

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://uppermarlboromd-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 (2nd) 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 (3rd) 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). 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.

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 2nd and 3rd Annexations

ANNEXATION RESOLUTION SCHEDULE

RESOLUTION INTRODUCTION DATE: October 12, 2021

ANNEXATION PLAN TO COUNTY, MDP, M-NCPPC & PGCPB (AT LEAST 30 DAYS BEFORE HEARING): October 20, 2021

HEARING NOTICE PUBLICATION DATES: 1. October 28, 2021

(4 NOTICES FOR 4 WEEKS PRIOR TO HEARING) 2. October 28, 2021

3. November 4, 2021

4. November 11, 2021

MAIL PUBLIC NOTICE TO CO. COUNCIL, MDP & M-NCPPC: October 20, 2021

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.



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

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

Tuesday October 19th, 2021

RE: Town of Upper Marlboro 2nd & 3rd 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
- John Hoatson Town Clerk 301-627-6905 ex1102 jhoatson@uppermarlboromd.gov
- Kevin Best, Town Attorney 410-777-8506 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

7019 0700 0001 0909 9134

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent

Street

City,

Maryland Department of Planning
301 W Preston Street, Ste 1101
Baltimore, MD 21201



PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

Tracking Number: 70190700000109099134

Your item was delivered to an individual at the address at 1:42 pm on October 22, 2021 in BALTIMORE, MD 21201.

Delivered, Left with Individual

October 22, 2021 at 1:42 pm
BALTIMORE, MD 21201

Get Updates

Text & Email Updates

Tracking History

October 22, 2021, 1:42 pm

Delivered, Left with Individual
BALTIMORE, MD 21201

Your item was delivered to an individual at the address at 1:42 pm on October 22, 2021 in BALTIMORE, MD 21201.

October 21, 2021, 8:59 pm

Departed USPS Regional Origin Facility
BALTIMORE MD DISTRIBUTION CENTER

October 21, 2021, 8:39 am

Arrived at USPS Regional Origin Facility
BALTIMORE MD DISTRIBUTION CENTER

October 20, 2021, 11:05 pm

Arrived at USPS Regional Origin Facility
GAITHERSBURG MD DISTRIBUTION CENTER

October 20, 2021, 2:01 pm

Acceptance
UPPER MARLBORO, MD 20772



Maryland DEPARTMENT OF PLANNING

November 23, 2021

The Honorable President Linda Pennoyer
Town of Upper Marlboro
Board of Town Commissioners
Town Hall, 14211 School Lane
Upper Marlboro, MD 20772

Subject: Town of Upper Marlboro 2nd and 3rd Annexations (Resolution 01-2021)

Dear President Pennnoyer:

Thank you for providing the Maryland Department of Planning (Planning) with information pertaining to the Town of Upper Marlboro 2nd and 3rd Annexations. We have reviewed your submission and offer the following comments for consideration

Planning recognizes that the Town of Upper Marlboro does not have zoning authority, as that authority resides with Prince George's County. As zoning consistency is not a factor in these annexations, the question of whether a waiver from Prince George's County is required, as provided in §4-416 of the Local Government Article, is not applicable. Please see Planning's attached Annexation Review for further details of our analysis.

The majority of the land proposed for annexations is currently located in a county-certified Priority Funding Area (PFA) and will remain designated as a Municipal PFA upon annexation. It appears that of the approximately 130-150 parcels and lots (or parts of parcel and lots), only one property (tax account #3152600) is not within a county designated PFA. Based on Planning's review of the property's existing R-E (Residential Estate) zoning, and the County's 2018 Water and Sewerage Master Plan, the one subject property upon annexation does not appear to meet the criteria for PFA contained in the State Finance and Procurement Article, §5-7B-02 & 03, specifically due to the zoning. This property is currently vacant, and the R-E zone's maximum density is 1.09 units per acre, less than 3.5 units per acre. Therefore, the one property contained in the proposed annexations will be shown on Planning's maps as a Municipal PFA Comment Area. Upon the effective date of Resolution 01-2021, and once we have received official notification of the annexation from the Department of Legislative Services, Planning will confirm that no changes have occurred since our initial review.

