

THE TOWN OF FOREST HEIGHTS, MARYLAND

Annexation Resolution No. 01-2025

A RESOLUTION REGARDING THE ANNEXATION OF CERTAIN TAX-EXEMPT REAL PROPERTY LOCATED GENERALLY SOUTH OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF FOREST HEIGHTS ALONG OR NEAR INDIAN HEAD HIGHWAY (MD 210) INCLUDING LAND OWNED BY THE STATE OF MARYLAND, PRINCE GEORGE'S COUNTY, THE PRINCE GEORGE'S COUNTY BOARD OF EDUCATION, THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION, THE OXON HILL VOLUNTEER FIRE COMPANY AND TWO CHURCHES INCLUDING SEGMENTS OF CERTAIN PUBLIC RIGHTS OF WAY UNDER THE JURISDICTION OF THE STATE HIGHWAY ADMINISTRATION, PRINCE GEORGE'S COUNTY AND THE BOARD OF EDUCATION BEING LANDS LOCATED NEAR AND INCLUDING LEYTE DRIVE PARK NEAR THE COMMUNITIES OF SOUTH LAWN, MURRAY HILL AND BROOK MANOR INCLUDING PROPERTIES LOCATED GENERALLY NORTH AND WEST OF THE HENSON CREEK STREAM VALLEY PARK ALONG LIVINGSTON ROAD AS FURTHER DESCRIBED BELOW CONTAINING APPROXIMATELY 112 ACRES OF LAND, MORE OR LESS, INTO THE CORPORATE TERRITORY OF THE TOWN OF FOREST HEIGHTS; 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 of the LG Art., of Md. Ann. Code; and

WHEREAS, the property to be annexed will consist of several parcels or lots of tax exempt land owned by various entities totaling an area of approximately 112 total acres of land, more or less, contiguous and adjoining to the existing corporate boundaries of the Town, as further depicted on the Prince George's County Tax Maps 104, Grid No. F3; 104 Grid No. F4; 105, Grid No. A3; 105, Grid No. B3; 105 Grid B4; 105, and Grid A4, and said properties and rights of way are further described in the Annexation Plan adopted contemporaneously with this Resolution and by a metes and bounds description provided hereinbelow (the "Annexation Area" or "Annexed Property"); and

WHEREAS, the publicly-owned land within the Annexation Property is currently zoned "Residential, Rural" designated as "RR", RSF-65 (Residential, Single-Family - 65), RMF-20,

CS, CGO & RSF 65, as further described in the Zoning Ordinance Subdivision Regulations, & Landscape Manual (Effective 4/1/2022) published by Prince George's County, and upon annexation into the Town, the Annexation Property will likely remain as currently classified under the County Zoning Ordinance; 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, after an annexation resolution is introduced, the chief executive and administrative officer of the municipality shall publish notice in accordance with the requirements of Section 4-406 of LG Art., and notify commercial property owners in the area to be annexed of: (1) all personal property taxes and fees imposed by the municipality; and (2) the date, time, and place that the legislative body sets for the public hearing on the proposed annexation, and public notice of the annexation resolution shall be published, if the total area of the proposed annexation is 25 acres or less, at least two times at not less than weekly intervals in at least one newspaper of general circulation in the municipality and the area to be annexed and the public hearing shall be set no sooner than 15 days after the final required publication of the public notice; and

WHEREAS, the Mayor and Council further finds that there are approximately 11 Parcels, 6 Lots, and 10 public road segments located within the Annexation Area, more or less, owned by several tax-exempt and/or governmental entities; and

WHEREAS, the Mayor and Council finds that the parcel or lots of lands of the Annexation Property or Area are owned by certain tax exempt, public entities, namely the State of Maryland (i.e., SHA and the State Roads Commission), Prince George's County, the Md. National-Park and Planning Commission, the Board of Education of Prince Georges' County, certain churches (St. Columba Catholic Church, Oxon Hill Inc. & National Capital Presbytery Inc.) and a fire company (Oxon Hill Vol. Fire Co.) including certain buildings and other improvements to real property situated thereon; and

WHEREAS, the Annexation Property currently has no known qualified voters or residents currently residing as residential occupants or tenants upon the premises, or parcels owned and maintained by said public entity; therefore, the Mayor and Council further finds and concludes that there are no qualified voters residing in the Annexation Property or Area and the property owner of tax-exempt land is not entitled to vote, petition, consent to, or otherwise participate in a municipal annexation referendum; and

WHEREAS, the Annexation Property or Area is described in the metes and bounds legal description of a parcel, lot or parcels of land printed in the body of this Resolution, which shall be deemed controlling, and a plat or exhibit entitled “Map of the Fifteenth Extension of the Town of Forest Heights,” prepared by Charles P. Johnson and Associates, Inc. on or about

January of 2025, and certified by Steven William Jones, Md. Professional Land Surveyor (No. 21072), which is attached hereto and incorporated herein by reference as Exhibit A; and

WHEREAS, an 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, 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 for the benefit of the Town and the subject property owner.

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 or Area, as described in the metes and bounds legal description of parcels of land referenced herein on a Map of the Fifteenth Extension of the Town of Forest Heights, Prince George's County, Maryland, dated January 2025 (1" = 1000') along with a description, by metes and bounds, of the area to be annexed containing approximately 112 acres of land and to be placed in Section 2 of this Annexation Resolution 01-2025 and be further codified in the Town Charter as Section 33-2(q) (Fifteenth Extension) or thereabouts, which shall be interpreted to be the official and controlling legal description of the area proposed to be annexed by said Annexation Resolution and this Annexation Plan. 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-Charter/2022-municipal-charter-forest_heights.pdf](https://mgaleg.maryland.gov/Pubs/LegisLegal/Muni-Charter/2022-municipal-charter-forest_heights.pdf)*), as amended or revised, 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:

...

