

**Resolution to Annex 6,918,847 square feet or 158.8349 Acres of Land more or less (Tract 1) and to Annex 537,843 square feet or 12.3471 Acres of Land, More or Less (Tract 2)
Hayden Farm Property**

RESOLUTION

WHEREAS, the Leonardtown Council initiates this Resolution pursuant to §19(b) of Article 23A, of the Annotated Code of Maryland to annex the two parcels of land described below, known as property belonging to The Board of County Commissioners for St. Mary's County, Maryland, Tax Map 32, Grid 11, Parcels 0082, 0225, and 0339, as more fully described below; and

WHEREAS, no persons reside in the area of the proposed annexation; and

WHEREAS, there is a single property owner in the area of the proposed annexation, namely The Board of County Commissioners for St. Mary's County, Maryland and is thus the owner of property representing more than twenty-five percent (25%) of the assessed valuation of the real property in the area to be annexed; and

WHEREAS, the Mayor and Commissioners of Leonardtown have verified that The Board of County Commissioners for St. Mary's County, Maryland consents to the proposed annexation; and

WHEREAS, the area of the proposed annexation is an undeveloped property currently zoned RL and RPD by St. Mary's County, Maryland; and

WHEREAS, the property to be annexed will be zoned Institutional/Office (I/O) which is consistent with nearby governmental property and compatible with adjacent zoning;

NOW, THEREFORE BE IT RESOLVED on this 16th day of March, 2012, that the parcels of land described below annexed into the municipality of Leonardtown; and that the municipal boundaries of Leonardtown be the same hereby are amended and restated to include the parcels of land described below; and that said property is zoned Institutional Office (I-O) which shall be from the effective date of this resolution, subject to the Charter of Leonardtown. Pursuant to §19(b) of Article 23A of the Annotated Code of Maryland, a description of the land to be annexed is as follows:

2012 Hayden Farm Annexation

BEING all of the land acquired by The Board of County Commissioners for St. Mary's County, Maryland from Debra A. Griffin, Walter V. Hayden, Jr., Ellen K. Emmart, Mary Catherine Knapp, Joseph E. Hayden and Richard I. Hayden, Sr. by deed dated April 28, 2009, as recorded in Liber 3287, Folio 576 among the Land Records of St. Mary's County, Maryland. Also all of the land acquired by The Board of County Commissioners for St. Mary's County, Maryland from Janice W. Hayden by deed dated April 28, 2009, as recorded in Liber 3287, Folio 585 among said land records.

TRACT NO. 1

BEGINNING for the same at a rebar and cap on the North side of Leonards Grant Parkway an 80 foot right-of-way. Said beginning point being further described as the Southeasterly corner of the herein described parcel. Said beginning point being even further described as the Southwesterly corner of a tract or parcel of land standing in the name of Charles B. Hayden and James A. Kenny, III as recorded among the land records of St. Mary's County, Maryland in Liber EWA 587, Folio 204.

THENCE leaving the beginning point so fixed and running and binding on the said Leonards Grant Parkway an 80 foot right-of-way;

1. North 79° 01' 56" West, 1502.24 feet to a point marking the Southeasterly corner of Adjusted Parcel G of Leonards Grant standing in the name of Quality Built Homes Inc. as recorded in Liber 3323, Folio 147 among said land records;

THENCE leaving the said 80 foot right-of-way and running and binding on the said Quality Built Home Inc. property;

2. North 04° 55' 18" East, 792.33 feet to a point marking the Southeasterly corner of a tract or parcel of land standing in the name of Leonard Alvey as recorded in Liber 77, Folio 389 among said land records;

THENCE leaving the said Quality Built Homes Inc. property and running and binding on the said Alvey property;

3. North 04° 55' 18" East, 235.67 feet to a point marking the Southeasterly corner of the residue parcel of Leonards Grant standing in the name of Quality Built Homes Inc. as recorded in Liber 2318, Folio 28 among said land records;

