



Prince George's County Planning Department
Countywide Planning Division

301-952-3680

April 1, 2024

RECEIVED

MAY 22 2024

OFFICE OF THE CLERK
PRINCE GEORGES COUNTY MARYLAND

Ms. Donna J. Brown, Administrator
Prince George's County Council
Wayne K. Curry Building
1301 McCormick Drive 2nd Floor
Largo, Maryland 20774

**RE: Renewal of Reservation Plats for Rights-of-Way Due
to Expire on June 30, 2024**

Dear Ms. Brown:

There are four reservation plats that are due to expire on June 30, 2024, which are eligible for renewal beyond that date.

Section 24-3405 of the County Code requires that prior to the expiration date, the Planning Board shall provide an opportunity for the County Executive, the County Council, and any municipality within which such property is located to comment upon such renewal. It is further required that consent from the property owners be obtained prior to any continuation beyond the first three (3) years. At its meeting on _____, 2024, the Planning Board authorized staff to send mail-back forms (affidavits for renewal) to the property owners to determine their intent to renew the reservations.

Table 1 (below) contains information on the reservation properties. The Planning Board will review the reservation plats for renewal at a meeting prior to June 30, 2024.

Table 1 - RESERVATION PLATS DUE TO EXPIRE ON JUNE 30, 2024

	FACILITY	SUBDIVISION	PLAT	OWNER	ZONING	SIZE
1	Branch Avenue/Surratt's Road Interchange	Parcel A Summit Creek	VJ 162-42 (5/15/1992)	KT III Associates	CGO	0.85 acres
2	Branch Avenue/Surratt's Road Interchange	Parcels B, C, E, G Summit Creek	VJ 171-84 (1/11/1995)	Land and Commercial, Inc.	LCD	3.64 acres
3	US 301 Upgrade	Part of Lot 4 Bowling Heights	REP 193-31 (9/13/2001)	Carolyn & Robert Bruce Swanson	AR	3.60 acres
4	US 301 Upgrade	Parcels A and B Mill Branch	SJH 244-41 (2/23/2016)	K & P Holdings, LLC	AR	4.1983

Ms. Donna J. Brown
April 1, 2024
Page 2

All the reservation plats were established for facilities recommended in adopted and approved master plans. It is requested that the County Council review the reservation plats and provide comments by May 6, 2024, so that they may be included in the staff report to the Planning Board. Enclosed for your information are copies of the resolutions and reservation plats for the current reservation period.

If there are any questions or additional information is needed, please contact Benjamin Patrick at Benjamin.Patrick@ppd.mncppc.org.

