



Resolution 19-15
Annexation of Good Luck Rd., Harland St.
 and Sunset Terrace Properties

Effective: June 17, 2019

A RESOLUTION OF THE CITY COUNCIL OF NEW CARROLLTON ENLARGING THE CORPORATE BOUNDARIES OF THE CITY OF NEW CARROLLTON BY ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF NEW CARROLLTON LANDS CONTIGUOUS AND ADJOINING TO THE CITY’S EXISTING CORPORATE BOUNDARIES PROPERTY COMMONLY KNOWN AS 6705 AND 6711 GOOD LUCK ROAD, LANHAM, 6000 AND 6010 HARLAND STREET, LANHAM, 6703, 6707, 6709, 6711, 6805, 6807, 6809 AND 6811 SUNSET TERRACE, LANHAM, AND THE STREET KNOWN AS SUNSET TERRACE, CONSISTING OF APPROXIMATELY 13.2767 ACRES OF LAND IN TOTAL LOCATED GENERALLY SOUTH OF GOOD LUCK ROAD, WEST OF HARLAND STREET, NORTH OF GAIRLOCK PLACE AND EAST OF IAN STREET (TAX MAP, PARCEL AND TAX IDENTIFICATION NUMBERS FOR EACH PROPERTY SUBJECT TO ANNEXATION IS SET FORTH HEREIN).

RECITALS

WHEREAS, the City Council of New Carrollton (the “City”), a body politic and corporate in the State of Maryland is authorized by the Annotated Code of Maryland, Local Gov. Art.¹, Division II “Municipalities”, Title 4 “In General”, Subtitle 4 “Annexation” to enlarge its boundaries by way of annexation; and

WHEREAS, pursuant to the authority contained in Md. Local Gov. Code Ann., §4-403 “Proposal for annexation -- Initiation by legislative body”, the City Council of New Carrollton had decided to enlarge and extend the corporate boundaries of the City of New Carrollton by including therein property situated in Prince George’s County that is identified below, which is contiguous and adjoining to the existing corporate boundaries of the City of New Carrollton:

Parcel	Tax Map	Tax ID #	Address	Acreage	Owner
A	43	2235604	6705 Good Luck Rd, Lanham	2.9	Trustee Corinth Baptist Church
75	43	2235620	6711 Good Luck Rd., Lanham	1.87 Acres	Trustees Corinth Baptist Church
Lot 1 Franklin Prop.	43	2202117	6010 Harland St.	1.25 Acres	Wilson, James; Wilson, Daniela
Lot 4, Blk A Oakwood Knolls	43	2197952	6811 Sunset Ter.	9,717 SF	Guardado, Lorena O.
Lot 3. Blk A Oakwood Knolls	43	2248607	6809 Sunset Ter.	10,000 SF	Garcia, Matilde O.
Lot 2, Blk A Oakwood Knolls	43	2184018	6807 Sunset Ter.	8,125 SF	Clementnjoku, Barbara N.

¹ Hereinafter referred to as Md. Local Gov. Code Ann.

Lot 1, Blk A Oakwood Knolls	43	2262541	6805 Sunset Ter.	8,125 SF	Perezfigueroa, Jackelyn et al
Lot 6 Chase Subdivision	43	3666930	6711 Sunset Ter.	10,302 SF	Wang, Nam & Patricia G.
Lot 7 Chase Subdivision	43	3666948	6709 Sunset Ter.	10,500 SF	King, Rameda L & Lawrence J
Lot 8 Chase Subdivision	43	3666955	6707 Sunset Ter.	11,399 SF	Slutsky, Jonathan, Genest, Anna
Parcel 88	43	2181063	6703 Sunset Ter.	1.49 Acres	Butler, James M & Janet H
Parcel 87	43	2181071	6703 Sunset Ter.	21,780 SF	Butler, James M & Janet H
Parcel 100	43	2263440	6000 Harland St. Lanham	2.87 Acres	City of New Carrollton
Sunset Terrace	N/A	N/A	N/A	33,951 SF	N/A
TOTAL ASSESSED ACREAGE				13.2767 Acres	