THENCE leaving the said Alvey property and running and binding on the said Quality Built Homes Inc property for the following thirty-eight (38) courses and distances;

4. North 04° 55' 18" East, 1129.94 feet to a point; thence,
5. North 01° 17' 48" East, 119.19 feet to a point; thence,
6. South 89° 24' 10" West, 48.08 feet to a point; thence,
7. North 72° 54' 30" West, 54.15 feet to a point; thence,
8. South 79° 47' 59" West, 48.27 feet to a point; thence,
9. South 62° 39' 48" West, 175.94 feet to a point; thence,
10. South 53° 16' 47" West, 66.35 feet to a point; thence,
11. South 64° 55' 49" West, 72.04 feet to rebar and cap found; thence,
12. North 87° 27' 29" West, 86.65 feet to a point; thence,
13. South 86° 09' 46" West, 41.65 feet to a point; thence,
14. South 77° 37' 24" West, 59.05 feet to a point; thence,
15. North 87° 02' 40" West, 42.80 feet to a rebar and cap found; thence,
16. North 54° 54' 49" West, 32.54 feet to a point; thence,
17. North 61° 40' 40" West, 69.21 feet to a point; thence,
18. North 58° 21' 36" West, 48.89 feet to a point; thence,
19. North 70° 00' 10" West, 84.22 feet to a point; thence,
20. North 61° 05' 32" West, 64.75 feet to a point; thence,
21. North 47° 11' 27" West, 49.84 feet to a point; thence,

22. North 24° 41' 52" West, 49.69 feet to a point; thence,
23. North 43° 44' 32" West, 154.55 feet to a point; thence,
24. North 59° 07' 52" West, 45.15 feet to a point; thence,
25. South 64° 32' 17" West, 39.77 feet to a point; thence,
26. North 51° 50' 47" West, 110.24 feet to a point; thence,
27. North 49° 04' 03" West, 65.52 feet to a point; thence,
28. North 51° 32' 38" West, 48.47 feet to a point; thence,
29. North 61° 02' 53" West, 78.02 feet to a rebar and cap found; thence,
30. North 32° 12' 02" West, 74.20 feet to a point; thence,
31. North 55° 45' 11" West, 19.07 feet to a point; thence,
32. North 31° 35' 40" West, 239.41 feet to a point; thence,
33. North 49° 17' 46" West, 103.40 feet to a point; thence,
34. North 48° 09' 33" West, 103.75 feet to a rebar and cap found; thence,
35. North 29° 27' 39" West, 105.33 feet to a point; thence,
36. North 37° 22' 23" West, 109.83 feet to a point; thence,
37. North 36° 17' 16" West, 72.37 feet to a point; thence,
38. North 17° 47' 49" West, 33.12 feet to a point; thence,
39. North 55° 26' 29" West, 503.40 feet to a point; thence,
40. South 88° 32' 42" West, 20.86 feet to a point; thence,
41. North 45° 51' 23" West, 26.67 feet to a point marking an Easterly corner of a tract or parcel of land standing in the name of Beatrice Marie Hodges as recorded in Liber 110, Folio 131 among said land records;

THENCE leaving the said Quality Built Homes Inc. property and running and binding on the said Hodges property and generally with the centerline of McIntosh Run for the following sixteen (16) courses and distances;

42. North 09° 19' 26" West, 120.66 feet to a point; thence,
43. North 62° 21' 07" East, 40.60 feet to a point; thence,
44. South 77° 57' 09" East, 36.81 feet to a point; thence,
45. South 38° 53' 13" East, 62.21 feet to a point; thence,
46. North 78° 29' 44" East, 34.58 feet to a point; thence,
47. North 44° 04' 32" East, 77.09 feet to a point; thence,
48. North 61° 19' 46" East, 75.86 feet to a point; thence,

