

**Resolution 1-05**

**Resolution to Annex 86.462  
Acres of Land, More or Less  
St. Mary's Ryken Property**

**RESOLUTION**

WHEREAS, a petition pursuant to Article 23A, Section 19, of the Annotated Code of Maryland to annex the parcel of land described in Exhibit A, known as property belonging to St. Mary's Ryken High School, Tax Map 41, Grid 7, Parcel 7, and attached hereto and made a part hereof has been received; and

WHEREAS, the Mayor of the Commissioners of Leonardtown has verified the signatures on the petition and has further ascertained that said signatures represent the owner of all the land to be annexed and is, thus, the owner of the property of representing more than twenty-five percent (25%) of the assessed valuation of the real property located in the area to be annexed; and

WHEREAS, the owner of said property also has requested that the property described in Exhibit A be zoned Institutional Office (I-O), which is the zoning category into which the existing and proposed use on the property is best categorized; and

NOW, THEREFORE BE IT RESOLVED on this 12<sup>th</sup> day of September, 2005, that the parcel of land described in Exhibit A attached hereto and made a part hereof be, and the same hereby are, annexed into the municipality of Leonardtown; and that the municipal boundaries of Leonardtown be the same hereby are amended and restated to include the parcel of land described in Exhibit A attached hereto and made part hereof; and that said property is zoned Institutional Office (I-O) which shall be effective 45 days after the date of this resolution, subject to the Charter of Leonardtown.

ATTEST/WITNESS:

  
\_\_\_\_\_  
Laschelle Miller, Town Administrator

COMMISSIONERS OF LEONARDTOWN

  
\_\_\_\_\_  
J. Harry Norris, III, Mayor

  
\_\_\_\_\_  
Walter R. Gillette, Vice President

  
\_\_\_\_\_  
Charles R. Faunce, Councilperson

  
\_\_\_\_\_  
J. Maguire Mattingly, III, Councilperson

  
\_\_\_\_\_  
Leslie E. Roberts, Councilperson

  
\_\_\_\_\_  
Walter Wise, Councilperson

Exhibit A

DEED DESCRIPTION FOR 86.462 ACRES OF LAND, MORE OR LESS  
THIRD ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

Beginning at a point set at the intersection of the southwesterly right-of-way lines of Maryland Route 5, a variable width right-of-way, with the easterly right-of-way lines of Cedar Lane South, a.k.a. Camp Calvert Road, a variable width right-of-way, as shown on the State of Maryland, Department of Transportation, State Highway Administration, State Roads Commission Plat No. 51163, said point being the northerly corner of this tract herein described, thence, leaving the right-of-way lines of Cedar Lane South, a.k.a. Camp Calvert Road, and running with the southwesterly right-of-way lines of Maryland Route 5 as shown on the aforesaid State Roads Commission Plat No. 51163, and No. 52611, and No. 52612,

- 1) S 37-45-36 E 157.41 feet to a point, thence,
- 2) S 35-57-44 E 102.43 feet to a point, thence,
- 3) S 40-15-36 E 204.70 feet to a point, thence,
- 4) S 33-26-00 E 103.58 feet to a point, thence,
- 5) S 51-11-11 E 309.37 feet to a point, thence,
- 6) S 36-44-31 E 364.49 feet to a point, thence,
- 7) S 87-17-05 E 193.60 feet to a point, thence,
- 8) S 50-58-32 E 201.96 feet to a point, thence,
- 9) S 43-57-28 E 308.86 feet to a point, thence,
- 10) S 50-39-59 E 205.16 feet to a point, thence,
- 11) S 74-06-52 E 105.05 feet to a point, thence,
- 12) S 57-34-16 E 200.00 feet to a point, thence,
- 13) S 69-44-53 E 203.85 feet to a point, thence,
- 14) N 33-08-08 E 8.05 feet to a point, thence,
- 15) S 57-19-35 E 57.10 feet to a point set at the northerly corner of that tract of land known as "Hanover at Breton Bay" as recorded in Plat Book 53 page 106 among the plat records of St. Mary's County, Maryland, thence, leaving the southwesterly right-of-way lines of Maryland Route 5 and running with the northerly lines of "Hanover at Breton Bay" and the centerline of Glebe Run, a tributary stream of Breton Bay,
- 16) S 82-25-00 W 59.95 feet to a point, thence,
- 17) S 88-26-50 W 48.87 feet to a point, thence,