(hereinafter collectively referred to as the “Annexation Area”); and

WHEREAS, the Annexation Area is depicted on the Exhibit of 13.2767 Acres of Land to be Annexed into the Corporate Boundary of the City of New Carrollton attached hereto as Exhibit A and is described by a survey of courses and distances in attached Exhibit B; and

WHEREAS, the City has obtained the consent to annexation from the owners of the following properties via annexation agreements: 6010 Harland Street and 6805, 6807, 6811, 6707, 6709, and 6711 Sunset Terrace; and

WHEREAS, as is required by Md. Local Gov. Code Ann., §4-403, the City Council of New Carrollton has obtained the required consent to annexation from at least 25% of the registered voters who are residents in the area to be annexed and the owners of at least 25% of the assessed valuation of the real property in the area to be annexed; and

WHEREAS, the Mayor has caused to be made a verification of those signatures and the other information contained in the Petition as required by law; and

WHEREAS, the Annexation Area is contiguous and adjoining the present corporate boundaries of the City; and

WHEREAS, the annexation of the Annexation Area will not create an unincorporated area that is bounded on all sides by properties either located within the City’s boundaries or to be located within the City’s boundaries; and

WHEREAS, the Annexation Area is presently zoned R-55 and R-80, both of which are Single Family Detached residential zones in the County, and the zoning and use of the Annexation Area will remain unchanged; and

WHEREAS, the City Council of New Carrollton deems it to be in the best interest of the City and its occupants to annex the Annexation Area; and

WHEREAS, based on the aforementioned consents, the City Council of New Carrollton has determined to initiate a resolution to enlarge and extend the limits of the City to include the area described more fully in Exhibits A and B, and to make applicable to that area the City Charter, the City Code and all laws which are now in force and effect or which hereafter may be enacted in the City of New Carrollton.

NOW, THEREFORE BE IT RESOLVED, by the City Council of New Carrollton in legislative session assembled that:

Section 1. The Recitals are incorporated as operative provisions of this Resolution.

Section 2. The boundaries of the City of New Carrollton, a municipal corporation of the State of Maryland, shall be and hereby are enlarged and amended by the addition thereto of all of that land contiguous and adjoining to the current boundaries of the City of New Carrollton in Prince George's County, Maryland commonly referred to as 6705 and 6711 Good Luck Road, Lanham, Maryland 20706, 6000 and 6010 Harland Street, Lanham, Maryland 20706, 6703, 6707, 6709, 6711, 6805, 6807, 6809 and 6811 Sunset Terrace, Lanham, Maryland 20706 and the street known as Sunset Terrace, consisting of 13.2767 +/- acres of land all of which is described in Exhibits "A" and "B" hereto, and which attachments are incorporated herein by reference. The same shall be and hereby is annexed into the City, subject to the conditions and provisions set forth in this Annexation Resolution, such annexation to be known as "First 2019 Annexation".

Section 3. The Annexation set forth herein is subject to the following condition:

Each of the properties that comprise the Annexation Area, excluding 6705 and 6711 Good Luck Road, shall be exempt from a portion of municipal taxation by the City ("Exempt Tax") for a period that ends five (5) years after the effective date of this Resolution (the "Exempt Tax Period"). The Exempt Tax shall be that portion of New Carrollton municipal taxation which is charged on the tax bill along with the State of Maryland and Prince George's County to the Owner against real property within the Annexation Area. It is acknowledged that the Prince George's County Director of Finance collects both State and municipal real property taxes for properties located within the City of New Carrollton. To effect the tax exemptions herein granted, the City will provide to the Prince George's County Director of Finance a reduced municipal tax rate to apply to the Subject Property. If in the future, the Prince George's County Director of Finance cannot accommodate differing tax rates to properties within the same municipality, then, to give effect to the tax exemption herein granted, the City will refund to the Owners, upon application for such refund, pursuant to the authority contained in the Annotated Code of Maryland, Tax Property Art., §14-905(b) an amount equal to the exempt taxation.

