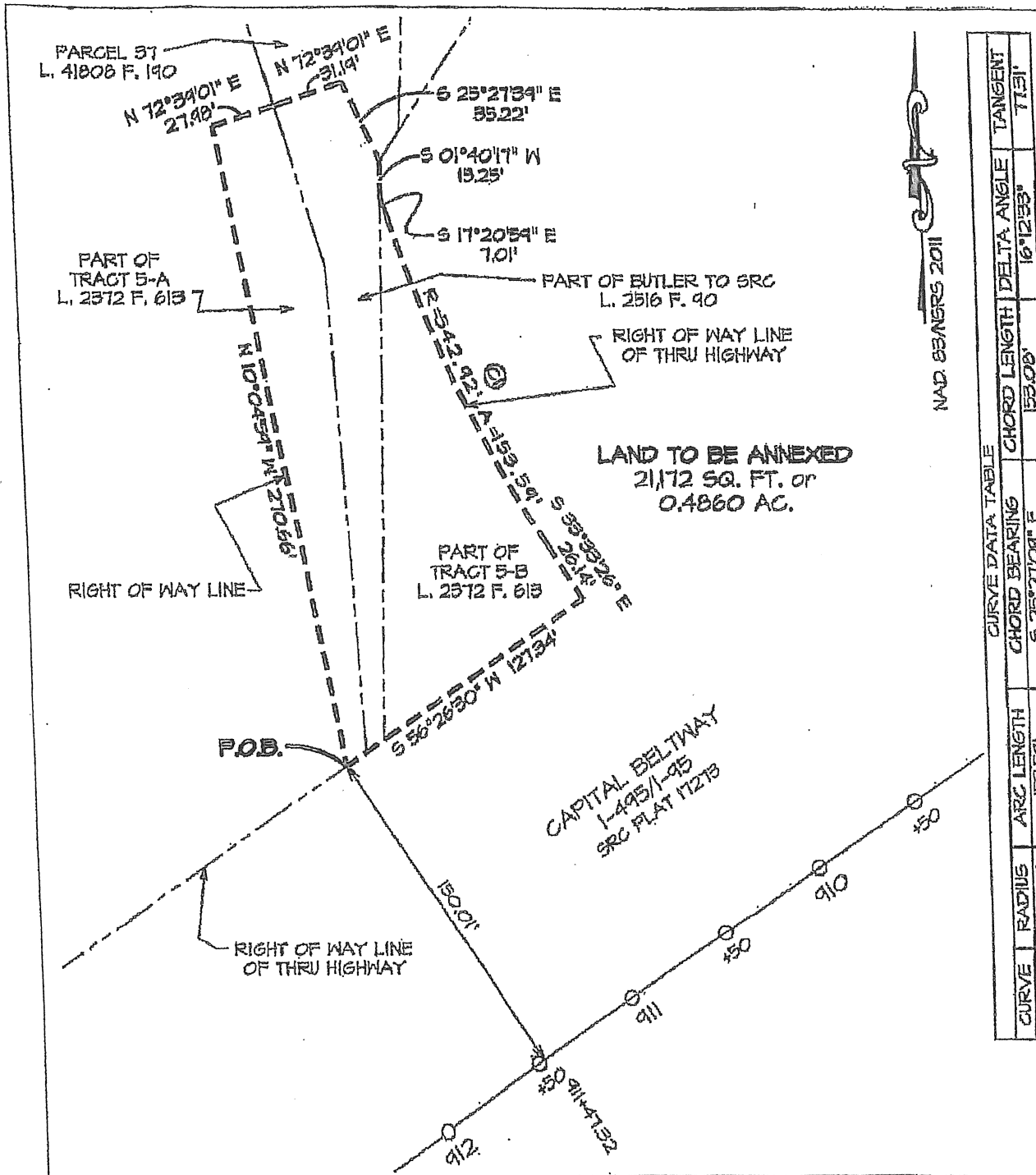
○ IRON PIPE POINT	○ IRON PIPE SET
⊕ LIGHT POLE	○ WATER VALVE
⊕ FIRE HYDRANT	○ GAS METER
⊕ DISH	○ POWER POLE
⊕ CLEAN OIL	○ SHOWER DRAIN MANHOLE
⊕ CONCRETE	○ SEWER MANHOLE
⊕ MAIL BOX	○ BOLLARD POSTS
⊕ ROAD LEAF TREE	○ HANDICAP PARKING
⊕ ROAD LEAF BUSH	○ TELEPHONE MANHOLE
⊕ ROAD SIGN	○ WATER METER
⊕ YARD HOSE	○ WATER MANHOLE
⊕ YARD INLET (TJ)	○ ELECTRIC JUNCTION BOX
⊕ OVERHEAD ELECTRIC	⊕ SHED
⊕ UNDERGROUND GAS	⊕ HOOD FENCE
	⊕ METALANE FENCE

