

# Town of Upper Marlboro

14211 School Lane • Upper Marlboro, Maryland 20772

## **PUBLIC HEARING (IN PERSON & VIRTUAL)**

**Tuesday, November 30, 2021 – 6:00 p.m.**

*This meeting will be conducted as a blended meeting both in person and via Zoom Video Teleconference.*

Citizens may participate by coming to Town Hall or via Zoom video or phone (*please sign-in with the Clerk*):

Masks / temperature checks are required for in person attendance.

<https://uppermarboromd-gov.zoom.us/j/81477158341?pwd=bTFjdHRSaGZGOUxwOFVqZ3JHYVZEUT09>

Meeting ID: 814 7715 8341; Passcode: 028318; Dial-in only: 301-715-8592.

### **Annexation Resolution 01-2021**

All Town residents are invited to attend a Public Hearing  
to provide public comment on Annexation Resolution 01-2021

### **AGENDA**

#### **Call to Order:**

- Roll Call
- Pledge of Allegiance
- Consent to the Agenda

#### **Business:**

##### **1) Annexation Resolution 01-2021 & Background**

**AN ANNEXATION RESOLUTION** of the Board of Commissioners of the Town of Upper Marlboro (the “Town”) pursuant to § 4-401 *et seq.* of the Local Government Article of the Annotated Code of Maryland for the purpose of annexing certain parcels, lots and rights-of-way of real property located in two (2) distinct and separate annexation areas with each area adjoining and contiguous to the Town including the second annexation area to be annexed since the Town was incorporated to be referred to as the “Second (2<sup>nd</sup>) Annexation Area” consisting in the aggregate of approximately 258 acres, and located west and south of the current municipal corporate territory of the Town and further described as a portion of Ritchie Marlboro Road right-of-way intersecting the Pennsylvania Avenue (MD 4) right-of-way west of Town and the lands north of said Pennsylvania Avenue right-of-way and east of Ritchie Marlboro Road including Federal Springs Park and the lands south of the Federal Spring Branch of the Patuxent River extending east to where said Branch becomes the northern corporate limits of the existing Town of Upper Marlboro and extending east and south of the Town including and along the north side of the Pennsylvania Avenue (MD 4) right-of-way to the existing corporate limits bounded to the east by the Show Place Arena, MD Route 4 right-of-way, the Water Street (MD 717) right-of-way and the existing corporate limits of the Town near the Western Branch of the Patuxent River, as further described in more detail in the metes and bounds description found below in Section 2 of this Resolution and the map exhibit referenced hereinbelow; and including the third annexation area to be annexed since the Town was incorporated to be referred to as the “Third (3<sup>rd</sup>) Annexation Area” consisting in the aggregate of approximately 246 acres, located east and north of the current municipal corporate territory of the Town and further described as the lands east of the existing corporate limits consisting of the Western Branch of the Patuxent River near the Federal Spring Branch where the Collington Branch crosses MD 725 (Marlboro Pike) and MD 202 (Largo Road) including lands along the east and west of MD 202 (Largo Road), north of Marlboro Pike (MD 725) proceeding to the Wurtz and Weeks Tract Resubdivision near Perseus Way (Undeveloped) and Largo Road (MD 202) and lands known as the Wurtz and Weems Tract east to the Pope’s Creek Branch Railroad right-of-way, and including, but not limited to, lands along either side (North & South) of Marlboro Pike (MD 725) east to the intersection of Crain Highway (US 301) including but not limited to the Marlboro Tobacco Market Subdivision, the Marlboro Shell Subdivision (McDonald’s Restaurant & Dash In Food Store), the Agricultural Fair Association Subdivision and lands near the intersection of Crain Highway (US 301) and Peerless Avenue, as further described in more detail in the metes and bounds description found below in Section 2 of this Resolution and the map exhibit referenced hereinbelow; and providing for the terms and conditions of the annexation to the Town of Upper Marlboro; and amending the Charter of the Town of Upper Marlboro 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 and annexation areas.

- Public Comment
- Annexation Resolution 01-2021 (Board Vote)
- Emergency Ordinance 2021-05: Pocket Park Purchase (Board Vote )
- Proposal To Go Into Closed Session

### **NOTICE OF CLOSED SESSION**

**Tuesday, November 30, 2021,**

**Following The Public Hearing (In Person & Virtual)**

According to the Annotated Code of Maryland, the Board of Commissioners of the Town of Upper Marlboro, Maryland have the statutory authority to close a session under general provisions article 3-305b for the reasons of subsection: (7)\_\_\_\_ “To consult with counsel to obtain legal advice”.

*All meetings are subject to closure in accordance with the State Open Meetings Act—House Bill 217  
See back of Agenda for Public Comment Procedures*

**Janice Duckett**  
Commissioner

**Sarah Franklin**  
Commissioner/Treasurer

**Linda Pennoyer**  
Commissioner/President

# PUBLIC COMMENT PROCEDURES

Your Town government appreciates citizen input. So, in an effort to maximize effective resolutions on resident's issues, we encourage Town residents and businesses to contact us at Town Hall first, weekdays: 9 a.m.–5 p.m., or by written correspondence (or email to [info@uppermarlboromd.gov](mailto:info@uppermarlboromd.gov)). You are always welcome to schedule an appointment with the President or a Commissioner to discuss municipal problems and quality-of-life issues one-on-one, and work together towards a satisfactory solution.

Agendas for meetings are posted on our website and a synopsis of the monthly Town Meeting Agenda is also provided in the “On the Agenda” column of our monthly newsletter, the *Landings*. Outreach and notices of legislative items are also posted on the Town's social media accounts (Facebook & Twitter).

Our meetings are open to the public, and we ask that residents who want to comment to please follow the rules that have been established by “Resolution 2016-02: Adoption of Rules of Order and Regulations for Public Meetings” . . .

## III. Citizen Input

**A.** At regular and special meetings, residents of the Town may have the opportunity to address the Board on any item on the agenda provided a resident is recognized and allowed to speak by the President. Recognized public comment and/or questions that are germane to the immediate agenda item shall be limited to (1) minute. Furthermore, each regular meeting shall also have an agenda item for citizen input regarding any municipal question, during which time any resident of the Town may address the Board for up to three (3) minutes on matters or items not necessarily placed on the agenda. Individuals not residing in the Town may speak at regular or special meetings under conditions specified by the Board. The President or the Board may uniformly change or adjust the time limitations for all speakers depending on the circumstances or provide additional time for experts or other officials.

**B.** Except in instances where the presiding officer expressly invites or allocates time for public testimony, questions, comments, or other forms of participation, or when public participation is otherwise authorized by law, no member of the public attending an open meeting session may actively participate in the session. Public comment by members of the public is not typically designed or intended for interactive dialogue between the Commission and the public, unless the presiding officer specifically allows it or the Commission elects to suspend its rules to allow such colloquy.

**C.** Speakers shall state their name for the record, and their address (**street name only**). Ordinarily, for each agenda item, including citizen input, speakers shall have one opportunity to speak and may not poll or ask questions of individual commissioners, staff or public officials. Otherwise, the Board shall determine the conduct of the public discussions on any issue and may set reasonable time limits for such.

**D.** Ordinarily, work sessions are open to public observation only and public participation is at the discretion of the Board. At work sessions, residents and non-residents may be allowed to speak on any municipal issue, but only under conditions specified by the Board.

**Each individual speaker must stand, state their name and home of record (street name only) and approach the Board to a designated position in order to be recognized by the Chair of the Board, and to be heard by the recording Clerk, as well as others in attendance.**



# Town of Upper Marlboro

Town Hall, 14211 School Lane  
Upper Marlboro, MD 20772

Tel: (301) 627-6905  
Fax: (301) 627-2080

Info@uppermarlboromd.gov  
[www.uppermarlboromd.gov](http://www.uppermarlboromd.gov)

Mailing address: P.O. Box 280 • Upper Marlboro, MD 20773-0280

Tuesday October 19<sup>th</sup>, 2021

## RE: Town of Upper Marlboro 2<sup>nd</sup> & 3<sup>rd</sup> Annexations Documentation

To Whom it May Concern,

On behalf of the Board of Commissioners for the Town of Upper Marlboro, I am pleased to present you with the documentation for the Town of Upper Marlboro's 2nd & 3rd Annexations.

### Items Included in this mailing:

- Annexation Resolution No. 01-2021
- Annexation Map (Exhibit A)
- Annexation Plan (Exhibit B)
- Notice of Public Hearing (To be held 11/30/21)

### Important Annexation Contacts:

- Kyle Snyder Town Administrator 301-627-6905 ex1104 [ksnyder@UpperMarlboroMD.gov](mailto:ksnyder@UpperMarlboroMD.gov)
- John Hoatson Town Clerk 301-627-6905 ex1102 [jhoatson@uppermarlboromd.gov](mailto:jhoatson@uppermarlboromd.gov)
- Kevin Best, Town Attorney 410-777-8506 [kevin@kevinbestlaw.com](mailto:kevin@kevinbestlaw.com)

Please reach out to our Town Staff with any questions or concerns regarding the Town of Upper Marlboro's 2nd & 3rd Annexations.

Sincerely,

Linda Pennoyer,  
Mayor/President Board of Town Commissioners  
Town of Upper Marlboro

**Janice Duckett**  
Commissioner

**Sarah Franklin**  
Commissioner/Treasurer

**Linda Pennoyer**  
Commissioner/President

## THE TOWN OF UPPER MARLBORO, MARYLAND

**ANNEXATION PLAN**

FOR THE ANNEXATION OF CERTAIN PROPERTIES CONSISTING OF TWO SEPARATE ANNEXATION AREAS LOCATED WEST AND EAST OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF UPPER MARLBORO INCLUDING AN AREA TO BE KNOWN AS THE “2<sup>ND</sup> ANNEXATION AREA” SINCE INCORPORATION WHICH INCLUDES THE MARYLAND ROUTE 4 RIGHT-OF-WAY AND LANDS EAST TO THE EXISTING CORPORATE LIMITS IN THE VICINITY OF THE SHOW PLACE ARENA AND ALL PARCELS OR LOTS LOCATED NORTH OF SAID MD 4 AND EAST OF RITCHIE MARLBORO ROAD LYING SOUTH OF THE FEDERAL SPRING BRANCH OF THE PATUXENT RIVER AND ABUTTING THE TOWN, AND THE AREA TO BE KNOWN AS THE “3<sup>RD</sup> ANNEXATION AREA” SINCE INCORPORATION WHICH INCLUDES THE MARYLAND ROUTE 725 RIGHT-OF-WAY PROCEEDING EAST TO THE US-301 RIGHT OF WAY, AND THE MARYLAND ROUTE 202 RIGHT-OF-WAY PROCEEDING NORTH TO THE WURTZ AND WEEKS TRACT RESUBDIVISION NEAR PERSEUS WAY (UNDEVELOPED) AND LARGO ROAD (MD 202) AS MORE PARTICULARLY DESCRIBED IN ANNEXATION RESOLUTION 01-2021 AND THE MAP OF SAID SECOND AND THIRD ANNEXATIONS ATTACHED HERETO.

**October 12<sup>th</sup>, 2021**

WHEREAS, The Board of Commissioners of The Town of Upper Marlboro (The “Town”) has or plans to initiate a Resolution (Annexation Resolution 01-2021) proposing to annex certain property contiguous and adjoining to the boundaries of the Town, including the following: the Annexation Property, as described in the metes and bounds legal description of parcels of land referenced herein below in Section 2 (new § 82-2(c) of the Town Charter) as the Second Annexation, and the Annexation Property is more further described or depicted on a map exhibit entitled “Map of the First Annexation of the Town of Upper Marlboro, Prince George’s County, Maryland, 1” = 300’, August 2021” prepared by Charles P. Johnson and Associates, Inc., and certified by Steven William Jones, Professional Land Surveyor, which is attached hereto as Exhibit A, and the Annexation Property is further shown on the Prince George’s County Tax Maps and described above as all or a portion of certain parcels or lots in the aforementioned Second (2nd) Annexation Area located to the west and south of the Town (Tax Map 101 – Parcel 286 (Tax ID # 0227082), Parcel 43 (Tax ID # 0235259), Lot 1 Eq. 2.9018 AC. (Tax ID # 0202317), Lot 1 EQ. 1.6155 (Tax ID # 0235267), Parcel 136 (Tax ID # 0192344), Parcel 130 (Tax ID # 0204818), a portion of right-of-way of Ritchie Marlboro Road (CO Rte. No. 974), a portion of right-of-way of MD 4 (Pennsylvania Avenue), a portion of right of way of Old Crain Highway (CO Rte. No. 1212), Parcel 116 (Tax ID # 0235382), all or a portion of right-of-way of Old Croom Road (Unimproved), Parcel 228 (Tax ID # 0235358), Parcel 197 (Tax ID # 0235176), Parcel 194 (Tax ID # 0229088), Parcel 195 (Tax ID # 0196758), Parcel 196 (Tax ID # 0215533), Parcel 198 (Tax ID # 0248153), Parcel 199 (Tax ID # 0201194), Parcel 200 (Tax ID # 0201186), Parcel 201 (Tax ID # 0228429), Parcel 203 (Tax ID # 0198069), Parcel 204 (Tax ID # 0244020), Parcel 205 (Tax ID # 0202630), Parcel 206 (Tax ID # 0204198), Parcel 297 (Tax ID # 0200444), Parcel 219 (Tax ID # 0200444), Parcel 220 (Tax ID # 0215921), Parcel 221 (Tax ID # 0202945), Parcel 222 (Tax ID # 0199869), Parcel 207 (Tax ID # 0247866), Parcel 208 (Tax ID # 019619), all or a portion of right-of-way of Valley Lane (CO Rte. No. 1010 & Rte. No. OP 664), Parcel 238 (Tax ID # 0246926), Parcel 266

