

**Resolution to Annex 14.009
Acres of Land, More or Less:
Bowles Property, Hall Property
SMECO Property and Thachara
Property**

RESOLUTION

WHEREAS, a petition pursuant to Article 23A, Section 19, of the Annotated Code of Maryland to annex the parcels of land described in Exhibit A, known as properties belonging; The Bowles Property, Tax Map 32, Part of Parcel 350 (lots 1 & 2 of the Wood Subdivision), containing 2.492 acres more or less; The SMECO Property, Tax Map 32, Parcel 349, containing 5.464 acres more or less; The Hall Property, Tax Map 32, Parcel 203, containing 5.021 acres more or less; The Thachara Property, Tax Map 32, Parcel 151, containing 1.031 acres more or less, 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 owners of all the land to be annexed and is, thus, the owners 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 owners of said properties also have requested that the properties described below request the following zoning:

- The Bowles Property, Residential Single Family (R-SF)
- The SMECO Property, Commercial Highway (C-H)
- The Hall Property, Commercial Highway (C-H)
- The Thachara Property, Commercial Highway (C-H)

Which is the zoning category into which the existing and proposed use on the properties is best categorized; and

NOW, THEREFORE BE IT RESOLVED on this 9th day of October, 2006, that the parcels 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's of land described in Exhibit A attached hereto and made part hereof; and that said properties are zoned as follows, The Bowles Property, Residential Single Family (R-SF); The SMECO Property, Commercial Highway (C-H); The Hall Property, Commercial Highway (C-H); The Thachara Property, Commercial Highway (C-H) which shall be from the effective date of this resolution, subject to the Charter of Leonardtown. This resolution becomes effective in no less than 45 days from date of enactment or November 23, 2006.

ATTEST/WITNESS:


COMMISSIONERS OF LEONARDTOWN



Laschelle Miller, Town Administrator



J. Harry Norris, III, Mayor



Walter Wise, Vice President



Thomas Collier, Councilmember



Robert Combs, Councilmember



J. Maguire Mattingly, III, Councilmember



Leslie E. Roberts, Councilmember

**A DESCRIPTION OF 2.492 ACRES OF LAND MORE OR LESS
SITUATED IN THE THIRD ELECTION DISTRICT,
ST. MARY'S COUNTY, MARYLAND
TAX MAP 32, BLOCK 15, PARCEL 350 (PART THEREOF)**

Beginning for the same at andiron rod set in the northerly boundary of a parcel of land standing in the name of the State Roads Commission, now known as the State of Maryland, State Highway Administration, Department of Transportation, (as recorded among the Land Records of St. Mary's County, Maryland in Liber M.R.F. 142 at Folio 132, and as shown on State Roads Commission Plats #34029 & 24698. Said beginning point being further described as being the most southeasterly corner of a parcel of land standing in the names of Southern Maryland Electric Cooperative, as recorded in the said Land Records in Liber M. R.B. 19 at Folio 01 and Liber C.B.G. 76 at folio 495. Said beginning point being even further described as being the most southwesterly of the herein described. Said beginning point being even further described as having a North American Datum 1983 Maryland Grid coordinate value of North 232944.5926 East 1410289.6256.

Thence leaving the beginning point so fixed and running and binding on the said SMECO land the following 3 courses and distances;

1. North $02^{\circ}38'39''$ East, a distance of 432.49 feet to a point in a 15" oak tree thence;
2. South $82^{\circ}41'39''$ West, a distance of 60.07 feet to an iron rod set thence;
3. North $01^{\circ}41'35''$ West, a distance of 300.05 feet to an iron pipe found in a southerly boundary of the land standing in the name of Kenneth and Edna Wentworth as recorded in the Land Records in Liber E.W.A. 2371 at folio 107 thence running with the Wentworth land the following course and distance;
4. North $89^{\circ}36'32''$ East, a distance of 209.85 feet to an iron rod set by a tall iron pipe found in the 40' right-of-way line of Maypole Road, an apparent county right-of-way as shown on plat 5 page 98 thence with the said right-of-way the following course and distance;