Sincerely,

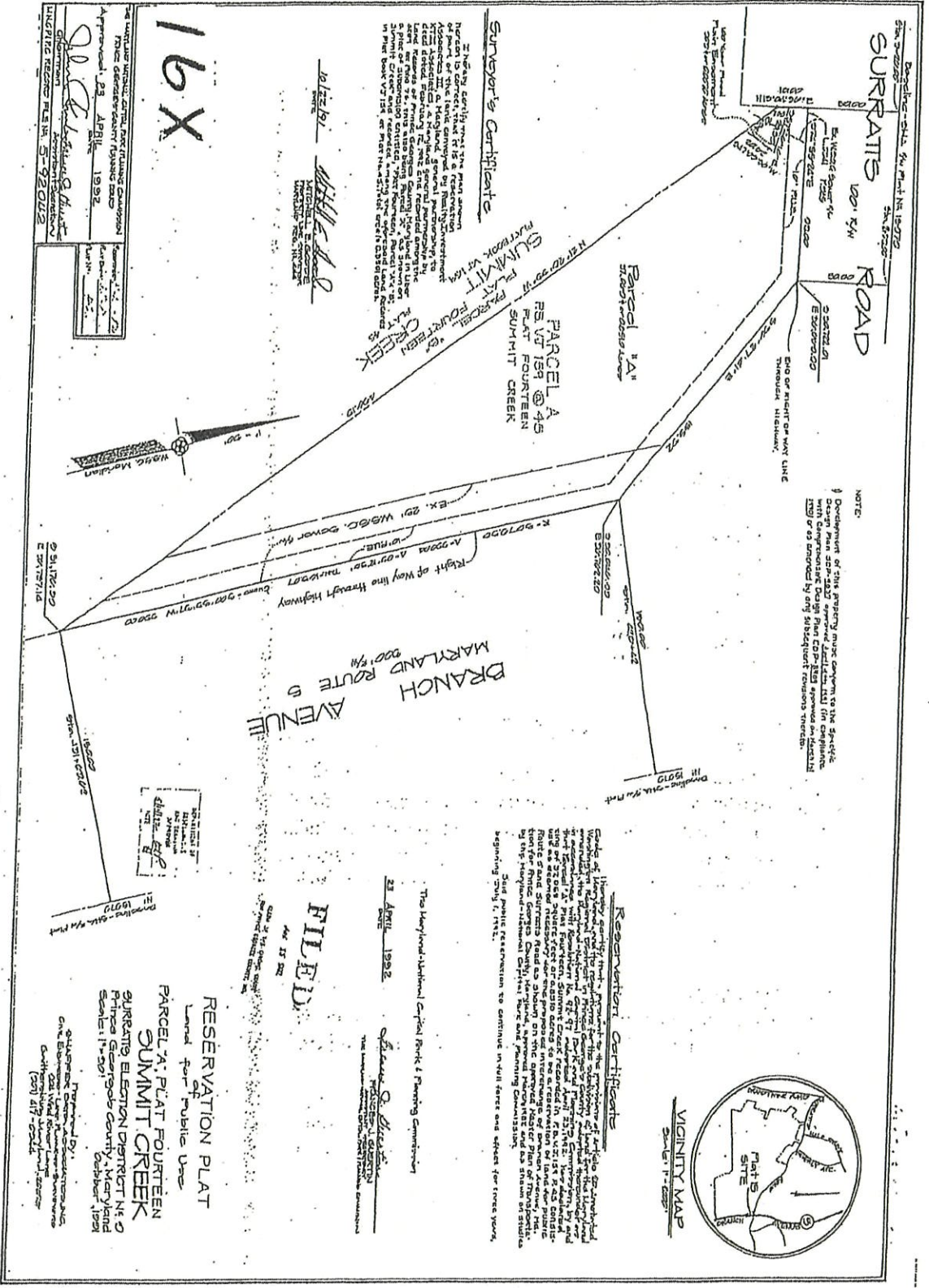

[Lakisha Hull \(May 16, 2024 13:13 EDT\)](#)

Lakisha Hull, Director
Prince George's County Planning Department

Enclosures:
Copy of resolutions
Copy of reservation plats

cc: Peter Shapiro, Chairman, Prince George's County Planning Board
Derick Berlage, Deputy Planning Director, Prince George's County Planning Department
Katina Shoulars, Chief, Countywide Planning Division
Crystal Saunders Hancock, Acting Supervisor, Transportation Planning Section

KT



NOTE:

1) Development of this property must conform to the Specific Design Plan 228-132D approved by the Board of Health and with Comprehensive Design Plan CDP 153 approved on March 14, 1992 or as amended by any subsequent revisions thereof.

Reservation Certificate

Public Reservation Certificate
 The Maryland-National Capital Park & Planning Commission
 22 April 1992
 Filed
 April 13 1992

16X

APPROVED BY: [Signature]
 DATE: 28 APRIL 1992
 OFFICIAL: [Signature]
 TITLE: [Title]

Surveyor's Certificate

I, the undersigned, being a duly licensed and sworn surveyor of the State of Maryland, do hereby certify that this is a reservation plat of land as shown on the accompanying plan and that the same is in accordance with the provisions of the Act of the General Assembly of the State of Maryland, passed on the 27th day of August, 1964, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1965, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1966, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1967, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1968, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1969, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1970, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1971, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1972, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1973, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1974, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1975, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1976, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1977, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1978, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1979, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1980, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1981, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1982, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1983, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1984, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1985, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1986, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1987, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1988, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1989, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1990, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1991, and the Act of the General Assembly of the State of Maryland, passed on the 12th day of August, 1992.

RESERVATION PLAT
 of Public Use
 PARCEL A; PLAT FOURTEEN
 SURREAITS ELECTION DISTRICT No. 2
 Prince Georges County, Maryland
 Scale: 1"=50'





PGCPB No. 2023-73

RESOLUTION

FOR CONTINUATION OF RESERVATION OF LAND FOR PUBLIC USE

WHEREAS, KT III Associates, LLC, is the owner of a certain parcel of land consisting of 0.8510 acres, designated Parcel A, as shown on Preliminary Plan of Subdivision No. 4-90003, situated in Prince George's County, Maryland, Election District No. 9, and as shown on Tax Map 125, Grid E-2, located on the southwest side of Branch Avenue, MD 5 and Surratts Road, and having been conveyed by Realty Investment Associates III, by deed dated February 13, 1992, and recorded in Liber 8209 at folio 76; being also Parcel A as shown on Plat of Subdivision entitled Parcel A, Summit Creek and recorded in Plat Book VJ 159 at Plat 45, now also known as Reservation Plat, Parcel A, Plat Fourteen Summit Creek by plat recorded May 15, 1992 in Plat Book VJ 162 at Plat 42; all references being to the Land Records of Prince George's County, Maryland; and

WHEREAS, on April 23, 1992, The Maryland-National Capital Park and Planning Commission, by Resolution No. 92-97, duly adopted, placed the above-mentioned property in reservation for public use, and by Resolution No. 95-133, adopted May 18, 1995, and by Resolution No. 98-141, adopted May 21, 1998, and by Resolution No. 99-95, adopted May 27, 1999, and by Resolution No. 00-76, adopted June 1, 2000, and by Resolution No. 01-102, adopted May 24, 2001, and by Resolution No. 02-85, adopted May 16, 2002, and by Resolution No. 03-89, adopted May 15, 2003, and by Resolution No. 04-81, adopted June 10, 2004, and by Resolution No. 05-95, adopted May 26, 2005, continued said reservation for an additional one (1) year period; and by Resolution 06-89, adopted June 22, 2006, continued said reservation for an additional one (1) year; and by Resolution 07-127, adopted June 21, 2007, continued said reservation for an additional one (1) year period; and by Resolution 08-88, adopted June 12, 2008, continued said reservation for an additional one (1) year; and by Resolution 09-100, adopted June 25, 2009, continued said reservation for an additional one (1) year; and by Resolution 10-46, adopted June 24, 2010, continued said reservation for an additional one (1) year; and by Resolution 11-35, adopted May 26, 2011, continued said reservation for an additional one (1) year; and by Resolution 12-55, adopted June 7, 2012, continued said reservation for an additional one (1) year; and by Resolution 13-12, adopted June 20, 2013, continued said reservation for an additional one (1) year; and by Resolution 14-18, adopted June 19, 2014, continued said reservation for an additional one (1) year; and by Resolution 15-14, adopted June 18, 2015, continued said reservation for an additional one (1) year; and by Resolution 16-22, adopted June 2, 2016, continued said reservation for an additional one (1) year; and by Resolution 17-20, adopted June 29, 2017, continued said reservation for an additional one (1) year; and by Resolution 18-08, adopted June 21, 2018, continued said reservation for an additional one (1) year; and by Resolution 19-52, adopted May 23, 2019, continued said reservation for an additional one (1) year; and by Resolution 2020-15, adopted May 21, 2020, continued said reservation for an additional

