

**THE TOWN OF
BLADENSBURG, MARYLAND
ANNEXATION RESOLUTION NO. 1-2025**

**A RESOLUTION BY THE MAYOR AND COUNCIL OF THE TOWN OF
BLADENSBURG TO ENLARGE THE CORPORATE BOUNDARIES OF THE
TOWN BY ANNEXATION OF 113 ACRES OF LAND MORE OR LESS**

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

WHEREAS, the Town has approved an Annexation Plan for the annexation of certain tax-exempt real property located generally south of the present corporate limits of the Town of Bladensburg including a segment of the right of way of Kenilworth Avenue (MD 201) and abutting land owned by the Washington Suburban Sanitary Commission (Parcel 156) and the Maryland-National Capital Park and Planning Commission (Parcel 155), and a segment of the right of way of the Baltimore-Washington Parkway (MD 295) generally from the intersection of MD Route 201 north to the vicinity of Monroe Street and land owned by Prince George’s County (Parcels 117, 122, 126, and 184, and Lots 101 through 144 and Lots 55 through 70, said lots having 28 separate tax identification accounts, situated along Inwood Street (undeveloped)), and land owned by the Redevelopment Authority of Prince George’s County (Parcel 28) said parcel commonly known as the Prince George’s Hospital Center containing a total of 113 acres of land more or less and including any public or private ways found therein as further described below in said Annexation Plan; and

WHEREAS, Charles P. Johnson & Associates Inc. has prepared a Map of the 2024 Extension of the Town of Bladensburg dated October 2024 along with a Description of Area to be Annexed by the Town of Bladensburg (Prince George’s County, Maryland – 16 pages), attached hereto and incorporated herein as “Exhibits A and B,” which shall be interpreted to control as the official description of the area proposed to be annexed by said Annexation Resolution and said Annexation Plan; and

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

IT IS, THEREFORE, RESOLVED, by the Mayor and Council of the Town of Bladensburg that the following rights of way, parcels and lots of land adjacent to the corporate boundaries of the Town, which is more particularly described on a Map of the

2024 Extension of the Town of Bladensburg dated October 2024 prepared by Charles P. Johnson & Associates Inc. and certified by Steven William Jones, Professional Land Surveyor (No. 21072) bearing his professional seal, which is attached hereto and incorporated herein by reference as Exhibit A, along with a metes and bounds description entitled as a “Description of Area to be Annexed by the Town of Bladensburg, Prince George’s County, Maryland” (16 pages) prepared by said firm, which is attached hereto and incorporated herein by reference as Exhibit B.

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

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

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

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

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

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

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

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

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

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

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

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

INTRODUCED THE 24TH DAY OF OCTOBER 2024

REGINE WATSON, TOWN CLERK

ENACTED THIS 9TH DAY OF DECEMBER 2024

TAKISHA D. JAMES, MAYOR

EFFECTIVE THIS 23RD DAY OF JANUARY 2025

TAKISHA D. JAMES, MAYOR

ANNEXATION RESOLUTION SCHEDULE

ANNEX. RESOLUTION INTRODUCTION DATE:	<u>October 24, 2024</u>
ANNEXATION PLAN TO COUNTY, MDP, M-NCPPC & PGCPB (AT LEAST 30 DAYS BEFORE HEARING):	<u>October 28, 2024</u>
HEARING NOTICE PUBLICATION DATES:	1. <u>November 7, 2024</u>
(4 NOTICES FOR 4 WEEKS PRIOR TO HEARING*)	2. <u>November 14, 2024</u>
	3. <u>November 21, 2024</u>
	4. <u>November 28, 2024</u>
MAIL PUBLIC NOTICE TO CO. COUNCIL, MDP & M-NCPPC (IMMEDIATELY AFTER THE FIRST PUBLICATION OF THE PUBLIC NOTICE):	<u>November 29, 2024</u>
PUBLIC HEARING DATE (NOT LESS THAN 15 DAYS AFTER THE FINAL PUBLICATION OF THE NOTICES):	<u>December 9, 2024</u>
ENACTMENT DATE (ON OR AFTER HEARING DATE):	<u>December 9, 2024</u>
EFFECTIVE DATE (45 DAYS AFTER ENACTMENT):	<u>January 23, 2025</u>
FILE ENACTED RESOLUTION (WITH CLERK OF CIR. COURT, MD. DEPT. LEGISLATIVE SERVICES, COUNTY TAX ASSESSOR & M-NCPPC W/I 10 DAYS):	<u>February 2, 2025</u>