(q) Fifteenth (15th) 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 easternmost corner of Ownership Parcel 5-C as shown on a subdivision record plat entitled "Parcel 5, Ownership Parcels 5-A, 5-B and 5-C), Salubria" and recorded among the Land Records of Prince George's County, Maryland in Plat Book 254 as Plat No. 71, said point being also on the thirty-eighth (38th) or North 61°33'03" West, 181.47 feet line as described in Part One of the Seventh Extension of the town of Forest Heights said point being 12.54 feet from the beginning thereof, and running thence with and binding on the outlines of said Part One of the Seventh Extension of Forest Heights, the following four (4) courses and distances*
- (i) *South 61°33'03" East, 12.54 feet to a point, thence*
 - (ii) *South 25°41'49" East, 744.42 feet to a point, thence*
 - (iii) *North 78°19'16" East, 239.87 feet to a point, thence*
 - (iv) *South 00°06'54" East, 55.00 feet to a point at the end of the first (1st) or North 78°15'20" East, 280.75 feet line as described in a deed from John W. Miller and Frances Miller, to the Washington Suburban Sanitary Commission, a public corporation of the State of Maryland, dated August 12, 1960 and recorded among the aforesaid Land Records in Liber 2477 at Folio 245, said point being also at the easterly end of the northerly or North 78°15'20" East, 280.70 feet line of Lot 1, Block A, as shown on a subdivision record plat entitled "Plat No. Four, South-Lawn" and recorded among the aforesaid Land Records in Plat Book WWW 23 as Plat No. 25, and running thence, reversely with and binding on said first (1st) deed line and said northerly lot line, the following course and distance*
 - (v) *South 78°19'16" West, 251.64 feet to a point, at the northerly end of the easterly, existing right of way line of Maryland Route 210 (Indian Head Highway) as shown on the State of Maryland Department of Transportation, State Highway Administration, State Roads Commission, Plat No. 60006, entitled "Right of Way Project : Md 210 (Indian Head Highway) at Livingston Rd. / Kerby Hill Road Interchange", said point being 170.53 feet easterly of, and perpendicular to, base line station 94+93.08 shown thereon, and running thence with and binding on said easterly existing right of way lines shown on said State Roads Commission plat, the following three (3) courses and distances*
 - (vi) *149.09 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 3,749.72 feet and a chord bearing and distance of South 06°48'31" West, 149.08 feet to a point, thence with a non-tangent line*
 - (vii) *South 89°51'58" West, 8.50 feet to a point, thence continuing with the easterly existing right of way line shown on said Plat No. 60006 and running with and binding on the easterly existing right of way line of through highway shown on State of Maryland Department of Transportation, State Highway Administration, State Roads Commission, Plat No. 59743, entitled "Right of Way Project : Md 210 (Indian Head Highway) at Livingston Rd. / Kerby Hill Road Interchange", the following course and distance*

- (viii) *South 00°06'18" East, 1,031.37 feet to a point, at the westerly end of the northerly or South 83°40'18" East, 32.96 feet line (labelled "1") of Item No. 107410 as shown on the State of Maryland Department of Transportation, State Highway Administration, State Roads Commission, Plat No. 59744, entitled "Right of Way Project : Md 210 (Indian Head Highway) at Livingston Rd. / Kerby Hill Road Interchange", said Item No. 107410 being the land conveyed in a deed from Tony M. Washington, to the State of Maryland to the use of the State Highway Administration of the Department of Transportation, dated April 28, 2015 and recorded among the aforesaid Land Records in Liber 37145 at Folio 348, and running thence with and binding on the outline of said Item No. 107410, the land described in said deed, the following two (2) courses and distances*
- (ix) *South 83°38'41" East, 32.97 feet to a point, thence*
- (x) *South 21°56'57" West, 87.24 feet to a point on the easterly, existing right of way line of through highway, shown on said Plat No. 59744, and running thence with and binding on said easterly, existing right of way line of through highway, shown on said Plat No. 59744, and as shown on the State of Maryland Department of Transportation, State Highway Administration, State Roads Commission, Plat No. 59745, entitled "Right of Way Project : Md 210 (Indian Head Highway) at Livingston Rd. / Kerby Hill Road Interchange", the following course and distance*
- (xi) *South 00°38'49" East, 1,127.08 feet to a point, thence continuing with the easterly existing right of way line of through highway, shown on said Plat No. 59745, the following course and distance*
- (xii) *South 04°02'22" East, 141.61 feet to a point on the northerly or North 78°25'12" West, 192.70 feet line of Parcel B as shown on a subdivision record plat entitled "Parcel B & part of Block S, Henry J. Rolfs Addition to South-Lawn" and recorded among the aforesaid Land Records in Plat Book NLP 99 as Plat No. 31, distant, 1.94 feet easterly from the westerly end thereof, and running thence, reversely with and binding on the outline of said Parcel B, the following nine (9) courses and distances*
- (xiii) *South 78°21'16" East, 190.76 feet to a point, thence*
- (xiv) *North 09°27'05" West, 108.46 feet to a point on the southerly right of way line of Roanne Drive, (50' R/W), as shown on said Plat No. 31, and running thence with and binding on said right of way line, the following course and distance*
- (xv) *15.06 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 50.00 feet and a chord bearing and distance of North 80°32'44" East, 15.00 feet to a point, thence, continuing with the outline of said Parcel B, with a non-tangent line*
- (xvi) *South 09°27'05" East, 114.24 feet to a point, thence*
- (xvii) *South 78°21'16" East, 59.46 feet to a point, thence*