- 18) S 78-09-01 W 131.63 feet to a point, thence,
- 19) S 80-56-26 W 139.11 feet to a point, thence,
- 20) S 58-11-37 W 39.46 feet to a point, thence,
- 21) S 49-33-36 W 62.54 feet to a point, thence,
- 22) S 82-56-11 W 125.35 feet to a point, thence,
- 23) S 65-25-37 W 65.42 feet to a point, thence,
- 24) S 44-53-47 W 191.57 feet to a point, thence,
- 25) S 58-34-53 W 78.87 feet to a point, thence,
- 26) S 75-34-45 W 61.57 feet to a point, thence,
- 27) S 49-10-07 W 68.61 feet to a point, thence,
- 28) S 16-12-14 W 68.75 feet to a point, thence,
- 29) S 03-08-55 E 123.29 feet to a point, thence,
- 30) S 24-21-49 W 67.22 feet to a point, thence,
- 31) S 30-36-43 W 300.30 feet to a point, thence,
- 32) S 33-40-41 W 370.17 feet to a point, thence,
- 33) S 30-42-28 W 132.19 feet to a point, thence,
- 34) S 24-47-57 W 114.96 feet to a point, thence,
- 35) S 46-16-52 W 152.49 feet to a point, thence,
- 36) S 49-52-11 W 125.02 feet to a point on the shoreline of Breton Bay, thence, leaving the lands of "Hanover at Breton Bay" and Glebe Run, and running with the shoreline of Breton Bay,
- 37) N 72-07-30 W 22.50 feet to a point, thence,
- 38) S 46-38-02 W 159.26 feet to a point, thence,
- 39) N 80-48-11 W 6.15 feet to a point, thence,
- 40) N 15-08-55 E 89.23 feet to a point, thence,
- 41) N 28-41-44 E 23.10 feet to a point, thence,
- 42) N 61-24-40 E 106.51 feet to a point, thence,
- 43) N 25-40-28 E 176.10 feet to a point, thence,
- 44) N 49-23-28 E 108.19 feet to a point, thence,
- 45) N 29-27-52 E 13.11 feet to a point, thence,
- 46) N 09-54-01 E 52.91 feet to a point, thence,
- 47) N 04-46-41 W 33.55 feet to a point, thence,
- 48) N 10-58-38 W 56.60 feet to a point, thence,
- 49) N 18-32-23 W 113.41 feet to a point, thence,
- 50) N 19-00-44 E 11.02 feet to a point, thence,
- 51) N 58-48-10 E 12.37 feet to a point, thence,
- 52) S 66-00-17 E 79.70 feet to a point, thence,
- 53) N 31-50-02 E 38.28 feet to a point, thence,
- 54) N 46-04-59 E 41.52 feet to a point, thence,