LINE TABLE

LINE	DESCRIPTION	DATE/AGE
1	12" WATER	2010
2	12" WATER	2010
3	12" WATER	2010
4	12" WATER	2010
5	12" WATER	2010

BEARING TABLE

LINE	START	END	BEARING	LENGTH	AREA
1	1	2	N 89° 00' 00" W	100.00	100.00
2	2	3	S 89° 00' 00" W	100.00	100.00
3	3	4	S 00° 00' 00" W	100.00	100.00
4	4	5	N 89° 00' 00" W	100.00	100.00
5	5	6	N 00° 00' 00" W	100.00	100.00
6	6	7	N 89° 00' 00" W	100.00	100.00
7	7	8	S 89° 00' 00" W	100.00	100.00
8	8	9	S 00° 00' 00" W	100.00	100.00
9	9	10	S 89° 00' 00" W	100.00	100.00
10	10	11	S 00° 00' 00" W	100.00	100.00
11	11	12	N 89° 00' 00" W	100.00	100.00
12	12	13	N 00° 00' 00" W	100.00	100.00
13	13	14	N 89° 00' 00" W	100.00	100.00
14	14	15	S 89° 00' 00" W	100.00	100.00
15	15	16	S 00° 00' 00" W	100.00	100.00
16	16	17	S 89° 00' 00" W	100.00	100.00
17	17	18	S 00° 00' 00" W	100.00	100.00
18	18	19	N 89° 00' 00" W	100.00	100.00
19	19	20	N 00° 00' 00" W	100.00	100.00
20	20	21	N 89° 00' 00" W	100.00	100.00
21	21	22	S 89° 00' 00" W	100.00	100.00
22	22	23	S 00° 00' 00" W	100.00	100.00
23	23	24	S 89° 00' 00" W	100.00	100.00
24	24	25	S 00° 00' 00" W	100.00	100.00
25	25	26	N 89° 00' 00" W	100.00	100.00
26	26	27	N 00° 00' 00" W	100.00	100.00
27	27	28	N 89° 00' 00" W	100.00	100.00
28	28	29	S 89° 00' 00" W	100.00	100.00
29	29	30	S 00° 00' 00" W	100.00	100.00
30	30	31	S 89° 00' 00" W	100.00	100.00
31	31	32	S 00° 00' 00" W	100.00	100.00
32	32	33	N 89° 00' 00" W	100.00	100.00
33	33	34	N 00° 00' 00" W	100.00	100.00
34	34	35	N 89° 00' 00" W	100.00	100.00
35	35	36	S 89° 00' 00" W	100.00	100.00
36	36	37	S 00° 00' 00" W	100.00	100.00
37	37	38	S 89° 00' 00" W	100.00	100.00
38	38	39	S 00° 00' 00" W	100.00	100.00
39	39	40	N 89° 00' 00" W	100.00	100.00
40	40	41	N 00° 00' 00" W	100.00	100.00
41	41	42	N 89° 00' 00" W	100.00	100.00
42	42	43	S 89° 00' 00" W	100.00	100.00
43	43	44	S 00° 00' 00" W	100.00	100.00
44	44	45	S 89° 00' 00" W	100.00	100.00
45	45	46	S 00° 00' 00" W	100.00	100.00
46	46	47	N 89° 00' 00" W	100.00	100.00
47	47	48	N 00° 00' 00" W	100.00	100.00
48	48	49	N 89° 00' 00" W	100.00	100.00
49	49	50	S 89° 00' 00" W	100.00	100.00
50	50	51	S 00° 00' 00" W	100.00	100.00
51	51	52	S 89° 00' 00" W	100.00	100.00
52	52	53	S 00° 00' 00" W	100.00	100.00
53	53	54	N 89° 00' 00" W	100.00	100.00
54	54	55	N 00° 00' 00" W	100.00	100.00
55	55	56	N 89° 00' 00" W	100.00	100.00
56	56	57	S 89° 00' 00" W	100.00	100.00
57	57	58	S 00° 00' 00" W	100.00	100.00