- (xviii) North 24°28'56" East, 191.72 feet to a point, thence
- (xix) North 04°15'10" East, 463.33 feet to a point, thence
- (xx) North 81°49'46" East, 120.43 feet to a point, thence
- (xxi) South 62°32'24" East, 95.29 feet to a point on the westerly or 76.04 feet arc right of way line of Leyte Drive, (120' R/W), as shown on a subdivision record plat entitled "Plat No. One, South-Lawn" and recorded among the aforesaid Land Records in Plat Book WWW 22 as Plat No. 61, an arc distance of 16.01 feet southerly from the northerly end thereof, and running thence with and binding on the outline of said Leyte Drive, as shown on said Plat No. 61, the following four (4) courses and distances
- (xxii) 16.01 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 1,155.00 feet and a chord bearing and distance of North 27°51'26" East, 16.01 feet to a point, thence with a non-tangent line
- (xxiii) South 61°44'44" East, 120.00 feet to a point, thence
- (xxiv) 68.14 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 1,035.00 feet and a chord bearing and distance of South 26°22'06" West, 68.13 feet to a point, thence with a tangent line
- (xxv) South 24°28'56" West, 433.58 feet to a point at the westerly end of the northerly or 39.49 feet arc right of way line of Forest Drive, (50' R/W), as shown on said Plat No. 61, and running thence with and binding on the outline of said Forest Drive, as shown on said Plat No. 61, the following six (6) courses and distances
- (xxvi) 39.49 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 32°04'59" East, 33.38 feet to a point, thence
- (xxvii) 70.52 feet along the arc of a tangent curve, deflecting to the left, having a radius of 162.10 feet and a chord bearing and distance of North 78°53'21" East, 69.96 feet to a point, thence with a tangent line
- (xxviii) North 66°25'36" East, 65.58 feet to a point, thence
- (xxix) South 29°06'06" West, 82.46 feet to a point, thence
- (xxx) 126.38 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 212.10 feet and a chord bearing and distance of South 83°29'46" West, 124.52 feet to a point, thence
- (xxxi) 26.56 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 62°31'26" West, 24.65 feet, to a point at the northerly end of the easterly or 131.78 feet arc right of way line of Leyte Drive, as shown on a subdivision record plat entitled "Lots 1 thru 6, Block A, South-Lawn" and recorded among the aforesaid Land Records in Plat Book NLP 112 as Plat No. 21, and running thence with and binding on

the easterly right of way lines of Leyte Drive, as shown on said Plat No. 21, the following three (3) courses and distances

- (xxxii) 131.78 feet along the arc of a tangent curve, deflecting to the left, having a radius of 2,157.34 feet and a chord bearing and distance of South 22°43'56" West, 131.76 feet to a point, thence with a tangent line*
- (xxxiii) South 20°58'56" West, 258.03 feet to a point, thence*
- (xxxiv) 12.50 feet along the arc of a tangent curve, deflecting to the left, having a radius of 212.00 feet and a chord bearing and distance of South 19°17'32" West, 12.50 feet to a point at the easterly end of the northerly or South 72°27'41" East, 60.01 feet line of Lot 13, Block C as shown on a subdivision record plat entitled "Plat Two, Livingston Woods" and recorded among the aforesaid Land Records in Plat Book NLP 140 as Plat No. 55, and running thence, reversely with and binding on the outlines said Plat No. 55, the following three (3) courses and distances*
- (xxxv) North 72°23'48" West, 60.01 feet to a point, thence*
- (xxxvi) South 68°10'37" West, 115.15 feet to a point, thence*
- (xxxvii) South 85°58'56" West, 45.65 feet to a point at the beginning of the first (1st) or South 41°17'09" West, 66.70 feet line of Item No. 107003 – Diane Locklear, as shown on the State of Maryland Department of Transportation, State Highway Administration, State Roads Commission, Plat No. 59746, entitled "Right of Way Project : Md 210 (Indian Head Highway) at Livingston Rd. / Kerby Hill Road Interchange", said line being an easterly right of way line for MD Rte. 210, Indian Head Highway shown on said Plat No. 59746, and running thence with and binding on said first (1st) line of Item No. 107003, the following course and distance*
- (xxxviii) South 41°19'13" West, 66.70 feet to a point, thence continuing with the easterly right of way lines shown on said Plat No. 59746, the following two (2) courses and distances*
- (xxxix) South 00°17'19" East, 109.75 feet to a point, thence*
- (xl) South 05°42'13" East, 545.58 feet to a point on the northerly or fourth (4th) North 71°39'11" East, 30.75 feet Right of Way Line & Line of Division of Item No. 106981 – Phyllis A. Carter Cotton & Paul A. Cotton, as shown on the State of Maryland Department of Transportation, State Highway Administration, State Roads Commission, Plat No. 59747, entitled "Right of Way Project : Md 210 (Indian Head Highway) at Livingston Rd. / Kerby Hill Road Interchange", said line being an easterly right of way line for MD Rte. 210, Indian Head Highway, shown on said Plat No. 59747, and running thence with and binding on the easterly right of way lines shown on said Plat No. 59747, the following three (3) courses and distances*
- (xli) North 71°39'11" East, 12.22 feet to a point, thence*

- (xlii) *South 22°44'43" East, 113.62 feet to a point, thence*
- (xliii) *South 10°49'44" East, 43.53 feet to a point on the southerly or 116.09 feet arc line of Lot 1, Block C, as shown on a subdivision record plat entitled "Plat Two, Livingston Woods" and recorded among the aforesaid Land Records in Plat Book NLP 140 as Plat No. 55, an arc distance of 62.35 feet westerly, from the easterly end thereof, said line being on the northerly side of Parcel 86, shown on Grid A3 of Prince George's County Tax Map No. 105, having a Tax Account Identifier of District 12, Account Number 1203504, the owner of said Parcel 86 reported to be "Board of Education" as per a Real Property Data Search in the Maryland Department of Assessments and Taxation web site, and running thence with the outlines of said Plat No. 55, and the northerly lines of said Parcel 86, the following five (5) courses and distances*
 - (xliv) *62.35 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 258.19 feet and a chord bearing and distance of North 62°58'43" East, 62.20 feet to a point, thence with a tangent line*
 - (xlv) *North 56°03'37" East, 138.59 feet to a point, thence*
 - (xlvi) *South 33°56'53" East, 125.35 feet to a point, thence*
 - (xlvii) *North 56°03'37" East, 185.36 feet to a point, thence*
 - (xlviii) *North 62°02'12" East, 179.23 feet to a point, continuing thence with the outline of said Parcel 86, the following two courses and distances*
 - (xlix) *South 69°07'35" East, 485.05 feet to a point at the beginning of the first (1st) or South 83°53' East, 518.62 feet line of Parcel 2 as described in a deed from James C. Cooksey, Jr., Personal Representative of the Estate of Catherine M. Cooksey, to 7609 Livingstone Road LLC, a Virginia limited liability company, dated December 23, 2021 and recorded among the aforesaid Land Records in Liber 46918 at Folio 103, said line being also the first (1st) or South 81°40' East, 823.8 feet line as described in a deed from Joseph C. Mattingly, et ux., to the Board of Education of Prince George's County, a body politic and corporate, dated April 15, 1925 and recorded among the aforesaid Land Records in Liber 243 at Folio 256, continuing thence with the outline of said Parcel 86, and running with and binding on said first deed lines, and running reversely with and binding on the first (1st) or North 83°53' West, 300.00 feet line as described in Part One of said deed recorded in Liber 46918, at Folio 103, the following course and distance*
- (l) *South 88°52'40" East, 796.95 feet to a point on the westerly right of way line of Livingston Road, (60' R/W), as shown on Prince George's County Right of Way Plat No. 417, entitled "Right of Way Plat, Board of County Commissioners, Prince George's County, Maryland, Livingston Road, STA 15+00 to 31+00", and running thence with and binding on said westerly right of way line, the following course and distance*