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5. South 01°43'21" East, a distance of 159.82 feet to a point in the aforementioned State Highway parcel and right-of-way thence with the said State Highway parcel and right-of-way the following 12 courses and distances;
6. South 87°25'45" West, a distance of 12.91 feet to a point;
7. South 01°56'12" East, a distance of 72.00 feet to a point;
8. South 02°34'15" East, a distance of 43.23 feet to a point;
9. South 01°51'35" West, a distance of 33.84 feet to a point;
10. South 03°22'38" West, a distance of 48.52 feet to a point;
11. South 00°28'38" West, a distance of 48.59 feet to a point;
12. South 08°11'43" West, a distance of 48.60 feet to a point;
13. South 11°11'54" West, a distance of 48.47 feet to a point;
14. South 15°22'47" West, a distance of 48.46 feet to a point;
15. South 19°34'08" West, a distance of 48.39 feet to a point;
16. South 23°23'33" West, a distance of 127.03 feet to a point;
17. South 75°30'09" West, a distance of 59.31 feet to the Point and Place of Beginning. Containing 2.492 ACRES, more or less.

Being all the remaining tract or parcel of land conveyed unto William L. & Delores Bowles, by deed dated 13 May 1978, from Darrell E. & Nancy M. Fritts, as recorded in the land records of St. Mary's County, Maryland in Liber D.B.K. 210 at Folio 229 . Being subject to and together with all easements and rights-of-way of record. As now surveyed by Chesapeake Trails Surveying, LLC.



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**A DESCRIPTION OF 5.021 ACRES OF LAND MORE OR LESS
SITUATED IN THE THIRD ELECTION DISTRICT,
ST. MARY'S COUNTY, MARYLAND
TAX MAP 32, BLOCK 15, PARCEL 203**

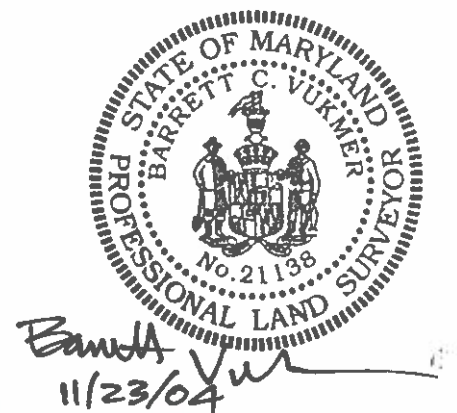
Beginning for the same at an iron rod set in the northerly boundary of a parcel of land standing in the name of the State Roads Commission, now known as the State of Maryland, State Highway Administration, Department of Transportation, (as recorded among the Land Records of St. Mary's County, Maryland in Liber M.R.F. 113 at Folio 310, and as shown on State Roads Commission Plat #34027, 34028, 38665 and 38666). Said beginning point being further described as being a southerly boundary corner of a parcel of land standing in the names of Kenneth and Edna Wentworth as recorded in the land records in Liber EWA 2371 at Folio 107 .Said beginning point being even further described as being the most southwesterly of the herein described. Said beginning point being even further described as having a North American Datum 1983 Maryland Grid coordinate value of North 233838.8026 East 1409228.1498.

Thence leaving the beginning point so fixed and running and binding on the said Wood land the following two (2) courses and distances;

1. North 34°20'15" East, a distance of 548.77 feet to an iron pipe found;
2. South 53°09'24" East, a distance of 408.07 feet to an iron pipe found;

Thence running and binding with the said Wentworth property and a parcel standing in the name of Southern Maryland Electric Cooperative, as recorded in the said land records in Liber M.R.B. 19 at Folio 01 and Liber C.B.G. 76 at Folio 495, the following course and distance;

3. South 34°20'16" West, a distance of 550.38 feet to an iron rod set in the said right-of-way of Maryland State Route 5, passing over iron pipes found at 104.34' and 541.69' along said course.

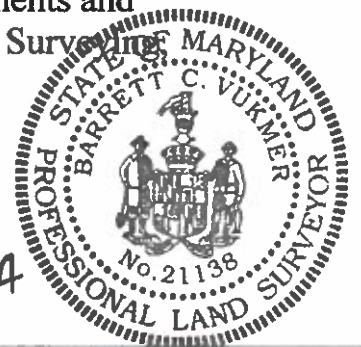


Thence running leaving the said Southern Maryland Electric Cooperative parcel and running and binding on the aforesaid northerly right-of-way line of Maryland State Route 5, the following ten (10) courses and distances, with the arc of a curve to the left, described as having a delta angle of $0^{\circ}31'08''$, a radius of 2355.55 feet and a arc distance of 21.33' and a long chord bearing and distance of

