

**Greenbelt City Council  
Work Session**

**South Core Annexation  
Correction**

**Wednesday  
July 12, 2017  
8:00 p.m.**

**Room 201  
Greenbelt Community  
Center**

**TO:** Nicole Ard, City Manager  
**FROM:** Celia W. Craze, Planning Director, Retired  
**DATE:** July 6, 2017  
**SUBJECT:** Greenbelt Station South Core annexation modifications

Several years ago, it was discovered that there were several inaccuracies in the description of the Greenbelt Station South Core annexation. In addition to the inaccuracies, it was discovered that two enclave areas had been created, which is contrary to state law.

After thorough examination of the nature of these flaws, which included a comparison of the City of Greenbelt and the Town of Berwyn Heights boundaries, it has been determined that three actions must be taken to correct the original inaccuracies in the boundary description, and to eliminate two enclaves.

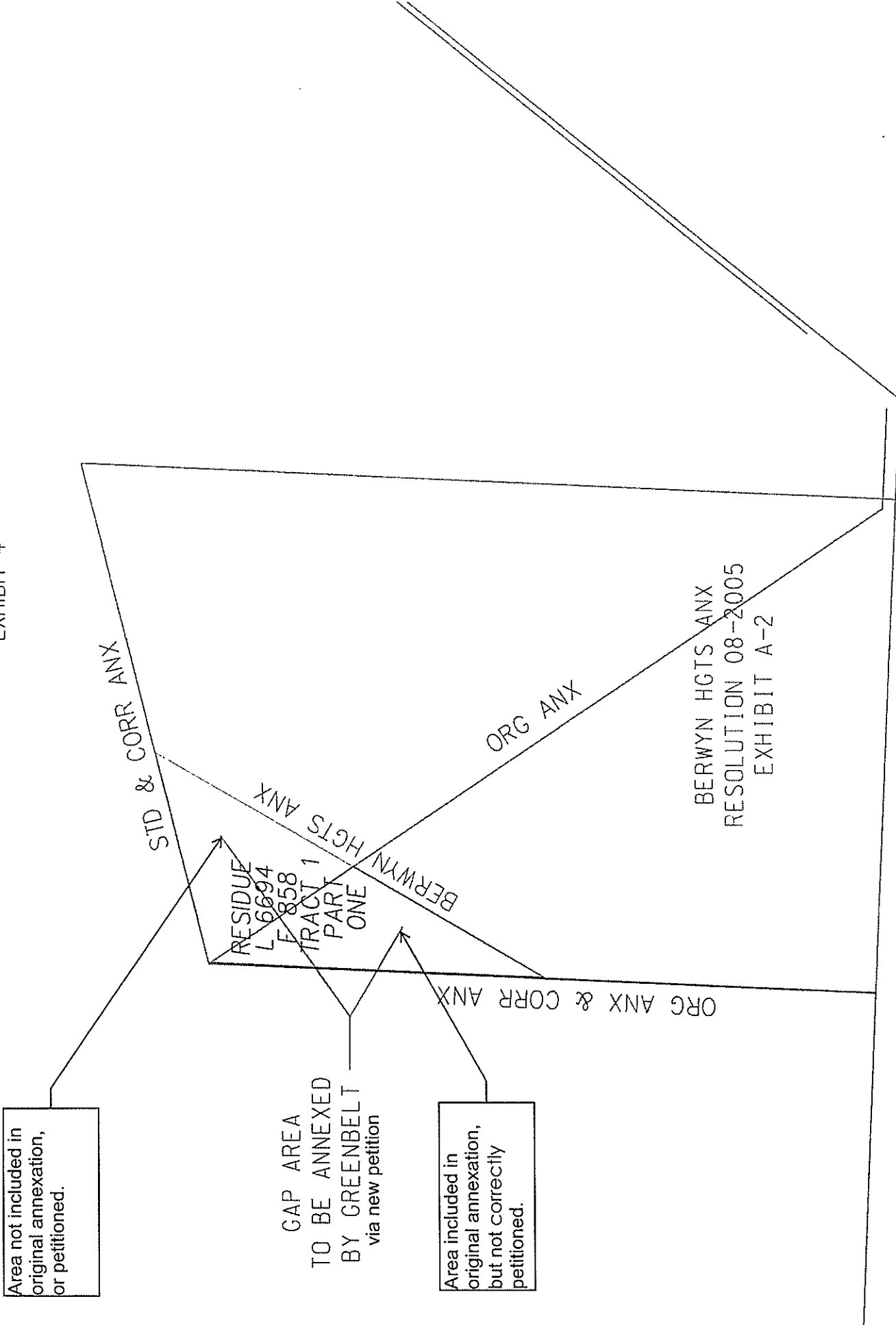
This means that Council will be presented with three separate legislative actions. First, an amended description has been prepared which will correct the discrepancies between the original annexation description and the corrected description. Second, an annexation petition presented to the City by NVR MS Cavalier Greenbelt LLC. This represents one of two enclaves, with a portion having been incorrectly annexed by the city during the original annexation. It was owned by A. H. Smith, but was recently acquired by NVR MS Cavalier Greenbelt LLC. It is located at the northwest corner of the property, south of the originally annexed area. The total property area is 0.131 acres. This will require a petition and specified annexation process.

