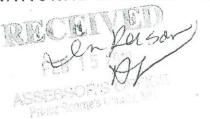
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## THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PGCPB No. 19-07



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

## RESOLUTION

WHEREAS, K & P Holdings, LLC, 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;

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 February 19, 2019 and ending February 18, 2020.

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 Geraldo seconded by Commissioner Doerner with Commissioners Hewlett, Geraldo, Doerner, Bailey and Washington voting in favor of the motion, at its regular meeting held on Thursday, February 7, 2019, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 14th day of February 2019.

Elizabeth M. Hewlett

solde

By Jessica Jones

Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY

M-NCREC Legal Department

9 P P S I hereby certify that pursuant to the provisions of Article 26, Annotated Code of Manyland, and the regulations for the subdivision of land for the Manyland-Avshington Regional District in Prince George's Contil, adopted the resudence a mended, the Karyland-Alational Capital Pack and Planning Commission by Resolution ReCFB No. 06-124, File No. 4-05140, adopted Line 15, 2006, has required, in condition 14 of series, for Packed And 15, consisting of 162,650 square feet of land, to be a constitution of the Packed Collington-Nitzbell Nills and of 162,650 square feet of land, to be a reservation of land for public use as deemed necessary for the proposed U.S. 501 upgrade (F-07) as recommended in the Bewie-Collington-Nitzbell-Nills and Valnity Naster Plan as shown on studies by the Manyland-National Capital Fank and Planning Commission. This Reservation Plat is in accordance with Sections 24-194, 24-140 and 24-141 of the Subativision Regulations of the Prince George's Cointy Code and is subject to the provisions and conditions therein APPROVED; Sald Public Reservation to continue in full force and effect for three years beginning <u>Fernance</u>\_18, 2016, unless extended in accordance with Section 24-141. THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION PRINCE GEORGE'S COUNTY PLANNING BOARD PLANE PERIDIAN S COOLER ! LEGGER 34/75 POLLO 314 February 18, 2016 RESERVATION CERTIFICATE 90-50 ROBERT 5. CRAIN HIGHWAY NORTH (I.S. ROUTE 301)
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S STATE OF MARYLAND DRAINASE/SEVERTIBLE SLOPE EASOMENT LIBER 2276, FOLIO 516-AND SRC PLAT RIGHT Quasias Goras Assistant Secretary
The Maryland-National Capital
Park and Planning Commission LOT 36 BUSELINE OF RAY NORTHBOARD LANE -LOT 35 106.5921.M PLAT BOOK SUHANY PARCEL A 184,278 Sq. Ft. 5.0826 Ac. 1138,40 SLEEPY SPRING COURT LOT 34 I hereby certify that the plat shown hereon is correct, that it is a reservation of part of the lands conveyed to K & P Holdings, LLC by a deed acted December 27, 2010 from Thomas H, Price, III and James J. Ritzglebons, Trustees recorded among the Lord Records of Prince George's County, Maryland in Liker 32314 at Field 51, and being all of Prince IA has bloom on a plat of subathiese entitled "Plat of Correction, Plat One, Mill Broach" recorded a and great the the alreased Land Records in Plat Book Mrtig 240 at Plat No. 57, and all of Parcel IB as shown on a plat of subathiese entitled "Plat of Correction, Plat Tree, Mill Broach" recorded among the aforesedal Land Records in Plat Book Neth 240 at Plat No. 58. The total area included in this Reservation Plat is 182,980 square leet or 4.1983 acres of land. STAPE E This plat was prepared by me or under my responsible change in compliance with requirements set forth in COMAR (04.13.06). I and I om a duly likensed with resistant Land Surveyor under the lant of the State of Manyland. 4 hot 16 18.00 Date LOT 33 100 FUAT BOOK MYB 240, PLAT NO, 5 SURVEYOR'S CERTIFICATE R4185.74 (B) A-248.34 EASE-BY A EASE-BY A EASE-BY A EAT BOOK HAM 240, PLAT NO. 51. LOT BO 903-00 MARK E. POWELL Professional Land Surveyor Maryland No. 21153 Renews 1-26-2017 302+00 PARCEL B E 000/000 30+00 LOT 32 STATE OF MARILAD STREAM CHARBONLET DITCH EASE BY LIBER 22TB, POLIO STB AND SKC PLAT MIRT LOT 31 SCALE: 1" = 100' Light Market Market QUEEN ANNE ELECTION DISTRICT No. 7 PRINCE GEORGE'S COUNTY, MARYLAND RESERVATION PLAT LOT 24 PARCELS A AND B ENGINEERS - SURVEYORS - PLANNERS IT21 MODENCE ROAD, SUITE 200 MICHELYILLE, MARYLAND 20121 PHONE; (301) 430-2000 MILL BRANCH BEN DYER ASSOCIATES, INC. SATURETY OF THE CHARACTER CONTACT. THE FILED FEB 2 8 2016 PRINCE GEORGE & CONTAINING DEF MAR 222016 ଚ 51 FEBRUARY 2016 m NAP 3 ENCORET (SI) m 03/66/08

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