

RESOLUTION TO ANNEX 27.539 ACRES OF LAND  
MORE OR LESS, AND TO SPECIFY CONDITIONS AND  
CIRCUMSTANCES APPLICABLE THERETO

WHEREAS, a petition pursuant to art. 23A, sec. 19 of the Annotated Code of Maryland to annex the parcel(s) of land described in Schedules A and B attached hereto and made part hereof has been received; and

10:48AM 12/20/88A RECORD \$30.00

WHEREAS, there are fewer than twenty (20) persons who are registered voters of St. Mary's County and who reside within the parcel(s) of land to be annexed thereby authorizing the Petitioner, Gordon H. Ragan, as real property owner of part of the area to be annexed, to sign the petition pursuant to art. 23A, sec. 19(k) of the Annotated Code of Maryland; and

WHEREAS, the President of the Commissioners of Leonardtown has verified the signature on the petition to be that of Gordon H. Ragan and the President has further ascertained that said signature represents at least:

1. Twenty-five per-centum (25%) of the persons (including persons as defined by art. 23A, sec. 19(k) of the Annotated Code of Maryland) who reside in the area to be annexed and who are registered as voters in the Third Election District of St. Mary's County, the precinct in which the territory to be annexed is located; and

2. Ownership of twenty-five per-centum (25%) of the assessed valuation of the real property located in the area to be annexed; and

**WHEREAS**, the 27.126 acres described in Schedule A attached hereto and made a part hereof and to be annexed are part of a project titled "Leonardtwn Centre", which project is presently being reviewed by the Planning Commission for St. Mary's County, Maryland; and

**WHEREAS**, on August 19, 1988, the Commissioners of Leonardtown entered into a Public Works Agreement which provides for the extension of public water service, at the expense of the Developer, to the area to be annexed.

**NOW THEREFORE, BE IT RESOLVED**, that the parcel(s) of land described in Schedules A and B attached hereto and made part hereof be, and the same hereby are, annexed into the municipality of Leonardtown; and that the municipal boundaries of Leonardtown be, and the same hereby are, amended and restated to include the parcel(s) of land described in Schedules A and B attached hereto and made part hereof, which shall be, from the effective date of this resolution, subject to the Charter of Leonardtown, upon the following:

**CONDITIONS AND CIRCUMSTANCES:**


1. The parcel(s) described in Schedule A attached hereto and made part hereof shall, upon annexation, be in the zoning district designated as Commercial Highway in the Zoning Ordinance for the Town of Leonardtown, Maryland.

2. There shall be an abatement of municipal real estate taxes on the value of any improvements under construction on or after July 1, 1988. Such abatement shall continue until occupancy of such newly constructed improvements shall commence or September 1, 1989, whichever shall first occur.
3. All permits or approvals granted or issued on or before the effective date of the annexation or applied for on or before the effective date of the annexation and thereafter granted or issued, by the State of Maryland or any of its agencies, or by St. Mary's County or any of its agencies, shall, upon and after annexation, be as fully and completely effective (for the period of time originally authorized) so as to permit the act(s) thereby authorized as if such permit or approval had been issued by the Town of Leonardtown, and as if the act(s) thereby authorized had been specifically authorized by the Town of Leonardtown in accordance with all pertinent statutes, ordinances, rules, regulations, resolutions and procedures of the granting or issuing authority. Excepting, however, that any Developer proposed amendments to or revisions of the Leonardtown Centre project which are initiated after the effective date of annexation shall be directed to the Town of Leonardtown rather than to St. Mary's County.
4. The provision of municipal water and sewer facilities shall be made available to the parcel(s) described in Schedule A attached hereto and made part hereof, and to any subdivisions

thereof, subject to the imposition of such fees and costs as is, or shall be from time to time, applicable to such provision.

**ATTEST:**

**COMMISSIONERS OF LEONARDTOWN**

  
TOM M. SHEA,  
Town Administrator

  
J. MAGUIRE MATTINGLY, JR.  
President

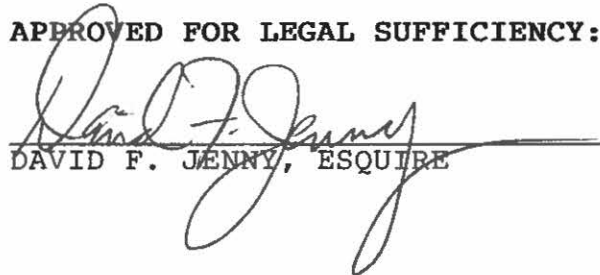
  
EDWARD H. LONG, SR.

  
RUTH W. PROFFITT

  
STEPHEN L. RALEY

  
WAYNE L. VINCENT

**APPROVED FOR LEGAL SUFFICIENCY:**

  
DAVID F. JENNY, ESQUIRE



Engineers • Land Planners • Land Surveyors

REPLY TO: Leonardtown Branch Office  
370473/12600

A DESCRIPTION OF 27.126 ACRES OF LAND, MORE OR LESS, "PART COCKSBURN PURCHASE", "PART OF CRAGSBURN PURCHASE", SITUATED IN THE SOUTHWESTERLY INTERSECTION OF MARYLAND ROUTES 5 AND 243 AT LEONARDTOWN, THIRD ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND FOR MALONE SCHOOLER COMPANY.