(Tax ID # 0229856), Parcel of Unknown Ownership (S. of Parcel 218), and Parcel 218 (Tax ID # 0235416); Tax Map 102, Parcel 32 (Tax ID # 0238873), and the aforementioned “Third (3rd) Annexation Area” located east and north of the Town (Tax Map 102 - Parcel 75 (Tax ID # 0229872), Parcel 32 (Tax ID # 0238873), Parcel 70 (Tax ID # 0248161), Parcel 39 (Tax ID # 020143), Parcel 95 (Tax ID # 0240135), Parcel 1 (Tax ID # 0231308), Parcel 102 (Tax ID # 0237958); Tax Map 101 – Parcel 285 (Tax ID # 0231530); Tax Map 92 – Parcel 33 (Tax ID # 0197012), Parcel of Unknown Ownership (S. of Parcel 76), Parcel 76 (Tax ID # 0228692), PT Lot 1 EQ. 3.6142 AC. (Tax ID # 0202572), PT Lot 2 EQ. 1.5148 AC. (Tax ID # 0202564), a portion of right of way of MD 202, Parcel 45 (Tax ID # 0203166), Parcel 77 (Tax ID # 0203158), Parcel A (Tax ID # 5510858), Outparcel D (Tax ID # 3152634), all or a portion of right of way of Tranrail Drive (Unimproved), Outparcel B (Tax ID # 31552618), a portion of right of way of Celestial Court (Private), Lot 13 (Tax ID # 3746641), Lot 12 (Tax ID # 3746633), Lot 14 (Tax ID # 3746658), Lot 11 (Tax ID # 3746625), Lot 15 (Tax ID # 3746666), Lot 10 (Tax ID # 3746617), Lot 16 (Tax ID # 3746674), Lot 9 (Tax ID # 3746609), Parcel A (Tax ID # 3746526), all or a portion of right of way of Perseus Court (Unimproved), a portion of right of way of Dustream Terrace (Unimproved), Lot 8 (Tax ID # 3746591), Lot 2 (Tax ID # 3746534), Lot 7 (Tax ID # 3746583), Lot 3 (Tax ID # 3746542), Lot 4 (Tax ID # 3746559), Lot 5 (Tax ID # 3746567), Lot 6 (Tax ID # 3746575), Lot 7 (Tax ID # 3746583), Outparcel E (Tax ID # 3152642), Outparcel C (Tax ID # 3152626), Outparcel A (Tax ID # 3152600); Tax Map 102 – Parcel 39 (Tax ID # 0240143), Parcel 43 (Tax ID # 0201053), Parcel of Unknown Ownership (E. of Parcel 43), Parcel 37 (Tax ID # 0192179), Parcel 79 (Tax ID # 0229484), Parcel 72 (Tax ID # 0205344), Parcel 32 (Tax ID # 0238873), Parcel 78 (Tax ID # 0229443), Parcel 6 (Tax ID # 0205351), Parcel 77 (Tax ID # 0229435), Parcel 110 (Tax ID # 0228262), Parcel 40 (Tax ID # 0204156), Parcel 41 (Tax ID # 0227199), Parcel 100 (Tax ID # 0228387), Parcel 101 (Tax ID # 0203422); Tax Map 93 – Parcel 22 (Tax ID # 0237974); Tax Map 102 – Parcel 50 (Tax ID # 0237974); Tax Map 93 – Parcel 65 (Tax ID # 0238584), Parcel 23 (Tax ID # 0219774), Parcel 64 (Tax ID # 0198283), Parcel 67 (Tax ID # 0197343), Lot 2-A (Tax ID # 5606615), Lot 2-B (Tax ID # 5606626), Parcel 51 (Tax ID # 0797640), Parcel 25 (Tax ID # 0229641), Parcel 24 (Tax ID # 0229633), Lot 1 (Tax ID # 3568193), Lot 2 (Tax ID # 291743), Lot 1 (Tax ID # 2917235); Tax Map 102 – Parcel 2 (Tax ID # 0235044), Parcel 4 (Tax ID # 0231506), Parcel 77 (Tax ID # 0229435); Tax Map 93 – Parcel 14 (Tax ID # 0229427); Tax Map 102 – Parcel 3 (Tax ID # 0231514), Parcel 44 (Tax ID # 0230193); Tax Map 93 – Parcel 17 (Tax ID # 0231621), all or a portion of right of way of Buck Lane (CO Rte. No. 5181 & OP Rte. No. 142), Parcel 16 (Tax ID # 0215715); Tax Map 102 – Parcel 122 (Tax ID # 5570908), Parcel 107 (Tax ID # 2812089); Tax Map 93 – Parcel 99 (Tax ID # 0196824), Parcel 203 (Tax ID # 3156593), Parcel 21 (Tax ID # 0228940), Parcel of Unknown Ownership (W. of Parcel 21), Parcel 83 (Tax ID # 0196915), Parcel 192 (Tax ID # 0228080), Parcel 9 (Tax ID # 0197681), all or a portion of right of way of Peerless Avenue (Private), Parcel 160 (Tax ID # 0248948), Parcel 120 (Tax ID # 0239616), Parcel 121 (Tax ID # 022741), Parcel of Unknown Ownership (E. of Parcel 121), Parcel 18 (Tax ID # 0247056), Parcel 122 (Tax ID # 0247064), Parcel 123 (Tax ID # 0247486), Parcel 124 (Tax ID # 0197186), Parcel 20 (Tax ID # 0197699), Parcel 119 (Tax ID # 0204735), Parcel 118 (Tax ID # 0198143), Parcel 117 (Tax ID # 0205153), Parcel 115 (Tax ID # 0244046), Parcel A (Tax ID # 0237909), Parcel 114 (Tax ID # 0244038), Parcel 113 (Tax ID # 0229526), Parcel 96 (Tax ID # 0204065), Parcel 112 (Tax ID # 0203000), Parcel 30 (Tax ID # 0202994), Parcel 110 (Tax ID # 0247031), Parcel 111 (Tax ID # 0202986), Parcel 109 (Tax ID # 0228106), Parcel 108 (Tax ID # 0198150), Parcel 146 (Tax ID # 0228916), Parcel 107 (Tax ID # 0198168), Parcel 106 (Tax ID # 0215053), Parcel 104 (Tax ID # 0231159), Parcel 103 (Tax ID # 0248898), Parcel 102 (Tax ID # 0205146), Parcel 101 (Tax ID # 0238337), Parcel 69 (Tax ID # 0246199), Lots 1 & 2 (Tax ID # 0215061), Lot 17 (Tax ID # 0200832), a portion of right-of-way of

Robert Crain Highway (US 301), all or a portion of right-of-way of Peerless Avenue (OP Rte. No. 4261), Outparcel 1 (Tax ID # 0237982), and Parcel 1 (Tax ID # 0197269), as more fully described in Annexation Resolution 01-2021 and the Map of said Second and Third Annexations attached hereto; and

WHEREAS, said Annexation Resolution was initiated by the Board of Commissioners pursuant to §4-403 of the LG Art., of Md. Ann. Code; and

WHEREAS, the properties to be annexed will consist of approximately 504 acres adjoining public and other public (referenced herein using route numbers from SHA Route Index Maps) or private ways and approximately 151 parcels or lots or parts of parcels or lots of land, as more particularly described herein below (the “Annexation Property”) owned by various public and private entities, private individuals, the various levels of State and local government including but not limited to the State of Maryland, Prince George’s County, the Maryland-National Capital Park and Planning Commission, the Prince George’s County Board of Education and the Town of Upper Marlboro; and

WHEREAS, the Annexation Property is described in the metes and bounds legal description of a parcel or parcels of land referenced herein below as the Second and Third Annexation, and the Annexation Property is more further described or depicted on a map exhibit entitled “Map of the Second Annexation of the Town of Upper Marlboro, Prince George’s County, Maryland, 1” = 300’, August 2021” prepared by Charles P. Johnson and Associates, Inc., which is attached hereto as Exhibit A; and

WHEREAS, the Board of Commissioners further finds that this annexation plan is consistent with any applicable municipal growth element of any comprehensive or related plan of the municipality; and

WHEREAS, on the 12<sup>th</sup> day of October 2021, the Board of Commissioners of The Town of Upper Marlboro introduced a resolution proposing the aforementioned municipal annexation initiated by the Town.

#### **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.

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

(1) The Annexation Property is located approximately along the Western, Southern and Eastern boundaries of the Town’s current corporate limits. The area to be annexed (the “Annexation Property”) consisting of two separate annexation areas is described in the metes and bounds legal description of parcel or parcels of land and rights-of-way referenced herein below as the Second and Third Annexation, and the Annexation Property is further described or depicted in Section 2 of Annexation Resolution 01-2021 and on a map exhibit entitled “Map of the Second Annexation of the Town of Upper Marlboro, Prince George’s County, Maryland, 1” = 300’, August 2021” prepared by Charles P. Johnson and Associates, Inc., which is attached hereto as Exhibit A;

(2) The Annexation Property is governed under the land use jurisdiction of the District Council of Prince George's County and the Maryland-National Capital Park and Planning Commission ("M-NCPPC"). The Annexation Property (both Second and Third Annexation Areas) is currently zoned R-R, R-80, R-O-S, C-M, I-L, O-S, M-X-T, and R-E (See "Guide to Zoning Categories Prince George's County, Maryland," (M-NCPPC 2010) on certain portions of the subject parcels or lots pursuant to the County Zoning Ordinance. Further information on zoning and land uses is available at <https://www.pgatlas.com/>.

### **C. Annexation Agreements and Availability of Land for Public Facilities**

As referenced further in Annexation Resolution 01-2021, and any exhibits referenced therein, there are existing or pending annexation agreements between the Town and certain land owners regarding the provision of municipal services and the abatement of municipal taxation, but there are no such agreements 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 unless preempted by federal law. All necessary infrastructure and improvements, including road access, sidewalks, storm water management systems, water and sewer systems and/or extensions and utility delivery systems, and all other facilities necessary to service the Annexation Property shall be installed in accordance with sound engineering principles, and shall be subject to location, design and construction approvals and/or Mandatory Referrals reviewed by Prince George's County, WSSC or the County Planning Board.

### **D. Public Water and Sewer**

Public water and sewer service is or will be supplied by the Washington Suburban Sanitary Commission for the Annexation Property. The sewer basin is basin ID: 14, basin name: Western Branch. The current water and sewer categories in the areas to be annexed are as follows: sewer category, sewer code: S-5, Future Community System; S-4, Community System Adequate for Development Planning; 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 and W-4, Community System Adequate for Development Planning, and W-5, Future Community System. Further information on public water and sewer service is available from <https://www.pgatlas.com/>.

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

(1) Police Service. The Annexation Property, including each of the two separate annexation areas, is or may be served by the Maryland-National Capital Park Police and the Prince George's County Police Department, in part or wholly, and also, as permitted by law, may be further served by the Upper Marlboro Police Department on a full scale or limited basis for purposes of police protection. Certain services may also be provided by the Prince George's County Police Department pursuant to a Memorandum of Understanding or Mutual Aid Agreement regarding jurisdictional police services entered into between the Town and the County governments. Such services may commence after annexation, using existing personnel and equipment, at the same or similar level of service now being

provided to the Town in areas where police protective services are provided on a concurrent basis with another police agency.

(2) Emergency Service. The Marlboro Volunteer Fire Department, Station #1 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 Property contains no streets or highways currently under the jurisdiction of the Town of Upper Marlboro. Any existing public streets or roadways will continue to be maintained for public or private use by the County, the State of Maryland or other public or private entities into the foreseeable future.

(4) Refuse Collection. The Town presently offers only residential trash collection. There is no residential development within the Annexation Area and presently there are no municipal trash collection services proposed for the Annexation Area.

(5) Code Enforcement. Since the majority of the land to be annexed is owned and operated by private individuals or entities, such land will be subject to municipal regulation and code enforcement; however, the public lands are generally exempt from the enforcement of municipal building, livability and safety codes and ordinances.

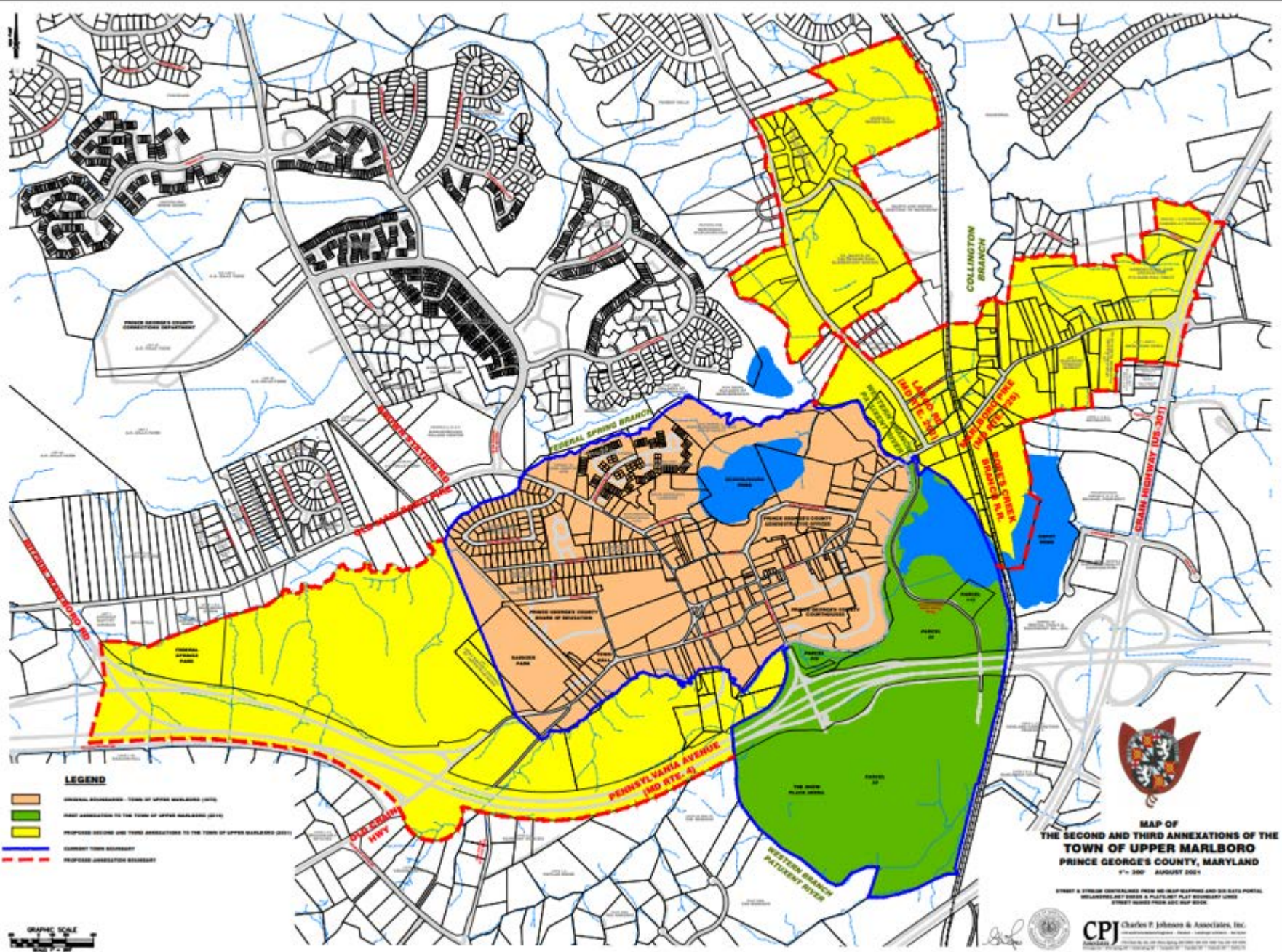
#### **F. Financing Services**

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 only against taxable property. The Town may fund certain extended services by way of intergovernmental grants, fees, payments in lieu of taxes and/or pursuant to memoranda of understanding.

**PASSED** and approved by the Board of Commissioners of the Town of Upper Marlboro, Maryland at a regular or special meeting on the 12<sup>th</sup> day of October 2021.