- (li) *North 19°34'46" East, 414.89 feet to a point, thence crossing said Livingston Road, the following course and distance*
- (lii) *South 70°25'14" East, 60.00 feet to a point on the sixth (6th) or North 62°00' West, 367.80 feet line described in a deed from Adrian P. Fisher, Trustee, to the Oxon Hill Volunteer Fire Company No. 1, Inc., dated February 20, 1946 and recorded among the aforesaid Land Records in Liber 804 at Folio 297, said point being also on the southerly side of Elwin Road, (30' R/W), and running thence with and binding on said southerly side of Elwin Road, the following course and distance, and running reversely with and binding on the outline of the lands described in said deed recorded in Liber 804 at Folio 297, the following three (3) courses and distances*
- (liii) *South 69°43'46" East, 354.80 feet to a point, thence*
- (liv) *South 20°16'14" West, 316.23 feet to a point on the northerly side of Shago Drive, (30' R/W), and running thence with and binding on said northerly side of Shago Drive, and continuing with the outline of the lands described in said deed recorded in Liber 804 at Folio 297, and running reversely with and binding on the first (1st) or South 52°08' East, 181.46 feet line as described in a deed from Anthony Picone, et ux., to Oxon Hill Volunteer Fire Company No. 1, Inc., a Maryland corporation, dated January 3, 1949 and recorded among the aforesaid Land Records in Liber 1091 at Folio 435, the following course and distance*
- (lv) *North 59°33'33" West, 357.36 feet to a point on the easterly right of way line of Livingston Road, (60' R/W), as shown on the aforesaid Prince George's County Right of Way Plat No. 417, and running thence with and binding on said easterly right of way line of Livingston Road, the following course and distance*
- (lvi) *South 19°34'46" West, 402.93 feet to a point on an extension of the eighth (8th) or South 62°35'40" East, 735.28 feet line as described in a supplemental confirmatory quitclaim deed from The Roman Catholic Archbishop of Washington, and his successors in office, a corporation, to St. Columbia Catholic Church, Oxon Hill, Inc., a Maryland Catholic non-profit religious corporation, dated September 19, 2023 and recorded among the aforesaid Land Records in Liber 49390 at Folio 169, and running thence, reversely with and binding on the outline of the lands described in said deed, the following four (4) courses and distances*
- (lvii) *South 62°32'40" East, 751.27 feet to a point, thence*
- (lviii) *South 62°29'00" East, 275.00 feet to a point, thence*
- (lix) *South 55°07'06" West, 828.24 feet to a point, thence*
- (lx) *North 27°06'59" West, 214.12 feet to a point at the easterly end of the North 54°10' East, 160.09 feet common lot line between Lots 3 and 4, Block H, as shown on a subdivision record plat entitled "Blocks H and J and Part of*

Blocks C, E and K, Murray Hill” and recorded among the aforesaid Land Records in Plat Book WWW 30 as Plat No. 26, and running thence, reversely with and binding on said common lot line, the following course and distance

- (lxi) *South 54°13'01" West, 160.09 feet to a point on the north-easterly or North 35°50'00" West, 747.19 feet right of way line of Hart Road (60' R/W), as shown on said Plat No. 26, distant, 171.17 feet southerly from the northerly end thereof, and running thence with and binding on said north-easterly right of way lines of Hart Road, the following three (3) courses and distances*
- (lxii) *North 35°46'59" West, 171.17 feet to a point, thence*
- (lxiii) *140.26 feet along the arc of a tangent curve, deflecting to the left, having a radius of 490.00 feet and a chord bearing and distance of North 43°59'00" West, 139.78 feet to a point, thence*
- (lxiv) *25.28 feet along the arc of a tangent curve, deflecting to the right, having a radius of 20.00 feet and a chord bearing and distance of North 15°57'59" West, 23.63 feet to a point on the south-easterly right of way line of said Livingston Road as shown on said Plat No. 26, and running thence, reversely with and binding on said south-easterly right of way lines of Livingston Road, the following six (6) courses and distances, commencing with a non-tangent line and crossing Hart Road*
- (lxv) *South 20°15'02" West, 146.06 feet to a point, thence*
- (lxvi) *425.11 feet along the arc of a tangent curve, deflecting to the right, having a radius of 428.69 feet and a chord bearing and distance of South 48°39'32" West, 407.90 feet to a point, thence with a tangent line*
- (lxvii) *South 77°04'02" West, 169.68 feet to a point at the easterly end of the southerly or 1,701 feet radius right of way line of Livingston Road (variable width R/W), as shown on the State of Maryland, Department of Transportation, State Highway Administration, State Roads Commission, Plat No. 59754, entitled “Right of Way Project : Md 210 (Indian Head Highway) at Livingston Rd. / Kerby Hill Road Interchange” and running thence with and binding on the southerly right of way lines of Livingston Road, as shown on said Plat No. 59754, the following three (3) courses and distances*
- (lxviii) *563.58 feet along the arc of a tangent curve, deflecting to the left, having a radius of 1701.00 feet and a chord bearing and distance of South 67°34'32" West, 561.00 feet to a point, thence with a tangent line*
- (lxix) *South 58°05'02" West, 292.88 feet to a point, thence*
- (lxx) *31.13 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 13°29'36" West, 28.08 feet to a point, on the easterly or 469 feet radius right of way line of Murray Hill Drive, as shown on said Plat No. 59754, and running thence with and binding on said easterly right of way line of Murry Hill Drive and as shown on the State of Maryland, Department of Transportation, State Highway*