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

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

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

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

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of way), said point being 104 feet easterly of, and perpendicular to, the base line at Station 96+86, as shown on a State Roads Commission of Maryland plat entitled "Relocation of River Road", being State Roads Commission Plat Number 11612, and running thence with and binding on said easterly right of way lines of Kenilworth Avenue, as shown on said State Roads Commission Plat No. 11612, the following nine (9) courses and distances

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

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perpendicular to, the base line at Station 93+28, as shown on a State Roads Commission of Maryland plat entitled "Relocation of River Road", being State Roads Commission Plat Number 14277, and running thence with and binding on said easterly right of way line of Kenilworth Avenue – Maryland Rte. 201, as shown on said Plat Number 14277, the following course and distance

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

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running thence, reversely with and binding on said Parcel and right of way lines, the following three (3) courses and distances

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

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

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curvature at Station 1+39.86, as shown thereon, and running thence with and binding on the easterly right of way lines of Kenilworth Avenue – Maryland Rte. 201, the following two (2) courses and distances

42. 191.38 feet along the arc of a tangent curve, deflecting to the left, having a radius of 283.31 feet and a chord bearing and distance of South 23°31'47" East, 187.76 feet to a point, thence with a tangent line

43. South 42°52'54" East, 170.21 feet to a point, thence running in through, over and across Inwood Street, as shown on said State Roads Commission Plat Number 12085, the following course and distance

44. South 73°14'08" West, 77.96 feet to a point at the northerly end of the easterly right of way line for Kenilworth Avenue – Maryland Rte. 201, as shown on said Plat Number 12085, said point being 45 feet easterly of and perpendicular to the baseline at Station 74+51, running thence with and binding on said easterly right of way line, the following course and distance

45. South 42°52'54" East, 425.19 feet to a point at the end of the third (3rd) or North 81°47'06" West, 142.72 feet line described in a deed from Joseph Nazario to Public Storage Institutional Fund a California Limited Partnership, dated December 22, 1986 and recorded among the aforesaid Land Records in Liber 6517 at Folio 167, and running thence, reversely with and binding on the outline of the lands described in said deed, the following three (3) courses and distances

46. South 81°24'35" East, 142.72 feet to a point on the westerly right of way lines of the Baltimore Washington Parkway – Maryland Rte. 295, (variable width), and running thence with and binding on the westerly right of way lines of the Baltimore-Washington Parkway, Maryland Rte. 295, the following Seventeen (17) courses and distances

47. North 34°20'18" East, 331.40 feet to a point, thence

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48. North 84°27'48" West, 4.77 feet to a point at the southerly end of the easterly line of Lot 3, as shown on a subdivision record plat entitled "Capital View" and recorded among the aforesaid Land Records in Plat Book RNR 2 as Plat No. 13, and running thence with and binding on said easterly lot line, and continuing with the westerly right of way lines of the Baltimore-Washington Parkway, Maryland Rte. 295, the following course and distance
49. North 05°48'43" East, 131.56 feet to a point on the southerly right of way line of "Capital Street" as shown on said Plat No. 13 and running thence with and binding on said southerly right of way line, and continuing with the westerly right of way lines of the Baltimore-Washington Parkway, Maryland Rte. 295, the following course and distance
50. South 84°11'17" East, 60.00 feet to a point, thence running in, through, over and across said "Capital Street" and running with and binding on the easterly line of Lot 77, as shown on said Plat No. 13, the following course and distance
51. North 05°48'43" East, 160.95 feet to a point, thence
52. North 06°02'18" East, 15.00 feet to a point at the southerly end of the easterly or South 06°09'48" West, 98.21 feet line of Parcel M as shown on a subdivision record plat entitled "Foudray's Land" and recorded among the aforesaid Land Records in Plat Book PM 217 as Plat No. 53, said line being the westerly line of the Baltimore-Washington Parkway, Maryland Rte. 295, and running thence with and binding on the outline of said Plat No. 53 and continuing with the westerly lines of the Baltimore-Washington Parkway, Maryland Rte. 295, the following three (3) courses and distances
53. North 06°16'06" East, 98.21 feet to a point, thence
54. North 29°18'46" East, 335.70 feet to a point, thence
55. North 47°06'46" East, 308.60 feet to a point at the southerly end of the easterly or South 46°53'14" West, 134.07 feet line of Lot 12 as shown on a subdivision record plat entitled "Parkway Overlook Industrial Subdivision" and recorded among the aforesaid Land Records