The third correction involves a second enclave, this one totally .001 acres and located in the southwest corner of the annexed area. It is owned by Prince George's County. The City Solicitor has determined that this small area can be annexed without a petition, but would need to go through the specified annexation process.

Staff has provided for background several maps and plans showing the original annexation area, the two enclave areas, and other small inaccuracies in the original annexation.

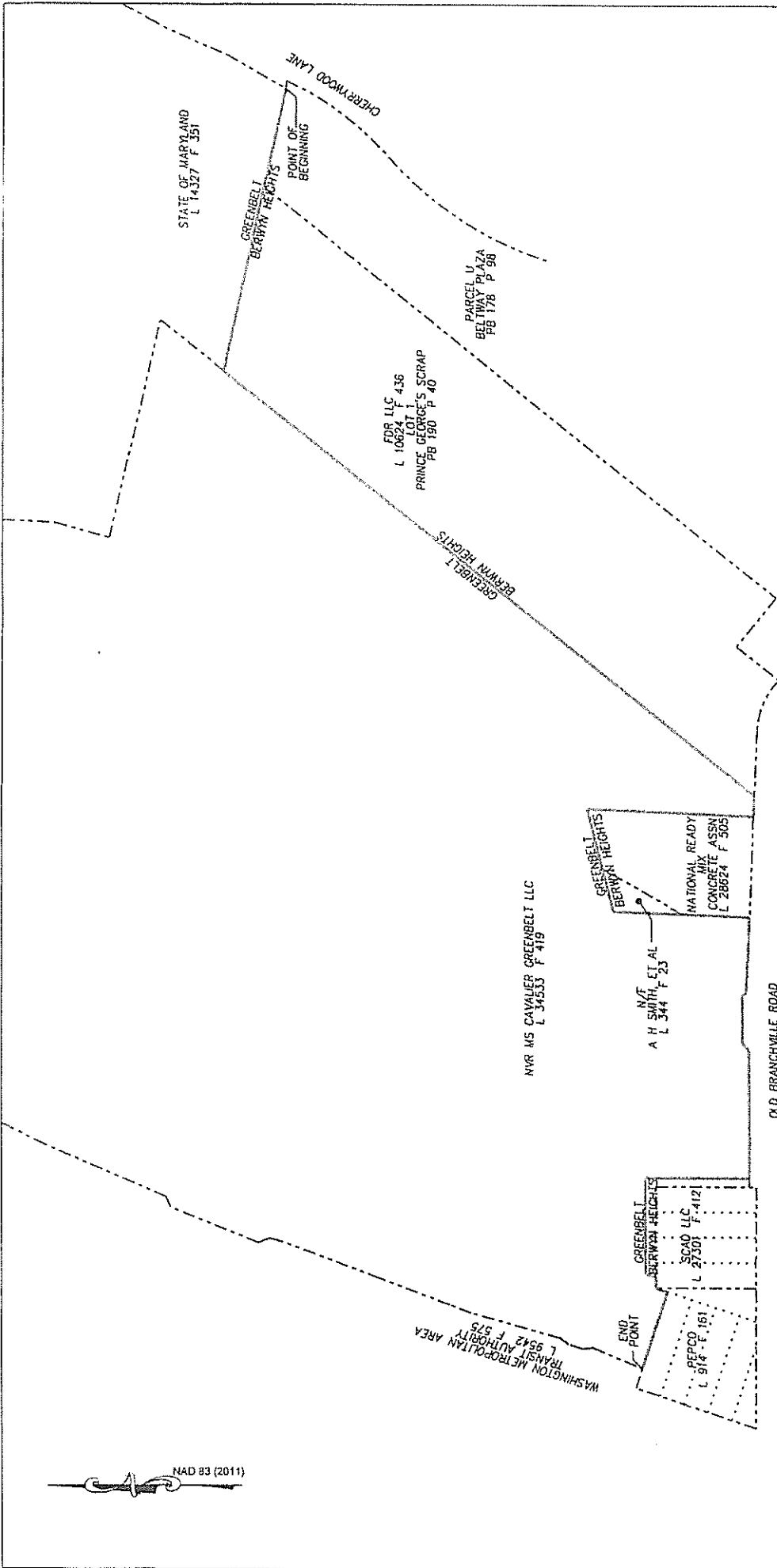
Staff will review this matter and background at the work session of July 12, 2017.

