



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks and Recreation, Prince George's County

6600 Kenilworth Avenue • Riverdale, Maryland 20737

M-NCPPC Resolution 21-02

PGCPB No. 2020-169

**RESOLUTION**

**WHEREAS**, The Maryland-National Capital Park and Planning Commission ("Commission") is authorized under the Annotated Code of Maryland, Land Use §17-205 to sell, convey, transfer, lease, or exchange any land held by it and deemed by the Commission not to be needed for park purposes or other authorized purposes; and

**WHEREAS**, the Commission owns 10.13 ± acres consisting of Parcel E and 21.34 ± acres consisting of Parcel I of Black Branch Stream Valley Park, located in Upper Marlboro, Maryland, and further identified as Tax Map 76, Grids D-1 & E-1; and

**WHEREAS**, on June 8, 2016, the Commission entered into Oak Creek Golf Cart Easement Agreement, which is recorded in the Land Records of Prince George's County, Maryland at Liber 38516, Folio 110 ("Original Easement"); and

**WHEREAS**, Oak Creek CC, LLC ("Developer") has requested that the Commission amend the Original Easement to convey an additional 1,429 ± s. f. easement on Parcel E, and 7,101 ± s. f. easement on Parcel I for the purpose of constructing a golf cart tunnel under Church Road; and

**WHEREAS**, in furtherance of public safety, the Developer intends to construct a crosswalk across Church Road and additional sidewalks and bike paths along Church Road connecting to the crosswalk.

**NOW, THEREFORE BE IT RESOLVED**, that the Planning Board hereby approves the conveyance of the above-referenced easements.

**BE IT FURTHER RESOLVED**, that, in connection with the transactions contemplated herein, the Executive Director is authorized to execute and deliver, on behalf of the Commission, any and all such certificates, documents, and/or instruments, and to do or cause to be done, any and all such acts, as the Executive Director deems necessary or appropriate to make effective or to implement the intended purposes of the foregoing resolutions, without limitation, and the taking of such actions shall be deemed conclusively to be authorized hereby.

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Bailey, with Commissioners Washington, Bailey, Hewlett, Doerner, and Geraldo voting in favor of the motion, in open session, at its regular meeting held on Thursday, November 19, 2020, in Upper Marlboro, Maryland.

APPROVED AS TO LEGAL SUFFICIENCY

Kent O. Maxwell  
M-NCPPC Legal Department

Date 12/30/20

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Adopted by the Prince George's County Planning Board this 17<sup>th</sup> day of December, 2020.

Elizabeth M. Hewlett  
Chair



By Jessica Jones  
Planning Board Administrator

#### CERTIFICATION

This is to certify that the foregoing is a true and correct copy of Resolution No. 21-02 adopted by the Maryland-National Capital Park and Planning Commission on motion of Commissioner Geraldo, seconded by Commissioner Washington, with Chair Hewlett, Commissioners Bailey, Cichy, Doerner, Fani-Gonzalez, Geraldo, Patterson, Verma and Washington voting in favor of the motion, with Vice-Chair Anderson being absent for the vote at its meeting held on Wednesday, February 17, 2021 via video-conference, and broadcast from the Wheaton Headquarters Building in Wheaton, Maryland.



Asuntha Chiang-Smith Executive Director