Section 4. That the annexation of the land depicted and described in Exhibits A

and B will not create any unincorporated area which is bounded on all sides by real property presently within the corporate limits of the City of New Carrollton, real property to be within the corporate limits of the City of New Carrollton, or any combination of such properties.

Section 5. That the corporate boundaries of the City being enlarged to include the Annexation Area as of the effective date of this Annexation Resolution, the Annexation Area and the inhabitants thereof shall from and after that effective date of this Resolution be subject to the powers and jurisdiction of the City, and shall be taken and considered as part of the municipal corporation known as "the City of New Carrollton"; and that all of the provisions of the laws of the State of Maryland and the Charter and Ordinances of the City, now in force or which may hereafter be enacted, shall be extended and made applicable to the Annexation Area and to any persons now or hereafter residing therein. Nothing herein or elsewhere in the Resolution shall affect the power of the City Council of New Carrollton to amend or repeal any Charter provision or ordinance existing at the date of passage of this Resolution, or to enact and ordain any Ordinance which, at the date of passage of this Resolution, or hereafter, it may be authorized to enact or ordain.

Section 6. That the City Administrative Officer of the City of New Carrollton shall cause a public notice to be published not fewer than two (2) times at not less than weekly intervals in a newspaper having general circulation in the City of New Carrollton and in the area to be annexed which briefly and accurately describes the proposed change and the conditions and circumstances applicable thereto. The public notice shall further specify that a public hearing will be held on this Resolution by the City Council of New Carrollton at 7:00 p.m. in the Municipal Center, 6016 Princess Garden Parkway, New Carrollton, Maryland 20784 on the 1st day of May, 2019.

Section 7. That the City Administrative Officer, immediately upon the first publication of the public notice, shall transmit a copy of the public notice to the Prince George's County Executive, the Prince George's County Council, the Executive Director of the Maryland-National Capital Park and Planning Commission and the Director of the Office of Planning of the State of Maryland, each of which shall have the first right to be heard at the scheduled public hearing prior to the general public.

Section 8. This Resolution shall become effective forty-five (45) days from the date of enactment by the City Council of New Carrollton, unless within forty-five (45) days of the date of the enactment the City Council receives a Petition for Referendum filed in accordance with the provisions of Md. Local Gov. Code Ann., §§ 4-408 – 4-410.

AND BE IT FURTHER RESOLVED, that the effective date of this Annexation Resolution is the 17th day of June, 2019, unless on or before the 12th day of June, 2019, a Petition for Referendum on this Annexation Resolution is filed in writing with the Mayor or with the City Administrative Officer pursuant to the provisions of Md. Local Gov. Code Ann., §4-408 et. seq.

AND, BE IT FURTHER RESOLVED, that the Annexation Area, shall be immediately subject to real and personal property taxes as levied by the City.

AND, BE IT FURTHER RESOLVED, that as soon as the Annexation hereby

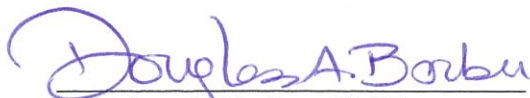
enacted shall become effective, either as herein provided or following a Referendum, the Mayor shall promptly register both the original boundaries and the new boundaries with the following agencies: The City Administrative Officer; the City Clerk, the Clerk of the Circuit Court for Prince George's County, Maryland; The Maryland Department of Legislative Reference; and the Maryland-National Capital Park and Planning Commission. Said registration shall include: a copy of this Annexation Resolution, the date of the Referendum Election, if any; the number of votes cast for and against the Annexation, whether in the legislative body or in the Referendum; and the effective date of the Annexation and said registration shall further be in such form and subject to such registration requirements as are contained in the Md. Local Gov. Code Ann., as amended, including the requirement that the documents required to be registered shall be sent to each respective agency by certified mail and return receipt requested.

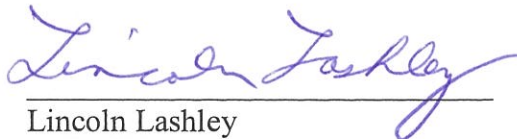
INTRODUCED BY THE CITY COUNCIL OF THE CITY OF NEW CARROLLTON, MARYLAND ON THE 20TH DAY OF MARCH, 2019.