one (1) year; and by Resolution 2021-26, adopted June 10, 2021, continued said reservation for an additional one (1) year; and by Resolution 2022-18, adopted May 19, 2022, continued said reservation for an additional one (1) year; and by Resolution 2023-73, adopted June 29, 2023, continued said reservation for an additional one (1) year

WHEREAS the circumstances, needs and conditions set forth in said resolution or reservation dated April 23, 1992, still continue, and exist at the present time; and

WHEREAS, the aforementioned 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, KT III Associates, LLC, is the sole and only owner of any legal or equitable right, interest, or title in the aforementioned 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 Section 23-104(c)(1)(iv) of the Land Use Article, Annotated Code of Maryland and Section 24-3405 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 0.8510 acres, Parcel A, 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 Surratts 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 notwithstanding the above paragraph, the owner's request to use the property to construct and maintain over and upon the entirety of Parcel A such public utilities (including water, sewer and storm drainage) and sales and marketing structures as it may deem necessary or desirable, and further to grade within Parcel A upon a 15-foot-wide strip of land running and binding along the northern and western borders of Parcel A as described in a letter dated March 16, 1992, is hereby approved subject to a prohibition on construction of permanent buildings. All temporary use of the property shall be in accordance with the rules and regulations of applicable County Ordinances including, but not limited to, Section 24-3400(d)(3) of the Prince George's County Subdivision Regulations; and
4. That on April 20, 1995, KT III Associates, LLC, requested to use the aforesaid property to clear, grade and construct improvements in order to use the aforesaid property to provide a fully serviceable and public commercial entrance and roadway, including business signs, landscaping and utility installation. On May 11, 1995, the Prince George's County Planning Board approved the

request; PGCPB Resolution No. 95-119. No permanent buildings will be constructed and all temporary use of the property shall be in accordance with the rules and regulations of applicable County Ordinances; and

5. 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, 2023, and ending June 30, 2024; and
6. 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 May 15, 1992, shall be duly noted to apply to the aforementioned property herein resolved to be further reserved for public use; and
7. 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
8. 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 Bailey, seconded by Commissioner Doerner, with Commissioners Shapiro, voting in favor of the motion and with Commissioners Washington and Geraldo absent, at its regular meeting held on June 22, 2023 in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 29th day of June 2023.

Peter A. Shapiro
Chairman

By Jessica Jones
Jessica Jones
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: June 27, 2023

Land A Com

Reservation Certificate

I, the undersigned, being duly qualified and sworn to, do hereby certify that the above described land is a portion of the land owned by the State of Maryland and is being reserved for the use of the State of Maryland as a public use and for the benefit of the people of the State of Maryland. The land is being reserved for the use of the State of Maryland as a public use and for the benefit of the people of the State of Maryland. The land is being reserved for the use of the State of Maryland as a public use and for the benefit of the people of the State of Maryland.

DECEMBER 1984

WALTER G. WILSON
Surveyor General

By the Maryland State and Planning Commission

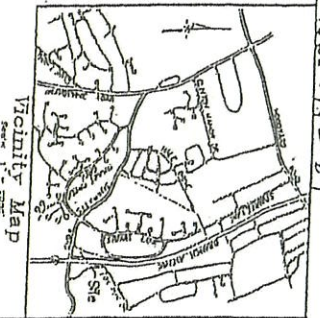
Surveyor's Certificate

I, the undersigned, being duly qualified and sworn to, do hereby certify that the above described land is a portion of the land owned by the State of Maryland and is being reserved for the use of the State of Maryland as a public use and for the benefit of the people of the State of Maryland. The land is being reserved for the use of the State of Maryland as a public use and for the benefit of the people of the State of Maryland.