If Planning's analysis has not included information, you believe is relevant to this finding, please contact Susan Llareus, Regional Planner for Maryland Capital Region, so the department can

incorporate that additional information into our review. Once we have received official notification of the annexations from the Department of Legislative Services, Planning will confirm that no changes have occurred and update our mapping services as necessary.

Enclosed you will find important information concerning post annexation notification and participation in the Census Bureau's Boundary and Annexation Survey. The town should follow the appropriate procedures so that the annexed property is legally established as part of the incorporated municipality. To expedite Planning's updating of the PFA status, please send Susan Llareus, a copy of the notification and Resolution Reposition Form (enclosed), transmitted to the Department of Legislative Services.

If you desire further assistance please contact regional planner, Susan Llareus, at susan.llareus@maryland.gov

Sincerely,



Charles W. Boyd, AICP
Director, Planning Coordination

cc: Robert S. McCord, Secretary of Planning
Kyle Snyder, Chief of Staff Upper Marlboro
M. David Williams, Town Clerk Upper Marlboro
John Hoatson, Town of Upper Marlboro
Joe Griffiths, AICP Manager Local Assistance and Training
Susan Llareus, PLA Planning Supervisor

Attachments: Maryland Department of Planning Annexation Review
Municipal Reporting Responsibilities Following Annexation
Municipal Charter or Annexation Resolution Reposition Form

Annexation Review

2nd and 3rd Annexation

Municipality	Upper Marlboro
Name of Annexation	2nd and 3rd Annexation
Resolution Number	01-2021
Size of Parcels	504.00 Acres
Is the property contiguous in accordance with Section 4-401?	Yes
Public Hearing Date	11/30/2021
Current County Zoning	R-R, R-80, R-O-S, C-M, I-L, O-S, M-X-T, R-E
Existing Density	Varies

Purpose of the Current County Zoning District
This municipality does not have planning and zoning authority.

Permitted Use in the Current County Zoning District
This municipality does not have planning and zoning authority.

Proposed Municipal Zoning
Same (no zoning authority)

Purpose of the Proposed Municipal Zoning District
This municipality does not have planning and zoning authority.

Permitted Use in the Proposed Municipal Zoning District
This municipality does not have planning and zoning authority.

Is the proposed municipal zoning consistent with the county zoning? Yes
N/A

Proposed municipal zoning consistent density Yes
N/A

County waiver recommended? No
N/A

Issues of State interest:
Notification of the State of Maryland of properties including state right-of-ways (MD 4, MD 202) being proposed for annexations is appropriate.

Is the property in a Designated Growth Area? No
N/A as this municipality does not have planning and zoning authority.

Is the property eligible to become a Priority Funding Area? Partial
All but one of the properties to be annexed are currently located in a county-certified Priority Funding Area (PFA) and will remain so designated upon annexation. The property identified as tax account #3152600 is not currently located in a county-certified PFA and does not meet the residential zoning density requirements of State Finance and Procurement Article §5-7B-02 & 03. Specifically, the Residential-Estate (R-E) zoning of the property only permits 0.85 dwelling units per acre. Therefore, it will be shown on the Maryland Department of Planning's maps as a PFA Comment Area

Maryland Department of Planning Reviewer: susan.llareus@maryland.gov
Date Submitted: 10/25/2021



MUNICIPAL REPORTING RESPONSIBILITIES FOLLOWING ANNEXATION

State Municipal Reporting Responsibilities

There are state law municipal reporting responsibilities requiring the municipality to promptly submit certain information after an annexation is approved:

1. The Local Government Article, section § 4-414, Annotated Code of Maryland, requires that municipalities send a copy of the annexation resolution with the new boundaries to the Maryland Department of Legislative Services if an annexation is approved. Please copy the Maryland Department of Planning so that we are aware of the approved annexation boundaries.

The copy of the annexation resolution, along with the Municipal Charter Or Annexation Resolution Reposition Form (below), with the new boundaries shall be sent within 10 days after the resolution takes effect to:

State Department of Legislative Services
Legislative Division
90 State Circle
Annapolis, Maryland 21401

2. State law requires that upon annexation approval, the chief executive and administrative officer of a municipality that has annexed property forward the annexation resolution and map with the new boundary to the local municipal clerk, Clerk of the Court in the county or counties in which the municipal corporation is located and, for those municipalities in Montgomery and Prince George's County, to the Maryland-National Capital Park and Planning Commission.

