

COUNCIL OF THE CITY OF SEAT PLEASANT, MARYLAND CHARTER
AMENDMENT RESOLUTION NO. CA-25-02

ADDISON ROAD – SEAT PLEASANT METRO AND CENTRAL HIGH
SCHOOL

Introduced by:	City Council
Date Introduced:	March 31, 2025
First Reading:	March 31, 2025
Second Reading:	
Date Adopted:	March 31, 2025
Date Effective:	March 31, 2025

A CHARTER AMENDMENT RESOLUTION OF THE CITY COUNCIL OF SEAT PLEASANT ENLARGING THE CORPORATE BOUNDARIES OF THE CITY OF SEAT PLEASANT BY ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF SEAT PLEASANT LANDS CONTIGUOUS AND ADJOINING TO THE CITY'S EXISTING CORPORATE BOUNDARIES PROPERTY COMMONLY KNOWN AS ADDISON ROAD – SEAT PLEASANT METRO AND CENTRAL HIGH SCHOOL, CONSISTING OF APPROXIMATELY 79.65 ACRES OF LAND IN TOTAL LOCATED GENERALLY CENTRAL AVENUE ADDISON ROAD – SEAT PLEASANT METRO AND CENTRAL HIGH.

RECITALS

WHEREAS, the City Council of Seat Pleasant (the "City"), a body politic and corporate in the State of Maryland is authorized by the Annotated Code of Maryland, Local Gov. Art., "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 Seat Pleasant has decided to enlarge and extend the corporate boundaries of the City of Seat Pleasant 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 Seat Pleasant:

See Exhibit A Part One attached and incorporated herein by reference, and this Resolution only applies to Exhibit A Part One.

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

WHEREAS, the Annexation Area is depicted on the Exhibit of 79.65 Acres of Land to be Annexed into the Corporate Boundary of the City of Seat Pleasant attached hereto as Exhibit A Part One by courses and distances; and

WHEREAS, the consent to annexation from the owners of the following properties annexation agreements are not necessary per Maryland Law; and

WHEREAS, as is required by Md. Local Gov. Code Ann., 4-403, the City Council of Seat Pleasant has not 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 as indicated in the statute, since said consents are not required under Maryland 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 not zoned since this is a Metro Station and High School and the zoning and use of the Annexation Area will remain unchanged as a Metro Station and High School; and

WHEREAS, the City Council of Seat Pleasant 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 Seat Pleasant has determined to initiate a Resolution to enlarge and extend the limits of the City to include the area described more fully in Exhibit A Part One, 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 Seat Pleasant.

NOW, THEREFORE BE IT RESOLVED, by the City Council of Seat Pleasant 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 Seat Pleasant, 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 Seat Pleasant in Prince George's County, Maryland commonly referred to as Addison Road- Seat Pleasant Metro Station and Central High School, consisting of 79.65 acres of land all of which is described in Exhibits A Part One, 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 the Annexation Resolution, such annexation to be known as Central High School and Addison Road/Seat Pleasant Metro

Station.

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

Each of the properties that comprise the Annexation Area, shall be exempt from municipal taxation by the City ("Exempt Tax"). The Exempt Tax shall be of Seat Pleasant 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 Seat Pleasant. To effect the tax exemptions herein granted, the City will provide to the Prince George's County Director of Finance that no municipal taxes shall apply to the Subject Property and the property will be tax exempt. If in the future, the Prince Georges 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 Owner, 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 Part One will not create any unincorporated area which is bounded on all sides by real property presently within the corporate limits of the City of Seat Pleasant, real property to be within the corporate limits of the City of Seat Pleasant, 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 Seat Pleasant"; 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 Seat Pleasant 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, may be authorized to enact or ordain.

Section 6. That the City Clerk of the City of Seat Pleasant shall cause a public notice to be published not fewer than four (4) times at not less than weekly intervals in a newspaper having general circulation in the City of Seat Pleasant and in the area to be annexed which briefly and accurately described 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 Seat Pleasant at 6:00 p.m. either by zoom or at the City Hall, 6301 Addison Rd, Seat Pleasant, Maryland on the 31st day of March 2025.

Section 7. That the City Clerk, 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 Seat Pleasant, 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 the Annexation Resolution is the 31st day of March, 2025, unless on or before the 15th day of May, 2025, a Petition for Referendum on the Annexation Resolution is filed in writing with the City Clerk pursuant to the provisions of Md. Local Gov. Code Ann., 4- 408 et. Seq.

AND BE IT FURTHER RESOLVED, that the Annexation Area, shall not be 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 Chief Operating 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 as said registration shall further be in such form and subject to such registration requirements as are contained in the Md. Local Gov. Cod Ann., as amended, including the requirement that the documents require to be registered shall be sent to each respective agency by certified mail and return receipt requested.

