

**RESOLUTION TO ANNEX 172.32 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 Schedule A attached hereto and made part hereof has been received; and

10:48AM 12/20/88A RECORD \$38.00

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 persons owning real estate within 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 signatures on the petition and has further ascertained that said signatures represent at least:

1. Twenty-five percentum (25%) of the persons (including persons as defined by art. 23A, sec. 19(k) of the Annotated Code of Maryland) 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 percentum (25%) of the assessed valuation of the real property located in the area to be annexed; and

NOW THEREFORE, BE IT RESOLVED, that the parcel(s) of land described in Schedule A 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 Schedule A 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:

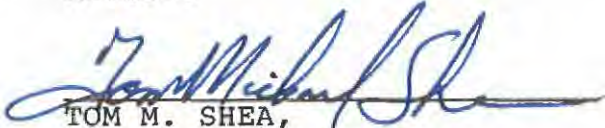
CONDITIONS AND CIRCUMSTANCES:

1. The parcel(s) described in Schedule A attached hereto and made part hereof shall, upon annexation, be in the zoning districts as hereinafter set forth: the parcel described in Schedule B attached hereto and made part hereof shall be designated as Commercial Highway and the residue shall be designated as P.U.D. 5 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~~ of the lands within the area to be annexed, and improvements thereon, and of any municipal assessments, charges and front foot benefits, which abatement shall continue until June 30, 2014, provided that such abatement shall sooner terminate with respect to any parcel(s), or part thereof, of land within the area to be annexed with respect to which there occurs (a) the death of the current owner of any such parcel and the subsequent death of any surviving

- spouse of such an owner; or (b) a conveyance of title; or (c) a lease for commercial purposes; or (d) the creation of a land installment contract.
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 any submittals or filed plans 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, upon execution of appropriate public works agreements, 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

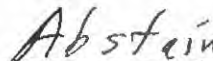
as are, or shall be from time to time, applicable to such provision; provided that, connection of an improvement to such facilities shall not be required so long as an abatement of real estate taxes with respect to such improvement is in effect.

ATTEST:


TOM M. SHEA,
Town Administrator

COMMISSIONERS OF LEONARDTOWN


J. MAGUIRE MATTINGLY, JR.
President

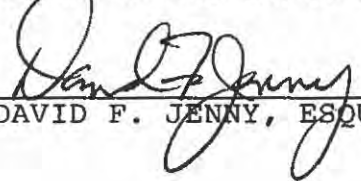

EDWARD H. LONG, SR.


RUTH W. PROFFITT


STEPHEN L. RALEY


WAYNE L. VINCENT

APPROVED FOR LEGAL SUFFICIENCY:


DAVID F. JENNY, ESQUIRE

MCRONE

Engineers • Land Planners • Land Surveyors

ANNEXATION TRACT

REPLY TO: Leonardtown Branch Office
 T.M. 32, Grid 16
 4/04/4/59773

A DESCRIPTION OF 172.32 ACRES OF LAND, MORE OR LESS, AS SITUATED IN THE THIRD ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND FOR AL RUDMAN.

Beginning for the same at an iron rod set in the Northerly right-of-way line of Maryland Route #5, a variable width right-of-way as shown on Maryland State Highway Administration Plats numbered 39042 and 39043. The said beginning point being the Southwesterly corner of a tract or parcel of land now or formerly standing in the name of Sophie M. Gough, as recorded among the Land Records of St. Mary's County, Maryland in Liber CBG 13 at Folio 271. The said beginning point being further described as the most Southerly corner of the herein described. Thence leaving the point of beginning so fixed and running and binding on the said right-of-way line, the following twenty-one courses and distances, (1) North 72 degrees 44 minutes 12 seconds West 20.14 feet, (2) North 71 degrees 48 minutes 34 seconds West 39.14 feet, (3) North 74 degrees 42 minutes 48 seconds West 48.96 feet to the point of curvature of a curve to the right. Thence with the arc of said curve scribed as having a delta angle of 01 degrees 00 minutes 00 seconds, a radius of 2,803.79 feet, an arc length of 48.93 feet, and a long chord bearing and distance of, (4) North 71 degrees 22 minutes 24 seconds West 48.93 feet, (5) North 71 degrees 32 minutes 38 seconds West 48.95 feet, (6) North 70 degrees 32 minutes 35 seconds West 48.97 feet, (7) North 70 degrees 42 minutes 40 seconds West 49.03 feet, (8) North 47 degrees 14 minutes 40 seconds West 37.53 feet to the point of curvature of a curve to the right. Thence with the arc of the said curve scribed as having a delta angle of 00 degrees 48 minutes 00 seconds, a radius of 2,794.79 feet, an arc length of 39.02 feet and a long chord bearing and distance of, (9) North 66 degrees 45 minutes 11 seconds West 39.02 feet, (10) South 23 degrees 38 minutes 42 seconds West 13.00 feet, (11) North 66 degrees 57 minutes 36 seconds West 170.87 feet, (12) North 63 degrees 32 minutes 18 seconds West 49.15 feet, (13) North 63 degrees 42 minutes 09 seconds West 49.20 feet, (14) North 62 degrees 28 minutes 55 seconds West 29.97 feet, (15) North 61 degrees 05 minutes 15 seconds West 69.56 feet, (16) North 60 degrees 15 minutes 51 seconds