ADOPTED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF NEW CARROLLTON, MARYLAND ON THE 1ST DAY OF MAY, 2019.

Attest:

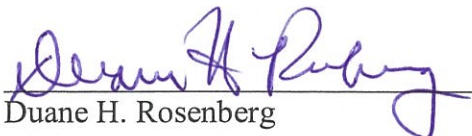
City of New Carrollton


Douglass A. Barber, CMC
City Clerk


Lincoln Lashley
Vice-Chair, City Council

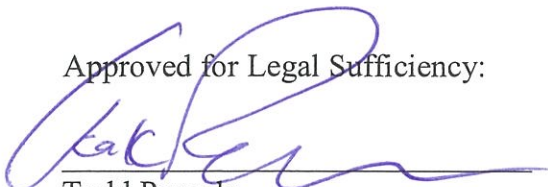
Date: May 1, 2019

Approved:


Duane H. Rosenberg
Mayor

Date: 05/01/2019

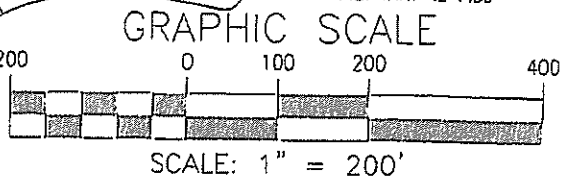
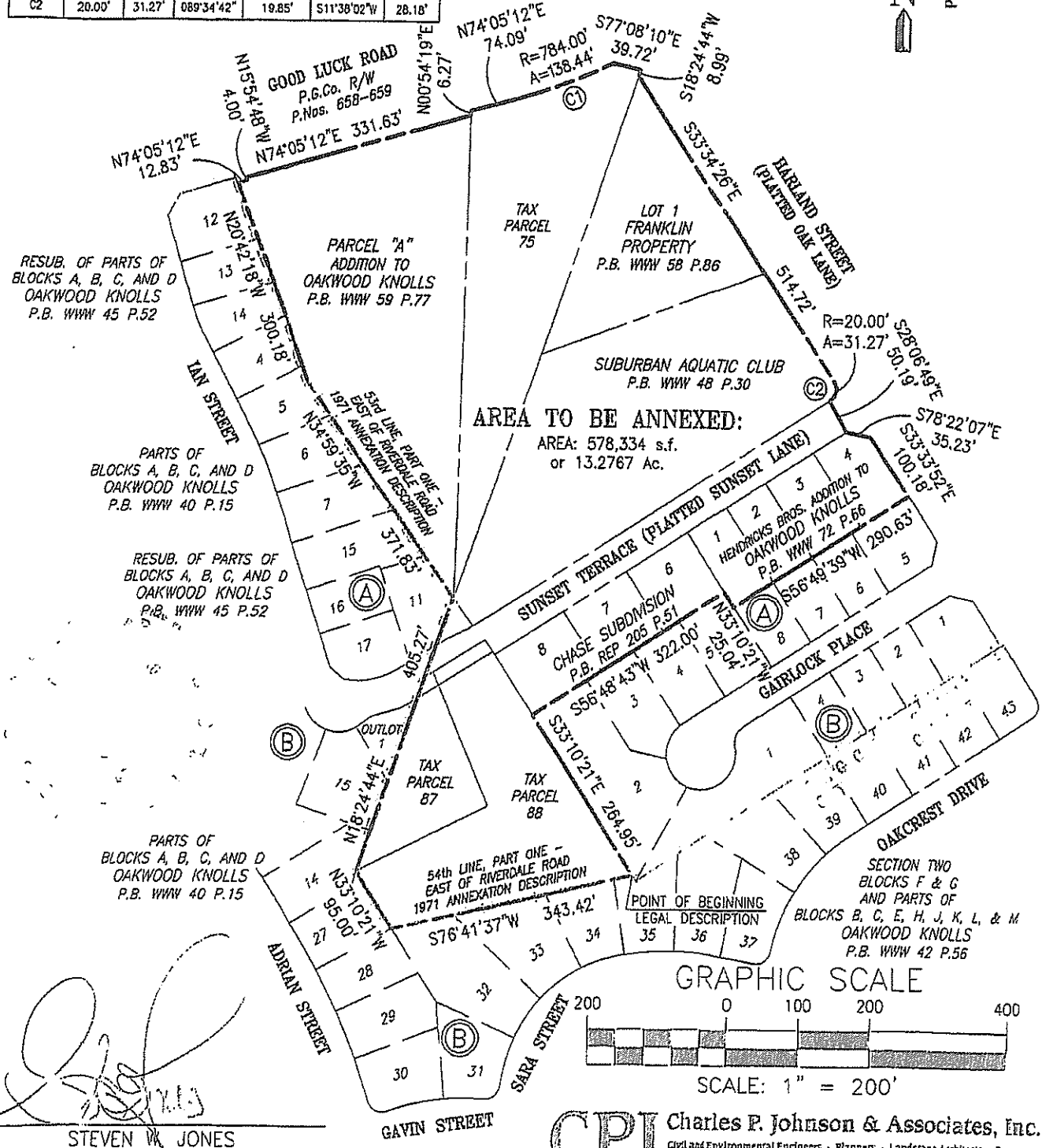
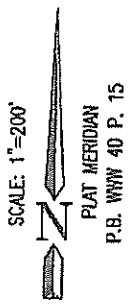
Approved for Legal Sufficiency:


Todd Pounds
City Solicitor

Date: May 1, 2019

EXHIBIT OF
13.2767 ACRES OF LAND TO BE ANNEXED
INTO THE CORPORATE BOUNDARY OF THE
CITY OF NEW CARROLLTON
LANHAM (20th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CURVE TABLE						
CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
C1	784.00'	138.44'	010°07'04"	69.40'	N69°01'40"E	138.26'
C2	20.00'	31.27'	089°34'42"	19.85'	S11°38'02"W	28.18'



[Handwritten Signature]

STEVEN W. JONES
PROFESSIONAL LAND SURVEYOR
MD LIC. # 21072 Exp. 02/08/2019

CPI Charles P. Johnson & Associates, Inc.
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December 18, 2018

DESCRIPTION OF
13.2767 ACRES OF LAND TO BE ANNEXED
INTO THE CORPORATE BOUNDARY OF THE
CITY OF NEW CARROLLTON
LANHAM (20th) ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

Being a piece or parcel of land, hereinafter described, lying on the Southerly Right-of-Way line of Good Luck Road (variable width public right-of-way) and the Westerly Right-of-Way line of Harland Street (60' wide public right-of-way, platted Oak Lane), situate in Lanham, and being the 2.9055 Acres parcel of land as shown on a Record Plat entitled "Suburban Aquatic Club" and recorded among the Land Records of Prince George's in Plat Book WWW 48 on Page 30, and being the property known as Lot 1 as shown on a Record Plat entitled "Lot 1, Franklin Property" and recorded among the aforesaid Land Records in Plat Book WWW 58 on Page 86, and being the property known as Parcel "A" as shown on a Record Plat entitled "Parcel 'A', Addition to Oakwood Knolls" and recorded among the aforesaid Land Records in Plat Book WWW 59 on Page 77, and being the property known as Lots 1 through 4, inclusive, Block A as shown on a Plat of Subdivision entitled "Blocks A and B, Hendricks Brothers, Inc., Addition to Oakwood Knolls" and recorded among the aforesaid Land Records in Plat Book WWW 72 on Page 66, and being the property known as Lots 6 through 8, inclusive, as shown on a Plat of Subdivision entitled "Chase Subdivision" and recorded among the aforesaid Land Records in Plat Book REP 205 on Page 51, and being Sunset Terrace (50' wide public right-of-way, platted Sunset Lane), and being Tax Parcels 75 and 88, as on shown on Tax Map 43, Grid D1, and Tax Parcel 87, as shown on Tax Map 43, Grid D2, for Prince George's County, Maryland, and being more particularly described in the Plat Meridian of a Plat of Subdivision entitled "Parts of Blocks A, B, C, and D, Oakwood Knolls" and recorded among the aforesaid Land Records in Plat Book WWW 40 on Page 15 as follows