*\*Signatures on file with the Town Clerk. Please email [Clerk@UpperMarlboroMD.gov](mailto:Clerk@UpperMarlboroMD.gov) or call 301-627-6905 to receive a copy of the approved Annexation Plan including the signatures. This plan was unanimously approved by the Board of Town Commissioners at their Tuesday October 12<sup>th</sup>, 2021, Regular Town Meeting.*





**LEGEND**

- GENERAL ANNEXATION: TOWN OF UPPER MARLBORO (2016)
- FIRST ANNEXATION TO THE TOWN OF UPPER MARLBORO (2016)
- PROPOSED SECOND AND THIRD ANNEXATIONS TO THE TOWN OF UPPER MARLBORO (2021)
- CURRENT TOWN BOUNDARY
- PROPOSED ANNEXATION BOUNDARY



**MAP OF  
THE SECOND AND THIRD ANNEXATIONS OF THE  
TOWN OF UPPER MARLBORO  
PRINCE GEORGE'S COUNTY, MARYLAND**  
1" = 300' AUGUST 2021

STREET & STREAM CONTINGENCES FROM THE BEST AVAILABLE AND OLD DATA PORTAL  
UNLAWFUL TO COPY OR PUBLISH FOR ANY PURPOSE  
STREET NAMES FROM 2021 MAP BOOK



**CPJ** Charles P. Johnson & Associates, Inc.  
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410-326-1000  
WWW.CHARLESJOHNSON.COM

THE TOWN OF UPPER MARLBORO, MARYLAND

**Annexation Resolution No. 01-2021**

**AN ANNEXATION RESOLUTION** of the Board of Commissioners of the Town of Upper Marlboro (the “Town”) pursuant to § 4-401 *et seq.* of the Local Government Article of the Annotated Code of Maryland for the purpose of annexing certain parcels, lots and rights-of-way of real property located in two (2) distinct and separate annexation areas with each area adjoining and contiguous to the Town including the second annexation area to be annexed since the Town was incorporated to be referred to as the “Second (2<sup>nd</sup>) Annexation Area” consisting in the aggregate of approximately 258 acres, and located west and south of the current municipal corporate territory of the Town and further described as a portion of Ritchie Marlboro Road right-of-way intersecting the Pennsylvania Avenue (MD 4) right-of-way west of Town and the lands north of said Pennsylvania Avenue right-of-way and east of Ritchie Marlboro Road including Federal Springs Park and the lands south of the Federal Spring Branch of the Patuxent River extending east to where said Branch becomes the northern corporate limits of the existing Town of Upper Marlboro and extending east and south of the Town including and along the north side of the Pennsylvania Avenue (MD 4) right-of-way to the existing corporate limits bounded to the east by the Show Place Arena, MD Route 4 right-of-way, the Water Street (MD 717) right-of-way and the existing corporate limits of the Town near the Western Branch of the Patuxent River, as further described in more detail in the metes and bounds description found below in Section 2 of this Resolution and the map exhibit referenced hereinbelow; and including the third annexation area to be annexed since the Town was incorporated to be referred to as the “Third (3<sup>rd</sup>) Annexation Area” consisting in the aggregate of approximately 246 acres, located east and north of the current municipal corporate territory of the Town and further described as the lands east of the existing corporate limits consisting of the Western Branch of the Patuxent River near the Federal Spring Branch where the Collington Branch crosses MD 725 (Marlboro Pike) and MD 202 (Largo Road) including lands along the east and west of MD 202 (Largo Road), north of Marlboro Pike (MD 725) proceeding to the Wurtz and Weeks Tract Resubdivision near Perseus Way (Undeveloped) and Largo Road (MD 202) and lands known as the Wurtz and Weems Tract east to the Pope’s Creek Branch Railroad right-of-way, and including, but not limited to, lands along either side (North & South) of Marlboro Pike (MD 725) east to the intersection of Crain Highway (US 301) including but not limited to the Marlboro Tobacco Market Subdivision, the Marlboro Shell Subdivision (McDonald’s Restaurant & Dash In Food Store), the Agricultural Fair Association Subdivision and lands near the intersection of Crain Highway (US 301) and Peerless Avenue, as further described in more detail in the metes and bounds description found below in Section 2 of this Resolution and the map exhibit referenced hereinbelow; and providing for the terms and conditions of the annexation to the Town of Upper Marlboro; and amending the Charter of the Town of Upper Marlboro 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 and annexation areas.

**WHEREAS**, 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 Board of Commissioners pursuant to §4-403 of the LG Art., of Maryland Code; and

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

**WHEREAS**, the President of the Town Board of Commissioners has obtained signed consent forms from at least twenty-five percent (25%) of the owners of assessed valuation of the real property in each of the two (2) referenced areas to be annexed and at least twenty-five percent (25%) of the registered voters who are residents in each of the two (2) referenced areas to be annexed; and

**WHEREAS**, the Board of Commissioners finds it to be in the best interest of the Town of Upper Marlboro (the “Town”) to initiate this Resolution proposing the annexation of all or a portion of certain parcels or lots in the aforementioned ***Second (2nd) Annexation Area*** located to the west and south of the Town (Tax Map 101 – Parcel 286, Parcel 43, Lot 1 Eq. 2.9018 AC., Lot 1 EQ. 1.6155, Parcel 136, Parcel 130, a portion of right-of-way of Ritchie Marlboro Road (CO Rte. No. 974), a portion of right-of-way of MD 4 (Pennsylvania Avenue), a portion of right of way of Old Crain Highway (CO Rte. No. 1212), Parcel 116, all or a portion of right-of-way of Old Croom Road (Unimproved), Parcel 228, Parcel 197, Parcel 194, Parcel 195, Parcel 196, Parcel 198, Parcel 199, Parcel 200, Parcel 201, Parcel 203, Parcel 204, Parcel 204, Parcel 205, Parcel 206, Parcel 206, Parcel 297, Parcel 219, Parcel 220, Parcel 221, Parcel 222, Parcel 207, Parcel 208, all or a portion of right-of-way of Valley Lane (CO Rte. No. 1010 & Rte. No. OP 664), Parcel 238, Parcel 266, Parcel of Unknown Ownership (S. of Parcel 218), and Parcel 218; Tax Map 102, Parcel 32), and the aforementioned ***Third (3rd) Annexation Area*** located east and north of the Town (Tax Map 102 - Parcel 75, Parcel 32, Parcel 70, Parcel 39, Parcel 95, Parcel 1, Parcel 102; Tax Map 101 – Parcel 285; Tax Map 92 – Parcel 33, Parcel of Unknown Ownership (S. of Parcel 76), Parcel 76, PT Lot 1 EQ. 3.6142 AC., PT Lot 2 EQ. 1.5148 AC., a portion of right of way of MD 202, Parcel 45, Parcel 77, Parcel A, Outparcel D, all or a portion of right of way of Tranrail Drive (Unimproved), Outparcel B, a portion of right of way of Celestial Court (Private), Lot 13, Lot 12, Lot 14, Lot 11, Lot 15, Lot 10, Lot 16, Lot 9, Parcel A, all or a portion of right of way of Perseus Court (Unimproved), a portion of right of way of Dustream Terrace (Unimproved), Lot 8, Lot 2, Lot 7, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7, Outparcel E, Outparcel C, Outparcel A; Tax Map 102 – Parcel 39, Parcel 43, Parcel of Unknown Ownership (E. of Parcel 43), Parcel 37, Parcel 79, Parcel 72, Parcel 32, Parcel 78, Parcel 6, Parcel 77, Parcel 110, Parcel 40, Parcel 41, Parcel 100, Parcel 101; Tax Map 93 – Parcel 22; Tax Map 102 – Parcel 50; Tax Map 93 – Parcel 65, Parcel 23, Parcel 64, Parcel 67, Lot 2-A, Lot 2-B, Parcel 51, Parcel 25, Parcel 24, Lot 1, Lot 2, Lot 1; Tax Map 102 – Parcel 2, Parcel 4, Parcel 77; Tax Map 93 – Parcel 14; Tax Map 102 – Parcel 3, Parcel 44; Tax Map 93 – Parcel 17, all or a portion of right of way of Buck Lane (CO Rte. No. 5181 & OP Rte. No. 142), Parcel 16; Tax



Map 102 – Parcel 122, Parcel 107; Tax Map 93 – Parcel 99, Parcel 203, Parcel 21, Parcel of Unknown Ownership (W. of Parcel 21), Parcel 83, Parcel 192, Parcel 9, all or a portion of right of way of Peerless Avenue (Private), Parcel 160, Parcel 120, Parcel 121, Parcel of Unknown Ownership (E. of Parcel 121), Parcel 18, Parcel 122, Parcel 123, Parcel 124, Parcel 20, Parcel 119, Parcel 118, Parcel 117, Parcel 115, Parcel A, Parcel 114, Parcel 113, Parcel 96, Parcel 112, Parcel 30, Parcel 110, Parcel 111, Parcel 109, Parcel 108, Parcel 146, Parcel 107, Parcel 106, Parcel 104, Parcel 103, Parcel 102, Parcel 101, Parcel 69, Lots 1 & 2, Lot 17, a portion of right-of-way of Robert Crain Highway (US 301), all or a portion of right-of-way of Peerless Avenue (OP Rte. No. 4261), Outparcel 1, and Parcel 1) as more fully described herein below and particularly as described in the metes and bounds description of Section 2 provided below and the Map of the Second and Third Annexations of the Town of Upper Marlboro, Prince George’s County, Maryland prepared by Charles P. Johnson and Associates, Inc. (August 2021) attached hereto; and

**WHEREAS**, the properties to be annexed will consist of approximately 504 acres adjoining public and other public (referenced herein using route numbers from SHA Route Index Maps) or private ways and approximately 151 parcels or lots or parts of parcels or lots of land, as more particularly described herein below (the “Annexation Property”) owned by various public and private entities, private individuals, the various levels of State and local government including but not limited to the State of Maryland, Prince George’s County, the Maryland-National Capital Park and Planning Commission, the Prince George’s County Board of Education and the Town of Upper Marlboro; and

**WHEREAS**, the Annexation Property is described in the metes and bounds legal description of a parcel or parcels of land referenced herein below as the Second and Third Annexation, and the Annexation Property is more further described or depicted on a map exhibit entitled “Map of the Second Annexation of the Town of Upper Marlboro, Prince George’s County, Maryland, 1” = 300’, August 2021” prepared by Charles P. Johnson and Associates, Inc., which is attached hereto as Exhibit A; and

**WHEREAS**, a proposed Annexation Plan consistent with the requirements of Section 4-415 of the Local Government Article, of the Annotated Code of Maryland has been prepared and submitted to the Town and made available for public review and discussion; a copy of the Annexation Plan has been 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 Board of Commissioners of the Town of Upper Marlboro; 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 Upper Marlboro regarding initiation of this annexation by the Town’s legislative body have been satisfied, and the Town Board of Commissioners has determined that it is desirable to initiate by resolution the annexation process described herein for the benefit of the Town.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF UPPER MARLBORO** the following:

Section 1. Modification of Town Boundaries. The municipal boundaries of The Town of Upper Marlboro, Maryland shall be and are hereby amended to incorporate into The Town of Forest Heights the Annexation Property, as described in the metes and bounds legal description of parcels of land referenced herein below in Section 2 (new § 82-2(c) of the Town Charter) as the Second Annexation, and the Annexation Property is more further described or depicted on a map exhibit entitled “Map of the First Annexation of the Town of Upper Marlboro, Prince George’s County, Maryland, 1” = 300’, July 2021” prepared by Charles P. Johnson and Associates, Inc., and certified by Steven William Jones, Professional Land Surveyor, which is attached hereto as Exhibit A, and the Annexation Property is further shown on the Prince George’s County Tax Maps and described above as all or a portion of certain parcels or lots in the aforementioned Second (2nd) Annexation Area located to the west and south of the Town (Tax Map 101 – Parcel 286 (Tax ID # 0227082), Parcel 43 (Tax ID # 0235259), Lot 1 Eq. 2.9018 AC. (Tax ID # 0202317), Lot 1 EQ. 1.6155 (Tax ID # 0235267), Parcel 136 (Tax ID # 0192344), Parcel 130 (Tax ID # 0204818), a portion of right-of-way of Ritchie Marlboro Road (CO Rte. No. 974), a portion of right-of-way of MD 4 (Pennsylvania Avenue), a portion of right of way of Old Crain Highway (CO Rte. No. 1212), Parcel 116 (Tax ID # 0235382), all or a portion of right-of-way of Old Croom Road (Unimproved), Parcel 228 (Tax ID # 0235358), Parcel 197 (Tax ID # 0235176), Parcel 194 (Tax ID # 0229088), Parcel 195 (Tax ID # 0196758), Parcel 196 (Tax ID # 0215533), Parcel 198 (Tax ID # 0248153), Parcel 199 (Tax ID # 0201194), Parcel 200 (Tax ID # 0201186), Parcel 201 (Tax ID # 0228429), Parcel 203 (Tax ID # 0198069), Parcel 204 (Tax ID # 0244020), Parcel 205 (Tax ID # 0202630), Parcel 206 (Tax ID # 0204198), Parcel 297 (Tax ID # 0200444), Parcel 219 (Tax ID # 0200444), Parcel 220 (Tax ID # 0215921), Parcel 221 (Tax ID # 0202945), Parcel 222 (Tax ID # 0199869), Parcel 207 (Tax ID # 0247866), Parcel 208 (Tax ID # 019619), all or a portion of right-of-way of Valley Lane (CO Rte. No. 1010 & Rte. No. OP 664), Parcel 238 (Tax ID # 0246926), Parcel 266 (Tax ID # 0229856), Parcel of Unknown Ownership (S. of Parcel 218), and Parcel 218 (Tax ID # 0235416); Tax Map 102, Parcel 32 (Tax ID # 0238873), and the aforementioned “Third (3rd) Annexation Area” located east and north of the Town (Tax Map 102 - Parcel 75 (Tax ID # 0229872), Parcel 32 (Tax ID # 0238873), Parcel 70 (Tax ID # 0248161), Parcel 39 (Tax ID # 020143), Parcel 95 (Tax ID # 0240135), Parcel 1 (Tax ID # 0231308), Parcel 102 (Tax ID # 0237958); Tax Map 101 – Parcel 285 (Tax ID # 0231530); Tax Map 92 – Parcel 33 (Tax ID # 0197012), Parcel of Unknown Ownership (S. of Parcel 76), Parcel 76 (Tax ID # 0228692), PT Lot 1 EQ. 3.6142 AC. (Tax ID # 0202572), PT Lot 2 EQ. 1.5148 AC. (Tax ID # 0202564), a portion of right of way of MD 202, Parcel 45 (Tax ID # 0203166), Parcel 77 (Tax ID # 0203158), Parcel A (Tax ID # 5510858), Outparcel D (Tax ID # 3152634), all or a portion of right of way of Tranrail Drive (Unimproved), Outparcel B (Tax ID # 31552618), a portion of right of way of Celestial Court (Private), Lot 13 (Tax ID # 3746641), Lot 12 (Tax ID # 3746633), Lot 14 (Tax ID # 3746658), Lot 11 (Tax ID # 3746625), Lot 15 (Tax ID # 3746666), Lot 10 (Tax ID # 3746617), Lot 16 (Tax ID # 3746674), Lot 9 (Tax ID # 3746609), Parcel A (Tax ID # 3746526), all or a portion of right of way of Perseus Court (Unimproved), a portion of right of way of Dustream Terrace (Unimproved), Lot 8 (Tax ID # 3746591), Lot 2 (Tax ID # 3746534), Lot 7 (Tax ID # 3746583), Lot 3 (Tax ID # 3746542), Lot 4 (Tax ID # 3746559), Lot 5 (Tax ID # 3746567), Lot 6 (Tax ID # 3746575), Lot 7 (Tax ID # 3746583), Outparcel E (Tax ID # 3152642), Outparcel C (Tax ID #