EXHIBIT 4



BERWYN HGTS ANX  
RESOLUTION 08-2005  
EXHIBIT A-2

1" = 50'



**CITY OF GREENBELT  
AND TOWN OF  
BERWYN HEIGHTS  
DIVISION LINE**

W. JOSEPH HINES  
STATE OF MARYLAND  
WILLIAM JOSEPH HINES  
PROFESSIONAL LAND SURVEYOR  
LICENSE # 10887  
DATE 5-8-18



10003 DEREKWOOD LANE  
SUITE 204  
LANHAM, MD 20706  
301.731.5551  
301.731.0188 (FAX)  
www.dewberry.com

**Dewberry  
Consultants LLC**  
Formerly known as  
Dewberry & Davis LLC

SCALE 1"=300'

SCHEDULE B SHEET 1 OF 1

**EXHIBIT "A"**  
**DESCRIPTION OF**  
**AN AREA TO BE ANNEXED**  
**BY THE CITY OF GREENBELT**

**GREENBELT STATION**

**Being** a strip or parcel of land lying in the Berwyn (21st) Election District of Prince George's County Maryland and being part of the land conveyed by CRM Mid-Atlantic Properties, LLC, to NVR MS Cavalier Greenbelt, LLC by deed dated February 27, 2013 and recorded in Liber 34533 at Folio 419, said strip or parcel of land including all of the land shown on Plats One through Eleven, Greenbelt Station and recorded in Plat Book REP 216 as Plat Nos. 40 through 50, inclusive, and Plat of Correction, Plat Ten, Greenbelt Station as recorded in Plat Book PM 226 as Plat No. 61, all among the Land Records of Prince George's County, Maryland, and being more particularly described as follows:

**Beginning** at a point at the southwesterly corner of Parcel S-1 as shown on a Plat of Correction for Plat Ten, Greenbelt Station, recorded in Plat Book PM 226 as Plat No. 61; thence binding on the division lines between Plat Ten and the lands of the Washington Metropolitan Area Transit Authority (Liber 9542 Folio 575)

1. North 23°02'57"East, 105.86 feet;
2. North 06°15'46"West, 21.91 feet;
3. North 18°02'18"East, 27.96 feet;
4. North 35°20'44"East, 20.87 feet;
5. North 15°40'02"East, 181.77 feet;
6. North 20°27'22"East, 45.09 feet;
7. North 20°27'01"East, 147.25 feet;
8. North 20°23'45"East, 206.69 feet; and
9. North 15°27'03"East, 15.98 feet to a point at the northwesterly corner of Plat Ten, being the southwesterly corner of parcel S-2 as shown Plat Nine, Greenbelt Station, recorded in Plat Book REP 216 as Plat No. 48; thence binding on the division lines between Plat Nine and the lands of the Washington Metropolitan Area Transit Authority (Liber 9542 Folio 575)
10. North 15°27'03"East, 7.63 feet;

11. North 23°01'09"West, 23.00 feet;
12. North 21°58'51"East, 184.82 feet;
13. North 66°58'51"East, 23.00 feet;
14. North 23°32'06"East, 257.90 feet;
15. North 26°16'44"East, 149.65 feet;
16. North 27°19'51"East, 199.43 feet; and
17. North 29°59'11"East, 57.22 feet to a point at the northwesterly corner of Plat Nine, being the southwesterly corner of Plat Eight, Greenbelt Station, recorded in Plat Book REP 216 as Plat No. 47; thence binding on the division lines between Plat Eight and the lands of the Washington Metropolitan Area Transit Authority (Liber 9542 Folio 575)
18. North 29°59'11"East, 390.57 feet;
19. North 35°10'17"East, 149.48 feet;
20. North 21°13'46"East, 201.24 feet;
21. North 33°49'35"East, 198.95 feet; and
22. North 29°08'08"East, 3.14 feet; thence leaving the outline of Plat Eight and binding on the division lines between the lands of NVR MS Cavalier Greenbelt, LLC Liber 34533 Folio 419) and the lands of the Washington Metropolitan Area Transit Authority (Liber 9542 Folio 575)
23. North 29°08'08"East, 146.46 feet;
24. North 38°55'09"East, 154.86 feet;
25. North 40°08'20"East, 50.14 feet;
26. North 32°38'14"East, 149.36 feet;
27. North 20°45'52"East, 51.24 feet;
28. North 36°09'02"East, 99.97 feet;
29. North 36°09'37"East, 149.79 feet;
30. North 36°02'24"East, 200.03 feet;

