

**CITY OF HYATTSVILLE  
ANNEXATION RESOLUTION 2019-01**

**A Resolution of the City Council of Hyattsville, Maryland enlarging the corporate boundaries of the City of Hyattsville by annexing land contiguous to and adjoining the existing corporate area of the City of Hyattsville, to wit, the area bounded on the west and south by Northwest Drive, on the west and north by Dean Drive, on the north by Northwestern High School, on the east by Belcrest Road, and on the south by the real property owned by condominium regimes abutting the northern side of Toledo Terrace, with the land to be annexed consisting of 14.9683 acres of land in the Chillum (17th) Assessment District, Prince George's County, Maryland**

**WHEREAS**, the City of Hyattsville has the consent of more than 25% of the persons who reside in the area proposed to be annexed and who are registered to vote in county elections as well as the consent of owners of more than 25% of the assessed valuation of the real property in the area proposed to be annexed; and

**WHEREAS**, the City Council has determined to initiate a Resolution to enlarge and extend the limits of the City to include the hereafter described area and to make applicable to that area all laws which are now in force or may be hereinafter enacted, except as provided elsewhere herein; and

**WHEREAS**, the City has entered into an agreement (hereinafter the "Annexation Agreement") that governs the conditions and circumstances that apply to the phasing in of City real property taxes and City services consistent with the proposed development of the undeveloped real property to be annexed; and

**WHEREAS**, the City Administrator of the City of Hyattsville, Maryland has caused a public notice to be published no fewer than four (4) times, at not less than weekly intervals in a newspaper having a general circulation and the area to be annexed, briefly and accurately describing the proposed change and the conditions and circumstances applicable thereto. The

public notice specifies that a public hearing will be held on this Resolution by the City Council of Hyattsville, Maryland on the 4th Day of February 2019, at the Hyattsville Municipal Building; and

**WHEREAS**, such hearing was held as scheduled; and

**WHEREAS**, the City Council deem it appropriate to annex said contiguous property into the City.

**NOW, THEREFORE BE IT RESOLVED** by the City Council of Hyattsville, Maryland in regular session assembled:

**SECTION 1.** That there is hereby annexed to the territory of the City of Hyattsville, a municipal corporation, all of the land contiguous and adjoining to the existing City of Hyattsville in Prince George's County, Maryland, as described in the metes and bounds description which is entitled Description of 14.9863 Acres of Land Proposed to be Annexed into the City of Hyattsville, a copy of which is attached hereto and incorporated herein as Exhibit A, and the same being depicted in the survey plat attached hereto and incorporated herein as Exhibit B, with both the metes and bounds description and the survey plat being prepared by John W. Kostic, a licensed surveyor, on March 21, 2018.

**SECTION 2.** And Be it Further Resolved that the real property taxes as assessed in the City of Hyattsville against the property owners shall commence in accordance with Annexation Agreement, which is incorporated by reference.

**SECTION 3.** And Be it Further Resolved that municipal services and facilities be provided in accordance with the Annexation Agreement, which is incorporated by reference.

**SECTION 4.** And Be it Further Resolved that all the provisions of the Constitution of Maryland, all the laws of the State of Maryland applicable to the City of Hyattsville and all laws of the City of Hyattsville shall be and the same are hereby extended and made applicable to such

portion of Prince George's County as is, under the provisions of this Resolution, annexed to and made a part of the City of Hyattsville, Maryland, except as provided elsewhere herein. Nothing herein or elsewhere in the Resolution shall affect the power of the Mayor and City Council of Hyattsville to amend or to repeal any charter revision 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 hereinafter, it may be authorized to enact or ordain.

**SECTION 5.** And Be it Further Resolved that all the inhabitants of the territory annexed to the City of Hyattsville by this Resolution and the property of said inhabitants shall, in all respects and to all intents and purposes, be subject to the powers, jurisdictions and authority vested, or to be vested by law, in the Mayor and City Council of the City of Hyattsville, or which may hereinafter be enacted or ordained by it, so far as the same may be consistent with the provisions of this Resolution and the territory so annexed shall, in all respects, be taken and considered as part of the municipal corporation of the City of Hyattsville.

**SECTION 6.** And Be it Further Resolved that this Resolution shall become effective forty-five (45) days from March 4, 2019, provided it is enacted by the City Council of Hyattsville on that date and unless within the forty-five (45) days the City Council of Hyattsville receive a petition for referendum in accordance with the provisions of Maryland Code, § 4-401 et seq. of the Local Government Article.

**SECTION 7.** And Be it Further Resolved that upon this resolution becoming effective the City Administrator is hereby directed to send this resolution and the new boundaries of the City to the Clerk of the Circuit Court for Prince George's County, the Department of Legislative Services, and the Maryland-National Capital Park and Planning Commission.

**INTRODUCED** by the Mayor and City Council of the City of Hyattsville at a **Regular** Meeting on March 4, 2019, at which meeting copies were available to the public for inspection, and

**PASSED** by the Mayor and City Council of the City of Hyattsville, Maryland, at a **Regular** Meeting on March 4, 2019, at which meeting copies were available to the public for inspection.

ATTEST:



Laura Reams, Clerk



Candace Hollingsworth, Mayor

Effective Date: April 18, 2019

**SCHEDULE "A"**  
**DESCRIPTION OF 14.9683 ACRES OF LAND**  
**PROPOSED TO BE ANNEXED INTO THE CITY OF HYATTSVILLE**  
**CHILLUM (17<sup>th</sup>) ASSESSMENT DISTRICT**  
**PRINCE GEORGE'S COUNTY, MARYLAND**

**BEING** a parcel of land, hereinafter described as running in, through, over and across the land of Marvin Blumberg, et al, obtained with deeds recorded as Liber 4201 at folio 475, dated March 26, 1973, Liber 8759 at folio 945, dated April 30, 1993, and Liber 40019 at folio 399, dated July 17, 2017, all recorded among the land records of Prince George's County, Maryland; said described parcel of land being a part of Parcel A as shown on a plat of subdivision titled "PLAZA TOWERS", said plat recorded among the aforesaid land records in Plat Book WWW 44 at Plat No. 63; also said described parcel of land being a part of Land Unit 1, Land Unit 2, and Land Unit 3 as shown on a plat of condominium titled "PLAZA TOWERS LAND CONDOMINIUM", said plat recorded among the aforesaid land records in Plat Book REP 211 at Plat No. 80; and being more particularly described in MD State Plane NAD 83 datum as follows:

**BEGINNING** at the point on the 409.62 feet arc line, now surveyed as 408.23 feet, as shown on the aforesaid plat of condominium titled Plaza Towers Land Condominium, an arc distance of 135.76 feet from its northeastern end thereof, said plat line common with the southeastern right of way line of Dean Drive, 60 feet wide; thence as now surveyed, departing said Dean Drive, running so as to cross and include a part of the aforesaid Land Unit 1 and Land Unit 2, and binding reversely on the fourteenth (14<sup>th</sup>) through twelfth (12<sup>th</sup>) line of a description of land included in a resolution and ordinance known as the Heurich Tract Annexation approved and adopted on October 20, 1958, for the following three courses,

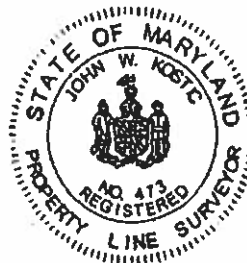
- 1) South 35°24'13" East, 695.85 feet; thence,
- 2) North 75°18'43" East, 247.00 feet; thence,
- 3) South 53°32'54" East, 460.33 feet; thence departing the said twelfth line of the aforesaid Heurich Tract Annexation and running so as to cross and include a part of the aforesaid Land Unit 2 and Land Unit 3 for the following four courses,
- 4) North 81°33'52" West, 83.56 feet; thence,
- 5) South 08°26'08" West, 15.10 feet; thence,
- 6) South 86°55'19" West, 502.04 feet; thence,

- 7) North 03°05'19" West, 152.58 feet to a point on the northern most line of the aforesaid Land Unit 3, at a common corner of the aforesaid Land Unit 1 and Land Unit 2; thence binding on the common lines of said Land Unit 1 and Land Unit 3 for the following two courses,
- 8) South 85°05'44" West, 124.44 feet; thence,
- 9) South 03°53'44" East, 149.27 feet to a point on the northern most line of Parcel A as shown on a plat of subdivision titled Toledo Towers, and recorded among the aforesaid land records in Plat Book WWW 38 as Plat No. 70, said Parcel A also shown on a plat of condominium titled The Seville, and recorded among the aforesaid land records in Plat Book NLP 119 as Plat No. 59 through 67, at a common corner of the aforesaid Land Unit 1 and Land Unit 3; thence binding on the common lines of said Land Unit 1 and said Parcel A for the following four courses; thence,
- 10) South 84°13'08" West, 143.13 feet; thence,
- 11) South 05°46'52" East, 158.65 feet; thence,
- 12) South 54°13'08" West, 285.00 feet; thence,
- 13) South 26°43'31" West, 23.48 feet to a point of curvature on the northeastern right of way line of Northwest Drive, 60 feet wide; thence binding on said northeastern right of way line for the following four courses,
- 14) 161.20 feet along the arc of a curve deflecting to the left, having a radius of 611.35 feet, and a chord of North 35°32'14" West, 160.73 feet to a point of tangency; thence,
- 15) North 43°05'27" West, 124.35 feet to a point of curvature; thence,
- 16) 382.60 feet along the arc of a curve deflecting to the right, having a radius of 1,210.00 feet, and a chord of North 34°01'57" West, 381.00 feet to a point of tangency; thence,
- 17) North 24°58'27" West, 58.04 feet to a point of curvature; thence binding on a circular fillet between the aforesaid northeastern right of way line of Northwest Drive and the aforesaid southeastern right of way line of Dean Drive;
- 18) 29.34 feet along the arc of a curve deflecting to the right, having a radius of 20.00 feet, and a chord of North 17°02'45" East, 26.78 feet to a point of reverse curvature; thence binding on the aforesaid southeastern right of way line of Dean Drive for the following three courses,

- 19) 153.69 feet along the arc of a curve deflecting to the left, having a radius of 462.66 feet, and a chord of North 49°32'58" East, 152.99 feet to a point of tangency; thence,
- 20) North 40°01'57" East, 310.00 feet to a point of curvature; thence,
- 21) 272.47 feet along the arc of a curve deflecting to the left, having a radius of 1,588.61 feet and a chord of North 35°07'09" East, 272.13 feet to the **POINT OF BEGINNING**, containing 652,018 square feet or 14.9683 acres of land as shown on Schedule "B", attached hereto and made a part hereof by this reference.

I hereby certify to the best of my professional knowledge, information and belief that: this metes and bounds description was prepared by me or under my direct supervision and that it is in compliance with the requirements set forth in COMAR Title 09, Subtitle 13, Chapter 06, Regulation 12 of the minimum practice for Land Surveyors.

John W. Kostic 3-21-18  
John W. Kostic Date  
Property Line Surveyor  
MD Reg. No. 473  
License expiration date: January 6, 2019