Census Bureau Boundary and Annexation Survey

To ensure that persons residing on annexed land are counted as part of the municipal population, the U.S. Census Bureau periodically mails to all municipal corporations a Boundary and Annexation Survey (BAS).

Following an annexation, no immediate action is required. The Census Bureau will notify the person who has been identified by the municipality as the contact person by mail and/or e-mail. Municipalities may submit boundary corrections or changes through the Bureau's free Partnership software. In the past, the U.S. Census Bureau mailed out the BAS survey on a varying schedule based on the population size of the incorporated town. The Mayor or other municipal officials must complete the BAS, update the maps and certify that the boundary shown reflects the legal corporate limits as of January 1 of the survey year. Boundary information must be returned to the Census Bureau by March 1st of the survey year to be properly recorded for the Census Bureau's annual population estimates and American Community Survey products.

The purpose of the Survey is to obtain the most accurate boundary information, including boundary changes due to annexations, detachments, mergers, or other reasons. These boundary changes are incorporated into the Census Bureau's files and used for tabulating Census data. The BAS information is used to provide an appropriate record for reporting the results of the decennial and economic censuses, and annual surveys such as the Population Estimates Program and the American Community Survey.

Maryland Department of Planning can assist municipalities in updating their boundary information. Questions regarding the Census Bureau's Boundary and Annexation Survey or assistance in submitting the BAS may be referred to Alfred Sundara at the Maryland Department of Planning at 410-767-4002 or alfred.sundara@maryland.gov.

Additional information about the Census Bureau's BAS program is available at the following link <https://www.census.gov/programs-surveys/bas.html>

MUNICIPAL CHARTER OR ANNEXATION RESOLUTION REPOSITION FORM

Section 4-109 of the Local Government Article of the Annotated Code of Maryland requires municipal officials to deposit certain municipal documents with the Department of Legislative Services. Please use this registration form for each resolution that alters the charter or the boundaries of your municipal corporation. Complete a separate form for each resolution, and mail the entire text of the resolution, along with this form to:

Georgeanne Carter, Legislative Counsel
Municipal Resolution Reposition
Department of Legislative Services
90 State Circle
Annapolis, MD 21401-1991

_____	_____
Municipal Corporation	County(ies)

Name and Title of Official Submitting this Resolution	
_____	_____
Address	Phone
_____	_____
	Date of Submitting this Resolution*

_____	_____
Resolution Number	Date Enacted by Legislative Body

	Effective Date**

1) *For an annexation resolution*, state the charter section (e.g., boundary description section, appendix) that is amended _____. OR state the charter section (e.g., general powers section) pursuant to which the property is annexed _____. (*Enclose a copy of the metes and bounds description of the complete boundaries of your municipal corporation that includes the newly annexed property, including the number of acres and the point of beginning coordinates for the newly annexed property.*)

For a charter resolution, state whether the entire charter is repealed and a new charter is adopted _____. OR state the specific section(s) that is added, repealed, renumbered, or repealed and reenacted with amendments _____.

2) Number of votes cast by the legislative body for _____ and against _____ this resolution.

3) Will this resolution be petitioned to referendum? _____

If "yes", date of the referendum election (if known) _____.

** A resolution should be submitted to the Department of Legislative Services **10 days after the effective date** of the resolution (§ 4-109(b) of the Local Government Article). Generally, provided that a resolution is not petitioned to referendum, the effective date for a charter resolution is 50 days after enactment (§ 4-304(c) of the Local Government Article), and for an annexation resolution is no earlier than 45 days after enactment (§ 4-407 of the Local Government Article).*

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

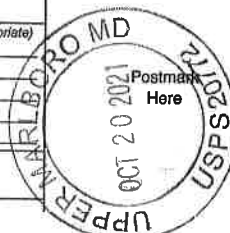
Total Postage and Fees

\$

County Executive Office
 The Honorable Angela D. Alsobrooks
 1301 McCormick Drive, Suite 4000
 Largo, MD 20774

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

County Executive Office
 The Honorable Angela D. Alsobrooks
 1301 McCormick Drive, Suite 4000
 Largo, MD 20774