49. North 27° 41' 46" East, 43.45 feet to a point; thence,
50. North 71° 27' 46" West, 67.33 feet to a point; thence,
51. North 15° 26' 39" West, 46.02 feet to a point; thence,
52. North 01° 53' 46" East, 66.05 feet to a point; thence,
53. North 29° 30' 36" East, 85.30 feet to a point; thence,
54. North 78° 26' 03" East, 28.90 feet to a point; thence,
55. South 54° 29' 38" East, 48.53 feet to a point; thence,
56. North 80° 42' 06" East, 40.74 feet to a point; thence,
57. North 62° 44' 48" East, 120.76 feet to a point marking the Southwesterly corner of a tract or parcel of land standing in the name of Southern Maryland Electric Cooperative Inc. no deed reference of record found;

THENCE leaving the said Hodges property and running and binding on the said Southern Maryland Electric Cooperative Inc. property and still generally with the centerline of McIntosh Run for the following fourteen (14) courses and distances;

58. North 81° 41' 04" East, 244.41 feet to a point; thence,
59. North 35° 42' 02" East, 82.91 feet to a point; thence,
60. South 44° 06' 16" East, 106.23 feet to a point; thence,
61. North 78° 27' 43" East, 92.90 feet to a point; thence,
62. South 52° 15' 31" East, 59.59 feet to a point; thence,
63. North 76° 30' 24" East, 23.69 feet to a point; thence,
64. North 15° 19' 52" East, 96.83 feet to a point; thence,
65. North 71° 59' 56" East, 63.81 feet to a point; thence,
66. North 28° 27' 28" East, 126.71 feet to a point; thence,
67. South 69° 16' 58" East, 195.13 feet to a point; thence,
68. South 31° 30' 26" East, 52.61 feet to a point; thence,
69. North 65° 37' 19" East, 214.80 feet to a point; thence,
70. South 75° 06' 02" East, 121.91 feet to a point; thence,
71. North 48° 03' 49" East, 55.85 feet to a point marking the Northwesterly corner of a tract or parcel of land standing in the name of Carla E. Neeley and Linda M. Neeley as recorded in Liber 249, Folio 258 among said land records;

THENCE leaving the said Southern Maryland Electric Cooperative Inc. property and running and binding on the said Neeley property for the following five (5) courses and distances;

72. South 08° 26' 20" West, 289.70 feet to an iron pipe found; thence,
73. South 02° 11' 19" East, 638.54 feet to a point; thence,

- 74. South 51° 24' 45" East, 98.11 feet to a point; thence,
- 75. South 74° 15' 33" East, 244.44 feet to an iron pipe found; thence,
- 76. South 59° 39' 03" East, 110.33 feet to an iron pipe found marking the Northwesterly corner of a tract or parcel of land standing in the name of Reverend Patrick A. Oboyle, no deed of record found;

THENCE leaving the said Neeley property and running and binding on the said Oboyle property;

- 77. South 41° 19' 26" East, 493.17 feet to a rebar and cap found marking the South side of Cemetery Road a 40 foot right-of-way;

THENCE leaving the said Oboyle property and running and binding along the said Cemetery Road a 40 foot right-of-way for the following two (2) courses and distances;

- 78. South 64° 28' 04" East, 566.49 feet to a point; thence,
- 79. 193.81 feet along the arc of a tangent curve deflecting to the left, having a radius of 3431.24 feet and a chord of South 66° 05' 09" East, 193.78 feet to a point marking the Northwesterly corner of Lot 1 of Part of Woodbury and standing in the name of Richard Ignatius Hayden and Judy Ann Hayden as recorded in Liber 466, Folio 206 among said land records;

THENCE leaving the said Cemetery Road a 40 foot right-of-way and running and binding on the said Richard and Judy Hayden property for the following two (2) courses and distances;

- 80. South 29° 40' 55" West, 397.22 feet to a rebar and cap found; thence,
- 81. South 56° 13' 29" East, 158.11 feet to a rebar and cap found marking the Southwesterly corner of Lot 2 of Part of Woodbury standing in the name of Walter Vincent Hayden, Jr. and Catherine Lynn Hayden as recorded in Liber 466, Folio 204 among said land records;