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in Plat Book VJ 189 as Plat No. 65, said line being the westerly line of the Baltimore-Washington Parkway, Maryland Rte. 295, and running thence with and binding on the outline of said Plat No. 65, and continuing with the westerly lines of the Baltimore-Washington Parkway, Maryland Rte. 295, the following two (2) courses and distances

56. North 43°26'46" East, 132.39 feet to a point, thence

57. North 01°31'06" West, 199.74 feet to a point at the southerly end of the easterly or South 01°00'40" East, 288.59 feet line of Parcel No. 11 as shown on a subdivision record plat entitled "Industrial City" and recorded among the aforesaid Land Records in Plat Book WWW 70 as Plat No. 74, , said line being the westerly line of the Baltimore-Washington Parkway, Maryland Rte. 295, and running thence reversely with and binding on said 288.59 feet parcel line, the following course and distance, and continuing with the westerly line of the Baltimore-Washington Parkway, Maryland Rte. 295, the following course and distance

58. North 00°28'33" West, 283.34 feet to a point on the southerly or North 78°03'40" West, 345.00 feet line as shown on a subdivision record plat entitled "Industrial City" and recorded among the aforesaid Land Records in Plat Book WWW 74 as Plat No. 20, said line being a northerly line of the Baltimore-Washington Parkway, Maryland Rte. 295, and running thence reversely with and binding on the outline of said Plat No. 20 and continuing with the northerly and westerly lines of the Baltimore-Washington Parkway, Maryland Rte. 295, the following two (2) courses and distances

59. South 77°31'33" East, 345.00 feet to a point, continuing thence, reversely with and binding on the outline of said Plat No. 20 and running reversely with and binding on the easterly or South 14°40'50" West, 21.60 feet line of Parcel A, as shown on a subdivision record plat entitled "Monroe South" recorded among the aforesaid Land Records in Plat Book WWW 57 as Plat No. 58, and continuing with the westerly right of way lines of the Baltimore-Washington Parkway, Maryland Rte. 295, the following course and distance

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60. North 15°11'02" East, 340.76 feet to a point, continuing thence, reversely with and binding on the outline of said Plat No. 58 and running reversely with and binding on the southerly or South 75°20'20" East, 301.35 feet line as shown on a subdivision record plat entitled "South Cheverly Forest" and recorded among the aforesaid Land Records in Plat Book WWW 18 as Plat No. 49, and continuing with the westerly right of way lines of the Baltimore-Washington Parkway, Maryland Rte. 295, the following course and distance
61. South 82°23'25" East, 446.54 feet to a point, continuing thence, reversely with and binding on the outline of said Plat No. 58 and continuing with the westerly right of way lines of the Baltimore-Washington Parkway, Maryland Rte. 295, the following course and distance
62. North 61°37'32" East, 612.26 feet to a point, thence running reversely with and binding on the southerly or South 66°27'19" East, 1457.96 feet line as shown on a subdivision record plat entitled "Cheverly, Section 7" and recorded among the aforesaid Land Records in Plat Book SDH 3 as Plat No. 41, and continuing with the westerly right of way line of the Baltimore-Washington Parkway, Maryland Rte. 295, the following course and distance
63. South 66°11'37" East, 96.97 feet to a point at the southernmost corner of Lot 1085 as shown on said Plat 41, and running thence, in, through, over and across the Baltimore-Washington Parkway, Maryland Rte. 295, the following course and distance
64. South 67°37'58" East, 502.24 feet to a point at the beginning of the fifth (5th) or South 64°55'36" East, 237.34 line as described in a deed from Prince George's County, Maryland, a body corporate and politic, and Redevelopment Authority of Prince George's County, Maryland, a body corporate and politic, dated October 6, 2023 and recorded among the aforesaid Land Records in Liber 49441 at Folio 130, and running thence with and binding on the outline of the land described in said deed, the following nine (9) courses and distances
65. South 64°56'09" East, 237.34 feet to a point, thence
66. South 20°03'19" West, 768.92 feet to a point, thence