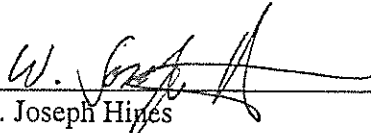
31. North 36°31'51"East, 350.12 feet;
32. North 30°19'13"East, 50.16 feet; and
33. North 16°06'58"East, 7.76 feet; thence binding on the division lines between the lands of NVR MS Cavalier Greenbelt, LLC (Liber 34533 Folio 419) and the lands of the Washington Metropolitan Area Transit Authority (Liber 5824 Folio 441)
34. South 63°58'33"East, 47.50 feet;
35. South 23°19'57"West, 1478.01 feet;
36. North 43°21'28"East, 1088.26 feet; and
37. South 38°20'38"East, 500.01 feet; thence binding on the division lines between the lands of NVR MS Cavalier Greenbelt, LLC (Liber 34533 Folio 419) and the lands of the State of Maryland (Liber 14327 Folio 351)
38. South 32°19'39"West, 1032.61 feet to a point at the northeasterly corner of Plat Eight, Greenbelt Station, recorded in Plat Book rep 216 as Plat No. 47; thence binding on the division lines between Plat Eight and the lands of the State of Maryland (Liber 14327 Folio 351)
39. South 32°19'39"West, 355.15 feet;
40. South 18°42'36"East, 51.56 feet;
41. South 03°21'42"West, 152.01 feet; and
42. South 15°37'45"West, 11.25 feet to a point at the southeasterly corner of Plat Eight, said point being at the northeasterly end of the South 15°37'45"West, 98.97' line of Parcel I as shown on Plat Five, Greenbelt Station, recorded in Plat Book REP 216 as Plat No. 44; thence binding on the division lines between Plat Five and the lands of the State of Maryland (Liber 14327 Folio 351)
43. South 15°37'45"West, 98.97 feet; and
44. South 77°12'00"East, 16.14 feet to a point at the northwesterly corner of Plat Eleven, Greenbelt Station, recorded in Plat Book REP 216 as Plat No. 50; thence binding on the division lines between Plat Eleven and the lands of the State of Maryland (Liber 14327 Folio 351)
45. South 77°12'00"East, 428.57 feet; and
46. South 38°42'31"West, 160.00 feet; thence binding on the division lines between Plat Eleven and the lands of FDR, LLC (Liber 10624 Folio 436)

47. South 38°42'31"West, 1,345.08 feet to a point on the northerly right of way line of Branchville Road; thence binding on the division line between Plat Eleven and Branchville Road
48. North 87°35'44"West, 40.71 feet; thence leaving the northerly line of Branchville Road and binding on the division lines between Plat Eleven and the NSGA/NRMCA lease line referred to in a conveyance from Alfred H. Smith, Jr., et al to Greenbelt Metropark, LLC recorded in Liber 12318 at Folio 654
49. North 02°24'16"East, 330.00 feet;
50. South 75°42'24"West, 208.83 feet; and
51. South 02°24'16"West, 270.00 feet to a point on the northerly right of way line of Branchville Road; thence binding on the division lines between Plat Eleven and Branchville Road
52. North 87°35'44"West, 148.30 feet;
53. North 40°13'21"West, 11.81 feet; and
54. South 89°54'46"West, 85.50 feet to a point at the southeasterly corner of Plat One, Greenbelt Station, recorded in Plat Book REP 216 as Plat No. 40; thence binding on the division lines between Plat One and Branchville Road
55. South 89°54'46"West, 9.22 feet;
56. South 44°54'45"West, 18.39 feet; and
57. South 89°54'46"West, 253.48 feet; thence leaving the outlines of Plat One and continuing in the same direction along the northerly right of way line of Branchville Road and crossing an alley
58. South 89°54'46"West, 18.89 feet to a point on the easterly line of Lot 41, Branchville Heights; thence binding on the easterly line of Lot 41
59. North 00°18'23"East, 185.78 feet to a point; thence binding on the northerly line of Lots 41 through 38, Branchville Heights
60. South 89°56'39"West, 200.00 feet to a point; thence binding on the westerly line of Lot 37, Branchville Heights
61. South 18°18'39"West, 24.31 feet to the northeasterly corner of Lot 5, Branchville Heights; thence binding on the northerly line of Lot 5



62. North 71°41'22"West, 160.15 feet to the point of beginning, **Containing 86.465** acres of land.

I hereby certify that I was in responsible charge of the preparation of this document, and any survey work reflected in it, and that it has been prepared in accordance with COMAR 09.13.06.12.

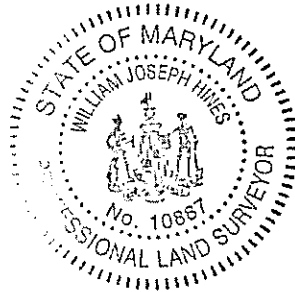


11.23.16

---

W. Joseph Hines  
Professional Land Surveyor  
Maryland Registration No. 10887  
Registration Expires 05/08/2018

Date



**EXHIBIT "A"**  
**DESCRIPTION OF**  
**AN AREA TO BE ANNEXED**  
**BY THE CITY OF GREENBELT**


**PART OF THE PROPERTY OF**  
**NVR MS CAVLIER GREENBELT LLC**

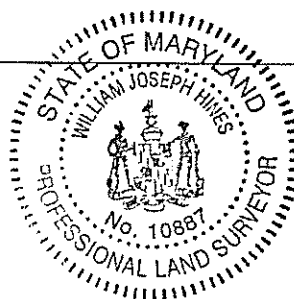
**Being** a strip or parcel of land lying in the Berwyn (21st) Election District of Prince George's County Maryland and being part of the land conveyed by Alfred H. Smith to Alfred H. Smith and Harry R. Smith by deed dated June 10, 1987 and recorded in Liber 6694 at Folio 858, all among the Land Records of Prince George's County, Maryland, and being more particularly described as follows:

**Beginning** at a point at the South 75°42'24" West, 208.83' line of Parcel 1 as shown on Plat Eleven, Greenbelt Station, recorded in Plat Book REP 216 as Plat No. 50, said point lying 87.57 feet from the southwesterly end thereof; thence binding on said line

1. South 75°42'24" West, 87.57 feet; thence continuing with the outline of Parcel 1
2. South 02°24'16" West, 135.71 feet to a point on the twelfth (12<sup>th</sup>) line of Tract I, Part 1 of said deed; thence binding thereon
3. North 29°56'30" East, 181.42 feet to the point of beginning, **Containing 0.131** acres of land.