THENCE leaving the said Richard and Judy Hayden property and running and binding on the said Walter and Catherine Hayden property for the following two (2) courses and distances;

- 82. South 56° 13' 29" East, 150.38 feet to a point; thence,
- 83. North 29° 40' 55" East, 471.92 feet to an iron rod found on the South side of the aforementioned Cemetery Road a 40 foot right-of-way;

THENCE leaving the said Walter and Catherine Hayden property and running and binding on the said Cemetery Road a 40 foot right-of-way for the following five (5) courses and distances;

- 84. South 76° 09' 12" East, 230.61 feet to a point; thence,
- 85. South 73° 56' 03" East, 213.66 feet to a point; thence,
- 86. 86.19 feet along the arc of a tangent curve deflecting to the right, having a radius of 120.00 feet and a chord of South 53° 21' 24" East, 84.35 feet to a point; thence,
- 87. South 32° 46' 44" East, 214.23 feet to a point; thence,

88. 119.20 feet along the arc of a non-tangent curve deflecting to the left, having a radius of 453.04 feet and a chord of South 38° 58' 14" East, 118.85 feet to a rebar and cap found marking the Northwesterly corner of a tract or parcel of land standing in the name of Erin Kathleen Shoemaker as recorded in Liber 2564, Folio 85 among said land records;

THENCE leaving the said Cemetery Road a 40 foot right-of-way and running and binding on the said Shoemaker property;

89. South 10° 46' 09" West, 690.54 feet to a rebar and cap found marking the Northwesterly corner of a tract or parcel of land standing in the name of Mabel C. Hayden as recorded in Liber 265, Folio 48 among said land records;

THENCE leaving the said Shoemaker property and running and binding on the said Mabel Hayden property;

90. South 10° 44' 08" West, 652.08 feet to a rebar and cap found marking the Northwesterly corner of a tract or parcel of land standing in the name of Davis Office Park, LLC as recorded in Liber 1105, Folio 45 among said land records;

THENCE leaving the said Mabel Hayden property and running and binding on the said Davis Office Park, LLC property;

91. South 10° 43' 44" West, 250.78 feet to an iron pipe found marking the Northwesterly corner of a tract or parcel of land standing in the name of Helen H. Hasel as recorded in Liber 263, Folio 174 among said land records;

THENCE leaving the said Davis Office Park, LLC property and running and binding on the said Hasel property;

92. South 10° 44' 28" West, 250.86 feet to a rebar and cap found marking the Northwesterly corner of a tract or parcel of land standing in the name of Charles B. Hayden and James A. Kenney, III as recorded in Liber 587, Folio 284 among said land records;

THENCE leaving the said Hasel property and running and binding on the said Hayden and Kenney property for the following two (2) courses and distances;

93. South 10° 27' 58" West, 291.31 feet to a rebar and cap found; thence,
94. South 10° 52' 39" West, 144.14 feet to a rebar and cap found and the point of beginning.

The above-described parcel contains 6,918,847 square feet or 158.8349 acres of land, more or less.

TRACT NO. 2

BEGINNING for the same at a rebar and cap found on the South side of Leonards Grant Parkway an 80 foot right-of-way. Said beginning point being further described as the Northeasterly corner of the herein described. Said beginning point being even further described as the Northwesterly corner of a tract or parcel of land standing in the name of Charles B. Hayden and James A. Kenney, III as recorded among the land records of St. Mary's County, Maryland in Liber EWA 587, Folio 204.