MAYOR AND CITY COUNCIL:

Signed by:



Ashely Kearney, Councilmember

Signed by:



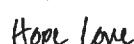
Shireka McCarthy, Councilmember

Signed by:



Monica Higgs, Councilmember

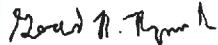
Signed by:



Hope Love, Councilmember

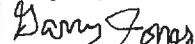
Kizzie Scott, Councilmember

Signed by:



Gerald R. Raynor, Councilmember

Signed by:



Garry A. Jones, Councilmember

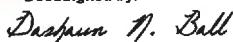
DocuSigned by:



Kelly Porter, Mayor

ATTEST:

DocuSigned by:



Dashaun N. Ball, CPM, MMC
City Clerk

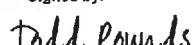
Approved for Legal Sufficiency:

Signed by:



Todd Pounds, Esq., City Solicitor

Signed by:



Date: -----

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EXHIBIT 'A'
6th Annexation
DESCRIPTION OF AN ANNEXATION AREA FOR
THE CITY OF SEAT PLEASANT
PRINCE GEORGE'S COUNTY, MARYLAND

Being one piece or parcel of land, hereinafter described as the 6th Annexation, lying on the Southerly side of Central Avenue (MD Rte. 214), said 6th Annexation being on the Easterly side of Addison Road South and both sides of Cabin Branch Road being more particularly described as follows

6th Annexation

Beginning for the said 6th Annexation at a point of curvature on the Four-Hundred-Fifty-Seventh or 17.66 feet arc line of the 2020 Annexation of the City of Seat Pleasant, distant 7.53 feet from the beginning thereof, said point also being at the intersection of the aforesaid Central Avenue and Addison Road South as shown on State Roads Commission Plat Number 37104, said point further being North 07°55'43" West, 15.81 feet from the end of the Fifth or 80.93 feet arc line as described in a Declaration of Taking by the Washington Metropolitan Area Transit Authority, a body corporate and politic, dated October 31, 1975 and recorded among the Land Records of Prince George's County, Maryland in Liber 4705 at Folio 186, thence running reversely with and binding on the aforesaid Four-Hundred-Fifty-Seventh line and the Four-Hundred-Fifty-Sixth through Four-Hundred-Thirty-Ninth lines of the aforesaid 2020 Annexation of the City of Seat Pleasant, which is also the present southern boundary lines of the City of Seat Pleasant, the following nineteen course and distances

1. 7.53 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 4,579.33 feet and a chord bearing and distance of North 81°49'12" East, 7.53 feet to a point of curvature, thence
2. 52.30 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 3,848.31 feet and a chord bearing and distance of North 81°36'16" East, 52.30 feet to a point of curvature, thence
3. 56.36 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 2,986.61 feet and a chord bearing and distance of North 80°50'07" East, 56.36 feet to a point of curvature, thence
4. 57.05 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 3,949.85 feet and a chord bearing and distance of North 79°51'04" East, 57.05 feet to a point, thence along a non-tangent line

5. North 79°29'54" East, 51.06 feet to a point of curvature, thence
6. 29.22 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 1,894.47 feet and a chord bearing and distance of North 79°28'33" East, 29.22 feet to a point of curvature, thence
7. 55.33 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 12,873.39 feet and a chord bearing and distance of North 80°02'27" East, 55.33 feet to a point, thence along a non-tangent line
8. North 80°55'57" East, 121.88 feet to a point of curvature, thence
9. 76.11 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 8,250.80 feet and a chord bearing and distance of North 81°05'44" East, 76.11 feet to a point of curvature, thence
10. 96.56 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 8,993.72 feet and a chord bearing and distance of North 81°15'43" East, 96.56 feet to a point of curvature, thence
11. 101.75 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 16,955.71 feet and a chord bearing and distance of North 81°35'32" East, 101.75 feet to a point of curvature, thence
12. 98.26 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 86,667.93 feet and a chord bearing and distance of North 82°07'48" East, 98.26 feet to a point of curvature, thence
13. 102.68 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 90,501.81 feet and a chord bearing and distance of North 82°45'15" East, 102.68 feet to a point of curvature, thence
14. 99.88 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 42,346.52 feet and a chord bearing and distance of North 83°08'46" East, 99.88 feet to a point of curvature, thence
15. 99.51 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 14,412.28 feet and a chord bearing and distance of North 83°48'52" East, 99.51 feet to a point of curvature, thence
16. 97.36 feet along the arc of a non-tangent curve, deflecting to the right, having a radius of 2,375.72 feet and a chord bearing and distance of North 84°38'51" East, 97.35 feet to a point, thence along a non-tangent line