Administration, State Roads Commission, Plat No. 59749, entitled "Right of Way Project : Md 210 (Indian Head Highway) at Livingston Rd. / Kerby Hill Road Interchange", the following course and distance

- (lxxi) 203.27 feet along the arc of a tangent curve, deflecting to the right, having a radius of 469.00 feet and a chord bearing and distance of South 19°06'01" East, 201.68 feet to a point, thence continuing with the right of way lines shown on said Plat No. 59749, the following four (4) courses and distances, commencing with a non-tangent line crossing said Murry Hill Drive*
- (lxxii) South 79°11'01" West, 50.01 feet to a point, thence*
- (lxxiii) North 10°44'08" West, 36.54 feet to a point, thence*
- (lxxiv) North 14°41'45" West, 57.43 feet to a point, thence*
- (lxxv) 87.50 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 45.98 feet and a chord bearing and distance of North 73°13'28" West, 74.88 feet to a point, thence crossing MD Rte. 210, Indian Head Highway, (variable width R/W), with a non-tangent line, the following course and distance*
- (lxxvi) South 35°33'27" West, 357.12 feet to a point at the northerly end of the easterly right of way line & existing right of way line or Kerby Hill Road (variable width R/W), as shown on said Plat No. 59749, and running thence with and binding on the easterly right of way lines of Kerby Hill Drive as shown on said Plat No. 59749 and as shown on the State of Maryland, Department of Transportation, State Highway Administration, State Roads Commission, Plat No. 59753, entitled "Right of Way Project : Md 210 (Indian Head Highway) at Livingston Rd. / Kerby Hill Road Interchange" the following course and distance*
- (lxxvii) South 85°18'42" West, 115.48 feet to a point, continuing thence with and binding on the Right of Way Lines and Prince George's County Right of Way Lines, as shown on said Plat No. 59753, the following five (5) courses and distances*
- (lxxviii) 76.20 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 230.00 feet and a chord bearing and distance of South 70°34'15" West, 75.85 feet to a point, thence*
- (lxxix) 207.51 feet along the arc of a tangent curve, deflecting to the right, having a radius of 631.45 feet and a chord bearing and distance of South 89°28'35" West, 206.58 feet to a point, thence with a tangent line*
- (lxxx) North 81°06'33" West, 28.99 feet to a point, thence crossing said Kerby Hill Road, (a variable width R/W), the following course and distance*
- (lxxxix) North 15°43'12" West, 68.20 feet to a point, thence*

- (lxxxii) North 81°06'33" West, 215.02 feet to a point, thence continuing with and binding on the Right of Way Lines shown on said Plat No. 59753, the following eight (8) courses and distances
- (lxxxiii) North 08°53'27" East, 2.43 feet to a point, thence
- (lxxxiv) 55.63 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 562.00 feet and a chord bearing and distance of South 87°52'26" East, 55.61 feet to a point, thence with a non-tangent line
- (lxxxv) North 08°53'27" East, 142.30 feet to a point, thence
- (lxxxvi) South 84°18'20" East, 240.09 feet to a point, thence
- (lxxxvii) North 52°41'33" East, 77.80 feet to a point, thence
- (lxxxviii) North 62°48'08" East, 86.06 feet to a point, thence
- (lxxxix) North 17°39'42" West, 194.77 feet to a point, thence
- (xc) North 72°56'33" East, 92.34 feet to a point, at the northerly end of the westerly or North 05°17'49" West, 28.07 feet line (line number 5) of the "Extra Land Area" of Wilson Towers L.L.L.P., Item No. 106989, shown on the State of Maryland, Department of Transportation, State Highway Administration, State Roads Commission, Plat No. 59748, entitled "Right of Way Project : Md 210 (Indian Head Highway) at Livingston Rd. / Kerby Hill Road Interchange" and running thence with and binding on the right of way lines shown on said Plat No. 59748, the following twelve (12) courses and distances
- (xci) South 05°16'27" East, 28.07 feet to a point, thence
- (xcii) North 84°47'28" East, 5.43 feet to a point, thence
- (xciii) North 55°52'10" East, 18.91 feet to a point, thence
- (xciv) North 80°55'19" East, 64.42 feet to a point, thence
- (xcv) North 08°31'44" West, 32.34 feet to a point, thence
- (xcvi) North 07°25'54" West, 114.89 feet to a point, thence
- (xcvii) North 06°30'05" West, 330.33 feet to a point, thence
- (xcviii) North 06°49'14" West, 165.82 feet to a point, thence
- (xcix) North 22°04'58" West, 97.25 feet to a point, thence
- (c) North 40°11'05" West, 19.33 feet to a point, thence
- (ci) North 22°04'39" West, 56.90 feet to a point, thence
- (cii) North 06°38'48" West, 22.54 feet to a point at the southerly end of the westerly Right of Way Line & Line of Division shown on the aforementioned State Roads Commission Plat No. 59747, and running thence with and binding on

the westerly right of way lines shown on said Plat No. 59747, the following six (6) courses and distances

- (ciii) North 22°05'07" West, 229.14 feet to a point, thence*
- (civ) 98.35 feet along the arc of a tangent curve, deflecting to the left, having a radius of 88.00 feet and a chord bearing and distance of North 54°06'05" West, 93.31 feet to a point, thence with a non-tangent line*
- (cv) North 48°48'00" East, 52.35 feet to a point, thence*
- (cvi) North 48°10'19" East, 121.89 feet to a point, thence*
- (cvii) North 53°55'34" East, 79.95 feet to a point, thence continuing with the westerly right of way lines shown on said Plat No. 59747 and running with and binding on the westerly right of way lines shown on the aforementioned State Roads Commission Plat No. 59746, the following course and distance*
- (cviii) North 05°09'13" West, 1,181.53 feet to a point, continuing thence with the westerly right of way lines of said Plat No. 59746 and running with and binding on the westerly right of way lines shown on the aforementioned State Roads Commission Plat No. 's 59745 and 59744, the following course and distance*
- (cix) North 03°00'42" West, 1,486.30 feet to a point, continuing thence with the westerly right of way lines of said Plat No. 59744 and running with and binding on the westerly right of way line shown on the aforementioned State Roads Commission Plat No. 59743 the following course and distance*
- (cx) North 00°06'33" West, 848.34 feet to a point, continuing thence with and binding on the westerly right of way lines shown on said Plat No. 59743 the following two (2) courses and distances*
- (cxi) South 89°52'33" West, 22.19 feet to a point, continuing thence with the westerly right of way lines of said Plat No. 59743 and running with and binding on the westerly right of way line shown on the aforementioned State Roads Commission Plat No. 60006, the following course and distance*
- (cxii) North 00°04'24" East, 386.81 feet to a point, continuing thence with and binding on the westerly right of way lines shown on said Plat No. 60006, the following four (4) courses and distances*
- (cxiii) South 89°50'23" West, 10.13 feet to a point, thence*
- (cxiv) North 00°10'12" West, 37.84 feet to a point, thence*
- (cxv) North 47°05'30" West, 133.90 feet to a point, continuing thence with the westerly right of way lines of said Plat No. 60006 and running with and binding on the westerly right of way line shown on the State of Maryland, Department of Transportation, State Highway Administration, State Roads Commission, Plat No. 55560, entitled "I-295 Interchange, Ramps E, E-1, F, O & R (for MD 210)", the following course and distance*

- (cxvi) North 00°24'19" East, 403.49 feet to a point, continuing thence with and binding on the Right of Way Lines shown on said Plat No. 55560, the following nine (9) courses and distances
- (cxvii) North 05°38'40" East, 271.71 feet to a point, thence
- (cxviii) North 75°52'01" West, 45.93 feet to a point, thence
- (cxix) 176.81 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 400.00 feet and a chord bearing and distance of South 62°16'21" West, 175.37 feet to a point, thence with a non-tangent line
- (cxx) South 15°03'52" East, 20.00 feet to a point, thence
- (cxxi) South 77°02'47" West, 30.94 feet to a point, thence
- (cxxii) North 10°50'34" West, 20.00 feet to a point, thence
- (cxxiii) 101.65 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 400.00 feet and a chord bearing and distance of South 86°26'22" West, 101.38 feet to a point, thence with a non-tangent curve
- (cxxiv) North 68°32'29" West, 38.48 feet to a point, thence
- (cxxv) North 80°53'13" West, 196.00 feet to a point at the westerly end of the North 80°55'04" West, 196.00 feet line (labelled No. 15) of the Fee Simple Area of Harbor Place, L.L.C., Item No. 99043, as shown on said Plat No. 55560, and running thence, in, through, over and across the said Fee Simple Area identified as Item 99043, the following course and distance
- (cxxvi) North 41°27'27" East, 71.02 feet to a point at the westerly end of the South 80°55'04" East, 158.00 feet line, (labelled line no. 4) of said Fee Simple Area identified as Item 99043, as shown on said Plat No. 55560, and running thence with and binding on the northerly right of way lines shown on said Plat No. 55560, the following four (4) courses and distances
- (cxxvii) South 80°53'15" East, 158.00 feet to a point, thence
- (cxxviii) 152.78 feet along the arc of a tangent curve, deflecting to the left, having a radius of 330.00 feet and a chord bearing and distance of North 85°50'58" East, 151.42 feet to a point, thence with a non-tangent line
- (cxxix) North 14°25'14" West, 9.98 feet to a point, continuing thence with the northerly right of way line shown on said Plat No. 55560 and running with and binding on the westerly right of way line shown on the State of Maryland, Department of Transportation, State Highway Administration, State Roads Commission, Plat No. 55559, entitled "I-295 Interchange, Ramps E, E-1, F, O & R (for MD 210)", the following course and distance
- (cxxx) 273.79 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 344.00 feet and a chord bearing and distance of North 52°46'42"

East, 266.62 feet to the point of beginning, containing approximately 112 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 or state 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) and the District Council. The Annexation Property or Area is currently zoned "Residential, Rural" designated as "RR" which provides for and encourages variation in the size, shape, and width of single-family detached residential subdivision lots, in order to better utilize their natural terrain; to facilitate the planning of single-family residential developments with moderately large lots and dwellings of various sizes and styles; to encourage the preservation of trees and open spaces; and to prevent soil erosion and stream valley flooding, and other classifications as described in the Annexation Plan and on the County's Zoning Map and Ordinance. 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 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 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 four (4) 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 his 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 and Council President indicate Council's approval of the Resolution by affixing their signatures 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 June 18th, 2025.

ATTEST:

THE TOWN OF FOREST HEIGHTS,
MARYLAND

LaToya Chisolm
LaToya Chisolm, Town Clerk

Troy Barrington Lilly
Troy Barrington Lilly (Jun 27, 2025 10:22 EDT)
Troy Barrington Lilly, Mayor

Paula Noble
Paula Noble (Jun 27, 2025 10:24 EDT)
Paula Noble, Council President

[Exhibits A (Annexation Map) & B (Annex. Plan)]

CERTIFICATION

I, HEREBY CERTIFY THAT THE FOREGOING RESOLUTION OF THE TOWN OF FOREST HEIGHTS DESIGNATED ANNEXATION RESOLUTION NO. 01 - 2025, WAS DULY INTRODUCED AND READ, AND THEREAFTER ADVERTISED FOR FOUR (4) SUCCESSIVE WEEKS AND CONSIDERED AT A PUBLIC HEARING ON THE 2nd DAY OF JUNE 2025 AND WAS LATER PASSED BY THE TOWN COUNCIL AT A DULY ANNOUNCED TOWN MEETING ON JUNE 18TH, IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE ANNOTATED CODE OF MARYLAND AND CHARTER OF THE TOWN OF FOREST HEIGHTS.