4. North $48^{\circ}15'45''$ West a distance of 21.33 feet to a point;
5. North $34^{\circ}41'35''$ West, a distance of 55.97 feet to a point;
6. North $34^{\circ}55'43''$ West, a distance of 26.67 feet to a point;
7. North $50^{\circ}49'48''$ West, a distance of 30.92 feet to a point;
8. North $63^{\circ}57'08''$ West, a distance of 47.36 feet to a point;
9. North $60^{\circ}43'12''$ West, a distance of 51.72 feet to a point;
10. North $55^{\circ}18'17''$ West, a distance of 51.17 feet to a point;
11. North $56^{\circ}32'52''$ West, a distance of 51.15 feet to a point;
12. North $57^{\circ}47'27''$ West, a distance of 51.13 feet to a point;
13. North $59^{\circ}07'16''$ West, a distance of 26.76 feet to the Point and place of Beginning. Containing 5.021 ACRES, more or less.

Being the remaining tract or parcel of land conveyed unto David K. Hall and Nancy L. Hall, husband and wife, by deed dated 27 January 2003, from Margaret G. Schlosser and Brady Bounds, III, personal representative of the estate of Elsie A. Graves, as recorded in the land records of St. Mary's County, Maryland in Liber E.W.A. 1928 at Folio 645, Being subject to and together with all easements and rights-of-way of record. Being as now surveyed by Chesapeake Trails Surveying LLC, updated from a survey and description dated 8-4-03.

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**A DESCRIPTION OF 5.464 ACRES OF LAND MORE OR LESS
SITUATED IN THE THIRD ELECTION DISTRICT,
ST. MARY'S COUNTY, MARYLAND
TAX MAP 32, BLOCK 15, PARCEL 349**

Beginning for the same at an iron rod set in the northerly boundary of a parcel of land standing in the name of the State Roads Commission, now known as the State of Maryland, State Highway Administration, Department of Transportation, (as recorded among the Land Records of St. Mary's County, Maryland in Liber D.B.K. 161 at Folio 305 and Liber D.B. K. 145 at Folio 387, and as shown on State Roads Commission Plats #38665, 38666, 34028 and 34029. Said beginning point being further described as being the most southeasterly corner of a parcel of land standing in the names of David K. and Nancy L. Hall, as recorded in the said Land Records in Liber E.W.A. 1928 at Folio 645. Said beginning point being even further described as being the most southwesterly of the herein described. Said beginning point being even further described as having a North American Datum 1983 Maryland Grid coordinate value of North 233439.8863 East 1409788.8315.

Thence leaving the beginning point so fixed and running and binding on the said Hall land the following course and distance;

1. North 34°20'24" East, a distance of 446.04 feet to an iron pipe found; thence leaving the said Hall land and running with the land of Kenneth and Edna Wentworth as recorded in the land records in Liber EWA 2371 at folio 107 the following 2 courses and distances;
2. South 53°11'12" East, a distance of 232.55 feet to an iron pipe found feet thence ;
3. North 89°44'09" East, a distance of 14.51 feet to an iron pipe found thence leaving the said Wentworth land and running with the land standing in the name of William L. and Delores Bowles as recorded in Liber D.B.K. 210 at folio 229 the following 23 courses and distances
4. South 01°41'35" East, a distance of 300.05 feet to and iron rod set thence;

North 82°41'39" East, a distance of 60.07 feet to a point in a 15" oak tree thence;



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6. South $02^{\circ}38'39''$ West, a distance of 432.49 feet to an iron rod set in the aforementioned State Highway parcel and right-of-way, thence leaving the said Bowles land and running with the State Highway parcel and right-of-way the following 10 courses and distances;
7. South $75^{\circ}30'09''$ West, a distance of 22.52 feet;
8. North $46^{\circ}14'51''$ West, a distance of 63.10 feet;
9. North $46^{\circ}22'17''$ West, a distance of 40.89 feet;
10. North $47^{\circ}22'43''$ West, a distance of 9.77 feet;
11. North $43^{\circ}13'14''$ West, a distance of 46.72 feet;
12. North $45^{\circ}00'53''$ West, a distance of 102.17 feet to the beginning of a curve to the left a radius of 2355.55 feet and a arc distance of 97.93 feet and a central angle of $2^{\circ}22'55''$ and being subtended by a chord of
13. North $38^{\circ}42'16''$ West a distance of 97.92 feet thence;
14. North $36^{\circ}02'36''$ West, a distance of 51.28 feet thence;
15. North $46^{\circ}13'57''$ West, a distance of 51.28 feet to the beginning of a curve concave to the southwest having a radius of 2355.55 feet and an arc distance of 231.15 feet and a central angle of $5^{\circ}37'21''$ and being subtended by a chord which bears
16. North $45^{\circ}11'30''$ West 231.06 feet; to the Point and Place of Beginning.
Containing 5.464 ACRES, more or less.