JUN 11 1985

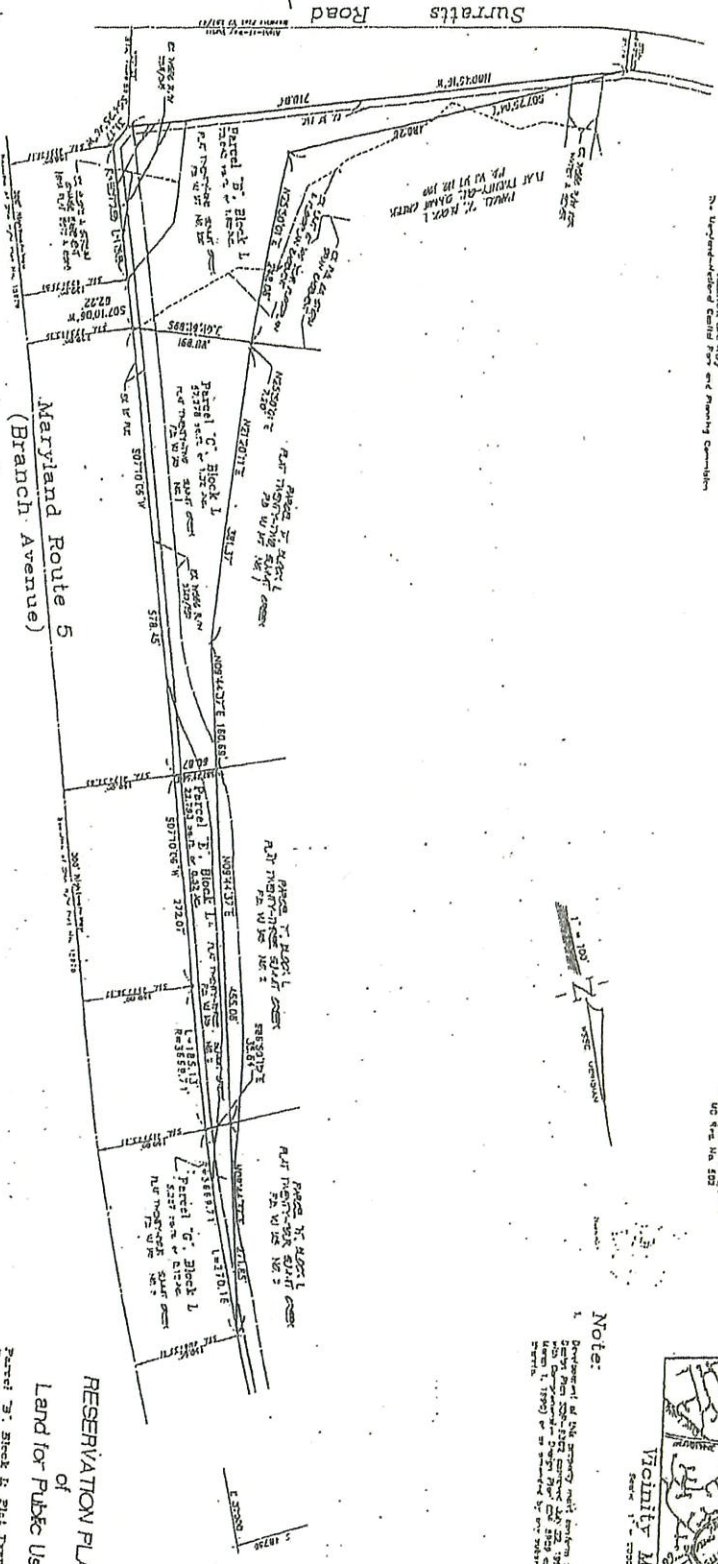
WALTER G. WILSON
Surveyor General

By the Maryland State and Planning Commission



Note:

1. Department of the State and Planning Commission, 18th Street, Baltimore, Maryland 21204. This map was prepared by the Department of the State and Planning Commission, 18th Street, Baltimore, Maryland 21204. This map was prepared by the Department of the State and Planning Commission, 18th Street, Baltimore, Maryland 21204.



FILED

JUN 11 1985

WALTER G. WILSON
Surveyor General

By the Maryland State and Planning Commission

Keyland-McLean Capital Park & Shopping Center
Prince George's County Planning Board
APPROVED: DECEMBER 8, 1984
WALTER G. WILSON, Surveyor General
I-W.C.P. & F.C. Record File No. 5-94219

Recorded: 1-11-85
File No. 94

Final Book: 17, 111

Preliminary File No. 4-80003

Scale: 1" = 100'

October 1984

PRINCE GEORGE'S COUNTY

WALTER G. WILSON
Surveyor General



PGCPB No. 2023-74

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; and by Resolution 19-53, adopted May 23, 2019, continued said reservation for an additional one (1) year; and by Resolution 2020-16, adopted May 21, 2020, continued said reservation for an additional one (1) year; and by Resolution 2021-27, adopted June 10, 2021, continued said reservation for an additional one (1) year; and by Resolution 2022-19, adopted May 19, 2022, continued

said reservation for an additional one (1) year; and by Resolution 2023-74, adopted June 29, 2023, 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 Section 23-104(c)(1)(iv) of the Land Use Article, Annotated Code of Maryland and Section 24-3405 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, 2023, and ending June 30, 2024; 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 Bailey, seconded by Commissioner Doerner, with Commissioners Shapiro, voting in favor of the motion and with Commissioners Washington and Geraldo absent, at its regular meeting held on June 22, 2023 in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 29th day of June 2023.