ATTEST:

LaToya Chisolm
LaToya Chisolm, Town Clerk

ANNEXATION RESOLUTION SCHEDULE

ANNEX. PLAN INTRODUCTION & APPROVAL DATE: April 7, 2025
ANNEX. RESOLUTION INTRODUCTION DATE: April 7, 2025
ANNEXATION PLAN TO COUNTY, MDP, M-NCPPC & PGCPB (AT LEAST 30 DAYS
BEFORE HEARING): April 11, 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 17, 2025
PUBLIC HEARING DATE (NOT LESS THAN 15 DAYS AFTER THE FINAL
PUBLICATION OF THE NOTICES): June 2, 2025
ENACTMENT DATE (ON OR AFTER HEARING DATE): June 18, 2025
EFFECTIVE DATE (45 DAYS AFTER ENACTMENT): Aug 2, 2025
FILE ENACTED RESOLUTION (WITH CLERK OF CIR. COURT, MD. DEPT.
LEGISLATIVE SERVICES, COUNTY TAX ASSESSOR & M-NCPPC W/I 10 DAYS):
Aug 12, 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 each week.*

THE TOWN OF FOREST HEIGHTS, MARYLAND

ANNEXATION PLAN

Resolution 14- 25

FOR THE ANNEXATION OF CERTAIN TAX-EXEMPT REAL PROPERTY LOCATED GENERALLY SOUTH OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF FOREST HEIGHTS ALONG OR NEAR INDIAN HEAD HIGHWAY (MD 210) INCLUDING LAND OWNED BY THE STATE OF MARYLAND, PRINCE GEORGE'S COUNTY, THE PRINCE GEORGE'S COUNTY BOARD OF EDUCATION, THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION, THE OXON HILL VOLUNTEER FIRE COMPANY AND TWO CHURCHES INCLUDING SEGMENTS OF CERTAIN PUBLIC RIGHTS OF WAY UNDER THE JURISDICTION OF THE STATE HIGHWAY ADMINISTRATION, PRINCE GEORGE'S COUNTY AND THE BOARD OF EDUCATION BEING LANDS LOCATED NEAR AND INCLUDING LEYTE DRIVE PARK NEAR THE COMMUNITIES OF SOUTH LAWN, MURRAY HILL AND BROOK MANOR INCLUDING PROPERTIES LOCATED GENERALLY NORTH AND WEST OF THE HENSON CREEK STREAM VALLEY PARK ALONG LIVINGSTON ROAD AS FURTHER DESCRIBED BELOW CONTAINING APPROXIMATELY 112 ACRES OF LAND, MORE OR LESS, INTO THE CORPORATE TERRITORY OF THE TOWN OF FOREST HEIGHTS

WHEREAS, the Town Council of the Town of Forest Heights (the "Town") has initiated a resolution (Annexation Resolution 01-2025) proposing to annex certain property contiguous and adjoining to the boundaries of the Town (the "Annexation Area"), comprised of the following parcels, lots and public roadways or rights of way (ROW):

Lands to be Annexed

Parcel/ Lot/ ROW	Ac.	Dist.-Tax ID No.	Address	Tax Map/ Grid No.	Owner
INDIAN HEAD HIGHWAY (MD 210)	-	n/a	N/A (GENERALLY SOUTH OF SOUTH LAWN LOCAL PARK TO LIVINGSTON RD.)	104/F3	MD SHA
P. B (p/o P. B)	3.089	12- 1329085	ROANNE DR, OXON HILL, MD 20745	105/A3	M-NCPPC – LEYTE DR. PARK
P. 22	1.74	12- 1329101	LEYTE DR., OXON HILL 20745	105/A3	M-NCPPC
LEYTE DRIVE (CO 1068)	-	N/A	N/A	105/A3	PRINCE GEORGE'S CO.
FOREST DRIVE (CO 1459)	-	N/A	N/A	105/A3	PRINCE GEORGE'S CO.
P. 86	20.92	12-	7701 LIVINGSTON	105/A3	PRINCE

		1203504	RD., OXON HILL, MD 20745		GEORGE'S COUNTY BOARD OF EDUCATION
LOT 2	.708	12-1264563	7801 INDIAN HEAD HIGHWAY, OXON HILL, MD 20745 (CULBRETH SUBDIV.)	105/A3	STATE OF MARYLAND
LOT 1	.574	12-1264555	7805 INDIAN HEAD HIGHWAY, OXON HILL, MD 20745	105/A4	STATE OF MARYLAND
P. 178	2.93	12-1235431	7929 LIVINGSTON RD., OXON HILL, MD 20745	105/A4	STATE OF MARYLAND (STATE ROADS COMMISSION)
P. 180	.994	12-1219344	7927 LIVINGSTON RD., OXON HILL, MD 20745	105/A4	STATE OF MARYLAND (STATE ROADS COMMISSION)
P. 181	.48	12-1219351	LIVINGSTON RD., OXON HILL, MD 20745	105/A4	STATE OF MARYLAND (STATE ROADS COMMISSION)
P. 183	6.47	12-1311117 & 12-1311133	7801 LIVINGSTON RD, OXON HILL, MD 20745	105/A4	NATIONAL CAPITAL PRESBYTERY INC.
P. 89	6.48	12-1203496	LIVINGSTON RD, OXON HILL, MD 20745	105/A3	PRINCE GEORGE'S COUNTY BOARD OF EDUCATION – OXON HILL ELEMENTARY SCHOOL
BAYNE DR. – OXON HILL SCHOOL RD. (OP 80)	-	N/A	N/A	105/A3	PRINCE GEORGE'S COUNTY BOARD OF EDUCATION – OXON HILL ELEMENTARY SCHOOL
Lots 1, 2, &	.904	12-	7804 LIVINGSTON	105/B4	ST. COLUMBA

3		1306000	RD, OXON HILL 20745		CATHOLIC CHURCH, OXON HILL INC.
P. 184	11.41	12- 1306026	7804 LIVINGSTON RD OXON HILL 20745	105/B4	ST. COLUMBA CATHOLIC CHURCH, OXON HILL INC.
P. 127	2.56	12- 1304641	7600 LIVINGSTON RD OXON HILL 20745	105/B3	OXON HILL VOL. FIRE CO.
MURRAY HILL DR. (CO 1856)	-	N/A	N/A	105/A4	PRINCE GEORGE'S CO.
KERBY HILL RD. (CO 582)	-	N/A	N/A	105/A4	PRINCE GEORGE'S CO.
SERVICE RDS. (MD 210-A, MD 210-G, & MD 210-H)	-	N/A	N/A	105/A4	MD SHA
P. 173	.293	12- 1251891	516 KERBY HILL RD, FORT WASHINGTON, MD 20744	105/A4	STATE OF MARYLAND (SHA)
P. 62	.666	12- 1356005	512 KERBY HILL RD, FORT WASHINGTON, MD 20744	104/F4	STATE OF MARYLAND (SHA)
Lot 75	.215	12- 1370691	508 KERBY HILL RD, FORT WASHINGTON, MD 20744	104/F4	STATE OF MARYLAND (SHA)