Beginning for the said piece or parcel of land at a point on the 54th line of Part One – East of Riverdale Road as described in an Existing Annexation Description of the Corporate Boundary of the City of New Carrollton entitled "Description of the Boundary of 'The City of New Carrollton'", dated March 02, 1971 and prepared by Greenhorne and O'Mara, said point also being at the Easterly end of the Northerly or North 76°42'33" East, 343.42 feet Plat line as shown on a Plat of Subdivision entitled "Section Two, Blocks F & G, And Parts of Blocks B, C, E, H, J, K, L, & M, Oakwood Knolls" and recorded

among the aforesaid Land Records in Plat Book WWW 42 on Page 56, thence running reversely with and binding on the aforesaid 54th line of Part One – East of Riverdale Road, and also running reversely with and binding on the outline of the aforesaid Plat of Subdivision recorded in Plat Book WWW 42 on Page 56, and further running with and binding on the Existing Corporate Boundary of the City of New Carrollton, the following two courses and distances

1. South $76^{\circ}41'37''$ West, 343.42 feet to a point, thence
2. North $33^{\circ}10'21''$ West, 95.00 feet to a point on the Easterly or South $18^{\circ}24'44''$ West, 408.59 feet Plat line as shown on the aforesaid Plat of Subdivision recorded in Plat Book WWW 40 on Page 15, distant 254.79 feet southerly from the Northerly end thereof, thence leaving the aforesaid 54th line of Part One – East of Riverdale Road, and also leaving the aforesaid outline of the Plat of Subdivision recorded in Plat Book WWW 42 on Page 56, and running reversely with and binding on the outline of the aforesaid Plat of Subdivision recorded in Plat Book WWW 40 on Page 15, and also running reversely with and binding on the 53rd line of the aforesaid Part One – East of Riverdale Road, and further running with and binding on the Existing Corporate Boundary of the City of New Carrollton, the following three courses and distances
 3. North $18^{\circ}24'44''$ East, 405.27 feet to a point, thence
 4. North $34^{\circ}59'35''$ West, 371.83 feet to a point, thence
 5. North $20^{\circ}42'18''$ West, 300.18 feet to a point on the aforesaid Southerly Right-of-Way line of Good Luck Road as shown on Prince George's County Right-of-Way Plat Number 658, said point also being at the Westerly end of the Northerly or North $74^{\circ}05'12''$ East, 12.83 feet line of the aforesaid Parcel "A" as shown on the Record Plat recorded in Plat Book WWW 59 on Page 77, thence leaving the aforesaid outline of the Plat of Subdivision recorded in Plat Book WWW 40 on Page 15, and also leaving the aforesaid 53rd line of Part One – East of Riverdale Road, and further leaving the Existing Corporate Boundary of the City of New Carrollton, and running with and binding on the aforesaid Southerly Right-of-Way line of Good Luck Road, and also running with and binding on the outline of the aforesaid Parcel "A" as shown on the Record Plat recorded in Plat Book WWW 59 on Page 77, and further running with and binding on a New Corporate Boundary of the City of New Carrollton, the following three courses and distances
 6. North $74^{\circ}05'12''$ East, 12.83 feet to a point, thence