3152626), Outparcel A (Tax ID # 3152600); Tax Map 102 – Parcel 39 (Tax ID # 0240143), Parcel 43 (Tax ID # 0201053), Parcel of Unknown Ownership (E. of Parcel 43), Parcel 37 (Tax ID # 0192179), Parcel 79 (Tax ID # 0229484), Parcel 72 (Tax ID # 0205344), Parcel 32 (Tax ID # 0238873), Parcel 78 (Tax ID # 0229443), Parcel 6 (Tax ID # 0205351), Parcel 77 (Tax ID # 0229435), Parcel 110 (Tax ID # 0228262), Parcel 40 (Tax ID # 0204156), Parcel 41 (Tax ID # 0227199), Parcel 100 (Tax ID # 0228387), Parcel 101 (Tax ID # 0203422); Tax Map 93 – Parcel 22 (Tax ID # 0237974); Tax Map 102 – Parcel 50 (Tax ID # 0237974); Tax Map 93 – Parcel 65 (Tax ID # 0238584), Parcel 23 (Tax ID # 0219774), Parcel 64 (Tax ID # 0198283), Parcel 67 (Tax ID # 0197343), Lot 2-A (Tax ID # 5606615), Lot 2-B (Tax ID # 5606626), Parcel 51 (Tax ID # 0797640), Parcel 25 (Tax ID # 0229641), Parcel 24 (Tax ID # 0229633), Lot 1 (Tax ID # 3568193), Lot 2 (Tax ID # 291743), Lot 1 (Tax ID # 2917235); Tax Map 102 – Parcel 2 (Tax ID # 0235044), Parcel 4 (Tax ID # 0231506), Parcel 77 (Tax ID # 0229435); Tax Map 93 – Parcel 14 (Tax ID # 0229427); Tax Map 102 – Parcel 3 (Tax ID # 0231514), Parcel 44 (Tax ID # 0230193); Tax Map 93 – Parcel 17 (Tax ID # 0231621), all or a portion of right of way of Buck Lane (CO Rte. No. 5181 & OP Rte. No. 142), Parcel 16 (Tax ID # 0215715); Tax Map 102 – Parcel 122 (Tax ID # 5570908), Parcel 107 (Tax ID # 2812089); Tax Map 93 – Parcel 99 (Tax ID # 0196824), Parcel 203 (Tax ID # 3156593), Parcel 21 (Tax ID # 0228940), Parcel of Unknown Ownership (W. of Parcel 21), Parcel 83 (Tax ID # 0196915), Parcel 192 (Tax ID # 0228080), Parcel 9 (Tax ID # 0197681), all or a portion of right of way of Peerless Avenue (Private), Parcel 160 (Tax ID # 0248948), Parcel 120 (Tax ID # 0239616), Parcel 121 (Tax ID # 022741), Parcel of Unknown Ownership (E. of Parcel 121), Parcel 18 (Tax ID # 0247056), Parcel 122 (Tax ID # 0247064), Parcel 123 (Tax ID # 0247486), Parcel 124 (Tax ID # 0197186), Parcel 20 (Tax ID # 0197699), Parcel 119 (Tax ID # 0204735), Parcel 118 (Tax ID # 0198143), Parcel 117 (Tax ID # 0205153), Parcel 115 (Tax ID # 0244046), Parcel A (Tax ID # 0237909), Parcel 114 (Tax ID # 0244038), Parcel 113 (Tax ID # 0229526), Parcel 96 (Tax ID # 0204065), Parcel 112 (Tax ID # 0203000), Parcel 30 (Tax ID # 0202994), Parcel 110 (Tax ID # 0247031), Parcel 111 (Tax ID # 0202986), Parcel 109 (Tax ID # 0228106), Parcel 108 (Tax ID # 0198150), Parcel 146 (Tax ID # 0228916), Parcel 107 (Tax ID # 0198168), Parcel 106 (Tax ID # 0215053), Parcel 104 (Tax ID # 0231159), Parcel 103 (Tax ID # 0248898), Parcel 102 (Tax ID # 0205146), Parcel 101 (Tax ID # 0238337), Parcel 69 (Tax ID # 0246199), Lots 1 & 2 (Tax ID # 0215061), Lot 17 (Tax ID # 0200832), a portion of right-of-way of Robert Crain Highway (US 301), all or a portion of right-of-way of Peerless Avenue (OP Rte. No. 4261), Outparcel 1 (Tax ID # 0237982), and Parcel 1 (Tax ID # 0197269). 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 (Division II) of the Maryland Code, the Charter of the Town of Upper Marlboro (as published in the *Public Local Laws of Maryland – Compilation of Municipal Charters*) be and the same is hereby amended in Section 82-2 of said Charter by amending said Section to read as follows (changes underlined and/or in *italics* below in this Section 2 but not **bold** font and three asterisks (\*\*\*) signifying language to remain as is) by adding the following subsection containing the metes and bounds description of the Annexation Property:

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**Charter  
of the  
  
Town of Upper Marlboro  
  
Prince George's County, Maryland**

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**Corporate Limits**

**Section 82–2. The corporate limits of the Town shall be as follows:**

(a) Original Boundaries. Commencing at the mouth of the Federal Spring Branch at its confluence with the Western Branch and running down with the meanders of the Western Branch on the south side thereof, and exclusive of said branch, to the stream beyond James B. Belt's meadow; then up and with said stream to the small bridge culvert on the road from Upper Marlboro to Rosaryville, back of the former residence of A. S. Brooke; then in an air or direct line across the land of Frederick Sasscer to the Federal Spring Branch at a point which will throw into the corporation all the land formerly purchased by Thomas E. Williams and C. C. Magruder, Jr., of the trustees of D. Benedict J. Gardiner; then down and with the meanders of said Federal Spring Branch on the south side thereof, and exclusive of said branch to its mouth, the beginning point aforesaid.

(b) First Annexation. The boundaries of Upper Marlboro are hereby extended to include the following parcel or area of land:

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(c) Second and Third Annexations. The boundaries of Upper Marlboro are hereby extended to include the following parcels or areas of land:

(1) Beginning for the same at a point on the Southerly side of the Federal Spring Branch of the Patuxent River, said point also being at the end of the direct line across the land of Frederick Sasscer as described in the Original Corporate limits of the Town, thence leaving the aforesaid Southerly side of the Federal Spring Branch of the Patuxent River, and running reversely with and binding on the aforesaid direct line across the land of Frederick Sasscer as described in the Original Corporate limits of the Town, which line is also the present western boundary line of the Town of Upper Marlboro, the following course and distance

(i) South 22°29'49" East, 2,089.03 feet to a point at the small bridge culvert on the road from Upper Marlboro to Rosaryville, back of the former residence of A. S. Brooke, as described in the aforesaid Original Corporate limits of the Town, thence continuing reversely with and binding on the present western boundary line of the Town of Upper Marlboro the following course and distance

- (ii) South 47°29'58" East, 330.25 feet to a point in the stream beyond James B. Belt's meadow as described in the aforesaid Original Corporate limits of the Town, thence running reversely with and binding on the aforesaid stream beyond James B. Belt's meadow as described in the Original Corporate limits of the Town, which line is also the present southern boundary lines of the Town of Upper Marlboro, the following sixty courses and distances
- (iii) South 45°18'18" East, 25.00 feet to a point, thence
- (iv) South 61°11'57" East, 21.76 feet to a point, thence
- (v) North 62°30'46" East, 70.78 feet to a point, thence
- (vi) North 21°45'49" East, 67.97 feet to a point, thence
- (vii) North 88°53'00" East, 49.37 feet to a point, thence
- (viii) South 83°13'15" East, 66.32 feet to a point, thence
- (ix) North 68°39'45" East, 45.49 feet to a point, thence
- (x) South 73°16'51" East, 43.91 feet to a point, thence
- (xi) North 47°53'16" East, 62.91 feet to a point, thence
- (xii) North 72°36'28" East, 52.13 feet to a point, thence
- (xiii) North 24°50'52" East, 57.89 feet to a point, thence
- (xiv) North 74°16'27" East, 50.40 feet to a point, thence
- (xv) North 46°40'56" East, 59.16 feet to a point, thence
- (xvi) North 34°16'54" East, 101.76 feet to a point, thence
- (xvii) North 59°08'05" East, 47.25 feet to a point, thence
- (xviii) North 47°03'21" East, 63.96 feet to a point, thence
- (xix) North 61°57'39" East, 136.01 feet to a point, thence
- (xx) North 43°14'35" East, 39.62 feet to a point, thence
- (xxi) North 61°54'24" East, 32.58 feet to a point, thence
- (xxii) North 41°42'33" East, 106.32 feet to a point, thence
- (xxiii) North 65°24'24" East, 33.45 feet to a point, thence
- (xxiv) North 46°54'28" East, 54.87 feet to a point, thence
- (xxv) North 56°37'52" East, 42.61 feet to a point, thence
- (xxvi) North 83°21'33" East, 37.63 feet to a point, thence
- (xxvii) North 18°37'36" East, 43.39 feet to a point, thence
- (xxviii) North 67°10'00" East, 60.64 feet to a point, thence
- (xxix) South 66°52'34" East, 74.35 feet to a point, thence
- (xxx) South 76°37'52" East, 111.95 feet to a point, thence
- (xxxi) North 71°30'22" East, 85.58 feet to a point, thence
- (xxxii) South 64°33'00" East, 122.30 feet to a point, thence
- (xxxiii) South 68°50'09" East, 48.83 feet to a point, thence
- (xxxiv) South 19°54'26" East, 11.35 feet to a point, thence
- (xxxv) South 37°44'27" West, 24.19 feet to a point, thence
- (xxxvi) South 07°51'25" East, 10.92 feet to a point, thence
- (xxxvii) South 54°14'36" East, 42.59 feet to a point, thence
- (xxxviii) South 84°24'41" East, 9.81 feet to a point, thence
- (xxxix) North 04°35'01" East, 14.73 feet to a point, thence
- (xl) North 18°45'29" West, 26.41 feet to a point, thence
- (xli) North 32°46'05" East, 16.10 feet to a point, thence
- (xlii) South 79°13'49" East, 29.77 feet to a point, thence



- (xliii) South 69°50'05" East, 42.59 feet to a point, thence
- (xliv) North 49°02'17" East, 14.71 feet to a point, thence
- (xlv) North 14°04'20" West, 33.70 feet to a point, thence
- (xlvi) North 45°17'10" West, 29.59 feet to a point, thence
- (xlvii) North 69°08'38" East, 30.74 feet to a point, thence
- (xlviii) South 83°33'51" East, 38.26 feet to a point, thence
- (xlix) North 17°19'02" East, 46.34 feet to a point, thence
- (l) North 40°34'20" East, 54.60 feet to a point, thence
- (li) North 83°04'48" East, 198.66 feet to a point, thence
- (lii) South 75°37'35" East, 80.41 feet to a point, thence
- (liii) South 58°15'40" East, 50.27 feet to a point, thence
- (liv) South 24°39'15" East, 36.64 feet to a point, thence
- (lv) South 03°19'59" East, 41.92 feet to a point, thence
- (lvi) North 81°17'46" East, 36.68 feet to a point, thence
- (lvii) South 52°11'11" East, 28.77 feet to a point, thence
- (lviii) South 46°46'22" West, 47.33 feet to a point, thence
- (lix) South 58°30'28" East, 24.65 feet to a point, thence
- (lx) South 62°03'50" East, 66.79 feet to a point, thence
- (lxi) South 09°05'16" West, 21.76 feet to a point, thence
- (lxii) South 49°18'06" East, 57.64 feet to a point on the Northerly side of the Western Branch of the Patuxent River as described in the aforesaid Original Corporate limits of the Town, thence leaving the aforesaid stream beyond James B. Belt's meadow as described in the Original Corporate limits of the Town, and running reversely with and binding on the Northerly side of the aforesaid Western Branch of the Patuxent River as described in the Original Corporate limits of the Town, so as to exclude said Branch, which line is also the present southern boundary lines of the Town of Upper Marlboro, the following six courses and distances
- (lxiii) North 39°21'35" East, 192.87 feet to a point, thence
- (lxiv) North 31°33'38" East, 136.49 feet to a point, thence
- (lxv) North 35°44'16" East, 111.12 feet to a point, thence
- (lxvi) North 44°44'11" East, 99.58 feet to a point, thence
- (lxvii) North 53°15'14" East, 113.35 feet to a point, thence
- (lxviii) North 59°22'15" East, 45.99 feet to a point on the Westerly Right-of-Way line of Water Street (30' wide), said point also being at the end of the Ninety-Ninth or North 23°57'20" West, 47.30 feet line of the First Annexation to the Town of Upper Marlboro, thence leaving the aforesaid Northerly side of the Western Branch of the Patuxent River as described in the Original Corporate limits of the Town, and running with and binding on the aforesaid Westerly Right-of-Way line of Water Street, and also running reversely with and binding on the aforesaid Ninety-Ninth line of the First Annexation to the Town of Upper Marlboro, which line is also the present western boundary line of the Town of Upper Marlboro, the following course and distance
- (lxix) South 23°57'20" East, 47.30 feet to a point on the Northerly Right-of-Way line of Pennsylvania Avenue (Relocated MD Rte. 4, variable width) as shown on State Roads Commission Plat Number 19984, thence leaving the aforesaid

- Westerly Right-of-Way line of Water Street, and running with and binding on the aforesaid Northerly Right-of-Way line of Pennsylvania Avenue, and also running reversely with and binding on the Ninety-Eighth through Ninety-fourth lines as described in the aforesaid First Annexation to the Town of Upper Marlboro, which line is also the present western boundary line of the Town of Upper Marlboro, the following five courses and distances
- (lxx) South 66°02'40" West, 47.00 feet to a point, thence
- (lxxi) South 23°57'20" East, 19.39 feet to a point of curvature, thence
- (lxxii) 247.41 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 06°14'11" East, 243.48 feet to a point of compound curvature, thence
- (lxxiii) 429.67 feet along the arc of a tangent curve, deflecting to the right, having a radius of 700.00 feet and a chord bearing and distance of South 29°04'02" West, 422.96 feet to a point, thence with a non-tangent line
- (lxxiv) South 62°17'50" West, 440.10 feet to a point, thence leaving the aforesaid Northerly Right-of-Way line of Pennsylvania Avenue, and running in, through, over and across the aforesaid Pennsylvania Avenue, and also running reversely with and binding on the Ninety-third line as described in the aforesaid First Annexation to the Town of Upper Marlboro, which line is also the present western boundary line of the Town of Upper Marlboro, the following course and distance
- (lxxv) South 04°54'22" East, 325.42 feet to a point on the Southerly Right-of-Way line of the aforesaid Pennsylvania Avenue as shown on State Roads Commission Plat Number 19979, thence leaving the aforesaid Ninety-third line as described in the First Annexation to the Town of Upper Marlboro, and running with and binding on the aforesaid Southerly Right-of-Way line of Pennsylvania Avenue, and also running for a new boundary line of Upper Marlboro, the following nine courses and distances
- (lxxvi) South 62°18'12" West, 742.34 feet to a point of curvature, thence
- (lxxvii) 1,014.15 feet along the arc of a tangent curve, deflecting to the right, having a radius of 3,014.79 feet and a chord bearing and distance of South 71°56'25" West, 1,009.38 feet to a point, thence with a non-tangent line
- (lxxviii) South 71°20'03" West, 53.64 feet to a point of curvature, thence
- (lxxix) 422.34 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 3,024.79 feet and a chord bearing and distance of South 86°34'38" West, 422.00 feet to a point, thence with a non-tangent line
- (lxxx) North 00°34'38" East, 10.00 feet to a point of curvature, thence
- (lxxx i) 905.43 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 3,014.79 feet and a chord bearing and distance of North 80°49'09" West, 902.03 feet to a point of curvature, thence
- (lxxxii) 506.41 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 300.00 feet and a chord bearing and distance of South 34°02'41" West, 448.39 feet to a point of compound curvature, thence
- (lxxxiii) 226.63 feet along the arc of a tangent curve, deflecting to the right, having a radius of 395.00 feet and a chord bearing and distance of North 81°09'34" West, 223.54 feet to a point of compound curvature, thence