9590 9402 5329 9154 7150 63

2. Article Number (Transfer from service label)

7019 0700 0001 0909 8656

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

OCT 26 2021

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

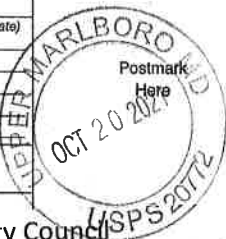
Street and

City, State

Prince Georges County Council
 14741 Governor Oden Bowie Dr
 Room 2198
 Upper Marlboro, MD 20772

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

Prince Georges County Council
 14741 Governor Oden Bowie Dr
 Room 2198
 Upper Marlboro, MD 20772



9590 9402 5329 9154 7150 94

2. Article Number (Transfer from service label)

7019 0700 0001 0909 9141

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

J Schase

C. Date of Delivery

10/25

D. Is delivery address different from Item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

RECEIVED
 OCT 28 2021

3. Service Type BY: _____

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

M—NCPPC

Sent To

PGC Planning Board - 4th Floor

Street

14741 Governor Oden Bowie Dr

City, St

Upper Marlboro, MD 20772

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

M—NCPPC
 PGC Planning Board - 4th Floor
 14741 Governor Oden Bowie Dr
 Upper Marlboro, MD 20772



9590 9402 5329 9154 7150 70

2. Article Number (Transfer from service label)

7019 0700 0001 0909 8649

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Signature]

☐ Agent

☐ Addressee

B. Received by (Printed Name)

[Signature]

C. Date of Delivery

10/25

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

OCT 28 2021

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

7019 0700 0001 0909 8632

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.



OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$

UPPER MARLBORO MD
OCT 20 2021
USPS 20772

Sent To **M—NCPPC**
 Street **c/o PGC Planning Depart. 4th Floor**
14741 Governor Oden Bowie Dr
 City, S **Upper Marlboro, MD 20772**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY		
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. <p>M—NCPPC c/o PGC Planning Depart. 4th Floor 14741 Governor Oden Bowie Dr Upper Marlboro, MD 20772</p>  <p>9590 9402 5329 9154 7150 87</p> <p>2. Article Number (Transfer from service label) 7019 0700 0001 0909 8632</p>	<p>A. Signature X  <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery D. Chase 10/25</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>OCT 28 2021</p> <p>3. Service Type BY: _____ <input type="checkbox"/> Priority Mail Express®</p> <table border="0"> <tr> <td> <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) </td> <td> <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery </td> </tr> </table>	<input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	<input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	<input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery		

(40499) (10-14,10-21)

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 “2ND 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 “3RD 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, 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 ____ 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 this 12th day of October, 2021.

ATTEST:

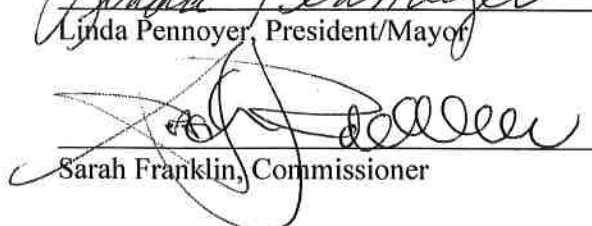


John Hoatson, Clerk
Clerk

BOARD OF COMMISSIONERS OF THE TOWN
OF UPPER MARLBORO, MARYLAND



Linda Pennoyer, President/Mayor



Sarah Franklin, Commissioner

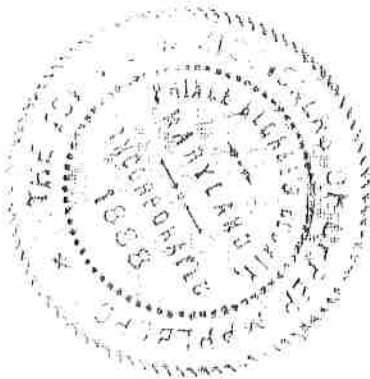
Approval Date: October 12, 2021

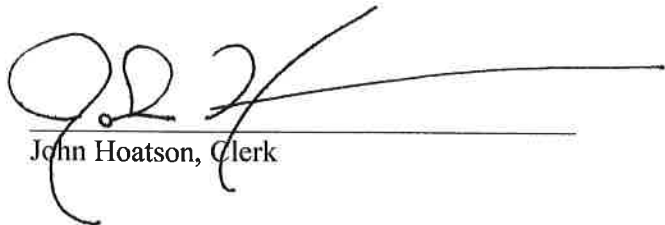

Janice Duckett, Commissioner

CERTIFICATION

I, the undersigned, hereby certify that I am the Clerk of the Town of Upper Marlboro and that the Board of Commissioners of the Town of Upper Marlboro at a public meeting at which a quorum was present adopted this Annexation Plan, and that said Plan is in full force and effect and has not been amended or repealed.