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67. South 18°23'46" West, 50.99 feet to a point, thence
68. South 17°27'10" West, 256.67 feet to a point, thence
69. South 18°55'59" West, 50.26 feet to a point, thence
70. South 18°33'55" West, 332.01 feet to a point, thence
71. South 18°53'45" West, 133.93 feet to a point, thence
72. North 68°02'29" West, 424.76 feet to a point, thence continuing with the outline of the lands described in Liber 49441 at folio 130 and running reversely with and binding on the sixth (6th) or South 69°45'34" East, 41.22 feet line as described in a deed from Eugene Allen, et ux. To the Mayor and town Council of Cheverly, a municipal corporation, dated April 15, 1958 and recorded among the aforesaid Land Records in Liber 2249 at Folio 504, and running reversely with and binding on the third (3rd) or South 69°45'34" East, 117.70 feet line as described in an inquisition, between the Board of County Commissioners of Prince George's County, Maryland, plaintiff vs. Parkwood, Incorporated, et al., dated July 28, 1965 and recorded among the aforesaid Land Records in Liber 3208 at Folio 47, the following course and distance
73. North 69°17'37" West, 146.69 feet to a point, thence continuing with the outline of the lands described in said Inquisition, the following two (2) courses and distances
74. South 42°23'14" West, 281.21 feet to a point at the northerly end of the easterly or North 41°03' East, 328.70 feet line as shown on the aforesaid subdivision record plat entitled "Capital View" and recorded among the aforesaid Land Records in Plat Book RNR 2 as Plat No. 13, and running thence, reversely with and binding on the outline of said Capital View Record Plat, the following two (2) courses and distances
75. South 37°01'54" West, 327.51 feet to a point, thence

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76. North 84°22'01" West, 258.51 feet to a point at the southerly end of the 126.85 feet common lot line between Lots 55 and 56 as shown on said Plat No. 13, and running thence with and binding on said common lot line, and an extension thereof, the following course and distance
77. North 05°54'29" East, 156.39 feet to a point on the northerly line of Capital Street, as shown on said Plat No. 13, and running thence with and binding on said northerly line of Capital Street, the following course and distance
78. North 84°05'31" West, 638.99 feet to a point, thence running in, through, over and across said Capital Street, and running with and binding on the 129.45 feet common line between Lots 24 and 25 as shown on said Plat No. 13, the following course and distance
79. South 05°54'29" West, 159.41 to a point at the northerly end of the westerly or North 29°52'30' East, 48.65 feet line of Parcel B as shown on a subdivision record plat entitled "Cheverly Industrial Center" and recorded among the aforesaid Land Records in Plat Book WWW 48 as Plat No. 65, and running thence, reversely with and binding on the outline of said Plat No. 65, the following three (3) courses and distances
80. South 30°00'06" West, 48.70 feet to a point, thence
81. 150.01 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 370.00 feet and a chord bearing and distance of South 18°23'14" West, 148.98 feet to a point, thence continuing with the outline of said Parcel B and running reversely with and binding on the westerly or North 29°52'30" East, 208.14 line of Parcel A as shown on a subdivision record plat entitled "Cheverly Industrial Center" and recorded among the aforesaid Land Records in Plat Book WWW 37 as Plat No. 63, the following course and distance
82. South 30°00'06" West, 336.27 feet to a point, thence continuing reversely with and binding on the outline of said Parcel A, the following two (2) courses and distances