- (lxxxiv) 298.70 feet along the arc of a tangent curve, deflecting to the right, having a radius of 300.00 feet and a chord bearing and distance of North 36°11'58" West, 286.51 feet to a point on the Easterly Right-of-Way line of Old Crain Highway (variable width right-of-way) as shown on State Roads Commission Plat Number 24759, thence leaving the aforesaid Easterly Right-of-Way line of Old Crain Highway, and also leaving the aforesaid Southerly Right-of-Way line of Pennsylvania Avenue, and running in, through, over and across the aforesaid Old Crain Highway the following course and distance
- (lxxxv) North 28°31'00" West, 175.15 feet to a point of curvature on the Westerly Right-of-Way line of the aforesaid Old Crain Highway, said point also being on the Common line between the Southerly Right-of-Way line of Through Highway of Pennsylvania Avenue and the Northerly Right-of-Way line of William Beanes Road (variable width service road right-of-way), thence leaving the aforesaid Westerly Right-of-Way line of Old Crain Highway, and running with and binding on the aforesaid Common line between the Southerly Right-of-Way line of Through Highway of Pennsylvania Avenue and the Northerly Right-of-Way line of William Beanes Road the following five courses and distances
- (lxxxvi) 259.79 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 904.93 feet, and a chord bearing and distance of North 49°51'26" West, 258.90 feet to a point, thence with a tangent line
- (lxxxvii) North 58°04'54" West, 363.54 feet to a point of curvature, thence
- (lxxxviii) 372.15 feet along the arc of a tangent curve, deflecting to the left, having a radius of 1,859.86 feet and a chord bearing and distance of North 63°48'51" West, 371.53 feet to a point of curvature, thence
- (lxxxix) 1,785.69 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 6,415.90 feet and a chord bearing and distance of North 84°47'19" West, 1,779.93 feet to a point, thence with a tangent line
- (xc) South 87°14'17" West, 743.90 feet to a point, thence leaving the aforesaid Common line between the Southerly Right-of-Way line of Through Highway of Pennsylvania Avenue and the Northerly Right-of-Way line of William Beanes Road, and running in, through, over and across Pennsylvania Avenue the following course and distance
- (xci) North 15°05'06" East, 680.73 feet to a point on the Westerly Right-of-Way line of Ritchie Marlboro Road (a variable width right-of-way) as shown on State Roads Commission Plat Number 19981, thence leaving the aforesaid Westerly Right-of-Way line of Ritchie Marlboro Road, and also leaving Pennsylvania Avenue, and running in, through, over and across the aforesaid Ritchie Marlboro Road the following course and distance
- (xcii) North 06°02'15" West, 454.17 feet to a point on the Easterly Right-of-Way line of the aforesaid Ritchie Marlboro Road, said point also being at the Westerly end of the Southerly or North 88°11'38" West, 271.69 feet Plat line as shown on a Record Plat entitled "Lot 1, Antioch Baptist Church" and recorded among the Land Records of Prince George's County, Maryland in plat Book 193 on Page 83, thence leaving the aforesaid Easterly Right-of-Way line of

- Ritchie Marlboro Road, and running reversely with and binding on the aforesaid Southerly Plat line as shown on the Record Plat recorded in Plat Book 193 on Page 83 the following course and distance
- (xciii) South 88°15'44" East, 271.69 feet to a point, thence continuing with the outline of the aforesaid Record Plat recorded in Plat Book 193 on Page 83, and also running reversely with and binding on the outline of a Plat of Subdivision entitled "Woolfolk" and recorded among the aforesaid Land Records in Plat Book 12 on Page 41, the following course and distance
- (xciv) South 79°47'51" East, 263.99 feet to a point, thence continuing with the aforesaid outline of the Plat of Subdivision recorded in Plat Book 12 on Page 41, and also running reversely with and binding on the Fourth or South 69°05' West, 6.7 feet line as described in a Deed from Ernest C. Woolfolk, et ux, to John M. Ellis, et ux, dated October 15, 1946 and recorded among the aforesaid Land Records in Liber 905 at Folio 219, the following course and distance
- (xcv) North 63°44'21" East, 148.50 feet to a point, thence running reversely with and binding on the Third line as described in the aforesaid Deed recorded in Liber 905 at Folio 219, and also running reversely with and binding on the Southerly outline of a Plat of Subdivision entitled "Lots 1 and 2, Campbell Subdivision" and recorded among the aforesaid Land Records in Plat Book 165 on Page 15, and further running reversely with and binding on the Southerly outline of a Plat of Subdivision entitled "Lots 1 & 2, Marlboro Green" and recorded among the aforesaid Land Records in Plat Book 133 on Page 71, the following course and distance
- (xcvi) North 69°53'02" East, 709.46 feet to a point, thence continuing with the Southerly outline of the Plat of Subdivision recorded in Plat Book 133 on Page 71, and also running reversely with and binding on the Fourth or South 81°55'00" West, 288.60 feet line as described in a Deed from Dennis E. Barnhart, et al, to Cheryl Tang How, dated February 21, 2019 and recorded among the aforesaid Land Records in Liber 41908 at Folio 56, and further running reversely with and binding on the Second or South 81°55' West, 133.70 feet line as described in a Deed from Mary R. Norris, et al, to Calvert Smith, et ux, dated September 20, 1956 and recorded among the aforesaid Land Records in Liber 2086 at Folio 430, and also further running reversely with and binding on the Third or South 81°55' West, 42.7 feet line as described in a Deed by and between Donald C. Gray, et al, dated July 26, 2004 and recorded among the aforesaid Land Records in Liber 21973 at Folio 529, the following course and distance
- (xcvii) North 73°57'49" East, 515.00 feet to a point, thence running reversely with and binding on the Second and First lines as described in the aforesaid Deed recorded in Liber 21973 at Folio 529 the following two courses and distances
- (xcviii) North 55°07'49" East, 191.40 feet to a point, thence
- (xcix) North 06°46'49" East, 37.48 feet to a point on the aforesaid Southerly side of the Federal Spring Branch of the Patuxent River, thence leaving the aforesaid First line as described in the Deed recorded in Liber 21973 at Folio 529, and running with and binding on the aforesaid Southerly side of the Federal

Spring Branch of the Patuxent River the following sixty-eight courses and distances

- (c) North 60°23'43" East, 32.27 feet to a point, thence
- (ci) North 78°20'11" East, 20.34 feet to a point, thence
- (cii) South 63°56'40" East, 21.76 feet to a point, thence
- (ciii) South 20°38'47" East, 20.81 feet to a point, thence
- (civ) South 39°57'40" East, 30.94 feet to a point, thence
- (cv) North 77°22'02" East, 45.55 feet to a point, thence
- (cvi) North 80°41'25" East, 38.70 feet to a point, thence
- (cvii) North 56°35'07" East, 34.79 feet to a point, thence
- (cviii) North 11°25'27" East, 25.88 feet to a point, thence
- (cix) North 01°54'47" East, 35.83 feet to a point, thence
- (cx) North 35°08'57" East, 18.20 feet to a point, thence
- (cxi) North 58°12'36" East, 20.28 feet to a point, thence
- (cxii) North 77°28'45" East, 16.05 feet to a point, thence
- (cxiii) South 40°25'41" East, 27.77 feet to a point, thence
- (cxiv) South 43°37'07" East, 25.43 feet to a point, thence
- (cxv) South 80°19'09" East, 28.97 feet to a point, thence
- (cxvi) North 85°10'19" East, 21.81 feet to a point, thence
- (cxvii) North 72°34'43" East, 19.54 feet to a point, thence
- (cxviii) South 75°43'24" East, 36.27 feet to a point, thence
- (cxix) South 74°03'44" East, 35.31 feet to a point, thence
- (cxx) North 33°18'29" East, 33.57 feet to a point, thence
- (cxxi) North 26°00'06" East, 42.46 feet to a point, thence
- (cxxii) North 60°50'45" East, 33.48 feet to a point, thence
- (cxxiii) North 73°04'48" East, 32.24 feet to a point, thence
- (cxxiv) North 29°42'52" East, 45.70 feet to a point, thence
- (cxxv) North 32°56'17" East, 58.16 feet to a point, thence
- (cxxvi) North 38°45'11" East, 65.02 feet to a point, thence
- (cxxvii) North 49°46'49" East, 33.04 feet to a point, thence
- (cxxviii) North 83°44'11" East, 21.83 feet to a point, thence
- (cxxix) South 34°04'08" East, 55.86 feet to a point, thence
- (cxxx) South 65°36'51" East, 31.77 feet to a point, thence
- (cxxxii) South 81°40'25" East, 30.55 feet to a point, thence
- (cxxxii) North 87°28'13" East, 89.01 feet to a point, thence
- (cxxxiii) North 61°11'22" East, 44.38 feet to a point, thence
- (cxxxiv) North 17°30'33" East, 61.99 feet to a point, thence
- (cxxxv) North 49°58'13" East, 18.18 feet to a point, thence
- (cxxxvi) North 84°13'33" East, 22.81 feet to a point, thence
- (cxxxvii) South 19°01'56" East, 45.65 feet to a point, thence
- (cxxxviii) South 08°52'02" West, 32.17 feet to a point, thence
- (cxxxix) South 30°18'00" East, 43.51 feet to a point, thence
- (cxli) North 86°18'46" East, 50.41 feet to a point, thence
- (cxlii) South 86°01'39" East, 48.47 feet to a point, thence
- (cxliii) South 84°11'14" East, 51.67 feet to a point, thence
- (cxliiii) North 39°37'54" East, 38.39 feet to a point, thence

(cxliv) North 09°02'25" East, 49.44 feet to a point, thence  
(cxlv) North 87°51'49" East, 45.85 feet to a point, thence  
(cxlvi) South 77°03'08" East, 44.85 feet to a point, thence  
(cxlvii) South 37°16'19" East, 34.23 feet to a point, thence  
(cxlviii) South 53°41'19" East, 36.74 feet to a point, thence  
(cxlix) South 74°40'56" East, 24.62 feet to a point, thence  
(cl) North 54°54'07" East, 33.36 feet to a point, thence  
(cli) North 84°28'13" East, 36.25 feet to a point, thence  
(clii) North 76°04'23" East, 66.93 feet to a point, thence  
(cliii) North 60°16'54" East, 74.47 feet to a point, thence  
(cliv) North 60°23'59" East, 53.65 feet to a point, thence  
(clv) North 35°26'53" East, 44.18 feet to a point, thence  
(clvi) North 17°36'50" East, 34.39 feet to a point, thence  
(clvii) North 71°46'44" East, 23.46 feet to a point, thence  
(clviii) North 63°56'17" East, 29.60 feet to a point, thence  
(clix) North 18°17'49" East, 30.13 feet to a point, thence  
(clx) North 26°27'05" West, 25.55 feet to a point, thence  
(clxi) North 65°17'45" West, 30.06 feet to a point, thence  
(clxii) North 17°23'37" West, 17.24 feet to a point, thence  
(clxiii) North 03°05'31" East, 22.76 feet to a point, thence  
(clxiv) North 27°28'31" East, 15.07 feet to a point, thence  
(clxv) North 69°26'40" East, 37.81 feet to a point, thence  
(clxvi) North 82°21'34" East, 56.85 feet to a point, thence  
(clxvii) North 78°41'25" East, 49.03 feet to the point of beginning, containing 257.53  
acres of land.

- (2) Beginning for the same at a point on the Westerly line of the Pope's Creek Railroad Right-of-Way, said point also being at the end of the Thirty-Ninth or South 15°28' East, 608.50 line as described in a Deed from Southern Maryland Agricultural Association, Inc., a Maryland corporation, to Prince George's County, Maryland, a Municipal corporation, dated August 26, 1980 and recorded among the Land Records of Prince George's County, Maryland in Liber 5299 at Folio 269, said point further being at the end of the Forty-Ninth or South 23°03'37" East, 608.50 feet line of the First Annexation to the Town of Upper Marlboro, thence leaving the aforesaid Westerly line of the Pope's Creek Railroad Right-of-Way, and running reversely with and binding on the aforesaid Thirty-Ninth line, and the Thirty-Eighth and Thirty-Seventh lines as described in the aforesaid Deed recorded in Liber 5299 at Folio 269, and also running reversely with and binding on the aforesaid Forty-Ninth, and the Forty-Eighth and Forty-Seventh lines as described in the aforesaid First Annexation to the Town of Upper Marlboro, which line is also the present eastern boundary line of the Town of Upper Marlboro, the following three courses and distances
- (i) North 23°03'37" West, 608.50 feet to a point, thence  
(ii) North 39°18'37" West, 470.00 feet to a point, thence  
(iii) North 57°45'59" West, 269.71 feet to a point at the beginning of the Third or South 43°04'53" West, 110.97 feet line as described in a Deed from Prince George's County to L. Thomas Wellons, III and Thomas Franklin Houck, Sr.,

dated January 13, 1987 and recorded among the Land Records of Prince George's County, Maryland in Liber 6627 at Folio 682, thence leaving the aforesaid Thirty-Seventh line as described in the aforesaid Deed recorded in Liber 5299 at Folio 269, and running with and binding on the aforesaid Third line, and the Fourth through Seventh lines, and an extension of the aforesaid Seventh line, as described in the aforesaid Deed recorded in Liber 6627 at Folio 682, and also running reversely with and binding on the Forty-Sixth through Forty-Second lines as described in the aforesaid First Annexation to the Town of Upper Marlboro, which line is also the present eastern boundary line of the Town of Upper Marlboro, the following five courses and distances