I hereby certify that I was in responsible charge of the preparation of this document, and any survey work reflected in it, and that it has been prepared in accordance with COMAR 09.13.06.12.

  
W. Joseph Hines  
Professional Land Surveyor  
Maryland Registration No. 10887  
Registration Expires 05/08/2018

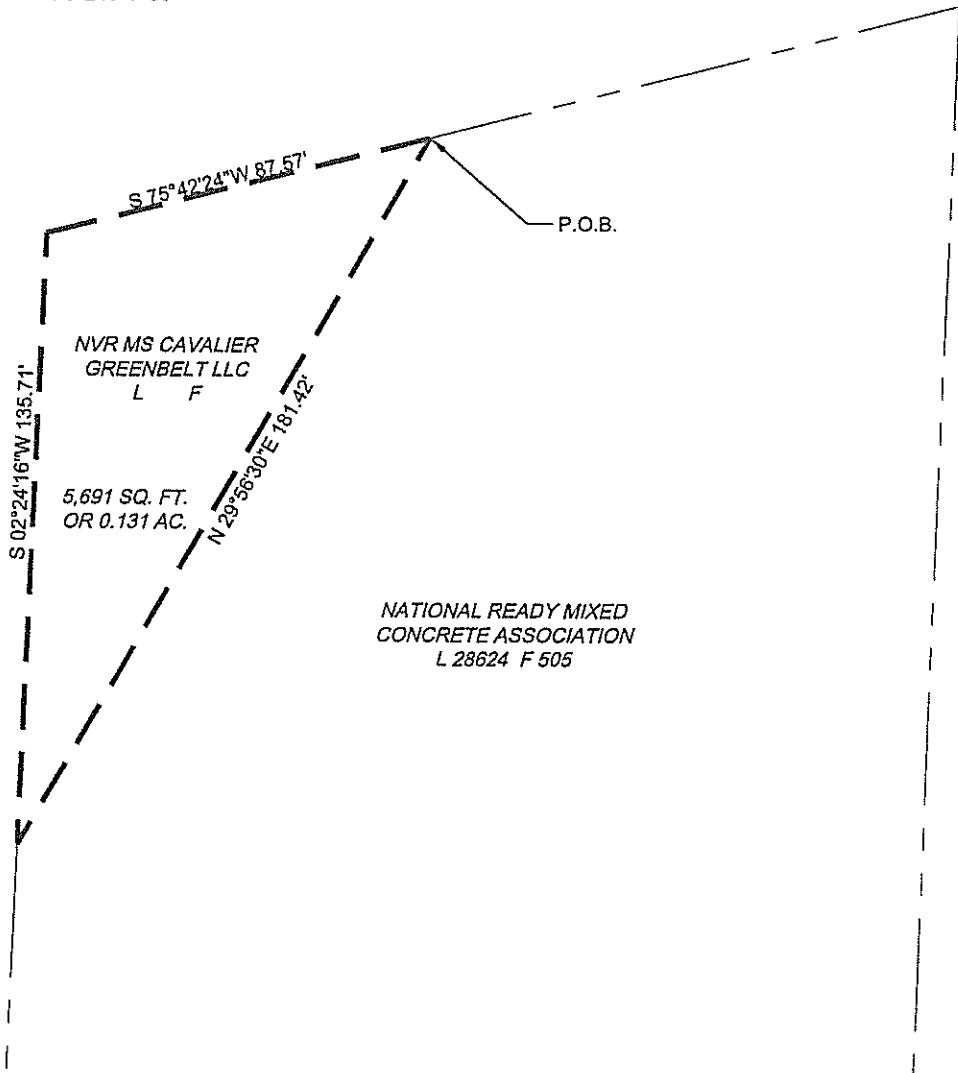


05.01.17  
Date



NVR MS CAVALIER GREENBELT LLC  
L 34533 F 419

PARCEL 1  
GREENBELT STATION  
PB 216 P 50



NVR MS CAVALIER  
GREENBELT LLC  
L F

5,691 SQ. FT.  
OR 0.131 AC.