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83. 113.01 feet along the arc of a tangent curve, deflecting to the left, having a radius of 16354.17 feet and a chord bearing and distance of South 28°01'19" West, 112.98 feet to a point, thence with a tangent line
84. South 26°02'31" West, 21.73 feet to a point at the northerly end of the westerly or 15.89 feet arc line of Parcel C, as shown on a subdivision record plat entitled "Cheverly Industrial Center" and recorded among the aforesaid Land Records in Plat Book WWW 83 as Plat No. 62, and running thence, reversely with and binding on the outline of said Parcel C, the following two (2) courses and distances
85. 15.89 feet along the arc of a tangent curve, deflecting to the left, having a radius of 28.87 feet and a chord bearing and distance of South 10°16'39" West, 15.69 feet to a point, thence with a tangent line
86. South 05°29'14" East, 103.29 feet to a point, thence running in, through, over and across Lydell Road (70' R/W) the following course and distance
87. South 41°27'08" West, 167.14 feet to a point at the easterly end of the northerly or 58.33 feet arc line of Lot 1, Block A as shown on a subdivision plat entitled "Kenilworth Interchange Industrial Park" and recorded among the aforesaid Land Records in Plat Book WWW 55 as Plat No. 77, and running thence, reversely with and binding on said northerly line of Lot 1, Block A, the following course and distance
88. 58.33 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 40.00 feet and a chord bearing and distance of South 42°44'27" West, 53.30 feet to a point on the easterly side of said Kenilworth Avenue – Maryland Rte. 201, said point being 51 feet easterly of and radial to the baseline at station 63+17 as shown on a State Roads Commission of Maryland plat entitled "Relocation of River Road", and being State Roads Commission Plat Number 11135, and running thence, in, through, over and across said Kenilworth Avenue – Maryland Rte. 201, and the Baltimore-Washington Parkway, Maryland Rte. 295, the following course and distance

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89. North $42^{\circ}00'04''$ West, 497.46 feet to a point on the westerly right of way line of Kenilworth Avenue – Maryland Rte. 201, said point being 25 feet westerly of and radial to the baseline at Station 3+00, shown on said State Roads Commission Plat No. 11135, said point also being at the southerly end of the easterly or 65.02 feet arc line of Parcel A as shown on a subdivision record plat entitled “Saglinbene Industrial Tract” and recorded among the aforesaid Land Records in Plat Book WWW 87 as Plat No. 13, running thence with and binding on the westerly right of way lines of said Kenilworth Avenue – Maryland Rte. 201, the following four (4) courses and distances
90. 64.36 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 363.77 feet and a chord bearing and distance of North $23^{\circ}39'17''$ West, 64.27 feet to point, thence, with a tangent line
91. North $28^{\circ}43'24''$ West, 280.88 feet to a point, thence
92. 142.01 feet along the arc of a tangent curve, deflecting to the left, having a radius of 929.89 feet and a chord bearing and distance of North $33^{\circ}05'54''$ West, 141.87 feet to a point, thence with a tangent line
93. North $37^{\circ}28'24''$ West, 230.18 feet to a point, thence running in, through, over and across 52nd Avenue, the following course and distance
94. North $49^{\circ}11'54''$ West, 210.42 feet to a point at the southerly end of the easterly or South $19^{\circ}41'30''$ East, 30.85 feet line of Parcel A as shown on a subdivision record plat entitled “People’s Supply Co. Inc.” and recorded among the aforesaid Land Records in Plat Book WWW 83 as Plat No. 42 and running thence reversely with and binding on the outline of said Parcel A, and the westerly right of way lines of said Kenilworth Avenue – Maryland Rte. 201, the following two (2) courses and distances
95. North $19^{\circ}34'24''$ West, 30.85 feet to a point, thence