- (iv) South 43°26'56" West, 110.97 feet to a point, thence
- (v) South 83°24'34" West, 18.27 feet to a point, thence
- (vi) North 06°35'26" West, 140.00 feet to a point, thence
- (vii) North 83°24'34" East, 20.30 feet to a point, thence
- (viii) North 27°41'57" West, 74.04 feet to a point on the Southerly Right-of-Way line of Marlboro Pike (MD Rte. 725 [formerly MD Rte. 4], variable width) as shown on State Roads Commission Plat Number 26495, thence leaving the aforesaid extension of the Seventh line as described in the aforesaid Deed recorded in Liber 6627 at Folio 682, and running with and binding on the aforesaid Southerly Right-of-Way line of Marlboro Pike, and also running reversely with and binding on the Forty-First through Thirty-Ninth lines as described in the aforesaid First Annexation to the Town of Upper Marlboro, which line is also the present eastern boundary line of the Town of Upper Marlboro, the following three courses and distances
- (ix) South 62°31'27" West, 39.26 feet to a point, thence
- (x) South 31°46'10" East, 35.06 feet to a point, thence
- (xi) South 61°30'04" West, 105.88 feet to a point on the Westerly side of the Western Branch of the Patuxent River as described in the aforesaid Original Corporate limits of the Town, thence leaving the aforesaid Southerly Right-of-Way line of Marlboro Pike, and also leaving the aforesaid Thirty-Ninth line as described in the aforesaid First Annexation to the Town of Upper Marlboro, and running with and binding on the aforesaid Westerly side, and the Southerly side, of the Western Branch of the Patuxent River as described in the aforesaid Original Corporate limits of the Town, which line is also the present eastern boundary line of the Town of Upper Marlboro, the following twenty-three courses and distances
- (xii) North 24°14'35" West, 4.69 feet to a point, thence
- (xiii) North 27°22'08" West, 37.58 feet to a point, thence
- (xiv) North 50°19'50" West, 31.49 feet to a point, thence
- (xv) North 72°00'27" West, 105.34 feet to a point, thence
- (xvi) North 69°22'30" West, 61.70 feet to a point, thence
- (xvii) North 49°39'54" West, 32.39 feet to a point, thence
- (xviii) North 34°10'04" West, 83.33 feet to a point, thence
- (xix) North 27°04'17" West, 21.53 feet to a point, thence
- (xx) North 06°34'28" West, 31.47 feet to a point, thence
- (xxi) North 00°44'01" West, 68.02 feet to a point, thence

- (xxii) North 21°22'28" West, 62.75 feet to a point, thence
- (xxiii) North 47°41'09" West, 97.96 feet to a point, thence
- (xxiv) North 37°16'08" West, 73.71 feet to a point, thence
- (xxv) North 22°27'20" West, 76.22 feet to a point, thence
- (xxvi) North 16°22'48" West, 71.39 feet to a point, thence
- (xxvii) North 39°32'50" West, 65.96 feet to a point, thence
- (xxviii) North 89°36'12" West, 64.16 feet to a point, thence
- (xxix) South 68°14'11" West, 131.81 feet to a point, thence
- (xxx) South 78°02'50" West, 141.60 feet to a point, thence
- (xxxi) North 86°42'04" West, 45.28 feet to a point, thence
- (xxxii) South 88°38'37" West, 69.49 feet to a point, thence
- (xxxiii) North 45°49'00" West, 45.54 feet to a point, thence
- (xxxiv) North 14°24'48" West, 53.96 feet to a point on the Southerly side of the mouth of the Federal Spring Branch of the Patuxent River at its confluence with the aforesaid Southerly side of the Western Branch of the Patuxent River as described in the Original Corporate limits of the Town, thence leaving the aforesaid Southerly side of the mouth of the Federal Spring Branch of the Patuxent River at its confluence with the Southerly side of the Western Branch of the Patuxent River as described in the Original Corporate limits of the Town, and running for a new boundary line of Upper Marlboro, the following course and distance
- (xxxv) South 30°25'44" East, 47.54 feet to a point in the aforesaid Western Branch of the Patuxent River, said point also being on the extension of the First or South 34°36' West, 733.83 feet line of Parcel One as described in a Deed of Correction from James Henry Reed, Jr., Personal Representative of the Estate of Della R. Reed, to Victoria L. Gardner and Hosia Gardner, III, dated November 04, 2019 and recorded among the aforesaid Land Records in Liber 42783 at Folio 223, thence leaving the aforesaid Western Branch of the Patuxent River, and running reversely with and binding on the aforesaid extension of the First line of Parcel One as described in the Deed recorded in Liber 42783 at Folio 223, the following course and distance
- (xxxvi) North 27°33'57" East, 740.28 feet to a point on the Southerly Right-of-Way line of Largo Road (MD Rte. 202, variable width) as shown on State Roads Commission Plat Number 43418, thence leaving the aforesaid extension of the First line of Parcel One as described in the Deed recorded in Liber 42783 at Folio 223, and running with and binding on the aforesaid Southerly Right-of-Way line of Largo Road the following six courses and distances
- (xxxvii) North 44°24'41" West, 49.94 feet to a point, thence
- (xxxviii) North 70°58'35" West, 11.18 feet to a point, thence
- (xxxix) North 35°19'16" West, 50.64 feet to a point, thence
- (xl) North 59°20'34" West, 77.62 feet to a point, thence
- (xli) North 41°21'31" West, 75.11 feet to a point, thence
- (xlii) North 35°19'14" West, 74.30 feet to a point on the Second or South 54°28' West, 125.20 feet line as described in a Deed from George Raymond Wells and Albert W. Wells, III to Joseph E. Canter, Sr., dated November 28, 2001 and recorded among the aforesaid Land Records in Liber 15211 at Folio 138,



- distant 103.50 feet from the end thereof, thence leaving the aforesaid Southerly Right-of-Way line of Largo Road, and running with and binding on the aforesaid First line, and the Second line as described in the aforesaid Deed recorded in Liber 15211 at Folio 138 the following two courses and distances
- (xliii) South 46°05'32" West, 103.50 feet to a point, thence
  - (xliv) South 16°33'28" East, 110.89 feet to a point on the First or South 54°57' West, 540 feet line of the First Parcel as described in a Deed from Norman S. Weber and Jacqueline R. Weber to Audrey Blackwell, dated August 20, 2003 and recorded among the aforesaid Land Records in Liber 18355 at Folio 178, thence leaving the aforesaid Second line as described in the Deed recorded in Liber 15211 at Folio 138, and running with and binding on the aforesaid First line of the First Parcel as described in the Deed recorded in Liber 18355 at Folio 178, and also running reversely with and binding on the Easterly or North 46°28'30" East, 19.64 feet Plat line as shown on a Record Plat entitled "Plat Seven, Villages of Marlborough" and recorded among the aforesaid Land Records in Plat Book 129 on Page 96, the following course and distance
  - (xlv) South 46°34'32" West, 373.45 feet to a point, thence continuing reversely with and binding on the outline of the aforesaid Record Plat recorded in Plat Book 129 on Page 96 the following eight courses and distances
  - (xlvii) North 88°33'40" West, 78.25 feet to a point, thence
  - (xlviii) North 12°23'58" West, 190.00 feet to a point, thence
  - (xlix) North 12°51'02" East, 158.00 feet to a point, thence
  - (l) North 23°23'58" West, 72.00 feet to a point, thence
  - (li) North 46°23'58" West, 220.00 feet to a point, thence
  - (lii) North 58°46'10" West, 226.66 feet to a point, thence
  - (liii) North 77°44'20" West, 177.33 feet to a point, thence
  - (liiii) North 21°45'40" West, 261.81 feet to a point on the extension of the Common or North 63°19' East, 467.7 feet line between Lots 2 and 3 as shown on a Plat of Subdivision entitled "Section One, North East Marlboro" and recorded among the aforesaid Land Records in Plat Book 15 on Page 10, thence leaving the aforesaid outline of the Record Plat recorded in Plat Book 129 on Page 96, and running reversely with and binding on the extension and with the Common lines between the aforesaid Lots 2 & 3 as shown on the Plat of Subdivision recorded in Plat Book 15 on Page 10 the following two courses and distances
  - (liv) North 54°56'32" East, 469.89 feet to a point, thence
  - (lv) North 76°06'32" East, 215.85 feet to a point on the aforesaid Westerly Right-of-Way line of Largo Road as shown on States Roads Commission Plat Number 43419, thence leaving the aforesaid Common line between Lots 2 & 3 as shown on the Plat of Subdivision recorded in Plat Book 15 on Page 10, and running with and binding on the aforesaid Westerly Right-of-Way line of Largo Road the following fifteen courses and distances
  - (lvi) North 25°05'07" West, 27.83 feet to a point, thence
  - (lvii) North 05°14'41" West, 101.12 feet to a point, thence
  - (lviii) North 01°52'01" East, 51.92 feet to a point, thence
  - (lix) North 02°55'26" East, 52.20 feet to a point, thence
  - (lx) North 10°51'58" West, 61.87 feet to a point, thence

- (lxi) North 08°37'54" West, 76.52 feet to a point, thence
- (lxii) North 13°46'31" West, 412.00 feet to a point, thence
- (lxiii) North 43°53'20" West, 57.80 feet to a point, thence
- (lxiv) North 28°21'00" West, 51.66 feet to a point, thence
- (lxv) North 01°52'01" East, 51.92 feet to a point, thence
- (lxvi) North 06°01'25" East, 53.14 feet to a point, thence
- (lxvii) North 02°27'56" West, 50.99 feet to a point, thence
- (lxviii) North 13°46'31" West, 25.00 feet to a point of curvature, thence
- (lxix) 265.23 feet along the arc of a tangent curve, deflecting to the left, having a radius of 788.51 feet and a chord bearing and distance of North 23°24'41" West, 263.98 feet to a point, thence with a tangent line
- (lxx) North 33°02'51" West, 95.20 feet to a point, thence leaving the aforesaid Westerly Right-of-Way line of Largo Road, and running in, through, over and across the aforesaid Largo Road the following course and distance
- (lxxi) North 56°57'09" East, 60.00 feet to a point on the Easterly Right-of-Way line of the aforesaid Largo Road as shown on State Roads Commission Plat Number 43420, said point also being on the extension of the Northerly or North 71°25'54" East, 942.69 feet Plat line as shown on a Record Plat entitled "Lot 1 & Outparcels 'A' thru 'E', Wurtz & Weeks Tract" and recorded among the aforesaid Land Records in Plat Book 182 on Page 89, thence leaving the aforesaid Easterly Right-of-Way line of Largo Road, and running with and binding on the extension and with the outline of the aforesaid Record Plat recorded in Plat Book 182 on Page 89 the following twenty courses and distances
- (lxxii) North 71°26'21" East, 943.55 feet to a point, thence
- (lxxiii) North 40°13'14" West, 138.88 feet to a point, thence
- (lxxiv) North 63°53'24" West, 270.09 feet to a point, thence
- (lxxv) North 69°39'37" East, 798.29 feet to a point, thence
- (lxxvi) North 70°54'37" East, 198.00 feet to a point, thence
- (lxxvii) North 67°24'37" East, 68.75 feet to a point, thence
- (lxxviii) South 34°25'19" East, 105.05 feet to a point, thence
- (lxxix) South 31°34'27" East, 87.21 feet to a point, thence
- (lxxx) South 35°31'10" East, 56.00 feet to a point, thence
- (lxxxii) South 39°36'18" East, 84.21 feet to a point, thence
- (lxxxiii) South 28°56'15" East, 26.17 feet to a point, thence
- (lxxxiv) South 09°28'50" West, 35.36 feet to a point, thence
- (lxxxv) South 35°18'47" East, 61.62 feet to a point, thence
- (lxxxvi) South 69°39'19" East, 47.29 feet to a point, thence
- (lxxxvii) South 18°26'42" East, 35.53 feet to a point, thence
- (lxxxviii) South 25°59'24" East, 144.45 feet to a point, thence
- (lxxxix) South 16°44'01" East, 207.91 feet to a point, thence
- (xc) South 10°00'24" East, 193.55 feet to a point, thence
- (xci) South 01°26'29" East, 27.61 feet to a point, thence
- (xcii) South 65°15'02" West, 1,021.48 feet to a point on the Westerly or North 33°26'48" West, 50.61 feet Plat line as shown on a Record Plat entitled "Parcels 'B' & 'C', Wurtz and Weeks Addition to Marlboro" and recorded

- among the aforesaid Land Records in Plat Book 95 on Page 65, thence leaving the aforesaid outline of the Record Plat recorded in Plat Book 182 on Page 89, and running reversely with and binding on the outline of the aforesaid Record Plat recorded in Plat Book 95 on Page 65 the following two courses and distances
- (xcii) South 33°26'22" East, 50.61 feet to a point, thence
  - (xciii) South 56°39'11" West, 30.00 feet to a point of curvature on Easterly Dedication line of Proposed Maryland Route 202 as shown on the aforesaid Record Plat recorded in Plat Book 95 on Page 65, thence leaving the aforesaid outline of the Record Plat recorded in Plat Book 95 on Page 65, and running reversely with and binding on the aforesaid Easterly Dedication line of Proposed Maryland Route 202 as shown on the Record Plat recorded in Plat Book 95 on Page 65 the following five courses and distances
  - (xciv) 383.92 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 15,679.21 feet and a chord bearing and distance of South 32°38'44" East, 383.91 feet to a point, thence with a non-tangent line
  - (xcv) South 31°52'13" East, 40.41 feet to a point of curvature, thence
  - (xcvi) 616.29 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 15,679.21 feet and a chord bearing and distance of South 30°40'13" East, 616.25 feet to a point, thence with a non-tangent line
  - (xcvii) South 29°28'14" East, 40.41 feet to a point of curvature, thence
  - (xcviii) 75.81 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 15,679.21 feet and a chord bearing and distance of South 29°15'29" East, 75.81 feet to a point on the Northerly or North 71°17'13" East, 369.76 feet Plat line as shown on a Record Plat entitled "Parcels F and G, Wurtz and Weeks Addition to Marlboro" and recorded among the aforesaid Land Records in Plat Book 169 on Page 41, thence leaving the aforesaid Easterly Dedication line of Proposed Maryland Route 202 as shown on the Record Plat recorded in Plat Book 95 on Page 65, and reversely with and binding on the outline of the aforesaid Record Plat recorded in Plat Book 169 on Page 41 the following five courses and distances
  - (xcix) South 71°17'39" West, 10.17 feet to a point of curvature, thence
  - (c) 126.41 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 15,669.21 feet and a chord bearing and distance of South 28°53'43" East, 126.41 feet to a point, thence with a tangent line
  - (ci) South 28°39'51" East, 101.59 feet to a point, thence
  - (cii) North 61°20'09" East, 25.00 feet to a point, thence
  - (ciii) South 28°39'51" East, 32.12 feet to a point on the Tenth or North 77°44' East, 111.00 feet line of the Second Parcel as described in a Deed from Emily W. Gilman, surviving Tenant by the Entirety of Arthur N. Gilman, to Theodore Cardinal McCarrick, Roman Catholic Archbishop of Washington, a Corporation Sole, dated January 30, 2004 and recorded among the aforesaid Land Records in Liber 19428 at Folio 545, distant 78.72 feet from the beginning thereof, thence leaving the aforesaid outline of the Record Plat recorded in Plat Book 169 on Page 41, and running reversely with and binding on the aforesaid Tenth line, and the Ninth through First lines of the aforesaid

Second Parcel, and also running with and binding on the Seventh line of the First Parcel, all as described in the aforesaid Deed recorded in Liber 19428 at Folio 545 the following eleven courses and distances