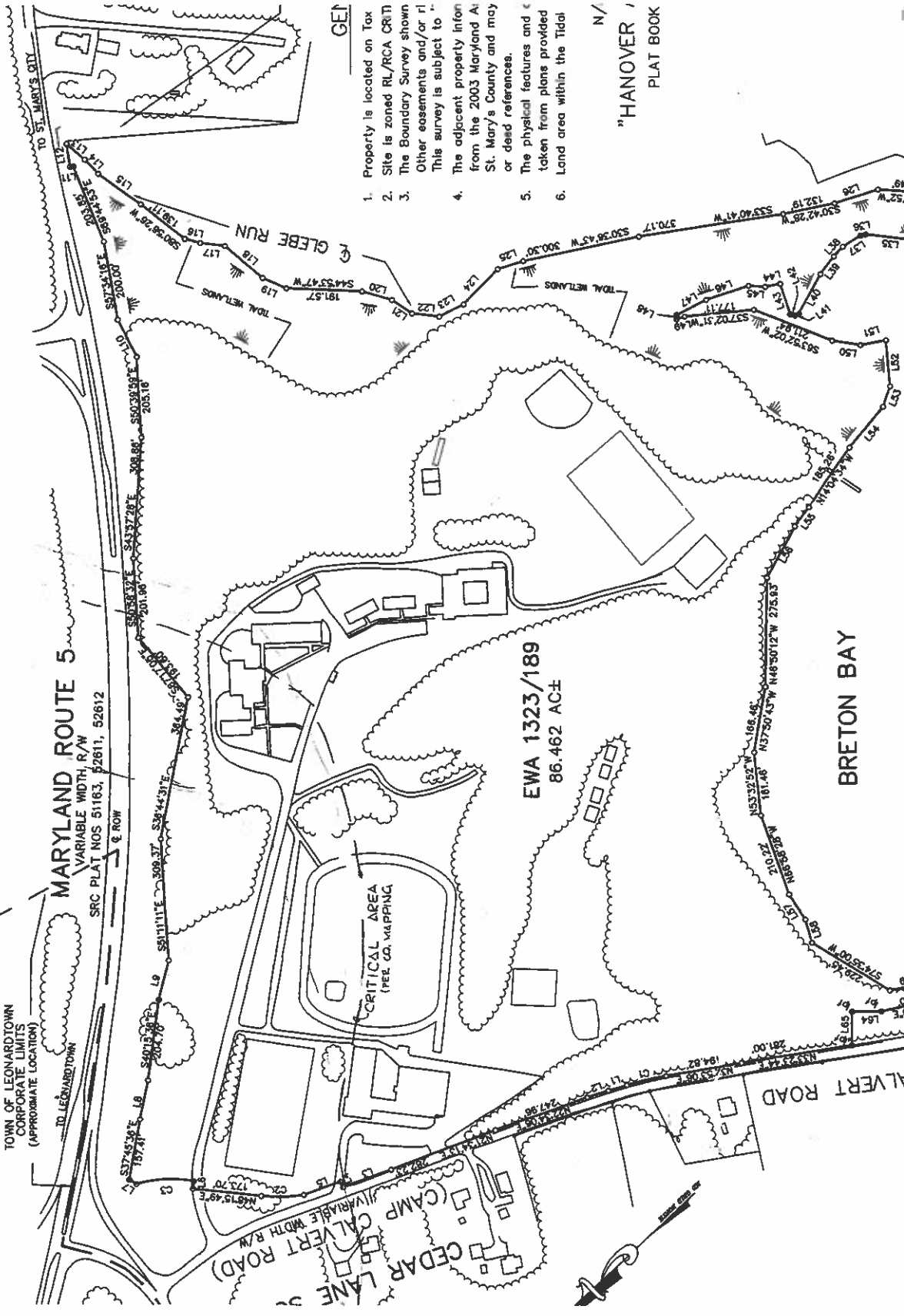
- 55) N 24-13-30 E 113.22 feet to a point, thence,
- 56) N 16-07-48 E 83.92 feet to a point, thence,
- 57) N 43-49-52 W 10.91 feet to a point, thence,
- 58) S 24-38-42 W 21.67 feet to a point, thence,
- 59) S 37-02-31 W 177.11 feet to a point, thence,
- 60) S 63-52-02 W 211.94 feet to a point, thence,
- 61) S 51-33-49 W 72.80 feet to a point, thence,
- 62) S 31-48-46 W 65.28 feet to a point, thence,
- 63) N 52-51-31 W 117.77 feet to a point, thence,
- 64) N 28-52-30 W 55.19 feet to a point, thence,
- 65) N 08-15-11 W 133.24 feet to a point, thence,
- 66) N 14-04-34 W 185.26 feet to a point, thence,
- 67) N 12-13-20 W 60.56 feet to a point, thence,
- 68) N 18-49-40 W 146.66 feet to a point, thence,
- 69) N 46-50-12 W 275.93 feet to a point, thence,
- 70) N 37-50-43 W 166.46 feet to a point, thence,
- 71) N 53-32-52 W 161.46 feet to a point, thence,
- 72) N 66-58-28 W 210.22 feet to a point, thence,
- 73) N 79-57-37 W 76.41 feet to a point, thence,
- 74) N 63-46-33 W 62.32 feet to a point, thence,
- 75) S 74-35-00 W 229.45 feet to a point, thence,
- 76) S 31-25-13 W 105.48 feet to a point, thence,
- 77) S 35-50-26 W 73.07 feet to a point, thence,
- 78) S 59-47-44 W 82.26 feet to a point, thence,
- 79) S 77-46-30 W 68.61 feet to an iron rod set at the southeasterly corner of that parcel of land now or formerly owned by the Board of County Commissioners as recorded in Liber JAC 1 folio 39 among the land records of St. Mary's County, Maryland, thence, leaving the shoreline of Breton Bay and running with the lands of the Board of County Commissioners,
- 80) N 52-19-40 E 140.08 feet to an iron rod set, thence,
- 81) N 30-19-40 E 198.00 feet to an iron pipe found, thence,
- 82) N 41-49-40 E 74.25 feet to an iron pipe found, thence,
- 83) N 47-43-09 W 83.40 feet to an iron pipe found on the southeasterly right-of-way lines of the aforesaid Cedar Lane South, a.k.a. Camp Calvert Road, thence, leaving the lands of the Board of County Commissioners and running with the southeasterly right-of-way lines of Cedar Lane South, a.k.a. Camp Calvert Road,
- 84) N 33-23-44 E 281.00 feet to a point, thence,
- 85) N 32-53-06 E 194.82 feet to a point, thence,
- 86) 110.26 feet along the arc of a curve to the left having a radius 813.36 feet, a chord bearing of N 29-06-25 E, a chord distance of 110.18 feet, and a delta angle of 07-46-02 to a point, thence,
- 87) N 25-27-15 E 42.15 feet to a point, thence,
- 88) N 25-45-25 E 56.90 feet to a point, thence,



- 89) N 22-34-06 E 247.96 feet to a point, thence,
- 90) N 21-34-13 E 282.23 feet to a point, thence,
- 91) N 22-17-57 E 131.04 feet to a point, thence,
- 92) S 67-10-30 E 15.09 feet to a point, thence,
- 93) N 22-49-30 E 98.25 feet to a point, thence,
- 94) 107.43 feet along the arc of a curve to the right having a radius of 440.61 feet, a chord bearing of N 41-07-11 E, a chord distance of 107.17 feet, and a delta angle of 13-58-13 to a point, thence,
- 95) N 48-15-49 E 173.70 feet to a point, thence,
- 96) S 41-44-11 E 20.00 feet to a point, thence,
- 97) 143.98 feet along the arc of a curve to the left having a radius of 289.11 feet, a chord bearing of N 39-24-21 E, a chord distance of 142.50 feet, and a delta angle of 28-32-05 to a point, thence,
- 98) N 75-41-26 E 21.03 feet to the point of beginning. Containing 86.462 Acres of land, more or less.

Subject to any and all rights-of-way and/or easements of record.





GET

1. Property is located on Tax
2. Site is zoned RL/RCA CRITI
3. The Boundary Survey shown
4. Other easements and/or ri
5. This survey is subject to
6. The adjacent property infor
7. from the 2003 Maryland A
8. St. Mary's County and may
9. or dead references.
10. The physical features and €
11. taken from plans provided
12. Land area within the Tied

N/  
"HANOVER"  
PLAT BOOK