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Being all the same tract or parcel of land conveyed unto Southern Maryland Electric Cooperative, by deed dated 19 July 1978, from Daniel W. and Lucille A. Wood, as recorded In the land records of St. Mary's County, Maryland in Liber M.R.B. 19 at folio 01 and the property conveyed unto Southern Maryland Electric Cooperative, by deed dated 8 September 1958, from Daniel W. and Lucille A. Wood, as recorded In the land records of St. Mary's County, Maryland in Liber C.B.G. 76 at folio 495 . Being subject to and together with all easements and rights-of-way of record. As now surveyed by Chesapeake Trails Surveying, LLC.

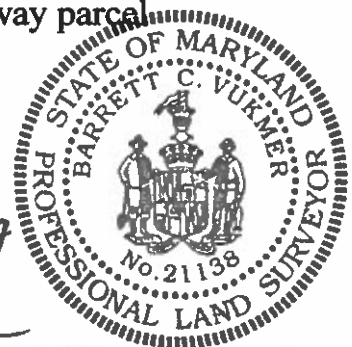
**A DESCRIPTION OF 1.031 ACRES OF LAND MORE OR LESS
SITUATED IN THE THIRD ELECTION DISTRICT,
ST. MARY'S COUNTY, MARYLAND
TAX MAP 32, BLOCK 15, PARCEL 151**

Beginning for the same at an iron rod set in the northerly boundary of a parcel of land standing in the name of the State Roads Commission, now known as the State of Maryland, State Highway Administration, Department of Transportation, (as recorded among the Land Records of St. Mary's County, Maryland in Liber D.B.K. 161 at Folio 305, and as shown on State Roads Commission Plats #38665, 38666, 34027 and 34028. Said beginning point being further described as being the most southeasterly corner of a parcel of land standing in the names of Roger B. and Carroll R. Bussler, as recorded in the said Land Records in Liber E.W.A. 954 at Folio 111. Said beginning point being even further described as being the most southwesterly of the herein described. Said beginning point being even further described as having a North American Datum 1983 Maryland Grid coordinate value of North 233838.8026 East 1409228.1498.

Thence leaving the beginning point so fixed and running and binding on the said Bussler land the following course and distance;

1. North $31^{\circ}37'25''$ East, a distance of 126.83 feet; to a bent iron rod found, thence leaving the said Bussler land and running with the land standing in the name of Kenneth and Edna Wentworth as recorded in the land records in Liber EWA 2371 at folio 107 the following 4 courses and distances;
2. South $80^{\circ}39'49''$ East, a distance of 100.01 feet to and iron rod found thence;
3. South $87^{\circ}55'04''$ East, a distance of 64.02 feet to and iron rod found thence;
4. South $59^{\circ}21'01''$ East, a distance of 103.59 feet to and iron rod found thence;
5. South $34^{\circ}21'06''$ West, a distance of 205.78 feet to an iron rod set in the aforementioned State Highway right-of-way line; thence leaving the said Wentworth land and running and binding on the said State Highway parcel and right-of-way the following 3 courses and distances;
6. North $59^{\circ}07'16''$ West, a distance of 186.91 feet to a point;

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7. North $46^{\circ}52'39''$ West, a distance of 50.22 feet to a point;
8. North $59^{\circ}31'49''$ West, a distance of 5.91 feet to the Point and place of Beginning. Containing 1.031 ACRES, more or less.

Being all the same tract or parcel of land conveyed unto THACHARA, LLC, by deed dated 21 June 2001, from Alice V. Bailey and Stephen G. Vallandingham, as recorded in the land records of St. Mary's County, Maryland in Liber E.W.A. 1659 480 at folio 439. Being subject to and together with all easements and rights-of-way of record. The afore described being as now surveyed by Chesapeake Trails Surveying, LLC. Correcting said previous description for typographic errors and for the right-of-way line as now surveyed.