Peter A. Shapiro
Chairman

By Jessica Jones
Jessica Jones
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: June 27, 2023

82000 ASDW

SURVEYORS CERTIFICATE

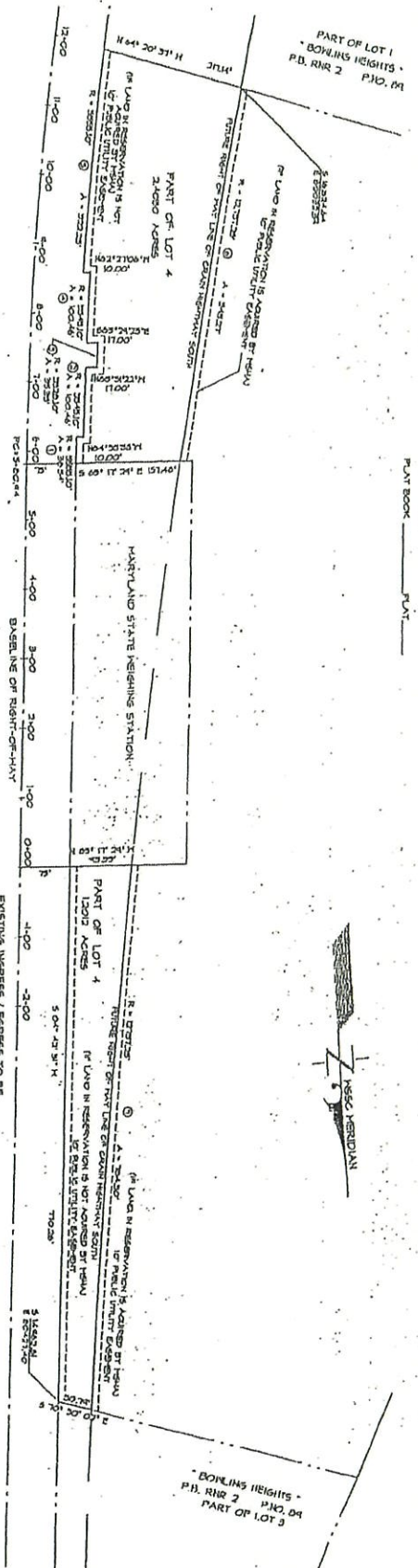
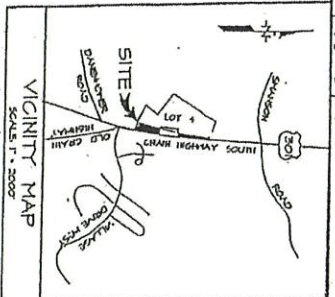
I hereby certify that the plan shown hereon is correct that it is a representation of fact as the same was prepared by George L. Smith, Licensed Professional Surveyor, State of Maryland, and that the same was prepared by me, the undersigned, in accordance with the provisions of Article 23, Annotated Code of Maryland, and that the same was prepared by me, the undersigned, in accordance with the provisions of Article 23, Annotated Code of Maryland, and that the same was prepared by me, the undersigned, in accordance with the provisions of Article 23, Annotated Code of Maryland, and that the same was prepared by me, the undersigned, in accordance with the provisions of Article 23, Annotated Code of Maryland.

DATE: 8/21/01
 BY: *George L. Smith*
 PROFESSIONAL SURVEYOR
 LICENSE NO. 12000

RESERVATION CERTIFICATE

I hereby certify that the plan shown hereon is correct that it is a representation of fact as the same was prepared by George L. Smith, Licensed Professional Surveyor, State of Maryland, and that the same was prepared by me, the undersigned, in accordance with the provisions of Article 23, Annotated Code of Maryland, and that the same was prepared by me, the undersigned, in accordance with the provisions of Article 23, Annotated Code of Maryland, and that the same was prepared by me, the undersigned, in accordance with the provisions of Article 23, Annotated Code of Maryland.

DATE: SEPTEMBER 13, 2001
 BY: *George L. Smith*
 PROFESSIONAL SURVEYOR
 LICENSE NO. 12000



CRRAIN HIGHWAY SOUTH (U.S. ROUTE NO. 301)
 100' DIA. RIGHT-OF-WAY PLAT NOS. 6402785 & 104871

STATION	CHORD BEARING	CHORD DISTANCE	CHORD AREA	CHORD PERIMETER
1	S 89° 59' 51" W	100.00	15,708.00	314.16
2	S 89° 59' 51" W	100.00	15,708.00	314.16
3	S 89° 59' 51" W	100.00	15,708.00	314.16
4	S 89° 59' 51" W	100.00	15,708.00	314.16
5	S 89° 59' 51" W	100.00	15,708.00	314.16
6	S 89° 59' 51" W	100.00	15,708.00	314.16
7	S 89° 59' 51" W	100.00	15,708.00	314.16
8	S 89° 59' 51" W	100.00	15,708.00	314.16
9	S 89° 59' 51" W	100.00	15,708.00	314.16
10	S 89° 59' 51" W	100.00	15,708.00	314.16

APPROVED: SEPTEMBER 13, 2001
George L. Smith
 PROFESSIONAL SURVEYOR
 LICENSE NO. 12000

RESERVED: 1-18'-12.5"
 PLAT BOOK: RZP 193
 PLAT NO.: 31

FILED
 JUN 18 2001
 PRINCE GEORGES COUNTY, MARYLAND
 MARLBORO ELECTION DISTRICT NO. 3
 FOR PUBLIC USE
 RESERVATION PLAT OF LAND

BEN DYER ASSOCIATES, INC.
 ENGINEERS & SURVEYORS
 11721 HODDORGE ROAD, SUITE 200
 MITCHELLVILLE, MARYLAND 20712
 PHONE: (301) 450-2000
 COPYRIGHT © 2001 BEN DYER ASSOCIATES, INC.