NATIONAL READY MIXED  
CONCRETE ASSOCIATION  
L 28624 F 505

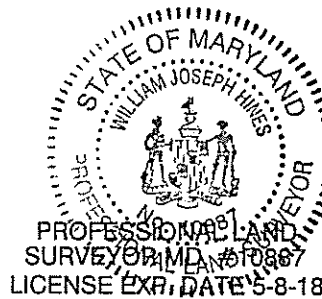


# Dewberry®

Dewberry  
Consultants LLC  
Formerly known as  
Dewberry & Davis LLC

10461 MILL RUN CIRCLE  
SUITE 300  
OWINGS MILLS, MD 21117  
410.265.6835  
410.265.8875 (FAX)  
www.dewberry.com

W. JOSEPH HINES



PETITION  
FOR  
ANNEXATION  
LANDS OF  
ALFRED H. SMITH  
AND  
HARRY R. SMITH  
LIBER 6694 FOLIO 858  
PRINCE GEORGE'S COUNTY,  
MARYLAND

SCHEDULE B

SHEET 1 OF 1

SCALE 1"=40'

CITY OF GREENBELT PETITION FOR ANNEXATION

We, the undersigned, hereby petition the Mayor and City Council of Greenbelt, Maryland, a Maryland municipal corporation (the "City"), that the following described territory be annexed into the City:

SEE ATTACHED EXHIBIT "A"

We hereby certify as follows:

1. That NVR MS Cavalier Greenbelt LLC is the owner of one hundred percent 100% of the assessed valuation of the real property located in the area to be annexed into the City.
2. The undersigned has authority to petition the City for the aforesaid entity.
3. That the territory to be annexed consists of previously undeveloped property zoned M-X-T as administered by Prince George's County, Maryland. No persons registered to vote in County elections reside on the property.
4. That the property described herein is contiguous to and adjoins the existing corporate boundaries of the City.

We hereby request that the aforesaid Annexation Property proposed to be annexed into the City.

The undersigned petitioners hereby declare and affirm under penalties of perjury, this \_\_\_\_ day of \_\_\_\_\_, 2017, that the contents of the above Petition for Annexation are true and correct to the best of its knowledge and belief.

Date: \_\_\_\_\_

NVR MS Cavalier Greenbelt LLC

By: \_\_\_\_\_  
Michael C. German

Title: Authorized Person

For: NVR MS Cavalier Greenbelt LLC

STATE OF VIRGINIA

COUNTY/CITY OF \_\_\_\_\_, to wit:

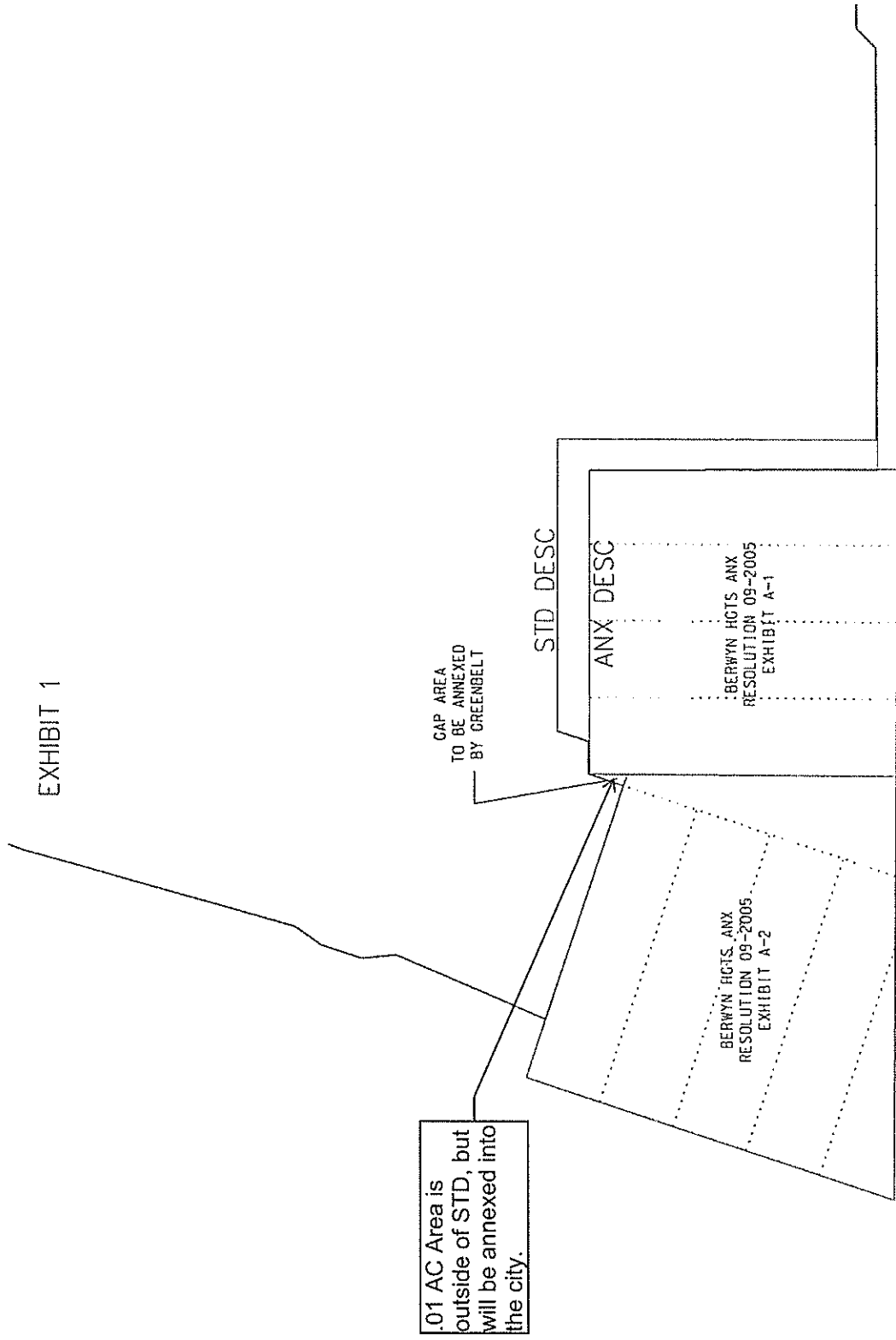
I HEREBY CERTIFY, that on this \_\_\_\_ day of \_\_\_\_\_, 2017, before me, a Notary Public in and for the State aforesaid, personally appeared Michael C. German, known to me (or satisfactorily proven) to be the Authorized Person of NVR MS Cavalier Greenbelt LLC and as said \_\_\_\_\_, acknowledged that he executed the same for purposes therein contained.