In witness whereof, I have hereunto set my hand and seal of the municipal corporation, this 12th of October, 2021.




John Hoatson, Clerk

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 (2nd) 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 (3rd) 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:

**Charter
of the

Town of Upper Marlboro

Prince George's County, Maryland**

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:

(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

- (xlili) 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
- (lxxxi) 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
- (cxxxiii) North 87°28'13" East, 89.01 feet to a point, thence
- (cxxxiv) North 61°11'22" East, 44.38 feet to a point, thence
- (cxxxv) North 17°30'33" East, 61.99 feet to a point, thence
- (cxxxvi) North 49°58'13" East, 18.18 feet to a point, thence
- (cxxxvii) North 84°13'33" East, 22.81 feet to a point, thence
- (cxxxviii) South 19°01'56" East, 45.65 feet to a point, thence
- (cxxxix) South 08°52'02" West, 32.17 feet to a point, thence
- (cxli) South 30°18'00" East, 43.51 feet to a point, thence
- (cxlii) North 86°18'46" East, 50.41 feet to a point, thence
- (cxliii) South 86°01'39" East, 48.47 feet to a point, thence
- (cxliiii) 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
 - (xlv) North 88°33'40" West, 78.25 feet to a point, thence
 - (xlvii) North 12°23'58" West, 190.00 feet to a point, thence
 - (xlviii) North 12°51'02" East, 158.00 feet to a point, thence
 - (xlix) North 23°23'58" West, 72.00 feet to a point, thence
 - (l) North 46°23'58" West, 220.00 feet to a point, thence
 - (li) North 58°46'10" West, 226.66 feet to a point, thence
 - (lii) North 77°44'20" West, 177.33 feet to a point, thence
 - (liii) 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
- (lxxxi) South 39°36'18" East, 84.21 feet to a point, thence
- (lxxxii) South 28°56'15" East, 26.17 feet to a point, thence
- (lxxxiii) South 09°28'50" West, 35.36 feet to a point, thence
- (lxxxiv) South 35°18'47" East, 61.62 feet to a point, thence
- (lxxxv) South 69°39'19" East, 47.29 feet to a point, thence
- (lxxxvi) South 18°26'42" East, 35.53 feet to a point, thence
- (lxxxvii) South 25°59'24" East, 144.45 feet to a point, thence
- (lxxxviii) South 16°44'01" East, 207.91 feet to a point, thence
- (lxxxix) South 10°00'24" East, 193.55 feet to a point, thence
- (xc) South 01°26'29" East, 27.61 feet to a point, thence
- (xci) 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
- (cxlii) North 81°10'58" East, 29.84 feet to a point, thence
- (cxliii) North 51°36'38" East, 33.81 feet to a point, thence
- (cxliv) South 83°33'09" East, 31.20 feet to a point, thence
- (cxlv) North 79°23'10" East, 40.70 feet to a point, thence
- (cxlvi) South 62°31'11" East, 28.18 feet to a point, thence
- (cxlvii) South 81°10'26" East, 29.35 feet to a point, thence
- (cxlviii) North 89°03'04" East, 30.00 feet to a point, thence
- (cxlix) 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
- (clii) North 87°37'12" East, 36.03 feet to a point, thence
- (cliii) 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 ad 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
- (clvii) North 15°11'57" West, 131.98 feet to a point, thence
- (clviii) 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
- (clxii) 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
- (clxiii) North 05°25'31" West, 307.87 feet to a point, thence
- (clxiv) North 83°44'12" East, 57.75 feet to a point, thence
- (clxv) 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
- (cxc i) South 04°23’38” East, 7.98 feet to a point, thence
- (cxc ii) South 85°20’28” West, 397.64 feet to a point, thence
- (cxc iii) South 03°00’26” East, 4.38 feet to a point, thence
- (cxc iv) South 86°48’35” West, 50.75 feet to a point, thence
- (cxc v) 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
- (cxc vi) 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.