58	58	59	S 89° 00' 00" W	100.00	100.00
59	59	60	S 00° 00' 00" W	100.00	100.00
60	60	61	N 89° 00' 00" W	100.00	100.00
61	61	62	N 00° 00' 00" W	100.00	100.00
62	62	63	N 89° 00' 00" W	100.00	100.00
63	63	64	S 89° 00' 00" W	100.00	100.00
64	64	65	S 00° 00' 00" W	100.00	100.00
65	65	66	S 89° 00' 00" W	100.00	100.00
66	66	67	S 00° 00' 00" W	100.00	100.00
67	67	68	N 89° 00' 00" W	100.00	100.00
68	68	69	N 00° 00' 00" W	100.00	100.00
69	69	70	N 89° 00' 00" W	100.00	100.00
70	70	71	S 89° 00' 00" W	100.00	100.00
71	71	72	S 00° 00' 00" W	100.00	100.00
72	72	73	S 89° 00' 00" W	100.00	100.00
73	73	74	S 00° 00' 00" W	100.00	100.00
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75	75	76	N 00° 00' 00" W	100.00	100.00
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77	77	78	S 89° 00' 00" W	100.00	100.00
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79	79	80	S 89° 00' 00" W	100.00	100.00
80	80	81	S 00° 00' 00" W	100.00	100.00
81	81	82	N 89° 00' 00" W	100.00	100.00
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83	83	84	N 89° 00' 00" W	100.00	100.00
84	84	85	S 89° 00' 00" W	100.00	100.00
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86	86	87	S 89° 00' 00" W	100.00	100.00
87	87	88	S 00° 00' 00" W	100.00	100.00
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91	91	92	S 89° 00' 00" W	100.00	100.00
92	92	93	S 00° 00' 00" W	100.00	100.00
93	93	94	S 89° 00' 00" W	100.00	100.00
94	94	95	S 00° 00' 00" W	100.00	100.00
95	95	96	N 89° 00' 00" W	100.00	100.00
96	96	97	N 00° 00' 00" W	100.00	100.00
97	97	98	N 89° 00' 00" W	100.00	100.00
98	98	99	S 89° 00' 00" W	100.00	100.00
99	99	100	S 00° 00' 00" W	100.00	100.00
100	100	101	S 89° 00' 00" W	100.00	100.00
101	101	102	S 00° 00' 00" W	100.00	100.00
102	102	103	N 89° 00' 00" W	100.00	100.00
103	103	104	N 00° 00' 00" W	100.00	100.00
104	104	105	N 89° 00' 00" W	100.00	100.00
105	105	106	S 89° 00' 00" W	100.00	100.00
106	106	107	S 00° 00' 00" W	100.00	100.00
107	107	108	S 89° 00' 00" W	100.00	100.00
108	108	109	S 00° 00' 00" W	100.00	100.00
109	109	110	N 89° 00' 00" W	100.00	100.00
110	110	111	N 00° 00' 00" W	100.00	100.00
111	111	112	N 89° 00' 00" W	100.00	100.00
112	112	113	S 89° 00' 00" W	100.00	100.00
113	113	114	S 00° 00' 00" W	100.00	100.00
114	114	115	S 89° 00' 00" W	100.00	100.00
115	115	116	S 00° 00' 00" W	100.00	100.00
116	116	117	N 89° 00' 00" W	100.00	100.00
117	117	118	N 00° 00' 00" W	100.00	100.00