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96. 105.46 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 2351.83 feet and a chord bearing and distance of North 37°57'40" West, 105.45 feet to a point on the southerly or South 79°54'30" West, 426.58 feet line of Parcel 2 as shown on a subdivision record plat entitled "J. W. Watson Property" and recorded among the aforesaid Land Records in Plat Book WWW 51 as Plat No. 3, distant, 16.80 feet westerly from the easterly end thereof, and running thence, reversely with and binding on the outline of said Parcel 2, the following two (2) courses and distances
97. North 80°01'36" East, 16.80 feet to a point, thence continuing with the westerly right of way lines of Kenilworth Avenue – Maryland Rte. 201, the following seven (7) courses and distances
98. 525.45 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 2337.06 feet and a chord bearing and distance of North 30°25'24" West, 524.35 feet to a point, thence with a tangent line
99. North 23°58'54" West, 231.22 feet to a point, thence
100. 10.15 feet along the arc of a tangent curve, deflecting to the left, having a radius of 2819.79 feet and a chord bearing and distance of North 24°05'05" West, 10.15 feet to a point, thence with a non-tangent line
101. South 65°48'44" West, 5.00 feet to a point, thence
102. 9.83 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 2814.79 feet and a chord bearing and distance of North 24°17'16" West, 9.83 feet to a point, thence with a non-tangent line
103. North 65°36'44" East, 5.00 feet to a point, thence
104. 330.49 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 2819.79 feet and a chord bearing and distance of North 27°44'43" West, 330.29 feet to a

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point, thence running in, through, over and across Lawrence Street, with a non-tangent line, the following course and distance

105. North $34^{\circ}34'52''$ West, 138.05 feet to a point on the westerly right of way line of Kenilworth Avenue – Maryland Rte. 201, said point being 50 feet westerly and radial to the baseline at Station 91+07, as shown on said State Roads commission Plat No. 11612, and continuing thence with and binding on the westerly right of way lines of Kenilworth Avenue – Maryland Rte. 201, the following three (3) courses and distances
106. 38.77 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 2814.79 feet and a chord bearing and distance of North $34^{\circ}18'13''$ West, 38.77 feet to a point, thence with a tangent line
107. North $34^{\circ}41'54''$ West, 263.16 feet to a point on the southerly right of way line of Lloyd Street, as shown on a subdivision record plat entitled “Edmonds Subdivision” and recorded among the aforesaid Land Records in Plat Book PM 226 as Plat No. 43, and running thence reversely with and binding on said southerly right of way lines of Lloyd Street, the following three (3) courses and distances
108. South $77^{\circ}21'31''$ West, 282.57 feet to a point, thence
109. South $12^{\circ}39'14''$ East, 15.00 feet to a point, thence
110. South $77^{\circ}20'46''$ West, 279.10 feet to a point on the easterly side of the CSX Transportation Inc. right of way, and running thence with and binding on said easterly right of way lines of CSX Transportation Inc., the following course and distance
111. 959.38 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 3786.83 feet and a chord bearing and distance of North $29^{\circ}50'22''$ West, 956.82 feet to a point, at the westerly end of the southerly or South $60^{\circ}223'10''$ West, 452.00 feet line of Parcel 1 as shown on a subdivision record plat entitled “Mindle Tract, Bladensburg” and recorded among the aforesaid Land Records in Plat Book WWW 49 as Plat No. 26, and

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running thence with and binding on the outline of said Parcel 1, the following three (3) courses and distances, commencing with a non-tangent line,

112. North $60^{\circ}26'52''$ East, 452.00 feet to a point, on the westerly right of way of Kenilworth Avenue – Maryland Rte. 201, and running thence with and binding on said westerly right of way lines of Kenilworth Avenue – Maryland Rte. 201, the following two courses and distances

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

114. 214.68 feet along the arc of a curve, deflecting to the right, having a radius of 1477.40 feet and a chord bearing and distance of North $30^{\circ}32'08''$ West, 214.49 feet to the point of beginning, containing 113 acres of land, more or less.

EXHIBIT B