; and

WHEREAS, Charles P. Johnson & Associates Inc. has prepared a Map of the Fifteenth Extension of the Town of Forest Heights, Prince George's County, Maryland, dated January 2025 (1" = 1000') along with a description, by metes and bounds, of the area to be annexed containing approximately 112 acres of land and to be placed in Section 2 of Annexation Resolution 01-2025 and be further codified in the Town Charter as Section 33-2(q) (Fifteenth Extension) or thereabouts, which shall be interpreted to be the official and controlling legal description of the area proposed to be annexed by said Annexation Resolution and this Annexation Plan; and

WHEREAS, the Annexation Area proposed to be annexed consists of lands owned by the State of Maryland (State Highway Administration/State Roads Commission including but not limited to parcels or lots located along Kerby Hill Rd.), Prince George's County, the Prince George's County Board of Education (including but not limited to the Oxon Hill Elementary School & Oxon Hill Staff Development Center), the Maryland-National Capital Park and Planning Commission (the "M-NCPPC") (including but not limited to the Leyte Drive Park), the

Oxon Hill Volunteer Fire Co. [#821] (now legally known as the Oxon Hill Volunteer Fire & Rescue Company, Inc.), the National Capital Presbytery, Inc. (sometimes known as the Southminster Presbyterian Church) and the St. Columba Catholic Church, Oxon Hill, Inc.; 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 and/or tax-exempt 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 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 01-2025, along with any exhibits referenced therein, which are 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 Property is an assembly of lots, parcels or roadway segments as enumerated in the above table contained in the first recital and entitled "Lands to be Annexed," and incorporated herein by reference. The Annexation Property is specifically shown in the Prince George's County Tax Records in certain Tax Maps as stated above in said table. The Annexation Property is further located in Subregion VII (Planning Area 76B - Henson Creek & Planning Area 80 - South Potomac Sector) which together with Planning Area 76A is governed by one Master Plan for Prince George's County for Planning Areas 76A, 76B, & 80. The Annexation Property is more particularly described or depicted on a plat or exhibit entitled "Map of the Fifteenth Extension of the Town of Forest Heights," prepared by Charles P. Johnson and Associates, Inc. on or about January of 2025, and certified by Steven William Jones, Maryland Professional Land Surveyor (No. 21072), which is attached hereto and incorporated herein by reference as Exhibit A.

(2) The Annexation Property is under the land use jurisdiction of the Maryland-National Capital Park and Planning Commission ("M-NCPPC") and the County Council sitting as the

Regional District Council. The portion of the Annexation Property near Livingston Rd. and the above-described churches, fire house and elementary school is currently zoned “Residential, Rural” designated as “RR” which provides for and encourages variation in the size, shape, and width of single-family detached residential subdivision lots, in order to better utilize their natural terrain; to facilitate the planning of single-family residential developments with moderately large lots and dwellings of various sizes and styles; to encourage the preservation of trees and open spaces; and to prevent soil erosion and stream valley flooding. The portion of the Annexation Property near and including Leyte Dr. Park is classified as RSF-65 (Residential, Single-Family - 65), which the purposes of the RSF-65 Zone are: (A) To provide for and encourage variation in the size, shape, and width of single-family detached residential subdivision lots, in order to better utilize the natural terrain; (B) To facilitate the planning of higher density single-family residential developments with small lots and dwellings of various sizes and styles; (C) To encourage the preservation of trees and open spaces; and (D) To prevent soil erosion and stream valley flooding. The portion of the Annexation Property near or along Kerby Hill Road and owned by the State is zoned RMF-20, CS, CGO or RSF 65, as further described in the Zoning Ordinance, Subdivision Regulations, & Landscape Manual (Effective 4/1/2022) published by Prince George’s County; however, the State-owned lands are exempt from local zoning regulations. Upon annexation into the Town, the Annexation Property 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 landowners (i.e., the State of Maryland, Prince George’s County, M-NCPPC, said religious institutions or said fire company, and the Board of Education, etc.) concerning dedication of portions of the Annexation Property 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 Property 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 Property. The sewer basin is basin ID: 11, basin name: Broad Creek. 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 Prince George's County Police Department, the Prince George's County Division of the Maryland-National Capital Park Police, and the Forest Heights Police Department for purposes of police protection. The Prince George's County Division of the Maryland-National Capital Park Police is the law enforcement arm of the Prince George's County Department of Parks and Recreation, whose role is to protect and secure the properties and activities of the Maryland-National Capital Park and Planning Commission and its visitors. Certain police services may be provided by either the Prince George's County Police Department, said Park Police or the Forest Heights Police Department, or concurrently by 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, M-NCPPC and/or the County governments. The Forest Heights Police Department will serve as the primary, secondary, or otherwise a supporting law enforcement agency depending on the location and agency having concurrent or primary 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. The FHPD will also coordinate with school security personnel employed by the Board of Education's Safety and Security Services.

(2) Emergency Service. The Oxon Hill Volunteer Fire Company featuring paramedic ambulance, truck and engine squads or units 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.

(3) Street Maintenance. The Annexation Area contains no through streets or highways under the jurisdiction of the Town of Forest Heights for the general use of the travelling public. Any existing public streets or roadways nearby, within or adjoining the Annexation Area will continue to be maintained for public use by the County, State or other governments into the foreseeable future. Driveways or access roads to land within the Annexation Area will continue to be maintained by the State, County, M-NCPPC or the Board of Education as applicable.

(4) Refuse Collection. The Town presently offers only residential trash collection. 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 within the Annexation Area will continue to be collected by the County or other public entity.

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 Property 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.

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 nays vote of the Mayor and Council of Forest Heights on the 7th day of April 2025.

ATTEST:

THE TOWN OF FOREST HEIGHTS, MD.

LaToya Chisolm
LaToya Chisolm, Town Clerk

Troy Lilly
Troy Lilly, Mayor

CPI Charles P. Johnson & Associates, Inc.
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