118	118	119	N 89° 00' 00" W	100.00	100.00
119	119	120	S 89° 00' 00" W	100.00	100.00
120	120	121	S 00° 00' 00" W	100.00	100.00
121	121	122	S 89° 00' 00" W	100.00	100.00
122	122	123	S 00° 00' 00" W	100.00	100.00
123	123	124	N 89° 00' 00" W	100.00	100.00
124	124	125	N 00° 00' 00" W	100.00	100.00
125	125	126	N 89° 00' 00" W	100.00	100.00
126	126	127	S 89° 00' 00" W	100.00	100.00
127	127	128	S 00° 00' 00" W	100.00	100.00
128	128	129	S 89° 00' 00" W	100.00	100.00
129	129	130	S 00° 00' 00" W	100.00	100.00
130	130	131	N 89° 00' 00" W	100.00	100.00
131	131	132	N 00° 00' 00" W	100.00	100.00
132	132	133	N 89° 00' 00" W	100.00	100.00
133	133	134	S 89° 00' 00" W	100.00	100.00
134	134	135	S 00° 00' 00" W	100.00	100.00
135	135	136	S 89° 00' 00" W	100.00	100.00
136	136	137	S 00° 00' 00" W	100.00	100.00
137	137	138	N 89° 00' 00" W	100.00	100.00
138	138	139	N 00° 00' 00" W	100.00	100.00
139	139	140	N 89° 00' 00" W	100.00	100.00
140	140	141	S 89° 00' 00" W	100.00	100.00
141	141	142	S 00° 00' 00" W	100.00	100.00
142	142	143	S 89° 00' 00" W	100.00	100.00
143	143	144	S 00° 00' 00" W	100.00	100.00
144	144	145	N 89° 00' 00" W	100.00	100.00
145	145	146	N 00° 00' 00" W	100.00	100.00
146	146	147	N 89° 00' 00" W	100.00	100.00
147	147	148	S 89° 00' 00" W	100.00	100.00
148	148	149	S 00° 00' 00" W	100.00	100.00
149	149	150	S 89° 00' 00" W	100.00	100.00
150	150	151	S 00° 00' 00" W	100.00	100.00
151	151	152	N 89° 00' 00" W	100.00	100.00
152	152	153	N 00° 00' 00" W	100.00	100.00
153	153	154	N 89° 00' 00" W	100.00	100.00
154	154	155	S 89° 00' 00" W	100.00	100.00
155	155	156	S 00° 00' 00" W	100.00	100.00
156	156	157	S 89° 00' 00" W	100.00	100.00
157	157	158	S 00° 00' 00" W	100.00	100.00
158	158	159	N 89° 00' 00" W	100.00	100.00
159	159	160	N 00° 00' 00" W	100.00	100.00
160	160	161	N 89° 00' 00" W	100.00	100.00
161	161	162	S 89° 00' 00" W	100.00	100.00
162	162	163	S 00° 00' 00" W	100.00	100.00



NAD 83/NSRS 2011

CURVE DATA TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	542.92'	153.59'	S 25°21'04" E	153.00'	16°12'53"	71.21'

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MICHAEL R. DAVIS

 PROFESSIONAL LAND SURVEYOR - MD #11033
 EXP. DATE: 09-10-2020

LAND TO BE ANNEXED
 LANDS OF THE
MARYLAND STATE ROADS COMMISSION
 LIBER 2372 FOLIO 613
 LIBER 2516 FOLIO 90
 PRINCE GEORGE'S COUNTY
 MARYLAND

SCHEDULE B SHEET 1 OF 1 SCALE 1"=60'

EXH. 2 of Annex. plan