17. North 84°54'54" East, 115.84 feet to a point, thence
18. North 84°45'35" East, 36.73 feet to a point, thence
19. North 84°57'43" East, 82.49 feet to a point on the extension of the Easterly or South 01°16 East, 20.00 feet Right-of-Way line of Cabin Branch Drive (50' wide) as shown on a Plat of Subdivision entitled "Bella Vista" and recorded among the aforesaid Land Records in Plat Book WWW 19 on Page 28, said point also being near the intersection of the aforesaid Central Avenue and Cabin Branch Road as shown on State Roads Commission Plat Number 46736, thence leaving the outline of the aforesaid 2020 Annexation of the City of Seat Pleasant, running with and binding on the aforesaid Easterly Right-of-Way line of Cabin Branch Drive, and an extension thereof, and also running for a new boundary line of the City of Seat Pleasant, the following three courses and distances
20. South 01°20'53" East, 39.20 feet to a point of curvature, thence
21. 88.02 feet along the arc of a tangent curve, deflecting to the left, having a radius of 360.31 feet and a chord bearing and distance of South 08°20'51" East, 87.80 feet to a point, thence with a tangent line
22. South 15°20'00" East, 31.84 feet to a point at the beginning of the Third or North 82°09'30" East, 250.15 feet line as described in a Declaration of Taking by the aforesaid Washington Metropolitan Area Transit Authority, a body corporate and politic, dated June 09, 1978 and recorded among the aforesaid Land Records in Liber 5499 at Folio 214, thence leaving the aforesaid Easterly Right-of-Way line of Cabin Branch Drive, and running with and binding on the aforesaid Third line as described in the Declaration of Taking recorded in Liber 5499 at Folio 214 the following course and distance
23. North 82°07'16" East, 219.80 feet to a point at the beginning of the Third or North 01°22'49" West, 132.16 feet line as described in a Declaration of Taking by the aforesaid Washington Metropolitan Area Transit Authority, a body corporate and politic, dated October 31, 1975 and recorded among the aforesaid Land Records in Liber 4671 at Folio 1, thence leaving the aforesaid Third line as described in the Declaration of Taking recorded in Liber 5499 at Folio 214, and running with and binding on the aforesaid Third line and the First line as described in the aforesaid Declaration of Taking recorded in Liber 4671 at Folio 1 the following two courses and distances
24. North 01°25'03" West, 132.17 feet to a point, thence

25. North 88°34'57" East, 30.00 feet to a point, thence running with and binding on the Second line as described in the aforesaid Declaration of Taking recorded in Liber 4671 at Folio 1, and also running with and binding on the Fourth line as described in the aforesaid Declaration of Taking recorded in Liber 5499 at Folio 214, and an extension thereof, the following course and distance
26. South 01°25'03" East, 134.38 feet to a point, thence running with and binding on the Fifth through Eighth lines as described in the aforesaid Declaration of Taking recorded in Liber 5499 at Folio 214 the following four courses and distances
27. South 88°18'19" East, 235.64 feet to a point, thence
28. North 85°09'30" East, 109.60 feet to a point, thence
29. North 86°30'04" East, 216.02 feet to a point, thence
30. South 84°25'36" East, 127.24 feet to a point on the Seventh or North 89°08'53" East, 281.28 feet line as described in a Deed from J. Warren Jones (being also known as James W. Jones and James Warren Jones) and A. E. Frances Jones to the Board of Education of Prince George's County, Maryland, a body corporate and politic, dated November 03, 1971 and recorded among the aforesaid Land Records in Liber 4012 at Folio 34, distant 23.37 feet from the beginning thereof, said point also being at the Westerly end of the Northerly or North 89°53'15" East, 257.91 feet Plat line as shown on a Plat of Survey entitled "Showing Right of Way to be acquired from Board of Education of Prince George's County, Maryland, Parcel No. MG152, prepared by S.J. Martenet and Co., Inc., dated August 01, 2006 and recorded among the Records of the Washington Metro Area Transit Authority (WMATA) as Plat Number G4aL-2, thence leaving the aforesaid Eighth line as described in the Declaration of Taking recorded in Liber 5499 at Folio 214, and running with and binding on the aforesaid Seventh line as described in the Deed recorded in Liber 4012 at Folio 34, and also running with and binding on the aforesaid Northerly Plat line of WMATA Plat Number G4aL-2, and further running with and binding on the Northerly or North 89°53'15" East, 714.90 feet Plat line as shown on a Plat of Survey entitled "Showing Right of Way to be acquired from Teen Challenge of Maryland, Inc., Parcel No. MG153, prepared by S.J. Martenet and Co., Inc., dated October 18, 2006 and recorded among the Records of the Washington Metro Area Transit Authority (WMATA) as Plat Number G4aL-3 / 4, the following course and distance

31. North 89°04'18" East, 972.81 feet to point on the Westerly Plat outline of a Plat of Subdivision entitled "Plat 2, Lots 107-121, Block 'A', Part of Parcel 'B', Parcels 'L' & 'M', Glenwood Hills" and recorded among the aforesaid Land Records in Plat Book MMB 235 on Page 23, thence running with and binding on the aforesaid Westerly Plat outline of the Plat of Subdivision entitled "Plat 2, Lots 107-121, Block 'A', Part of Parcel 'B', Parcels 'L' & 'M', Glenwood Hills", and also continuing with and binding on the outline of the aforesaid WMATA Plat Number G4aL-3 / 4, the following four courses and distances
32. South 09°21'01" East, 212.24 feet to a point, thence
33. South 89°04'18" West, 9.60 feet to a point, thence
34. South 14°18'15" East, 209.85 feet to a point, thence
35. South 29°52'20" East, 174.75 feet to a point, thence leaving the aforesaid Westerly Plat outline of the Plat of Subdivision entitled "Plat 2, Lots 107-121, Block 'A', Part of Parcel 'B', Parcels 'L' & 'M', Glenwood Hills", and continuing with and binding on the aforesaid outline of WMATA Plat Number G4aL-3 / 4 the following ten courses and distances
36. North 72°12'02" West, 54.06 feet to a point, thence
37. South 83°42'23" West, 27.61 feet to a point, thence
38. North 20°33'33" West, 36.83 feet to a point, thence
39. North 60°59'26" West, 44.69 feet to a point, thence
40. South 88°23'38" West, 18.78 feet to a point, thence
41. North 55°48'37" West, 43.88 feet to a point, thence
42. North 89°08'08" West, 28.27 feet to a point, thence
43. North 63°02'09" West, 32.63 feet to a point, thence
44. North 38°26'50" West, 34.45 feet to a point, thence
45. North 67°58'27" West, 53.78 feet to a point on the extension of the Eighteenth or South 37°54'14" West, 537.00 feet line as described in the aforesaid Deed recorded in Liber 4012 at Folio 34, thence leaving the aforesaid outline of WMATA Plat Number G4aL-3 / 4, and running with and binding on the aforesaid Eighteenth line as described in the Deed recorded in Liber 4012 at Folio 34, and the extension thereof,
46. South 37°49'41" West, 577.88 feet to a point at the beginning of the First or South 30°15' West, 427.0 feet line as described in a Deed from Jack Louis Bernstein and Jean B. Bernstein to the aforesaid Board of Education of Prince George's County, Maryland, a body corporate and politic, dated November 08, 1971 and recorded among the

aforesaid Land Records in Liber 4012 at Folio 31, thence leaving the aforesaid Eighteenth line as described in the Deed recorded in Liber 4012 at Folio 34, and running with and binding on the aforesaid First line as described in the Deed recorded in Liber 4012 at Folio 31 the following course and distance

47. South 22°57'13" West, 424.52 feet to a point on the Northerly or North 83°42'20" East, 868.00 Plat line as shown on a Plat of Subdivision entitled "Section Five, Part of Blocks C, D, E & K & Blocks F & G, Wilburn Estates" and recorded among the aforesaid Land Records in plat Book WWW 51 on Page 100, distant 191.27 feet easterly from the Westerly end thereof, thence running reversely with and binding on the aforesaid Northerly Plat line as shown on the Plat of Subdivision entitled "Section Five, Part of Blocks C, D, E & K & Blocks F & G, Wilburn Estates", and also running with and binding on the Second line as described in the aforesaid Deed recorded in Liber 4012 at Folio 31, the following course and distance
48. South 83°36'29" West, 191.27 feet to a point at the beginning of the Twenty-Second or South 18°10'59" East, 119.15 feet line as described in the aforesaid Deed recorded in Liber 4012 at Folio 34, thence leaving the aforesaid Second line as described in the Deed recorded in Liber 4012 at Folio 31, and running with and binding on the aforesaid Twenty-Second line as described in Liber 4012 at Folio 34, and also continuing with and binding on the outline of the aforesaid Plat of Subdivision entitled "Section Five, Part of Blocks C, D, E & K & Blocks F & G, Wilburn Estates", the following course and distance
49. South 18°18'01" East, 119.15 feet to a point on the Seventh or South 33°06'00 East, 412.50 feet line as described in a Deed from Louis H. Bell and Sarah Bell to the aforesaid Board of Education of Prince George's County, Maryland, a body corporate and politic, dated December 01, 1955 and recorded among the aforesaid Land Records in Liber 1939 at Folio 379, distant 50.00 feet from the end thereof, thence leaving the aforesaid Twenty-Second line as described in Liber 4012 at Folio 34, and running with and binding on the aforesaid Seventh line and the Eighth and Ninth lines as described in the aforesaid Deed recorded in Liber 1939 at Folio 379, and also continuing with and binding on the aforesaid outline of the Plat of Subdivision entitled "Section Five, Part of Blocks C, D, E & K & Blocks F & G, Wilburn Estates", the following three courses and distances
50. South 33°11'51" East, 50.00 feet to a point, thence
51. South 64°15'21" East, 235.29 feet to a point, thence

52. South $69^{\circ}47'49''$ West, 209.57 feet to a point at the beginning of the Second or South $02^{\circ}31'20''$ West, 266.46 feet line as described in a Deed from Harris Raymond Wilburn, et al to the aforesaid Board of Education of Prince George's County, Maryland, a body corporate and politic, dated October 01, 1959 and recorded among the aforesaid Land Records in Liber 2382 at Folio 15, thence leaving the aforesaid Ninth line as described in the Deed recorded in Liber 1939 at Folio 379, and running with and binding on the aforesaid Second line and the Third through Fifth lines as described in the aforesaid Deed recorded in Liber 2382 at Folio 15, and also continuing with and binding on the aforesaid outline of the Plat of Subdivision entitled "Section Five, Part of Blocks C, D, E & K & Blocks F & G, Wilburn Estates", and also running with and binding on the outline of a Plat of Subdivision entitled "Section Four, Part of Blocks C, D, E & K, Wilburn Estates" and recorded among the aforesaid Land Records in Plat Book WWW 51 on Page 57, and further running with and binding on the outline of a Plat of Subdivision entitled "Section Three, Part of Blocks A, D & E, Wilburn Estates" and recorded among the aforesaid Land Records in Plat Book WWW 48 on Page 89, the following four courses and distances
53. South $02^{\circ}22'49''$ West, 265.87 feet to a point, thence
54. South $63^{\circ}00'29''$ West, 185.30 feet to a point, thence
55. South $74^{\circ}40'59''$ West, 275.24 feet to a point, thence
56. South $73^{\circ}06'19''$ West, 551.85 feet to a point, thence leaving the aforesaid outline of the Plat of Subdivision entitled "Section Three, Part of Blocks A, D & E, Wilburn Estates", and running with and binding on the Sixth line as described in the aforesaid Deed recorded in Liber 2382 at Folio 15, and also running with and binding on the First line as described in the aforesaid Deed recorded in Liber 1939 at Folio 379, and an extension thereof, said extension running in, through, over and across the Right-of-Way of the aforesaid Cabin Branch Road, the following course and distance
57. North $08^{\circ}13'25''$ West, 957.20 feet to a point at the Southerly end of the Common or South $35^{\circ}51'$ West, 72.79 feet line between the Westerly Right-of-Way line of the aforesaid Cabin Branch Road and Lot 3, Block C as shown on the aforesaid Plat of Subdivision entitled "Bella Vista", thence leaving the aforesaid extension of the First line as described in the Deed recorded in Liber 1939 at Folio 379, and running reversely with and binding on the aforesaid Common line between the Westerly Right-of-Way line of Cabin Branch Road and Lot 3, Block C, and also running reversely with and binding on

the Common line between the aforesaid Westerly Right-of-Way line of Cabin Branch Road and Lot 1, Block C as shown on the aforesaid Plat of Subdivision entitled "Bella Vista", the following two courses and distances

58. North 35°46'31" East, 72.79 feet to a point of curvature, thence
59. 152.46 feet along the arc of a tangent curve, deflecting to the left, having a radius of 629.43 feet and a chord bearing and distance of North 28°50'10" East, 152.09 feet to a point of compound curvature at the intersection of the aforesaid Westerly Right-of-Way line of Cabin Branch Road and the Southerly Right-of-Way line of Clearfield Place (platted unnamed, 50' wide) as shown on the aforesaid Plat of Subdivision entitled "Bella Vista", thence leaving the aforesaid Common line between the Westerly Right-of-Way line of Cabin Branch Road and Lot 1, Block C, and running reversely with and binding on the Common line between the aforesaid Southerly Right-of-Way line of Clearfield Place and Lot 1, Block C the following course and distance
60. 40.30 feet along the arc of a tangent curve, deflecting to the left, having a radius of 25.00 feet and a chord bearing and distance of North 24°17'20" West, 36.08 feet to a point, thence leaving the aforesaid Common line between the Southerly Right-of-Way line of Clearfield Place and Lot 1, Block C, and running in, through, over and across the Right-of-Way of the aforesaid Clearfield Place with a non-tangent line the following courses and distance
61. North 20°05'18" East, 50.00 feet to a point of curvature at the Westerly end of the Common or 39.26 feet arc line between the Northerly Right-of-Way line of the aforesaid Clearfield Place and Lot 10, Block B as shown on the aforesaid Plat of Subdivision entitled "Bella Vista", thence running reversely with and binding on the aforesaid Common line between the Northerly Right-of-Way line of Clearfield Place and Lot 10, Block B the following course and distance
62. 39.27 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 25.00 feet and a chord bearing and distance of North 64°31'31" East, 35.36 feet to a point on the aforesaid Westerly Right-of-Way line of Cabin Branch Road, thence leaving the aforesaid Common line between the Northerly Right-of-Way line of Clearfield Place and Lot 10, Block B, and running reversely with and binding on the Common line between the aforesaid Westerly Right-of-Way line of Cabin Branch Road and the aforesaid Lot 10, Block B, and also running reversely with and binding on the Common

line between the aforesaid Westerly Right-of-Way line of Cabin Branch Road and Lot 9, Block B thru Lot 1, Block B, the following five courses and distances

63. North 19°31'31" East, 197.99 feet to a point of curvature, thence
64. 271.86 feet along the arc of a tangent curve, deflecting to the left, having a radius of 224.53 feet and a chord bearing a distance of North 15°09'39" West, 255.55 feet to a point, thence with a tangent line
65. North 49°50'49" West, 65.12 feet to a point of curvature, thence
66. 175.55 feet along the arc of a tangent curve, deflecting to the right, having a radius of 291.43 feet and a chord bearing and distance of North 32°35'24" West, 172.91 feet to a point, thence with a tangent line
67. North 15°19'59" West, 72.39 feet to a point of curvature at the intersection of the aforesaid Westerly Right-of-Way line of Cabin Branch Road and the Southerly Right-of-Way line of Rolling Ridge Drive (platted unnamed, 50' wide) as shown on the aforesaid Plat of Subdivision entitled "Bella Vista", thence leaving the aforesaid Common line between the Westerly Right-of-Way line of Cabin Branch Road and Lot 1, Block B and running reversely with and binding on the Common line between the aforesaid Southerly Right-of-Way line of Rolling Ridge Drive and Lot 1, Block B the following course and distance
68. 39.27 feet along the arc of a tangent curve, deflecting to the left, having a radius of 25.00 feet and a chord bearing and distance of North 60°19'59" West, 35.36 feet to a point, thence leaving the aforesaid Common line between the Southerly Right-of-Way line of Rolling Ridge Drive and Lot 1, Block B, and running in, through, over and across the Right-of-Way of the aforesaid Rolling Ridge Drive with a non-tangent line the following course and distance
69. North 15°19'59" West, 50.00 feet to a point of curvature at the Westerly end of the Common or 39.26 feet arc line between the Northerly Right-of-Way line of the aforesaid Rolling Ridge Drive and Lot 2, Block A as shown on the aforesaid Plat of Subdivision entitled "Bella Vista", thence running reversely with and binding on the aforesaid Common line between the Northerly Right-of-Way line of Rolling Ridge Drive and Lot 2, Block A the following course and distance
70. 29.47 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 25.00 feet and a chord bearing and distance of North 40°53'51" East, 27.79 feet to a point at the beginning of the Eleventh or South 81°50'27" West, 5.65 feet line of Parcel

1 as shown on the aforesaid State Roads Commission Plat Number 46736, thence leaving the aforesaid Common line between the Northerly Right-of-Way line of Rolling Ridge Drive and Lot 2, Block A, and running with and binding on the aforesaid Eleventh line and the Twelfth and Thirteenth lines of the aforesaid Parcel 1 as shown on State Roads Commission Plat Number 46736 the following three courses and distances

71. South 81°47'58" West, 5.65 feet to a point of curvature, thence
72. 15.26 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 25.00 feet and a chord bearing and distance of North 12°01'02" West, 15.02 feet to a point of compound curvature, thence
73. 52.03 feet along the arc of a tangent curve, deflecting to the left, having a radius of 190.00 feet and a chord bearing and distance of North 37°20'58" West, 51.87 feet to a point on the Common or North 81°45' East, 108.69 feet line between the aforesaid Lot 2, Block A and the R.R. R/W as shown on the aforesaid Plat of Subdivision entitled "Bella Vista", distant 82.54 feet easterly from the Westerly end thereof, thence leaving the aforesaid Thirteenth line of Parcel 1 as shown on State Roads Commission Plat Number 46736, and running reversely with and binding on the aforesaid Common line between Lot 2, Block A and the R.R. R/W the following course and distance
74. South 81°40'31" West, 82.54 feet to a point on the Eleventh or South 08°11'23" East, 126.41 feet line as described in a Declaration of Taking by the Washington Metropolitan Area Transit Authority, a body corporate and politic, dated May 01, 1975 and recorded among the Land Records of Prince George's County, Maryland in Liber 4494 at Folio 72, distant 60.33 feet from the end thereof, thence leaving the aforesaid Common line between Lot 2, Block A and the R.R. R/W, and running with and binding on the aforesaid Eleventh lines as described in the Declaration of Taking recorded in Liber 4494 at Folio 72, and also continuing with and binding on the outline of the aforesaid Lot 2, Block A, the following course and distance
75. South 08°13'29" East, 60.33 feet to a point at the Easterly end of the Northerly or North 81°52'50" East, 509.39 feet Plat line as shown on a Plat of Subdivision entitled "Plat Four, Parts of Blocks 'F' & 'D', Rolling Ridge" and recorded among the aforesaid Land Records in Plat Book WWW 31 on Page 77, thence leaving the aforesaid outline of Lot 2, Block A, and running reversely with and binding on the aforesaid Northerly Plat line as shown on the Plat of Subdivision entitled "Plat Four, Parts of Blocks 'F' & 'D', Rolling

Ridge", and also running with and binding on the Twelfth through Seventeenth lines as described in the Declaration of Taking recorded in Liber 4494 at Folio 72, and further running with and binding on the outline of a Record Plat entitled "Parcel 'A' Block 'A', Central Plaza" and recorded among the aforesaid Land Records in Plat Book WWW 62 on Page 30, and also further running reversely with and binding on the outline of a Plat of Subdivision entitled "Plat One, Rolling Ridge" and recorded among the aforesaid Land Records in Plat Book WWW 25 on Page 54, the following six courses and distances

76. South $81^{\circ}48'21''$ West, 509.39 feet to a point, thence
77. South $27^{\circ}01'01''$ West, 55.26 feet to a point of curvature, thence
78. 302.47 feet along the arc of a tangent curve, deflecting to the left, having a radius of 640.48 feet and a chord bearing and distance of South $13^{\circ}29'16''$ West, 299.67 feet to a point, thence with a non-tangent line
79. South $30^{\circ}10'20''$ West, 108.51 feet to a point, thence
80. South $73^{\circ}14'45''$ West, 419.21 feet to a point, thence
81. South $79^{\circ}13'45''$ West, 171.67 feet to a point on the Common line between the aforesaid Addison Road South and Parcel "A" as shown on the aforesaid Record Plat entitled "Parcel 'A' Block 'A', Central Plaza", thence leaving the aforesaid outline of the Plat of Subdivision entitled "Plat One, Rolling Ridge", and running with and binding on the aforesaid Common line between Addison Road South and Parcel "A", and also running with and binding on the Eighteenth line as described in the aforesaid Declaration of Taking recorded in Liber 4494 at Folio 72, and further running with and binding on the Fourth line as described in the aforesaid Declaration of Taking recorded in Liber 4705 at Folio 186, the following course and distance
82. North $10^{\circ}40'03''$ West, 709.19 feet to a point of curvature at the beginning of the aforesaid Fifth line as described in the Declaration of Taking recorded in Liber 4705 at Folio 186, thence running with and binding on the aforesaid Fifth line as described in the Declaration of Taking recorded in Liber 4705 at Folio 186
83. 80.93 feet along the arc of a tangent curve, deflecting to the right, having a radius of 50.00 feet and a chord bearing and distance of North $35^{\circ}42'07''$ East, 72.38 feet to a point, thence leaving the aforesaid Fifth line as described in the Declaration of Taking recorded in Liber 4705 at Folio 186, and running in, through, over and across the Right-of-Way of the aforesaid Central Avenue the following course and distance

84. North 07°55'43" West, 15.81 feet to the point of beginning, containing 79.65 acres of land.

Annexation Area Part Two

Beginning for the said Annexation Area Part Two at a point on the Three-Hundred-Ninety-Second or South 85°11'19" West, 142.17 feet line of the 2020 Annexation of the City of Seat Pleasant, distant 8.31 feet from the beginning thereof, said point also being distant North 05°55'47" West, 19.22 feet from the beginning of the First or South 39°36'23.9" West, 51.89 feet line of Arthur A. Davis, et ux Parcel 2 as shown on State Roads Commission Plat Number 46806, said beginning of the First line of Arthur A. Davis, et ux Parcel 2 also being at the intersection of the aforesaid Central Avenue and Shady Glen Drive as shown on the aforesaid State Roads Commission Plat Number 46806, thence running reversely with and binding on the aforesaid Three-Hundred-Ninety-Second line and the Three-Hundred-Ninety-First through Three-Hundred-Eighty-Ninth lines of the aforesaid 2020 Annexation of the City of Seat Pleasant, which is also the present southern boundary lines of the City of Seat Pleasant, the following four courses and distances

1. North 85°11'19" East, 8.31 feet to a point, thence
2. North 85°13'08" East, 65.39 feet to a point, thence
3. North 85°14'25" East, 60.19 feet to a point, thence
4. North 85°04'09" East, 9.09 feet to a point, thence leaving the aforesaid Three-Hundred-Eighty-Ninth line of the 2020 Annexation of the City of Seat Pleasant, and running in, through, over and across the aforesaid Central Avenue Right-of-Way, and also running for a new boundary line of the City of Seat Pleasant, the following course and distance
5. South 05°55'43" East, 9.82 feet to a point on the Southerly Right-of-Way line of the aforesaid Central Avenue, said point also being at the Northerly end of the Westerly or North 04°31'42" East, 295.79 feet Plat line as shown on a Record Plat entitled "Plat One, Parcels A and B, Capitol Heights Shopping Center" and recorded among the Land Records of Prince George's County, Maryland in Plat Book MMB 233 on Page 91, thence leaving the aforesaid Southerly Right-of-Way of Central Avenue, and running reversely with and binding on the aforesaid Westerly Plat line as shown on the "Plat One, Parcels A and B, Capitol Heights Shopping Center" Record Plat the following course and distance
6. South 04°31'42" West, 19.05 feet to a point at the Westerly end of the Northerly or North 85°15'13" East, 194.04 feet line of Parcel A as shown on the aforesaid "Plat One, Parcels A and B, Capitol Heights Shopping Center" Record Plat, thence leaving the aforesaid

Westerly Plat line as shown on the "Plat One, Parcels A and B, Capitol Heights Shopping Center" Record Plat, and running with and binding on the aforesaid Northerly line of Parcel A the following course and distance

7. North $85^{\circ}15'13''$ East, 194.04 feet to a point at the Northerly end of the Common or South $04^{\circ}40'08''$ East, 225.38 feet line between the aforesaid Parcel A and Parcel B as shown on the aforesaid "Plat One, Parcels A and B, Capitol Heights Shopping Center" Record Plat, thence leaving the aforesaid Northerly line of Parcel A, and running with and binding on the Common lines between the aforesaid Parcel A and Parcel B the following two courses and distances
8. South $04^{\circ}40'08''$ East, 225.38 feet to a point, thence
9. South $41^{\circ}39'48''$ West, 212.53 feet to a point of curvature on the Northerly Right-of-Way line of Walker Mill Drive (variable width) as shown on the aforesaid "Plat One, Parcels A and B, Capitol Heights Shopping Center" Record Plat, thence leaving the aforesaid Common line between Parcel A and Parcel B, and running with and binding on the Common lines between the aforesaid Parcel A and the Northerly Right-of-Way line of Walker Mill Drive the following two courses and distances
10. 19.57 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 346.33 feet and a chord bearing a distance of North $47^{\circ}55'48''$ West, 19.56 feet to a point of compound curvature, thence
11. 98.46 feet along the arc of a tangent curve, deflecting to the left, having a radius of 663.01 feet and a chord bearing and distance of North $53^{\circ}48'10''$ West, 98.36 feet to a point on the Southerly extension of the aforesaid Westerly Plat line as shown on the "Plat One, Parcels A and B, Capitol Heights Shopping Center" Record Plat, thence running with the aforesaid Southerly extension of the Westerly Plat line as shown on the "Plat One, Parcels A and B, Capitol Heights Shopping Center" Record Plat, and also continuing with and binding on the aforesaid Common line between Parcel A and the Northerly Right-of-Way line of Walker Mill Drive, the following course and distance
12. North $04^{\circ}31'42''$ East, 20.33 feet to a point at the Easterly end of the Northerly or South $70^{\circ}31'31''$ East, 142.21 feet Plat line as shown on the aforesaid "Plat One, Parcels A and B, Capitol Heights Shopping Center" Record Plat, thence leaving the aforesaid Westerly Plat line as shown on the "Plat One, Parcels A and B, Capitol Heights Shopping Center" Record Plat, and also leaving the aforesaid Common line between Parcel A and the

Northerly Right-of-Way line of Walker Mill Drive, and running reversely with and binding on the aforesaid Northerly Plat line as shown on the "Plat One, Parcels A and B, Capitol Heights Shopping Center" Record Plat, and also continuing with and binding on the aforesaid Northerly Right-of-Way line of Walker Mill Drive, the following course and distance

13. North $70^{\circ}31'31''$ West, 142.21 feet to a point on the Easterly Right-of-Way line of the aforesaid Shady Glen Drive, thence leaving the aforesaid Northerly Plat line as shown on the "Plat One, Parcels A and B, Capitol Heights Shopping Center" Record Plat, and also leaving the aforesaid Northerly Right-of-Way line of Walker Mill Drive, and running with and binding on the aforesaid Easterly Right-of-Way line of Shady Glen Drive the following three courses and distances
14. North $06^{\circ}01'15''$ West, 142.00 feet to a point, thence
15. North $03^{\circ}01'51''$ West, 45.05 feet to a point, thence
16. North $39^{\circ}41'38''$ East, 51.97 feet to a point at the aforesaid intersection of Central Avenue and Shady Glen Drive, thence leaving the aforesaid intersection of Central Avenue and Shady Glen Drive, and running in, through, over and across the aforesaid Central Avenue Right-of-Way the following course and distance
17. North $05^{\circ}55'47''$ West, 19.22 feet to the point of beginning, containing 2.52 acres of land.

The combined area of 6th Annexation is 79.65 acres of land.