7. North $15^{\circ}54'48''$ West, 4.00 feet to a point, thence
8. North $74^{\circ}05'12''$ East, 331.63 feet to a point on the Seventh or North $06^{\circ}39'08''$ East, 715.46 feet line of Parcel One as described in a Deed from Reid Temple African Methodist Episcopal Church, Inc., a corporation duly incorporated and existing under the laws of the State of Maryland, to the Trustees of Corinthian Baptist Church, a corporation duly incorporated and existing under the laws of the District of Columbia, dated December 21, 2005 and recorded among the aforesaid Land Records in Liber 23783 at Folio 282, distant 683.79 feet from the beginning thereof, thence leaving the aforesaid outline of Parcel "A" as shown on the Record Plat recorded in Plat Book WWW 59 on Page 77, and running with and binding on the aforesaid Seventh line of Parcel One as described in Liber 23783 at Folio 282, and also continuing with the aforesaid Southerly Right-of-Way line of Good Hope Road, and further continuing with the aforesaid New Corporate Boundary of the City of New Carrollton, the following course and distance as now surveyed,
 9. North $00^{\circ}54'19''$ East, 6.27 feet to a point, thence leaving the aforesaid Seventh line of Parcel One as described in Liber 23783 at Folio 282, and continuing with the aforesaid Southerly Right-of-Way line of Good Hope Road, and further continuing with the aforesaid New Corporate Boundary of the City of New Carrollton, the following two courses and distances
10. North $74^{\circ}05'12''$ East, 74.09 feet to a point of curvature, thence
11. 138.44 feet along the arc of a tangent curve, deflecting to the left, having a radius of 784.00 feet and a chord bearing and distance of North $69^{\circ}01'40''$ East, 138.26 feet to a point on the aforesaid Westerly Right-of-Way line of Harland Street, thence leaving the aforesaid Southerly Right-of-Way line of Good Luck Road, and running with and binding on the aforesaid Westerly Right-of-Way line of Harland Street, and further continuing with the aforesaid New Corporate Boundary of the City of New Carrollton, the following course and distance
12. South $77^{\circ}08'10''$ East, 39.72 feet to a point on the Sixth or South $24^{\circ}11'08''$ West, 794.11 feet line of the aforesaid Parcel One as described in Liber 23783 at Folio 282, distant 791.44 feet from the end thereof, thence running with and binding on the aforesaid Sixth line of Parcel One as described in Liber 23783 at Folio 282, and also continuing

with the aforesaid Westerly Right-of-Way line of Harland Street, and further continuing with the aforesaid New Corporate Boundary of the City of New Carrollton, the following course and distance

13. South $18^{\circ}24'44''$ West, 8.99 feet to a point at the Northerly end of the Easterly or South $33^{\circ}34'20''$ East, 331.74 feet line of the aforesaid Lot 1 as shown on the Record Plat recorded in Plat Book WWW 58 on Page 86, thence leaving the aforesaid Sixth line of Parcel One as described in Liber 23783 at Folio 282, and running with and binding on the aforesaid Easterly line of Lot 1 as shown on the Record Plat recorded in Plat Book WWW 58 on Page 86, and also running with and binding on the outline of the aforesaid 2.9055 Acres parcel of land as shown on the Record Plat recorded in Plat Book WWW 48 on Page 30, and also continuing with the aforesaid Westerly Right-of-Way line of Harland Street, and further continuing with the aforesaid New Corporate Boundary of the City of New Carrollton, the following course and distance
14. South $33^{\circ}34'26''$ East, 514.72 feet to a point of curvature on the Northerly Right-of-Way line of the aforesaid Sunset Terrace, thence leaving the aforesaid Westerly Right-of-Way line of Harland Street, and running with and binding on the aforesaid Northerly Right-of-Way line of Sunset Terrace, and also continuing with the aforesaid outline of the 2.9055 Acres parcel of land as shown on the Record Plat recorded in Plat Book WWW 48 on Page 30, and further continuing with the aforesaid New Corporate Boundary of the City of New Carrollton, the following course and distance
15. 31.27 feet along the arc of a tangent curve, deflecting to the right, having a radius of 20.00 feet and a chord bearing and distance of South $11^{\circ}38'02''$ West, 28.18 feet to a point, thence leaving the aforesaid Northerly Right-of-Way line of Sunset Terrace, and also leaving the aforesaid outline of the 2.9055 Acres parcel of land as shown on the Record Plat recorded in Plat Book WWW 48 on Page 30, and running in, through, over and across the aforesaid Sunset Terrace Right-of-Way, and further continuing with the aforesaid New Corporate Boundary of the City of New Carrollton, the following course and distance
16. South $28^{\circ}06'49''$ East, 50.19 feet to a point at the Westerly end of the Southerly or South $78^{\circ}21'11''$ East, 35.23 feet Right-of-Way line of the aforesaid Sunset Terrace, thence running with and binding on the aforesaid Southerly Right-of-Way line of Sunset

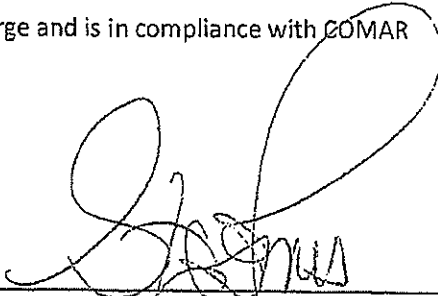
Terrace, and further continuing with the aforesaid New Corporate Boundary of the City of New Carrollton, the following course and distance

17. South $78^{\circ}22'07''$ East, 35.23 feet to a point on the aforesaid Westerly Right-of-Way line of Harland Street, thence leaving the aforesaid Southerly Right-of-Way line of Sunset Terrace, and running with and binding on the aforesaid Westerly Right-of-Way line of Harland Street, and further continuing with the aforesaid New Corporate Boundary of the City of New Carrollton, the following course and distance
18. South $33^{\circ}33'52''$ East, 100.18 feet to the Northerly or North $56^{\circ}50'35''$ East, 95.63 feet line of Lot 5, Block A as shown on the aforesaid Plat of Subdivision recorded in Plat Book WWW 72 on Page 66, thence leaving the aforesaid Westerly Right-of-Way line of Harland Street, and running with and binding on the Northerly lines of the aforesaid Lot 5, Block A and Lots 6 through 8, inclusive, Block A as shown on the aforesaid Plat of Subdivision recorded in Plat Book WWW 72 on Page 66, and further continuing with the aforesaid New Corporate Boundary of the City of New Carrollton, the following course and distance
19. South $56^{\circ}49'39''$ West, 290.63 feet to a point on the Easterly or South $33^{\circ}08'59''$ East, 375.00 feet Plat line as shown on the aforesaid Plat of Subdivision recorded in Plat Book REP 205 on Page 51, distant 125.00 feet southerly from the Northerly end thereof, thence leaving the aforesaid Northerly line of Lot 8, Block A as shown on the aforesaid Plat of Subdivision recorded in Plat Book WWW 72 on Page 66, and running reversely with and binding on the outline of the aforesaid Plat of Subdivision recorded in Plat Book REP 205 on Page 51, and further continuing with the aforesaid New Corporate Boundary of the City of New Carrollton, the following course and distance
20. North $33^{\circ}10'21''$ West, 25.04 feet to a point on the Northerly or South $56^{\circ}50'05''$ West, 77.05 feet line of Lot 5 as shown on the aforesaid Plat of Subdivision recorded in Plat Book REP 205 on Page 51, thence leaving the aforesaid outline of the Plat of Subdivision recorded in Plat Book REP 205 on Page 51, and running with and binding on the Northerly lines of the aforesaid Lot 5 and Lots 2 through 4, inclusive, as shown on the aforesaid Plat of Subdivision recorded in Plat Book REP 205 on Page 51, and further continuing with the aforesaid New Corporate Boundary of the City of New Carrollton, the following course and distance

21. South $56^{\circ}48'43''$ West, 322.00 feet to a point, thence continuing with the outline of the aforesaid Lot 2 as shown on the Plat of Subdivision recorded in Plat Book REP 205 on Page 51, and further continuing with the aforesaid New Corporate Boundary of the City of New Carrollton, the following course and distance
22. South $33^{\circ}10'21''$ East, 264.95 feet to the point of beginning, containing 578,334 square feet or 13.2767 acres of land.

This description was prepared under my responsible charge and is in compliance with COMAR Reg. 09.13.06.12.

DATE: 12/18/13



Steven W. Jones
Professional Land Surveyor
MD Lic. # 21072 Exp. 02/08/2019