- (civ) South 70°13'03" West, 78.72 feet to a point, thence
- (cv) South 46°07'03" West, 99.80 feet to a point, thence
- (cvi) South 61°53'03" West, 60.04 feet to a point, thence
- (cvii) South 52°55'03" West, 65.51 feet to a point, thence
- (cviii) South 34°59'03" West, 44.89 feet to a point, thence
- (cix) South 79°38'03" West, 45.94 feet to a point, thence
- (cx) South 62°10'03" West, 48.73 feet to a point, thence
- (cxi) South 53°47'03" West, 176.76 feet to a point, thence
- (cxii) North 39°30'57" West, 38.93 feet to a point, thence
- (cxiii) South 55°12'28" West, 158.61 feet to a point, thence
- (cxiv) South 55°54'23" West, 237.41 feet to a point on the Easterly Right-of-Way line of the aforesaid Largo Road as shown on the aforesaid State Roads Commission Plat Number 43418, thence leaving the aforesaid Seventh line of the First Parcel as described in the Deed recorded in Liber 19428 at Folio 545, and running with and binding on the aforesaid Easterly Right-of-Way line of Largo Road the following four courses and distances
- (cxv) South 45°35'19" West, 19.48 feet to a point, thence
- (cxvi) South 44°24'41" East, 171.00 feet to a point, thence
- (cxvii) South 44°32'55" East, 81.86 feet to a point, thence
- (cxviii) South 44°39'41" East, 192.90 feet to a point on the Sixth or South 72°32' West, 397.93 feet line as described in a Deed from William P. Egri to William P. Egri and Jacqueline M. Hudak, dated November 18, 2014 and recorded among the aforesaid Land Records in Liber 36570 at Folio 363, distant 383.48 feet from the beginning thereof, thence leaving the aforesaid Easterly Right-of-Way line of Largo Road, and running reversely with and binding on the aforesaid Fifth line, and the Fourth line, as described in the Deed recorded in Liber 36570 at Folio 363 the following two courses and distances
- (cxix) North 65°16'03" East, 383.48 feet to a point, thence
- (cxx) North 64°25'59" East, 450.72 feet to a point at the Westerly end of the Southerly or South 64°15'13" West, 38.26 feet Plat line as shown on the aforesaid Record Plat recorded in Plat Book 169 on Page 41, thence running reversely with and binding on the aforesaid Southerly Plat line of the Record Plat recorded in Plat Book 169 on Page 41, and also continuing reversely with and binding on the aforesaid Fourth line as described in the Deed recorded in Liber 36570 at Folio 363, the following course and distance
- (cxxi) North 64°15'39" East, 38.26 feet to a point on the aforesaid Westerly line of the Pope's Creek Railroad Right-of-Way, thence leaving the aforesaid Southerly Plat line of the Record Plat recorded in Plat Book 169 on Page 41, and also leaving the aforesaid Fourth line as described in the Deed recorded in Liber 36570 at Folio 363, and further leaving the aforesaid Westerly line of the Pope's Creek Railroad Right-of-Way, and running in, through, over and across the aforesaid Pope's Creek Railroad Right-of-Way the following course and distance

- (cxxii) North 69°11'01" East, 75.59 feet to a point on the Easterly line of the aforesaid Pope's Creek Railroad Right-of-Way, said point also being at the end of the Fifty-Ninth or South 89°03'00" West, 294.55 feet line of Parcel 1 as described in a Deed from Buck Real Estate Holdings, LLC to Four Thousand Four Branch Avenue, LLC, dated November 25, 2003 and recorded among the aforesaid Land Records in Liber 18512 at Folio 355, thence leaving the aforesaid Easterly line of the Pope's Creek Railroad Right-of-Way, and running reversely with and binding on the aforesaid Fifty-Ninth line, and the Fifty-Eighth through Fifty-Second lines, as described in the aforesaid Deed recorded in Liber 18512 at Folio 355 the following eight courses and distances
- (cxxiii) North 89°02'59" East, 294.55 feet to a point, thence
- (cxxiv) North 23°14'46" West, 6.59 feet to a point, thence
- (cxxv) North 37°52'33" East, 94.05 feet to a point, thence
- (cxxvi) North 06°48'10" West, 117.42 feet to a point, thence
- (cxxvii) North 32°07'14" East, 38.29 feet to a point, thence
- (cxxviii) North 75°50'03" East, 62.62 feet to a point, thence
- (cxxix) North 65°38'03" East, 66.22 feet to a point, thence
- (cxxx) North 36°32'25" East, 39.70 feet to a point on the extension of the Fifth or South 00°53' East, 742.5 feet line of Parcel No. 1 as described in a Deed from Joseph Albert Ireland and Mattie C. Ireland to Eugene Chaney and Grace W. Chaney, dated October 28, 1953 and recorded among the aforesaid Land Records in Liber 1664 at Folio 304, thence leaving the aforesaid Fifty-Second line as described in the aforesaid Deed recorded in Liber 18512 at Folio 355, and running with the aforesaid extension of the Fifth line of Parcel No. 1 as described in the aforesaid Deed recorded in Liber 1664 at Folio 304 the following course and distance
- (cxxxi) South 02°55'12" East, 57.55 feet to a point at the beginning of the aforesaid Fifth line of Parcel No. 1 as described in the Deed recorded in Liber 1664 at Folio 304, thence leaving the aforesaid Fifth line of Parcel No. 1 as described in the Deed recorded in Liber 1664 at Folio 304, and running reversely with and binding on the Fourth and Third lines of the aforesaid Parcel No. 1 as described in the Deed recorded in Liber 1664 at Folio 304 the following two courses and distances
- (cxxxii) South 70°17'12" East, 99.00 feet to a point, thence
- (cxxxiii) North 88°12'48" East, 33.00 feet to a point at the Southerly end of the Westerly or North 08°43'04" East, 494.45 feet line of Parcel "A" as shown on a Plat of Subdivision entitled "Sugar Hill" and recorded among the aforesaid Land Records in Plat Book 106 on Page 24, thence leaving the aforesaid Third line of Parcel No. 1 as described in the Deed recorded in Liber 1664 at Folio 304, and running with and binding on the outline of the aforesaid Parcel "A" as shown on the Plat of Subdivision recorded in Plat Book 106 on Page 24 the following twenty-one courses and distances
- (cxxxiv) North 08°43'25" East, 494.45 feet to a point, thence
- (cxxxv) South 80°41'56" East, 97.10 feet to a point, thence
- (cxxxvi) North 01°59'03" East, 36.93 feet to a point, thence
- (cxxxvii) South 76°25'25" East, 16.72 feet to a point, thence

- (cxxxviii) North 82°52'51" East, 24.19 feet to a point, thence
- (cxxxix) South 82°27'17" East, 34.30 feet to a point, thence
- (cxl) North 75°58'11" East, 18.55 feet to a point, thence
- (cxli) South 79°59'10" East, 34.53 feet to a point, thence
- (cxl ii) North 81°10'58" East, 29.84 feet to a point, thence
- (cxl iii) North 51°36'38" East, 33.81 feet to a point, thence
- (cxl iv) South 83°33'09" East, 31.20 feet to a point, thence
- (cxl v) North 79°23'10" East, 40.70 feet to a point, thence
- (cxl vi) South 62°31'11" East, 28.18 feet to a point, thence
- (cxl vii) South 81°10'26" East, 29.35 feet to a point, thence
- (cxl viii) North 89°03'04" East, 30.00 feet to a point, thence
- (cxl ix) North 75°58'11" East, 30.92 feet to a point, thence
- (cl) South 88°42'56" East, 112.03 feet to a point, thence
- (cli) South 85°25'13" East, 25.08 feet to a point, thence
- (cli i) North 87°37'12" East, 36.03 feet to a point, thence
- (cli ii) North 78°36'59" East, 25.04 feet to a point, thence
- (cliv) South 05°34'38" East, 110.50 feet to a point on the Twelfth or North 87°55'06" East, 545.27 feet line of Parcel I.D. No. 03-0228916 as described in a Deed from L. Thomas Wellons, III and Diane L. Wellons to Green Century Partners, LLC, a Maryland limited liability company, dated August 28, 2017 and recorded among the aforesaid Land Records in Liber 40122 at Folio 369, distant 311.12 feet from the end thereof, thence leaving the aforesaid outline of Parcel "A" as shown on the Plat of Subdivision recorded in Plat Book 106 on Page 24, and running with and binding on the aforesaid Twelfth line, and the Thirteenth line of Parcel I.D. No. 03-0228916, and also running with and binding on the Second through Seventh lines of Parcel I.D. No. 03-0215061, all as described in the aforesaid Deed recorded in Liber 40122 at Folio 369 the following eight courses and distances
- (clv) North 87°56'51" East, 311.12 feet to a point, thence
- (clvi) South 77°17'34" East, 139.60 feet to a point, thence
- (clv ii) North 15°11'57" West, 131.98 feet to a point, thence
- (clv iii) North 82°41'38" East, 105.60 feet to a point, thence
- (clix) South 81°48'22" East, 87.12 feet to a point, thence
- (clx) South 44°33'22" East, 66.00 feet to a point, thence
- (clxi) South 69°48'22" East, 54.78 feet to a point, thence
- (clx ii) North 88°41'38" East, 49.55 feet to a point at the Southerly end of the Westerly or North 05°25'31" West, 307.88 feet Plat line as shown on a Record Plat entitled "Plat One, Parcel 1 & Outparcel 1, Townes at Peerless" and recorded among the aforesaid Land Records in Plat Book 255 on Page 94, thence leaving the aforesaid Seventh line of Parcel I.D. No. 03-0215061 as described in the Deed recorded in Liber 40122 at Folio 369, and running with and binding on the outline of the aforesaid Record Plat recorded in Plat Book 255 on Page 94 the following nine courses and distances
- (clx iii) North 05°25'31" West, 307.87 feet to a point, thence
- (clx iv) North 83°44'12" East, 57.75 feet to a point, thence
- (clx v) North 73°02'17" East, 116.20 feet to a point, thence

- (clxvi) North 05°25'31" West, 330.26 feet to a point, thence
- (clxvii) North 83°28'21" East, 35.26 feet to a point, thence
- (clxviii) South 74°46'39" East, 280.50 feet to a point, thence
- (clxix) North 66°43'21" East, 85.14 feet to a point, thence
- (clxx) South 48°16'39" East, 105.60 feet to a point, thence
- (clxxi) South 68°31'39" East, 120.49 feet to a point on the Westerly Right-of-Way line of Crain Highway (U.S. Rte. 301, variable width) as shown on State Roads Commission Plat Number 6607, thence running with and binding on the aforesaid Westerly Right-of-Way line of Crain Highway, and also continuing with and binding on the aforesaid outline of the Record Plat recorded in Plat Book 255 on Page 94 the following three courses and distances
- (clxxii) South 28°03'21" West, 11.48 feet to a point, thence
- (clxxiii) South 62°11'12" East, 26.80 feet to a point, thence
- (clxxiv) South 12°01'39" East, 67.87 feet to a point, thence leaving the aforesaid Westerly Right-of-Way line of Crain Highway, and also leaving the aforesaid outline of the Record Plat recorded in Plat Book 255 on Page 94, and running in, through, over and across the aforesaid Crain Highway Right-of-Way the following course and distance
- (clxxv) South 84°42'34" East, 162.09 feet to a point of curvature on the Easterly Right-of-Way line of the aforesaid Crain Highway, thence running with and binding on the aforesaid Easterly Right-of-Way line of Crain Highway the following five courses and distances
- (clxxvi) 816.79 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 4,766.90 feet and a chord bearing and distance of South 22°59'21" West, 815.79 feet to a point, thence with a non-tangent line
- (clxxvii) South 24°53'26" East, 81.42 feet to a point, thence
- (clxxviii) North 89°53'21" West, 57.68 feet to a point of curvature, thence
- (clxxix) 508.24 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 4,766.90 feet and a chord bearing and distance of South 14°05'46" West, 508.00 feet to a point, thence with a tangent line
- (clxxx) South 11°02'31" West, 242.31 feet to a point, thence leaving the aforesaid Easterly Right-of-Way line of Crain Highway, and running in, through, over and across the aforesaid Crain Highway Right-of-Way the following course and distance
- (clxxxi) North 78°57'29" West, 150.00 feet to a point on the aforesaid Westerly Right-of-Way line of Crain Highway, said point also being at the Easterly end of the Southerly or North 88°05'50" West, 288.20 feet Plat line as shown on a Record Plat entitled "Lot 1 and 2, Marlboro Shell" and recorded among the aforesaid Land Records in Plat Book 171 on Page 1, thence leaving the aforesaid Westerly Right-of-Way line of Crain Highway, and running with and binding on the outline of the aforesaid Record Plat recorded in Plat Book 171 on Page 1 the following three courses and distances
- (clxxxii) North 88°04'49" West, 288.20 feet to a point, thence
- (clxxxiii) North 43°04'49" West, 34.26 feet to a point, thence
- (clxxxiv) North 89°12'13" West, 155.36 feet to a point on the Easterly or South 01°59'48" West, 428.53 feet Plat line as shown on a Record Plat entitled "Lot

- 1, Upper Marlboro 84-Lumber Subdivision” and recorded among the aforesaid Land Records in Plat Book 198 on Page 25, distant 66.39 feet northerly from the Southerly end thereof, thence leaving the aforesaid outline of the Record Plat recorded in Plat Book 171 on Page 1, and running with and binding on the outline of the aforesaid Record Plat recorded in Plat Book 198 on Page 25 the following four courses and distances
- (clxxxv) South 01°40’11” West, 66.39 feet to a point, thence
- (clxxxvi) North 87°51’13” West, 50.10 feet to a point, thence
- (clxxxvii) South 01°48’10” West, 283.47 feet to a point, thence
- (clxxxviii) North 88°23’00” West, 190.00 feet to a point at the beginning of the First or North 88°09’46” West, 82.00 feet line as described in a Deed from 84 Holdings 3, LLC, a Pennsylvania limited liability company, to Pierce Hardy Limited Partnership, a Pennsylvania limited partnership, dated March 07, 2016 and recorded among the aforesaid Land Records in Liber 38321 at Folio 286, thence leaving the aforesaid outline of the Record Plat recorded in Plat Book 198 on Page 25, and running with and binding on the aforesaid First line as described in the Deed recorded in Liber 38321 at Folio 286 the following course and distance
- (clxxxix) North 88°11’55” West, 82.00 feet to a point on the Easterly Right-of-Way line of a Right-of-Way (16’ wide) as shown on plat of Clement Hill Estate filed in Equity No. 1430 of the Circuit Court for Prince George’s County, Maryland as described in a Deed from Charles E. Tighe, II, et al, to Joseph A Ripple, et al, dated April 04, 1983 and recorded among the aforesaid Land Records in Liber 5667 at Folio 812, thence leaving the aforesaid First line as described in the Deed recorded in Liber 38321 at Folio 286, and running with and binding on the aforesaid Easterly Right-of-Way line of a Right-of-Way as described in the Deed recorded in Liber 5667 at Folio 812 the following course and distance
- (cxc) South 04°23’53” East, 180.59 feet to a point at the Northerly end of the Westerly or North 04°23’38” West, 7.98 feet Plat line as shown on a Record Plat entitled “Lots 1, 2 & 3, Weymouth” and recorded among the aforesaid Land Records in Plat Book 111 on Page 47, the leaving the aforesaid Easterly Right-of-Way line of a Right-of-Way as described in the Deed recorded in Liber 5667 at Folio 812, and running reversely with and binding on the outline of the aforesaid Record Plat as recorded in Plat Book 111 on Page 47 the following five courses and distances
- (cxci) South 04°23’38” East, 7.98 feet to a point, thence
- (cxcii) South 85°20’28” West, 397.64 feet to a point, thence
- (cxciii) South 03°00’26” East, 4.38 feet to a point, thence
- (cxciv) South 86°48’35” West, 50.75 feet to a point, thence
- (cxcv) South 64°08’25” East, 43.85 feet to a point, thence continuing with and binding on the aforesaid outline of the Record Plat as recorded in Plat Book 111 on Page 47, and an extension thereof, the following course and distance
- (cx cvi) South 74°11’35” West, 392.22 feet to a point on the extension of the Seventh or South 10°23’23” East, 314.33 feet line as described in a Deed from Roger A. Graham and Barbara M. Graham to Decatur Properties, LLC, a Maryland limited liability company, dated January 31, 2008 and recorded among the



aforesaid Land Records in Liber 29337 at Folio 242, thence running with and binding on the aforesaid extension of the Seventh line, and also running with and binding on the Eighth through Thirteenth lines as described in the aforesaid Deed recorded in Liber 29337 at Folio 242 the following seven courses and distances

- (cxcvii) South 10°13'35" East, 346.68 feet to a point, thence
- (cxcviii) South 10°58'06" East, 271.80 feet to a point, thence
- (cxcix) South 02°11'45" West, 165.31 feet to a point, thence
- (cc) South 54°34'15" East, 146.06 feet to a point, thence
- (cci) South 40°41'45" West, 35.81 feet to a point, thence
- (ccii) South 14°35'25" West, 724.21 feet to a point, thence
- (cciii) South 86°03'45" West, 171.73 feet to a point on the aforesaid Easterly line of the Pope's Creek Railroad Right-of-Way, thence leaving the aforesaid Thirteenth line as described in the Deed recorded in Liber 29337 at Folio 242, and also leaving the aforesaid Easterly line of the Pope's Creek Railroad Right-of-Way, and running in, through, over and across the aforesaid Pope's Creek Railroad Right-of-Way the following course and distance
- (cciv) North 68°44'42" West, 116.68 feet to the point of beginning, containing 246.34 acres of land.