WITNESS my hand and notarial seal.

\_\_\_\_\_(SEAL)  
Notary Public

My Commission Expires:

EXHIBIT 1



1" = 100'

**EXHIBIT "A"**  
**DESCRIPTION OF**  
**AN AREA TO BE ANNEXED**  
**BY THE CITY OF GREENBELT**

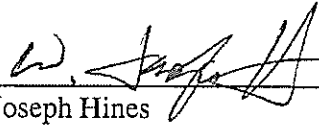
**PART OF THE PROPERTY OF**  
**PRINCE GEORGE'S COUNTY, MARYLAND**

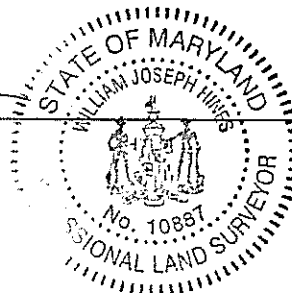
Being a strip or parcel of land lying in the Berwyn (21st) Election District of Prince George's County Maryland and being part of the land conveyed by William R. Brown, Jr., Director of Finance for Prince George's County, Maryland to Prince George's County, Maryland by deed dated February 1, 1980 and recorded in Liber 5223 at Folio 843, all among the Land Records of Prince George's County, Maryland, and being more particularly described as follows:

**Beginning** at a point at the northerly corner of Lot 37, Branchville Heights, said point being the northwesterly corner of Lot 38, Branchville Heights; thence binding on the westerly line of Lot 37

1. South 18°18'39"West, 24.31 feet; thence crossing through Lot 37
2. South 71°41'22"East, 7.90 feet to a point on the westerly line of Lot 38; thence binding thereon
3. North 00°18'23"East, 25.56 feet to the point of beginning, **Containing 0.001** acres of land.

I hereby certify that I was in responsible charge of the preparation of this document, and any survey work reflected in it, and that it has been prepared in accordance with COMAR 09.13.06.12.