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

NOTICE OF PUBLIC HEARING

THE TOWN OF UPPER MARLBORO ANNEXATION (2021)

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 “2nd 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 “3rd 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.

NOTICE is hereby given by the Board of Commissioners of the Town of Upper Marlboro, Maryland that on October __, 2021 Annexation Resolution No. 01-2021 (the “Resolution”) known as the 2nd and 3rd Annexations (2021) was introduced and read at a regular/special meeting of the Board of Commissioners of the Town of Upper Marlboro (the “Board”) proposing and recommending that the boundaries of the Town of Upper Marlboro be changed so as to annex to and include within the boundaries of the Town all that certain area of land therein identified as:

The Annexation Property, as described in the metes and bounds legal description of parcels of land referenced herein below in Section 2 of Annexation Resolution 01-2021 (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 thereto 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 to the Annexation Plan and Annexation Resolution 01-2021.

The Resolution was initiated by the Board pursuant to §4-403 of the LG Art., of Md. Ann. Code.

NOTICE is further hereby given by the Board of Commissioners that it will hold a **PUBLIC HEARING** on said Resolution and the said annexation therein proposed and recommended on:

_____, [Month] __, 2021
at 7:00 o'clock P.M.
in the Upper Marlboro Town Hall, 14211 School Lane,
Upper Marlboro, Maryland

and that all interested persons are invited to attend said public hearing and present their views.

Conditions of proposed annexation are as follows:

1. The Town shall pay the costs in regard to said annexation, and all advertising, professional consultant and legal expenses related to the annexation. Except for certain properties that may be subject to an annexation agreement, the owners of assessable property within the Annexation Property, if any, shall begin paying municipal property taxes immediately or within the upcoming fiscal year, as permitted by law. Currently all real property located within the Annexation Property appears to be either tax exempt, publicly owned or privately owned, and thereby will be or may in the immediate future be subject to the municipal tax on real property.

2. The Town will require that all necessary infrastructure and improvements, including, but not limited to, roads, stormwater management, sewer expansion and/or extensions and utility delivery systems, and all other facilities necessary to serve the proposed use shall be installed in accordance with sound engineering principles, and shall be subject to location, design, and construction approvals by the County and other applicable agencies.

3. Certain municipal services will be available to the Annexation Property upon annexation, subject to compliance with the Annexation Resolution and consistent with the Annexation Plan. Services not currently available will be extended to the Annexation Property in accordance with the aforesaid documents.

In accordance with the Local Government Article, §4-406, of the Annotated Code of Maryland (the “Maryland Code”), this Notice shall be published four (4) times, at consecutive weekly intervals, beginning on or after October __, 2021.

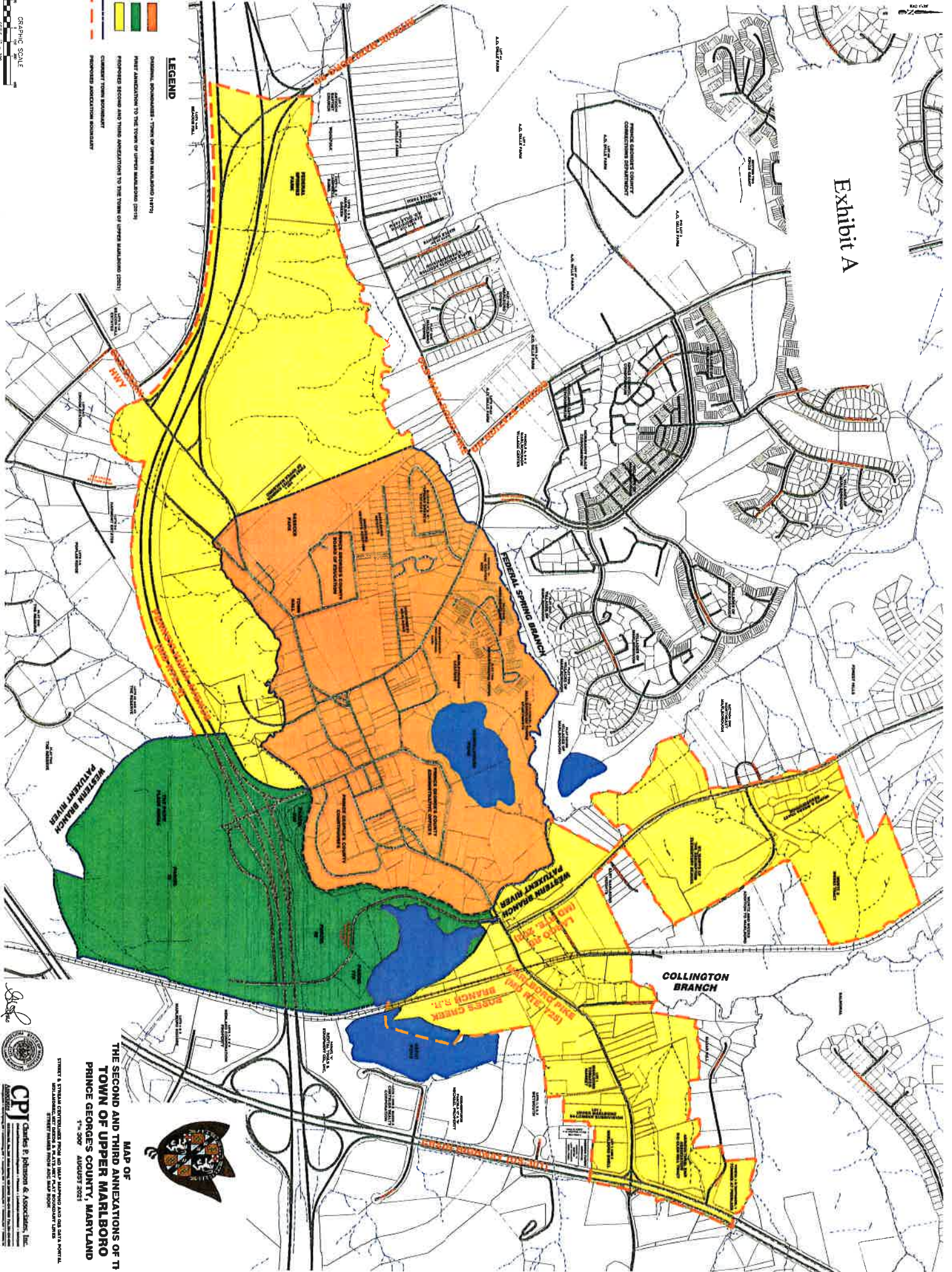
Notice is further hereby given by the Board that following such public hearing, the Board is empowered by law to enact said Resolution and, if so enacted, the Resolution provides that it shall take effect upon the forty-sixth (46th) day following passage, and that said resolution is further subject within such period to a Petition for Referendum by qualified voters of the municipality pursuant to the requirements of the Local Government Article, §4-409, *et seq.* of the Maryland Code.

The Resolution, including and together with the exhibits, plats and/or the Map of the First Annexation and a metes and bounds description of the lands which are the subject of the annexation, and a proposed Annexation Plan are all incorporated by reference herein and are available for inspection at the Town Hall during regular office hours. Please consult all items referenced and incorporated by reference herein including but not limited to Annexation Resolution 01-2021 and the applicable Annexation Plan and Map for an accurate and more detailed description of the annexation property.

By Authority of:
The Town of Upper Marlboro, Maryland
Linda Pennoyer, Mayor/President

Exhibit A

- LEGEND**
- EXISTING, UNIMPROVED - TOWN OF UPPER MARLBORO (1970)
 - PROPOSED ANNEXATION TO THE TOWN OF UPPER MARLBORO (2021)
 - 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 GEORGES COUNTY, MARYLAND**

7-1-2007 AUGUST 2021

STREET & TOWNAL REPRESENTATION FROM THE TOWN OF UPPER MARLBORO AND THE TOWN OF UPPER MARLBORO, MARYLAND. THE TOWN OF UPPER MARLBORO IS A TOWN OF PRINCE GEORGES COUNTY, MARYLAND. THE TOWN OF UPPER MARLBORO IS A TOWN OF PRINCE GEORGES COUNTY, MARYLAND. THE TOWN OF UPPER MARLBORO IS A TOWN OF PRINCE GEORGES COUNTY, MARYLAND.