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Section 3. Application of Town Charter and Ordinances. Upon the effective date of this Resolution, the provisions of the Charter, and ordinances of The Town of Upper Marlboro, and any local public laws enacted or to be enacted affecting The Town of Upper Marlboro, 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 Classifications. The Annexation Property is governed under the land use jurisdiction of the District Council of Prince George's County and the Maryland-National Capital Park and Planning Commission ("M-NCPPC"). The Annexation Property (both Second and Third Annexation Areas) is currently zoned R-R, R-80, R-O-S, C-M, I-L, O-S, M-X-T, and R-E (See *Guide to Zoning Categories Prince George's County, Maryland*, (M-NCPPC 2010) on certain portions of the subject parcels or lots pursuant to 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 also to the Maryland Department of State Planning ("MDP") at least thirty (30) days prior to the date of the public hearing conducted by the Board of Commissioners 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 Board of Commissioners, 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 Upper Marlboro, 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 President/Mayor, or her designee, shall promptly forward a copy of this Resolution with the new municipal boundaries to the Town Clerk, the Clerk of the Circuit Court for Prince George's County, Maryland, the M-NCPPC, and to the Maryland Department of Legislative Services. Each such official or agency shall hold this Resolution with the new municipal boundaries on record and available for public inspection.

Section 8. Annexation Agreement. The Board of Commissioners is authorized to execute an Annexation Plan, an Annexation Agreement, an agreement for the extension of public services and facilities, and/or other agreements of a similar nature with regard to the Annexation Properties including any special treatment for municipal taxation, services, and facilities as permitted and limited by Section 4-405 of the LG Article of the Md. Ann. Code, provided that the terms of this Annexation Resolution shall prevail over any inconsistent term in any such agreement. Said agreements shall be considered to be incorporated by reference herein provided such agreements were approved by resolution of the Board prior to the enactment date of this Annexation Resolution.

Section 9. Effective Date. This Resolution shall be deemed "finally enacted" on the date on which the Commissioners indicate their 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, whereas should said petition come to pass and be verified to be in compliance with law, the President/Mayor shall suspend this Resolution by proclamation pending the results of the referendum.

**AND BE IT FURTHER RESOLVED**, by the Board of Commissioners of the Town of Upper Marlboro, that the corporate boundaries of the Town of Upper Marlboro be, and they hereby are, enlarged and extended by including therein the Annexation Area(s) referred to and described in this Resolution and in Exhibit A ("Map of the Second and Third Annexations of the Town of Upper Marlboro, Prince George's County, Maryland, 1" = 300', August 2021")

prepared by Charles P. Johnson and Associates, Inc., attached hereto and incorporated herein by reference.

**PASSED** by the Board of Commissioners of the Town of Upper Marlboro, Maryland at a regular/special meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

BOARD OF COMMISSIONERS OF THE  
TOWN OF UPPER MARLBORO,  
MARYLAND

\_\_\_\_\_  
John Hoatson  
Clerk

\_\_\_\_\_  
Linda Pennoyer, President

\_\_\_\_\_  
Sarah Franklin, Commissioner

Enactment Date: \_\_\_\_\_

\_\_\_\_\_  
Janice Duckett, Commissioner

Reviewed and Approved for Legal Sufficiency

\_\_\_\_\_  
Kevin J. Best, Esq.

Date: \_\_\_\_\_

**CERTIFICATION**

**I, HEREBY CERTIFY THAT THE FOREGOING RESOLUTION OF THE TOWN OF UPPER MARLBORO DESIGNATED ANNEXATION RESOLUTION NO. 01 - 2021, WAS DULY INTRODUCED AND READ, AND THEREAFTER ADVERTISED FOR FOUR SUCCESSIVE WEEKS, AND CONSIDERED AT A PUBLIC HEARING ON OCTOBER \_\_, 2021 AND WAS ADOPTED BY THE BOARD OF COMMISSIONERS AT A DULY ANNOUNCED PUBLIC MEETING, IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE ANNOTATED CODE OF MARYLAND AND CHARTER OF THE TOWN OF UPPER MARLBORO.**

ATTEST:

\_\_\_\_\_  
John Hoatson, Clerk

EXHIBIT A - “Map of the Second and Third Annexations of the Town of Upper Marlboro, Prince George’s County, Maryland, 1” = 300’, August 2021” prepared by Charles P. Johnson and Associates, Inc.

EXHIBIT B – Annexation Plan for the 2<sup>nd</sup> and 3<sup>rd</sup> Annexations

**ANNEXATION RESOLUTION SCHEDULE**

RESOLUTION INTRODUCTION DATE: \_\_\_\_\_

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

HEARING NOTICE PUBLICATION DATES: \_\_\_\_\_

(4 NOTICES FOR 4 WEEKS PRIOR TO HEARING)

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

MAIL PUBLIC NOTICE TO CO. COUNCIL, MDP & M-NCPPC: \_\_\_\_\_

PUBLIC HEARING DATE (NOT LESS THAN 15 DAYS AFTER THE FINAL  
PUBLICATION OF THE NOTICES): \_\_\_\_\_

ENACTMENT DATE (ON OR AFTER HEARING DATE): \_\_\_\_\_

EFFECTIVE DATE (45 DAYS AFTER ENACTMENT): \_\_\_\_\_

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

*Note: 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.*

# The Town of Upper Marlboro

14211 School Lane • Upper Marlboro, Maryland 20772

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## BOARD OF COMMISSIONERS FOR THE THE TOWN OF UPPER MARLBORO

EMERGENCY ORDINANCE: 2021-05

SESSION: Regular Town Meeting

INTRODUCED: November 23, 2021

**AN EMERGENCY ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWN OF UPPER MARLBORO AUTHORIZING THE PURCHASE OF PARCEL 89, TAX ACCOUNT NO. 03-0197624, APPROXIMATELY 1,851 SQUARE FEET IN AREA, LOCATED WITHIN THE TOWN OF UPPER MARLBORO AND THE EXECUTION OF A LAND SALES CONTRACT CONVEYING SAID REAL PROPERTY TO THE TOWN; AND GENERALLY RELATING TO THE ACQUISITION OF REAL PROPERTY FOR A PUBLIC PURPOSE.**

**WHEREAS**, Md. Ann. Code, LG Art., § 5-204 and § 82-81 of the Town Charter authorizes the Town to acquire real, personal, or mixed property within or without the corporate limits of the Town for any public purpose by purchase, gift, bequest, devise, lease, condemnation, or otherwise and may sell, lease, convey, or otherwise dispose of or encumber any property belonging to the Town, at public or private sale after 20 days public notice, and convey to the purchaser any real or leasehold property belonging to the municipality if the legislative body of the municipality determines that the property is no longer needed for public use; and

**WHEREAS**, the real estate that is the subject of this ordinance (the “Subject Property”) has an address of Main Street, Upper Marlboro, MD 20772, there being no numerical address, and the Subject Property has a legal description of PT LOT ON MAIN, ST EQ .0425 AC, Map 101, Grid F1, Parcel 89, Neighborhood 1003.17; and

**WHEREAS**, the subject parcel is located at the intersection of Main Street and Pratt Street in Upper Marlboro, Prince George’s County, and the site as depicted on a survey by Tech Group, Inc., attached hereto as Exhibit A, is unimproved, rectangular in shape, offers level topography, and is zoned C-S-C or Commercial Shopping Center; and

**WHEREAS**, a Land Appraisal Report by Treffer Appraisal Group (Thomas A Weigand, MA) dated 10/04/2021, attached hereto as Exhibit B, opined that the subject property has a fair market value of \$20,000, but the lot is deemed not buildable; and

**WHEREAS**, the Board of Town Commissioners finds it to be in the best interest of the Town to approve the purchase of the subject property which is planned to be used for a public purpose such as a pocket park; and

**WHEREAS**, the Town Charter, Section 82-11 mandates that except in cases of emergency, no ordinance shall be passed at the same meeting at which it is introduced and that at any regular or special meeting of the Board held not less than six nor more than sixty days after the meeting at which the ordinance was introduced, it shall be passed, or passed as amended, or rejected, or its consideration deferred to some specified future date; and

**WHEREAS**, said Section 82-11 further states that in cases of emergency, the provision that an ordinance may not be passed at the meeting at which it is introduced may be suspended by unanimous vote of the Board of Commissioners; and

**WHEREAS**, the Board of Town Commissioners further finds there is a need to expedite the adoption of this ordinance to ensure the acquisition of property, facilitate cooperation and agreement between the parties to the transaction and further promote the health, safety and welfare of the public; and

**WHEREAS**, the Town has allocated funds in the FY 2022 Budget which may be utilized to purchase the subject property.

**NOW THEREFORE, BE IT ORDAINED AND ENACTED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF UPPER MARLBORO, STATE OF MARYLAND**, that said Board hereby authorizes and approves the purchase and acquisition of certain real property located in the Town of Upper Marlboro located on Main Street in the Town of Upper Marlboro, Maryland as further described in the above recitals for a purchase price of \$20,000.00 provided that certain costs of effecting the transfer shall be borne by the grantee (the Town) and the grantee shall be responsible for the payment of the current year's prorated real estate taxes.

**AND BE IT FURTHER ORDAINED AND ENACTED**, that the Town Board of Commissioners further authorizes the President to enter into a Purchase Agreement, or Agreement for Purchase and Sale of Real Estate with the seller, BRANDYWINE CORPOREX PLAZA II LIMITED PARTNERSHIP, of said property, attached hereto and incorporated herein as Exhibit C, and to execute any documents necessary to complete the sale and transfer of fee simple title in said property to the Town.

**AND BE IT FURTHER ORDAINED AND ENACTED**, that the Town Board of Commissioners further authorizes and approves the purchase of said property for a purchase price not to exceed \$20,000.00, for the land and other transactional costs not to exceed \$4,000.00, with the Town paying closing costs (i.e., taxes, title charges, government recording and transfer charges and other charges with Total Settlement Charges of approximately \$1,749.75) the cost of the appraisal (approximately \$1,200.00) and an ALTA or building location survey (approximately \$300.00), and the Town shall pay prorated real property taxes due at closing, and said purchase sum shall include any title insurance that may be obtained relating to said sale of real property, all pursuant to a Settlement Statement (HUD 1), attached hereto as Exhibit D, which the Mayor is hereby authorized

to sign on behalf of the Town.

**AND BE IT FURTHER ORDAINED AND ENACTED**, that the Town Board of Commissioners further authorizes and approves engaging the services of Xeisin Title LLC to serve as the settlement agent for the subject transaction.

**AND BE IT FURTHER ORDAINED AND ENACTED**, that the Town Board of Commissioners further authorizes and directs the Town Treasurer to pay the amounts set forth in the applicable agreements regarding said real estate transaction upon receipt of appropriate documentation, and the Town Treasurer under the supervision of the Mayor is further authorized to amend the current FY 22 Budget to enumerate, authorize and appropriate said real estate purchase in the total line item amount of \$24,000.00 or the actual costs, whichever is less, which is to be approved by the requisite 2/3rds vote of the legislative body pursuant to LG Article, Section 5-205(b) of the Annotated Code of Maryland.

**AND BE IT FURTHER ORDAINED AND ENACTED**, by the Board of Commissioners of the Town of Upper Marlboro, Maryland that this ordinance shall become effective at the expiration of twenty (20) calendar days following approval by the Board of Commissioners.

**AND BE IT FURTHER ENACTED AND ORDAINED** by the Board of Commissioners of the Town of Upper Marlboro, Maryland that due to the exigent circumstances and important governmental interests as indicated in the above recitals and herein and in order to further promote the health, safety and welfare of the Town and the general public, the Charter provision requiring that an ordinance may not be passed at the meeting at which it is introduced is hereby suspended by unanimous vote of the Board of Commissioners, and that this Emergency Ordinance shall become effective immediately following approval by the Board of Commissioners.

**AND BE IT FURTHER ENACTED AND ORDAINED** by the Board of Commissioners of the Town of Upper Marlboro, Maryland that pursuant to the Town Charter this Ordinance shall be posted in the Town office and a fair summary of it shall be published once in a newspaper of general circulation in the Town after passage by the Board.

**INTRODUCED** and **ADOPTED** in a public session of the Board of Commissioners on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

THE TOWN OF UPPER MARLBORO,  
BOARD OF COMMISSIONERS

---

Linda Pennoyer, President

Attest:

\_\_\_\_\_  
Janice Duckett, Commissioner

\_\_\_\_\_  
John Hoatson, Town Clerk

\_\_\_\_\_  
Sarah Franklin, Commissioner

Ordinance 2021-\_\_ Schedule:

Board Discussion/First Reading/Formal Intro.-  
Second Reading/Approval/Board Vote-

\_\_\_\_\_  
\_\_\_\_\_

CERTIFICATION

I, HEREBY CERTIFY, as the duly appointed Town Clerk of the Town of Upper Marlboro, Maryland, that on the \_\_\_\_ day of November 2021 with \_\_\_\_ Aye votes and \_\_\_\_ Nay votes, the aforesaid Ordinance 2021-05 passed.

\_\_\_\_\_  
John Hoatson, Town Clerk





# Town of Upper Marlboro

Town Hall, 14211 School Lane  
Upper Marlboro, MD 20772

Tel: (301) 627-6905  
Fax: (301) 627-2080

[info@uppermarlbormd.gov](mailto:info@uppermarlbormd.gov)  
[www.uppermarlbormd.gov](http://www.uppermarlbormd.gov)

## **NOTICE OF CLOSED SESSION Tuesday, November 30, 2021, Following The Public Hearing (In Person & Virtual)**

According to the Annotated Code of Maryland, the Board of Commissioners of the Town of Upper Marlboro, Maryland have the statutory authority to close a session under general provisions article 3-305b for the reasons of subsection: (7)\_\_\_\_ "To consult with counsel to obtain legal advice".