  
W. Joseph Hines  
Professional Land Surveyor  
Maryland Registration No. 10887  
Registration Expires 05/08/2018



11.25.16  
Date

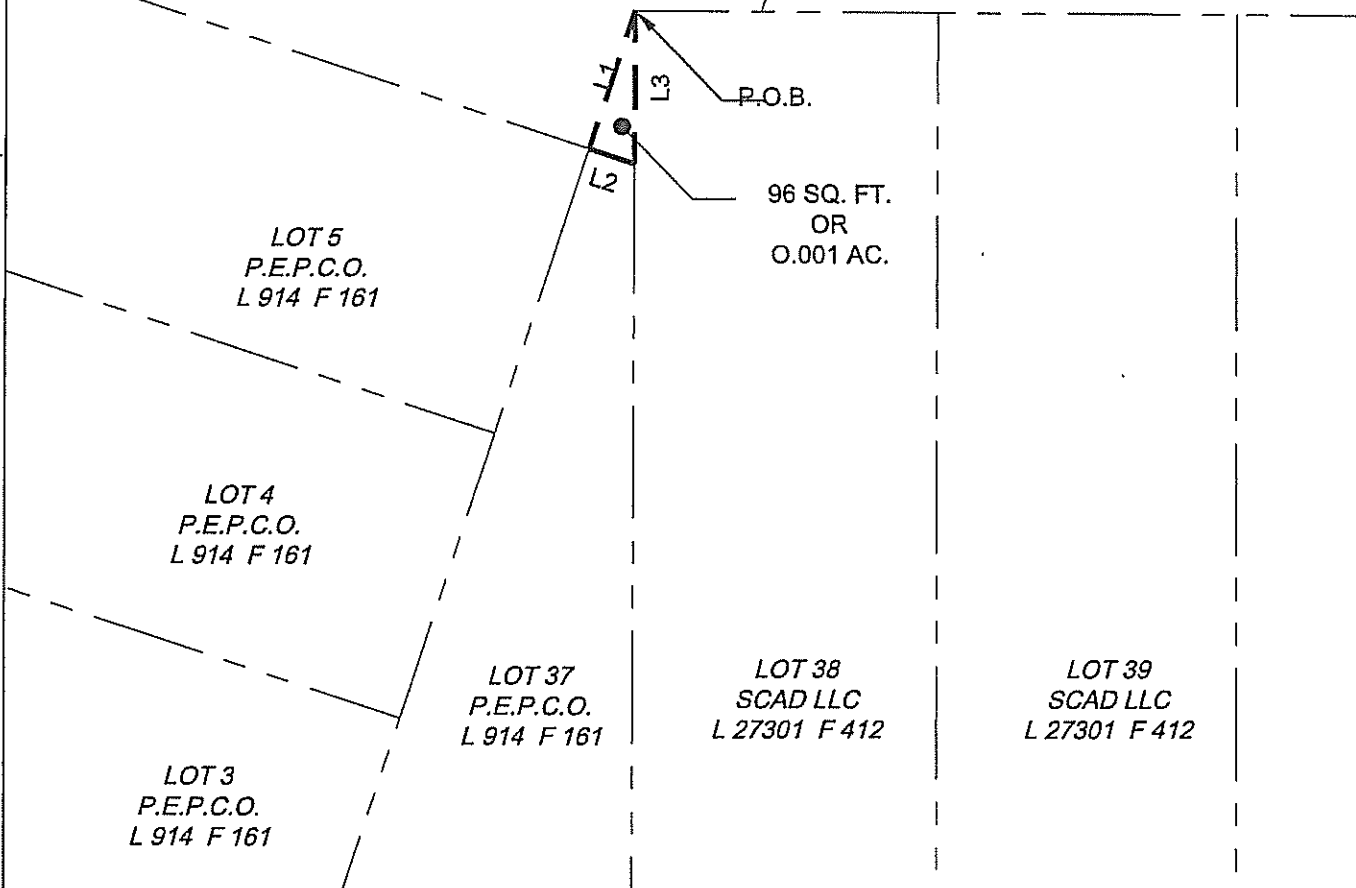
TEMPORARY CONSTRUCTION ESMT LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S 18°18'39" E	24.31'
L2	S 71°41'22" E	7.90'
L3	N 00°18'23" E	25.56'



GREENBELT RESIDENTIAL  
HOLDINGS LLC  
L 36407 F 108

PARCEL S1  
GREENBELT STATION  
PB 226 P 61

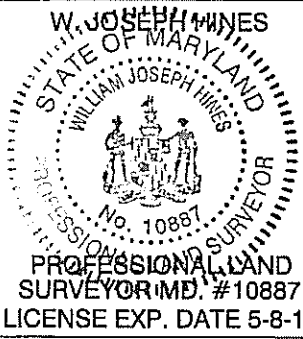
ALLEY



**Dewberry**®

Dewberry  
Consultants LLC  
Formerly known as  
Dewberry & Davis LLC

10461 MILL RUN CIRCLE  
SUITE 300  
OWINGS MILLS, MD 21117  
410.265.6835  
410.265.8875 (FAX)  
www.dewberry.com



PETITION  
FOR  
ANNEXATION  
  
LANDS OF  
PRINCE GEORGE'S  
COUNTY, MARYLAND  
  
PRINCE GEORGE'S COUNTY,  
MARYLAND

SCHEDULE B

SHEET 1 OF 1

SCALE 1"=30'



CITY OF GREENBELT PETITION FOR ANNEXATION

We, the undersigned, hereby petition the Mayor and City Council of Greenbelt, Maryland, a Maryland municipal corporation (the "City"), that the following described territory be annexed into the City:

SEE ATTACHED EXHIBIT "A"

We hereby certify as follows:

1. That Prince George's County is the owner of one hundred percent 100% of the assessed valuation of the real property located in the area to be annexed into the City.
2. The undersigned has authority to petition the City for the aforesaid entity.
3. That the territory to be annexed consists of previously undeveloped property zoned M-X-T as administered by Prince George's County, Maryland. No persons registered to vote in County elections reside on the property.
4. That the property described herein is contiguous to and adjoins the existing corporate boundaries of the City.

We hereby request that the aforesaid Annexation Property proposed to be annexed into the City.

The undersigned petitioners hereby declare and affirm under penalties of perjury, this \_\_\_ day of \_\_\_\_\_, 2017, that the contents of the above Petition for Annexation are true and correct to the best of its knowledge and belief.

Date: \_\_\_\_\_

PRINCE GEORGE'S COUNTY, MD

By: \_\_\_\_\_

Title: \_\_\_\_\_

For: \_\_\_\_\_

STATE OF MARYLAND

COUNTY/CITY OF \_\_\_\_\_, to wit:

I HEREBY CERTIFY, that on this \_\_\_\_ day of \_\_\_\_\_, 2016, before me, a Notary Public in and for the State aforesaid, personally appeared \_\_\_\_\_, known to me (or satisfactorily proven) to be the Managing Member of \_\_\_\_\_, and as said \_\_\_\_\_, acknowledged that he executed the same for purposes therein contained.

WITNESS my hand and notarial seal.

\_\_\_\_\_(SEAL)  
Notary Public

My Commission Expires:

