



# RECEIVED

## THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
www.mncppc.org/pgco

JUN 26 2018

PGCPB No. 18-09 ASSESSOR'S OFFICE  
PRINCE GEORGE'S COUNTY, MD

RECEIVED  
6-26-18  
JDM

### RESOLUTION

#### FOR CONTINUATION OF RESERVATION OF LAND FOR PUBLIC USE

WHEREAS, Land & Commercial, Inc. Profit Sharing Plan, is the owner of certain parcels of land consisting of 3.6364 acres as shown as Parcels B, C, E and G, Block L on Preliminary Plat of Subdivision No. 4-90003, situated in Prince George's County, Maryland, Election District No. 9, and as shown on Tax Map 125, Grid F-1, located on the northwest side of Branch Avenue, MD 5 and Surratt's Road, and having been conveyed by Realty Investment Associates III, by deed dated May 9, 2001 and recorded in Liber 14603 at Folio 736, also being Parcel B, Block L as shown on a plat of subdivision entitled Plat Twenty-One, Summit Creek and Parcel C, Block L as shown on Plat Twenty-Two, and Parcel E, Block L as shown on Plat Twenty-Three and Parcel G, Block L as shown on Plat Twenty-Four, Summit Creek and recorded in Plat Book VJ167 at 100 and Plat Book VJ168 at 1, 2 and 3, now also known as Reservation Plat, Parcels B, C, E and G, Block L, Summit Creek, by plat recorded January 11, 1995 in Plat Book VJ 171 at 84; all references being to the Land Records of Prince George's County, Maryland; and

WHEREAS, on December 8, 1994, The Maryland-National Capital Park and Planning Commission, by Resolution No. 94-359, duly adopted, placed the above-mentioned property in reservation for public use; and by Resolution No. 98-139, adopted May 21, 1998, and by Resolution No. 01-100, adopted May 24, 2001, and by Resolution No. 04-82, adopted June 10, 2004, and by Resolution No. 05-96, adopted May 26, 2005, continued said reservation for an additional one (1) year; and by Resolution 06-90, adopted June 22, 2006, continued said reservation for an additional one (1) year; and by Resolution No. 07-126, adopted June 21, 2007, continued said reservation for one (1) additional year; and by Resolution 08-89, adopted June 12, 2008, continued said reservation for an additional one (1) year; and by Resolution 09-101, adopted June 25, 2009, continued said reservation for an additional one (1) year; and by Resolution 10-45, adopted June 24, 2010, continued said reservation for an additional one (1) year; and by Resolution 11-36, adopted June 26, 2011, continued said reservation for an additional one (1) year; and by Resolution 12-54, adopted June 7, 2012, continued said reservation for an additional one (1) year; and by Resolution 13-13, adopted June 20, 2013, continued said reservation for an additional one (1) year; and by Resolution 14-19, adopted June 19, 2014, continued said reservation for an additional one (1) year; and by Resolution 15-15, adopted June 18, 2015; continued said reservation for an additional one (1) year; and by Resolution 16-23, adopted June 2, 2016; continued said reservation for an additional one (1) year; and by Resolution 17-21, adopted June 29, 2017; continued said reservation for an additional one (1) year; and by Resolution 18-09, adopted June 21, 2018, continued said reservation for an additional one (1) year;

WHEREAS, the circumstances, needs and conditions set forth in said resolution of reservation dated December 8, 1994, still continue and exist at the present time; and

WHEREAS, the property is unable to be acquired by the Maryland State Highway Administration at this time and it is the desire and intent of the Maryland State Highway Administration, The Maryland-National Capital Park and Planning Commission, and all persons having any legal or equitable right, title or interest in said property that said lands shall remain and continue in reservation for an additional period of one (1) year; and

WHEREAS, Land & Commercial, Inc. Profit Sharing Plan, is the sole and only owner of any legal or equitable right, interest or title in the property, and has requested that the property shall remain and continue in reservation for public use;

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of the Land Use Article, Annotated Code of Maryland, including Section 23-104(c)(1)(iv), and Division 7 of the Prince George's County Subdivision Regulations, The Maryland-National Capital Park and Planning Commission hereby declares as follows:

1. That the above-described property, comprising 3.6364 acres, Parcels B, C, E and G, continue to be a Reservation of Land for Public Use, said land to be used for highway purposes for the Proposed Interchange of Branch Avenue, MD 5 and Surratt's Road as shown on the *Subregion 5 Master Plan*; and
2. That during the reservation period, no building or structure shall be erected upon the land so reserved. No trees, topsoil, or cover shall be removed or destroyed. No grading shall be done. No storm drainage structure shall be built so as to discharge water on the reserved land. No land so reserved shall be put to any use whatsoever, except upon written approval of the Planning Board. All land so reserved shall be maintained by the owner as required by County law. The Planning Board shall be notified immediately upon the sale of any land so reserved and shall be provided with documents from the public Land Records attesting to such sale; and
3. That certified copies of this Resolution be transmitted to the Owner of Record and to the Supervisor of Assessments, and to the Washington Suburban Sanitary Commission, advising said offices of the tax abatement provisions of the Land Use Article, Annotated Code of Maryland, and the ordinances of Prince George's County, with respect to such reservation of land for public use, so that the land so reserved may be exempted from the levy of state, county and local taxes for a period of one (1) year beginning July 1, 2017, and ending June 30, 2018; and
4. That the Reservation Plat covering the aforesaid property, duly certified by this Commission, and being duly recorded among the Land Records of Prince George's County, Maryland, in Plat Book VJ 162, Plat 42, on January 11, 1995, shall be duly noted to apply to the aforementioned property herein resolved to be further reserved for public use; and
5. That a copy of the above Reservation Plat be attached to and accompany each copy of this Resolution which is transmitted to the Owner of Record and to the various state and county officials hereinbefore enumerated; and

6. That a notice of this Resolution be published once in each of the County newspapers of record in the Maryland-Washington Regional District in Prince George's County, as required by the above-mentioned Regulations for the Subdivision of Land.

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Doerner, with Commissioners Geraldo, Doerner and Hewlett, voting in favor of the motion, and with Commissioners Washington and Bailey absent, at its regular meeting held on May 31, 2018 in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 21st day of June 2018.

\_\_\_\_\_  
Elizabeth M. Hewlett  
Chairman

By Jessica Jones  
Jessica Jones  
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY  
[Signature]  
M-NCPPG Legal Department  
Date 6/21/18

V.J. 171-84

**Reservation Certificate**

I hereby certify that the reservation is in accordance with the approved site plan and the regulations for the addition of land to the Maryland-National Capital Park and Planning Commission. The reservation is for the use of the Maryland-National Capital Park and Planning Commission. The reservation is for the use of the Maryland-National Capital Park and Planning Commission. The reservation is for the use of the Maryland-National Capital Park and Planning Commission.

Said reservation is to continue in full force and effect for three years beginning July 1, 1954.

The Maryland-National Capital Park and Planning Commission.  
 DECEMBER 1, 1954  
 DATE  
 FRANCES J. GIBSON  
 Assistant Secretary

**Surveyor's Certificate**

I hereby certify that the plat shown hereon is correct, but it is a reproduction of part of the original plat of the Surveyor General of the State of Maryland, which was filed in the Office of the Surveyor General, Prince Georges County, Maryland, on July 22, 1893. It is a reproduction of the original plat of the Surveyor General of the State of Maryland, which was filed in the Office of the Surveyor General, Prince Georges County, Maryland, on July 22, 1893. It is a reproduction of the original plat of the Surveyor General of the State of Maryland, which was filed in the Office of the Surveyor General, Prince Georges County, Maryland, on July 22, 1893.

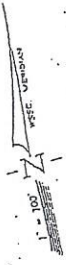
11-26-94  
 G.S.T.  
 Surveyor General  
 Prince Georges County  
 Md. G.S.T. No. 502

**Note:**

1. Development of this property must conform to the conditions of the original plat of the Surveyor General of the State of Maryland, which was filed in the Office of the Surveyor General, Prince Georges County, Maryland, on July 22, 1893. It is a reproduction of the original plat of the Surveyor General of the State of Maryland, which was filed in the Office of the Surveyor General, Prince Georges County, Maryland, on July 22, 1893.



Vicinity Map  
 Scale: 1" = 200'

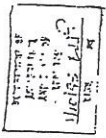


Surratts Road

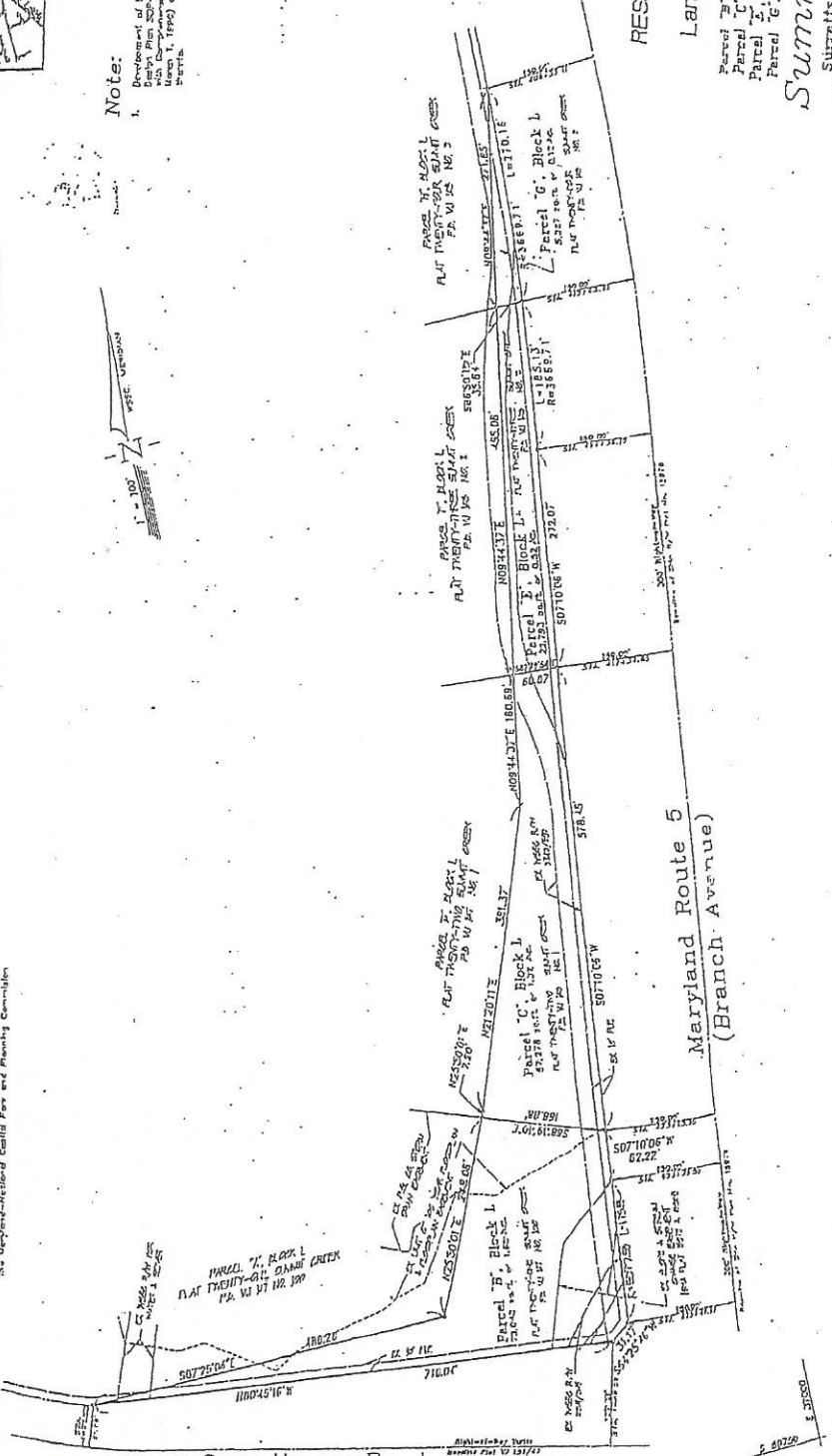
**RESERVATION PLAT**  
 of  
**Land for Public Use**

Summit Creek  
 Surratts Election District No. 9  
 Prince Georges County, Maryland  
 Scale: 1" = 100'

Parcel 2, Block 1, Plat Twenty-One  
 Parcel 3, Block 1, Plat Twenty-Two  
 Parcel 4, Block 1, Plat Twenty-Three  
 Parcel 5, Block 1, Plat Twenty-Four



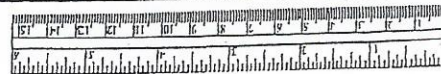
**FILED**  
 JUN 11 1955  
 Prince Georges County



Recorded: 1-1-55  
 Plat Book: 171  
 Plat No.: 84

APPROVED: DECEMBER 1, 1954  
 FRANCES J. GIBSON  
 ASSISTANT SECRETARY

M-N-C.P. & P.C. Record File No.: 5-94219



1" = 100'