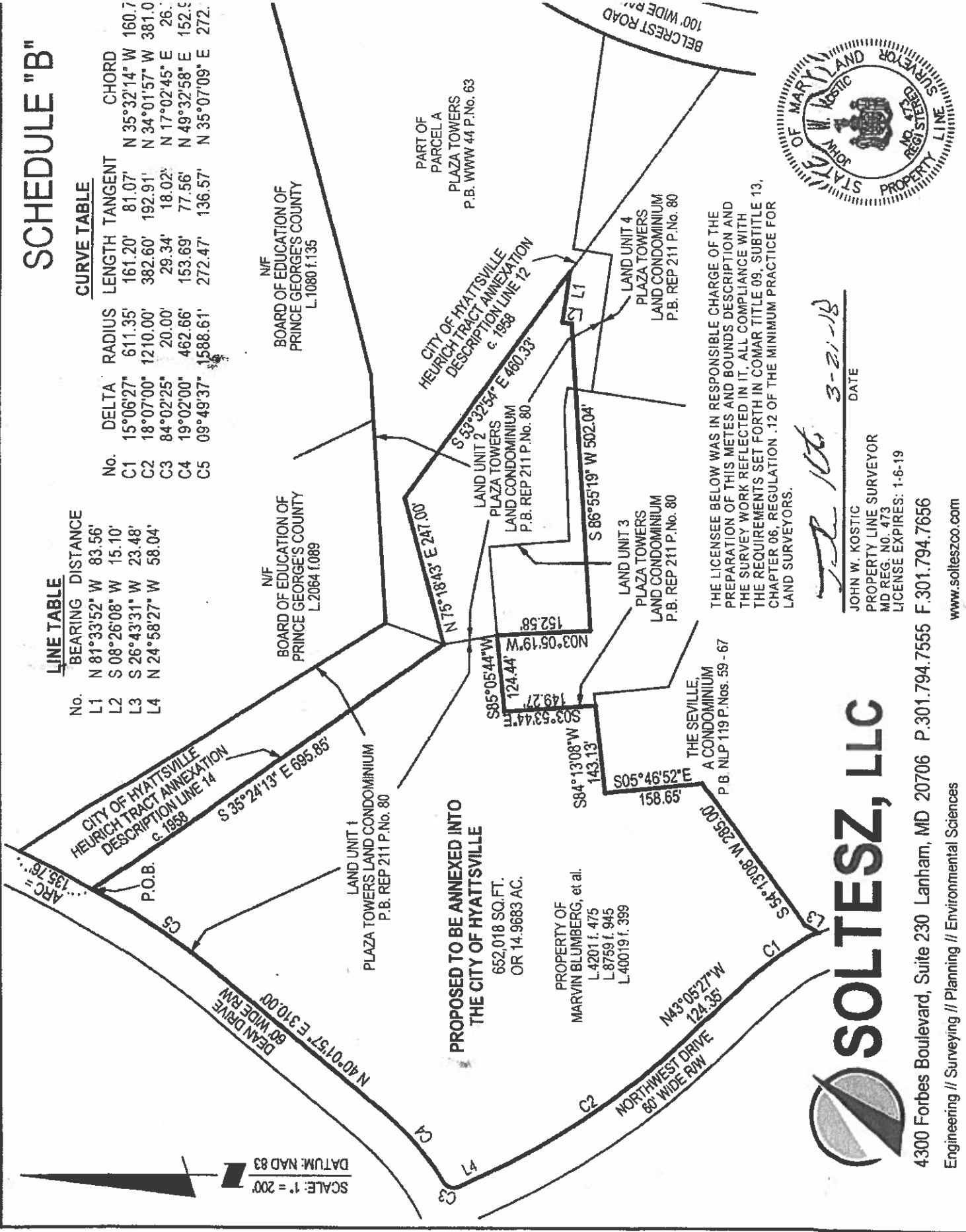
# SCHEDULE "B"

## LINE TABLE

No.	BEARING	DISTANCE
L1	N 81°33'52" W	83.56'
L2	S 08°26'08" W	15.10'
L3	S 26°43'31" W	23.48'
L4	N 24°58'27" W	58.04'

## CURVE TABLE

No.	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	15°06'27"	611.35'	161.20'	81.07'	N 35°32'14" W 160.7'
C2	18°07'00"	1210.00'	382.60'	192.91'	N 34°01'57" W 381.0'
C3	84°02'25"	20.00'	29.34'	18.02'	N 17°02'45" E 26.1'
C4	19°02'00"	462.66'	153.69'	77.56'	N 49°32'58" E 152.9'
C5	09°49'37"	1588.61'	272.47'	136.57'	N 35°07'09" E 272.2'



SCALE: 1" = 200'  
DATUM: NAD 83



*J.W. Kostic*  
DATE: 3-21-18

JOHN W. KOSTIC  
PROPERTY LINE SURVEYOR  
MD REG. NO. 473  
LICENSE EXPIRES: 1-6-19

THE LICENSEE BELOW WAS IN RESPONSIBLE CHARGE OF THE PREPARATION OF THIS METES AND BOUNDS DESCRIPTION AND THE SURVEY WORK REFLECTED IN IT. ALL COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN COMAR TITLE 09, SUBTITLE 13, CHAPTER 06, REGULATION .12 OF THE MINIMUM PRACTICE FOR LAND SURVEYORS.



# SOLTESZ, LLC

4300 Forbes Boulevard, Suite 230 Lanham, MD 20706 P.301.794.7555 F.301.794.7656

Engineering // Surveying // Planning // Environmental Sciences

www.solteszco.com