THENCE leaving the beginning point so fixed and running and binding on the said Hayden and Kenney property;

1. South 11° 09' 22" West, 115.66 feet to an iron pipe found marking the Northeasterly corner of a tract or parcel of land standing in the name of Southern

Maryland Electric Cooperative Inc. as recorded in Liber 549, Folio 25 among said land records;

THENCE leaving the Hayden and Kenney property and running and binding on the Southern Maryland Electric Cooperative Inc. property for the following nine (9) courses and distances;

2. South 81° 43' 14" West, 327.70 feet to a point; thence,
3. South 79° 46' 31" West, 232.73 feet to an iron pipe found; thence,
4. South 84° 14' 54" West, 129.49 feet to an iron pipe found; thence,
5. North 77° 11' 14" West, 160.23 feet to an iron pipe found; thence;
6. South 58° 40' 47" West, 85.60 feet to an iron pipe found; thence,
7. South 80° 12' 07" West, 102.10 feet to an iron pipe found; thence,
8. South 65° 06' 51" West, 67.86 feet to a point; thence,
9. South 48° 49' 22" West, 114.97 feet to an iron pipe found; thence,
10. South 86° 37' 43" West, 122.91 feet to an iron pipe found marking the corner of a tract or parcel of land standing in the name of Southern Maryland Electric Cooperative Inc. as recorded in Liber 283, Folio 261 among said land records;

THENCE still with the land of Southern Maryland Electric Cooperative Inc.;

11. North 76° 53' 56" West, 98.37 feet to an iron pipe found on the North side of Greenbrier Road a 30 foot right-of-way;

THENCE leaving the Southern Maryland Electric Cooperative Inc. property and running and binding on the said Greenbrier Road a 30 foot right-of-way;

12. South 44° 11' 04" West, 10.96 feet to a point marking an Easterly corner of Parcel A of Leonards Grant standing in the name of Quality Built Homes Inc. as recorded in Liber 2318, Folio 28 among said land records;

THENCE leaving the said Greenbrier Road and running and binding on the said Quality Built Homes Inc. property for the following seven (7) courses and distances;

13. North 42° 26' 31" West, 4.90 feet to a point; thence,
14. North 36° 06' 59" West, 73.22 feet to a point; thence,
15. North 29° 27' 21" West, 28.59 feet to a point; thence,
16. North 19° 00' 49" West, 58.09 feet to a point; thence,
17. North 05° 03' 37" West, 63.56 feet to a point; thence,
18. North 03° 01' 08" East, 260.23 feet to a point; thence,
19. North 04° 55' 18" East, 157.37 feet to a point on the South side of the aforementioned Leonards Grant Parkway an 80 foot right-of-way;

THENCE leaving the said Quality Built Homes Inc. property and running and binding on the said Leonards Grant Parkway an 80 foot right-of-way;

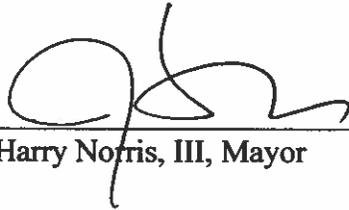
20. South 79° 01' 56" East, 1493.89 feet to a rebar and cap found and the point of beginning.

The above-described parcel contains 537,843 square feet or 12.3471 acres of land, more or less.

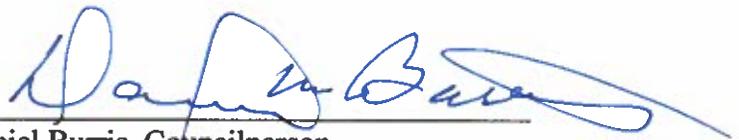
ATTEST/WITNESS:

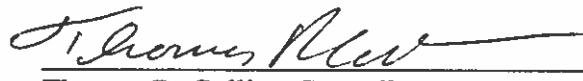
COMMISSIONERS OF LEONARDTOWN

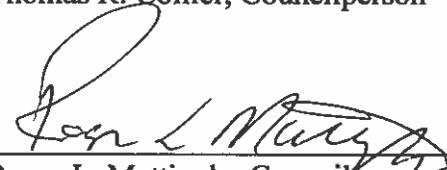

Laschelle McKay, Town Administrator


J. Harry Norris, III, Mayor


Walter Wise, Vice President


Daniel Burris, Councilperson


Thomas R. Collier, Councilperson


Roger L. Mattingly, Councilperson


Leslie E. Roberts, Councilperson