MSA SSU 125D-10873



PGCPB No. 2023-75

RESOLUTION

FOR CONTINUATION OF RESERVATION OF LAND FOR PUBLIC USE

WHEREAS, Carolyn Mae Swanson, and Robert Bruce Swanson are the owners of part of Lot 4, consisting of 3.6042 acres of land as shown on Preliminary Plat of Subdivision 4-00027, entitled Bowling Heights, situated in Prince George's County, Maryland, Election District No. 3, and as shown on Tax Map 93, Grid C-1, located northwest of US 301 and Village Drive West, and having been conveyed by Jessie Millicent Swanson, by deed dated January 24, 1992, and recorded in Liber 8188 at Folio 521, in Plat Book REP 193 at Plat 31, all references being to the Land Records of Prince George's County, Maryland; and

WHEREAS, on December 13, 2001, The Maryland-National Capital Park and Planning Commission, by Resolution No. 01-172(A), duly adopted, placed the above-mentioned property in reservation for public use, and by Resolution No. 05-120, adopted May 26, 2005, continued said reservation for an additional one (1) year; and by Resolution 06-91, adopted June 22, 2006, continued said reservation for an additional one (1) year; and by Resolution 07-128, adopted June 21, 2007, continued said reservation for an additional one (1) year; and by Resolution 08-87, adopted June 12, 2008, continued said reservation of an additional one (1) year; and by Resolution 09-102, adopted June 25, 2009, continued said reservation for an additional one (1) year; and by Resolution 10-47, adopted June 24, 2010, continued said reservation for an additional one (1) year; and by Resolution 11-37, adopted June 26, 2011, continued said reservation for an additional one (1) year; and by Resolution 12-56, adopted June 7, 2012, continued said reservation for an additional one (1) year; and by Resolution 13-14, adopted June 20, 2013, continued said reservation for an additional one (1) year; and by Resolution 14-20, adopted June 19, 2014, continued said reservation for an additional one (1) year; and by Resolution 15-16, adopted June 18, 2015, continued said reservation for an additional one (1) year; and by Resolution 16-24, adopted June 2, 2016, continued said reservation for an additional one (1) year; and by Resolution 17-22, adopted June 29, 2017, continued said reservation for an additional one (1) year; and by Resolution 18-10, adopted June 21, 2018, continued said reservation for an additional one (1) year; and by Resolution 19-54, adopted May 23, 2019, continued said reservation for an additional one (1) year; and by Resolution 2020-17 adopted May 21, 2020, continued said reservation for an additional one (1) year; and by Resolution 2021-28 adopted June 10, 2021, continued said reservation for an additional one (1) year; and by Resolution 2022-20 adopted May 19, 2022, continued said reservation for an additional one (1) year; and by Resolution 2023-75, adopted June 29, 2023, continued said reservation for an additional one (1) year

WHEREAS, the circumstances, needs and conditions set forth in said resolution of reservation dated December 13, 2001, still continue and exist at the present time; and

WHEREAS, the aforementioned 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, Carolyn Mae Swanson, and Robert Bruce Swanson are the sole and only owners of any legal or equitable right, interest, or title in the aforementioned property, and have requested that the property shall remain and continue in reservation for public use.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Section 23-104(c)(1)(iv) of the Land Use Article, Annotated Code of Maryland and Section 24-3405 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 3.6042 acres, Part of Lot 4, continue to be a Reservation of Land for Public Use, said land to be used for highway purposes for the Proposed US 301 upgrade the F10 and A-61 facility as shown on the Master Plan of Transportation; and
2. That during the reservation period, no building or structure shall be erected upon the land 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 a document from the public Lands 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 provision 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, 2023, and ending June 30, 2024; 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 REP 193, Plat 31, on January 18, 2002, 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 Bailey, seconded by Commissioner Doerner, with Commissioners Shapiro, voting in favor of the motion and with Commissioners Washington and Geraldo absent, at its regular meeting held on June 22, 2023 in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 29th day of June 2023.

Peter A. Shapiro
Chairman

By: Jessica Jones
Jessica Jones
Planning Board Administrator

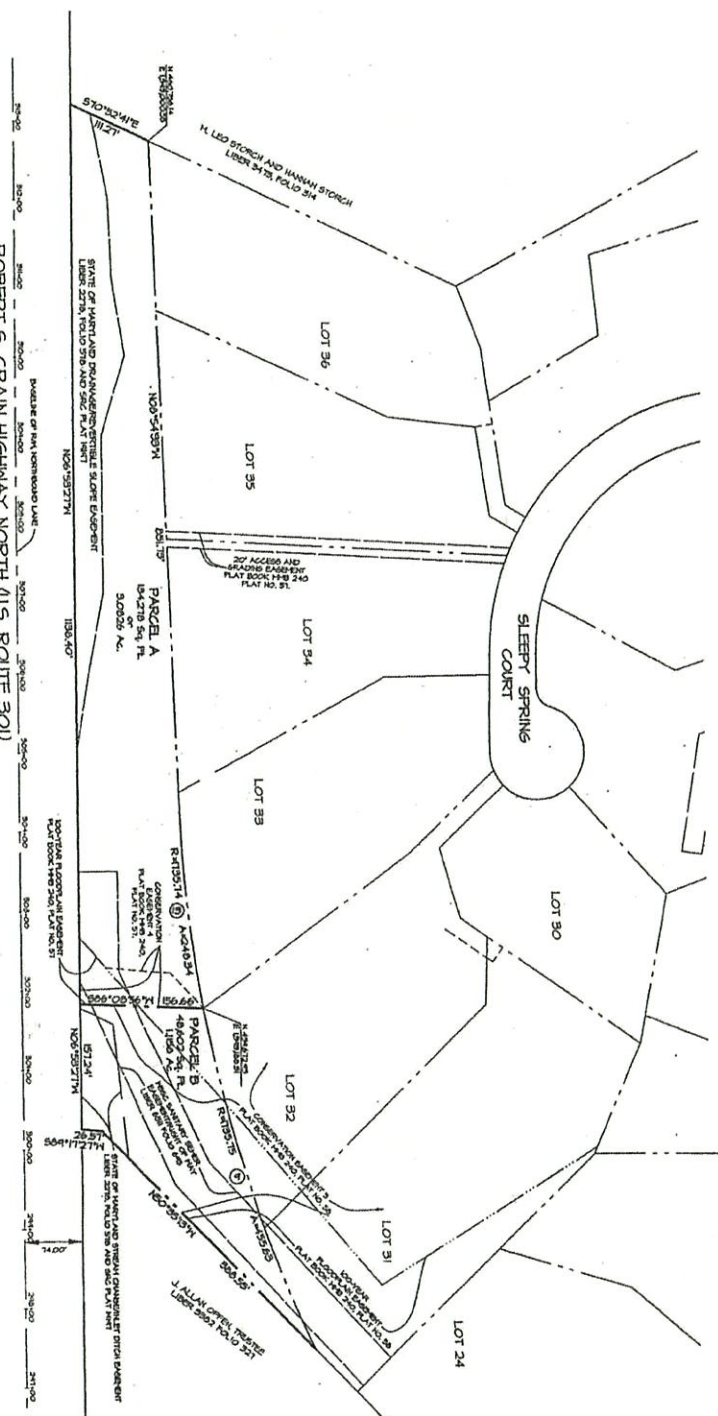
APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: June 27, 2023

KVP

5/14/2014 41



RESERVATION CERTIFICATE

I hereby certify that pursuant to the provisions of Article 28, Annotated Code of Maryland, and the regulations for the subdivision of land for the Maryland-National Capital Park and Planning Commission by Resolution No. 06-124, File No. 4-06140, adopted June 15, 2006, has required, in condition 14 of same, for Parcels A and B, consisting of 182,280 square feet of land, to be a reservation of land for public use as deemed necessary for the proposed US 301 upgrade (R-10) as recommended in the Bowie-Colliery-Hicksville and Varsity Theater Plan as shown on studies by the Maryland-National Capital Park and Planning Commission.

Said Public Reservation to continue in full force and effect for three years beginning February 18, 2016, unless extended in accordance with Section 24-141.

This Reservation Plat is in accordance with sections 24-141, 24-140 and 24-141 of the Subdivision Regulations of the Prince Georges County Code and is subject to the provisions and conditions therein.

February 23, 2016

Assistant Secretary
The Maryland-National Capital Park and Planning Commission
PRINCE GEORGES COUNTY PLANNING BOARD

APPROVED: February 18, 2016

Assistant Secretary

REC'D FILE NO. 5-16008

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct, that it is a reservation of one of the lands conveyed to K & P Holdings, LLC by a deed dated December 27, 2010 from Thomas H. Price, III and James J. Fitzgibbon, Trustees recorded among the Land Records of Prince Georges County, Maryland in Liber 32314 at Folio 51, and being all of Parcel A as shown on a plat of subdivision entitled "Trid of Correction, Plat Case Hill Branch, in accordance with Resolution No. 06-124, File No. 4-06140, adopted June 15, 2006, and all of Parcel B as shown on a plat of subdivision entitled "Plat of Correction, Plat Case Hill Branch" recorded among the recorded Land Records in Plat Book 448-240 at Plat No. 58.

The total area included in this Reservation Plat is 182,280 square feet or 4.1869 acres of land.

4/14/16

Professional Land Surveyor
Professional Land Surveyor
February 18, 2016

This plat was prepared by me or under my responsible charge in compliance with requirements set forth in Code of Regulations 01.06.012 and I am a duly licensed Professional Land Surveyor under the laws of the State of Maryland.

FILED

FEB 23 2016

State of the District of Columbia
and Prince Georges County

RESERVATION PLAT

PARCELS A AND B
MILL BRANCH

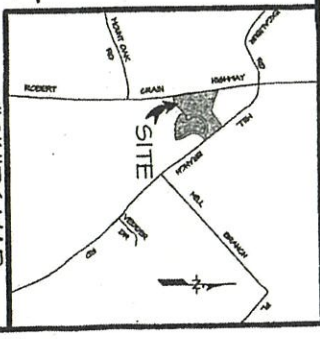
QUEEN ANNE ELECTION DISTRICT NO. 7
PRINCE GEORGES COUNTY, MARYLAND
FEBRUARY 2016

BEN DYER ASSOCIATES, INC.
ENGINEERS - SURVEYORS - PLANNERS

1171 WOODHURST ROAD, SUITE 200
HITCHELLYVILLE, MARYLAND 20711
PHONE: (301) 450-2000

PA14 317

M5A 51950 - 19482



03/16/08

PGCPB No. 2023-76

RESOLUTION

WHEREAS, K & P Holdings, L.L.C., is the owner of Parcel A and Parcel B, consisting of 4.1983 acres of land as shown on Preliminary Plat of Subdivision 4-05140, entitled Mill Branch, situated in Prince George's County, Maryland, Election District No. 7, and as shown on Tax Map 63, Grid E-1, located southeast of the intersection of Mill Branch Road and Crain Highway (US 301), and having been conveyed by Thomas H. Price, III and James J. Fitzgibbons, Trustees, by deed dated December 27, 2010, and recorded in Liber 32315 at Folio 51, in Plat Book MMB 240 at Plats 57 and 58, all references being to the Land Records of Prince George's County, Maryland; and

WHEREAS, the Commission, upon review of the Preliminary Subdivision Plan submitted herein, which incorporates the parcels of this plan to be reserved, referred the Preliminary Subdivision Plan to its General Plan and studies related thereto, to determine the need for reserving for public use any of the land included in the Preliminary Subdivision Plan; and

WHEREAS, on February 18, 2016, The Maryland-National Capital Park and Planning Commission, by Resolution No. 16-16, duly adopted, placed the above-mentioned property in reservation for public use, and by Resolution No. 19-07, adopted February 14, 2019, continued said reservation for an additional one (1) year; and by Resolution 19-55, adopted May 23, 2019, continued said reservation for an additional one (1) year; and by Resolution 2020-18, adopted May 21 2020, continued said reservation for an additional one (1) year; and by Resolution 2021-29, adopted June 10, 2021, continued said reservation for an additional one (1) year; and by Resolution 2022-21, adopted May 19, 2022, continued said reservation for an additional one (1) year; and by Resolution 2023-76, adopted June 29, 2023, continued said reservation for an additional one (1) year

WHEREAS, the circumstances, needs and conditions set forth in said resolution of reservation dated February 18, 2016, still continue, and exist at the present time; and

WHEREAS, the above-described property lies within the right-of-way for the proposed F-10 US 301 upgrade, said proposed improvement being referred to in the Bowie and Vicinity Master Plan, as part of the General Plan for the Physical Development of the Maryland-Washington Regional District, and said property is accordingly required for public use; and

WHEREAS, studies by The Maryland-National Capital Park and Planning Commission determine and demonstrate the necessity of locating the proposed F-10 US 301 upgrade, as shown on the Bowie and Vicinity Master Plan, Prince George's County, incorporated herein, and emphasize the need to preserve the required land against loss or encroachment; and

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Division II of the Land Use Article of the Annotated Code of Maryland, and the Regulations for the Subdivision of Land for the Maryland-Washington Regional District in Prince George's County, Maryland, as amended, The Maryland-National Capital Park and Planning Commission hereby declares the above described 4.1983 acres of land to be a Reservation of Land for Public Use; said land to be used for the proposed F-10 US 301 upgrade; and

BE IT FURTHER RESOLVED, 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, as provided herein. 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 be provided with documents from the Land Records attesting to such sale; and

BE IT FURTHER RESOLVED, 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 Division II of the Land Use Article of the 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, 2023 and ending June 30, 2024.

BE IT FURTHER RESOLVED that an appropriate Reservation Plat covering the aforesaid property, be prepared by the staff of this Commission, certified by its authorized representatives, and duly recorded among the Land Records of Prince George's County, Maryland; and

BE IT FURTHER RESOLVED that a copy of the above Reservation Plat be attached to and accompany each Resolution which is transmitted to the Owner of Record and to the various State and County officials hereinbefore enumerated; and

BE IT FURTHER RESOLVED that a notice of this Resolution be published once in each of the County newspaper of record, in the Maryland-Washington Regional District in Prince George's County, as required by the above-referenced 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 Bailey, seconded by Commissioner Doerner, with Commissioners Shapiro, voting in favor of the motion and with Commissioners Washington and Geraldo absent, at its regular meeting held on June 22, 2023 in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 29th day of June 2023.

Peter A. Shapiro
Chairman

By Jessica Jones
Jessica Jones
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner
M-NCPPC Legal Department
Date: June 27, 2023



The Maryland-National Capital Park and Planning Commission

**PRINCE GEORGE'S COUNTY
Planning Department**

1616 McCormick Drive, Largo, MD 20774 • pgplanning.org

Retail



20774

RDC 99

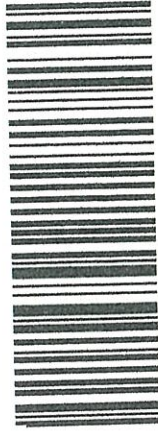
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LANHAM, MD 20706
MAY 17, 2024

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RETURN RECEIPT
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2662 E8TE 2000 0T40 2202



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DONNA J. BROWN

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COUNCIL: CLERK OF THE
COUNCIL

Phone: Unspecified
Received On: 05/20/2024 11:23:14am

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MS Donna J Brown, administrator
Prince George's County Council
Wayne K. Curry Building
1301 McCormick dr. 2nd Floor
Largo MD 20774

RETURN RECEIPT
REQUESTED