Beginning for the same at a point in the Northwesterly right-of-way line of Maryland State Route #243 a variable width right-of-way as shown on S.R.C. plats #34697 and #34029. Said beginning point being further described as being the most Easterly corner of a parcel of land now or formerly standing in the name of George Klear as recorded among the Land Records of St. Mary's County Maryland in Liber EBA 18 at Folio 38. Said beginning point being even further described as being the most Southerly corner of the herein described. thence leaving the beginning point so fixed and running and binding on the said Klear outline, (1) North 76 degrees 14 minutes 37 seconds West 313.92 feet to a point in the Southerly outline of a tract or parcel of land now or formerly standing in the name of Mark W. Mattingly as recorded among the aforementioned Land Records in Liber DBK 171 at Folio 158. Thence running and binding on the said Clarke outline the following fifteen courses and distances, (2) North 11 degrees 46 minutes 28 seconds East 94.38 feet, (3) North 26 degrees 30 minutes 28 seconds West 210.32 feet, (4) South 83 degrees 09 minutes 55 seconds West 76.89 feet, (5) North 33 degrees 26 minutes 33 seconds West 46.23 feet, (6) North 87 degrees 0 minutes 0 seconds West 49.60 feet, (7) North 40 degrees 23 minutes 56 seconds West 246.10 feet, (8) North 21 degrees 06 minutes 09 seconds East 98.66 feet, (9) North 63 degrees 33 minutes 46 seconds West 136.34, (10) North 34 degrees 46 minutes 21 seconds West 77.38 feet, (11) North 03 degrees 46 minutes 31 seconds East 59.08 feet, (12) North 73 degrees 51 minutes 18 seconds West 54.77 feet, (13) North 47 degrees 40 minutes 49 seconds West 167.84 feet, (14) North 28 degrees 22 minutes 18 seconds East 41.56 feet, (15) North 19 degrees 59 minutes 57 seconds West 48.54 feet, (16) North 22 degrees 36 minutes 08 seconds East 64.02 feet. thence leaving the said Mattingly outline and running through the lands of the grantor herein and with a new line of division, (17) North 49 degrees 22

ANNAPOLIS 267-8821 Balto 269-0531 Washington 261-2805	CENTREVILLE 758-2237 Balto 269-8402	CHESTERTOWN 778-3272 Balto. 269-5488	DENTON 479-3808	EASTON 822-3322 Balto 269-7878 Cambridge 228-1292	ELKTON 398-1550 Balto 575-7290	LEONARDTOWN 475-5522 Washington 870 2282	PRINCE FREDERICK 835-4510 Washington 855-1798
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minutes 20 seconds East 860.40 feet to a point in the Southwesterly right-of-way line of Maryland State Route #5 a variable width right-of-way as shown on S.R.C. #34027 and #34028 and #34029 Thence running and binding on said right-of-way line of Route #5 the following five courses and distances (18) South 42 degrees 23 minutes 52 seconds East 160.42 feet, (19) South 40 degrees 37 minutes 40 seconds East 493.53 feet, (20) South 41 degrees 30 minutes 10 seconds East 110.00 feet, (21) South 42 degrees 01 minutes 22 seconds East 110.00 feet, (22) South 05 degrees 37 minutes 13 seconds East 141.52 feet to the aforementioned Northwesterly right-of-way line of Maryland Route #243. Thence running and binding on the said right-of-way line the following ten courses and distances, (23) South 29 degrees 15 minutes 18 seconds West 61.08 feet, (24) South 32 degrees 47 minutes 13 seconds West 63.34 feet, (25) South 27 degrees 37 minutes 0 seconds West 47.76 feet, (26) South 20 degrees 36 minutes 01 seconds West 57.41 feet, (27) South 18 degrees 36 minutes 14 seconds West 52.54 feet, (28) South 11 degrees 06 minutes 55 seconds West 155.77 feet, (29) South 08 degrees 40 minutes 32 seconds West 197.50 feet, (30) South 14 degrees 42 minutes 50 seconds West 48.19 feet, (31) South 14 degrees 23 minutes 41 seconds West 46.90 feet, (32) South 20 degrees 15 minutes 11 seconds West 201.69 feet to the point and place of beginning containing a total of 27.126 acres of land more or less.

Being a portion of a larger tract or parcel of land called and known by the name of "Cockburn Purchase", "Part of Crackburn", or "Cragstone Purchase", conveyed unto Gordon H. Ragan, from Mary Patricia Ragan by deed dated June 12, 1978 and recorded among the Land Records of St. Mary's County, Maryland in Liber MRB 014 at Folio 498, Being subject to all rights-of-ways and easements of record and being further subject to Title Search.

## SCHEDULE "B"

**BEGINNING** for the same at an iron pipe found in the Northerly right of way line of Maryland State Route #243, a variable right of way, as shown on S.R.C. Plat #34697. Said beginning point being further described as being the most Southerly corner of a tract or parcel of land standing in the name of Gordon Ragan, as recorded among the Land Records of St. Mary's County, Maryland, in Liber DBK 252 at Folio 231. Said beginning point being even further described as being the most Easterly corner of a parcel of land standing in the name of George Klear Estate, as recorded in Liber EBA 18 at Folio 38. Thence leaving the beginning point so fixed and running and binding on the said Ragan outline, (1) North 17 degrees 50 minutes 58 seconds East 149.63 feet to a point; thence leaving the said Ragan outline and running, (2) South 72 degrees 52 minutes 13 seconds East 175.19 feet to a point marking the most Southerly corner of a parcel of land standing in the name of the State Roads Commission; thence, (3) South 53 degrees 25 minutes 00 seconds West 49.75 feet, (4) South 52 degrees 50 minutes 35 seconds West 100.00 feet, (5) South 49 degrees 59 minutes 05 seconds West 24.56 feet, (6) North 78 degrees 38 minutes 50 seconds West 76.31 feet to the point and place of beginning containing a total of 0.413 acres of land, more or less.