ANNAPOLIS 287-8621 Ballo 269-0531 Washington 261-2605	CENTREVILLE 758-2237 Ballo 269-6402	CHESTERTOWN 778-3272 Ballo. 269-5488	DENTON 478-3808	EASTON 822-3322 Ballo 269-7676 Cambridge 228-1292	ELKTON 398-1550 Ballo. 575-7290	LEONARDTOWN 475-5522 Washington 870-2262	PRINCE FREDERICK 535-4510 Washington 855-1798
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West 72.03 feet, (17) North 29 degrees 42 minutes 28 seconds East 25.00 feet to the point of curvature of a curve to the left. Thence with the arc of the said curve scribed as having a delta angle of 00 degrees 04 minutes 48 seconds, a radius of 28,717.90 feet, an arc length of 40.09 feet, and a long chord bearing and distance of, (18) North 60 degrees 19 minutes 55 seconds West 40.09 feet, (19) South 29 degrees 37 minutes 26 seconds West 10.00 feet, (20) North 81 degrees 54 minutes 57 seconds West 40.92 feet to the point of curvature of a curve to the left. Thence with the arc of the said curve scribed as having a delta angle of 01 degrees 25 minutes 28 seconds, a radius of 28,692.90 feet, an arc length of 713.29 feet, and a long chord bearing and distance of, (21) North 61 degrees 09 minutes 37 seconds West 713.27 feet to an iron rod set at the most Southerly corner of a tract or parcel of land now or formerly standing in the name of Mary E. Mattingly as recorded among the aforementioned Land Records in Liber DBK 204 at Folio 381. Thence running and binding on the division line between the said Mattingly land and the herein described the following three courses and distances, and running generally with a wire fence line, (22) North 18 degrees 09 minutes 11 seconds East 2,213.24 feet to a concrete monument found, (23) North 80 degrees 35 minutes 07 seconds West 155.05 feet to a concrete monument found, (24) North 19 degrees 20 minutes 59 seconds East 417.15 feet to a concrete monument found in the Southerly outline of a tract or parcel of land now or formerly standing in the name of John Mattingly as recorded among the aforementioned Land Records in Liber 142 at Folio 366. Thence running and binding on the division line between the last mentioned Mattingly lands and the herein described, generally following an old wire fence, the following twelve courses and distances, (25) North 79 degrees 30 minutes 06 seconds East 241.50 feet, (26) South 84 degrees 49 minutes 54 seconds East 198.60 feet, (27) South 74 degrees 23 minutes 54 seconds East 239.60 feet, (28) South 73 degrees 05 minutes 54 seconds East 138.40 feet, (29) South 74 degrees 56 minutes 54 seconds East 224.40 feet, (30) South 57 degrees 40 minutes 54 seconds East 166.50 feet, (31) South 63 degrees 05 minutes 54 seconds East 182.70 feet, (32) South 70 degrees 22 minutes 54 seconds East 149.70 feet to an iron rod set, (33) North 50 degrees 58 minutes 53 seconds East 205.14 feet, (34) North 55 degrees 58 minutes 29 seconds East 233.85 feet, (35) North 39 degrees 39 minutes 22 seconds East 229.72 feet, (36) North 30 degrees 29 minutes 42 seconds East 287.52 feet to an iron rod set in the Southerly outline of a tract or parcel of land now or formerly standing in the name of John L. Alvey et.al. as recorded among the aforementioned Land Records in Liber 107 at Folio 239. Thence running and binding

on the division line between the said Alvey lands and the herein described and generally with an old wire fence the following two courses and distances, (37) South 63 degrees 47 minutes 57 seconds East 303.20 feet, (38) South 61 degrees 57 minutes 47 seconds East 323.71 feet to a point at the intersection of the said division line with the existing Corporate Limits of the town of Leonardtown. Thence running through the lands of the grantors herein and running and binding on the said corporate limits line, (39) South 18 degrees 56 minutes 28 seconds West 3,752.62 feet to a point in the Northerly right-of-way line of Maryland Route #5, as aforesaid. Thence running and binding on the said right-of-way line, the following fifteen courses and distances, (40) North 59 degrees 44 minutes 15 seconds West 37.99 feet, (41) North 60 degrees 44 minutes 21 seconds West 50.72 feet, (42) North 61 degrees 44 minutes 26 seconds West 50.75 feet, (43) North 63 degrees 52 minutes 12 seconds West 50.75 feet, (44) North 63 degrees 35 minutes West 50.81 feet, (45) North 64 degrees 44 minutes 40 seconds West 50.84 feet, (46) North 66 degrees 52 minutes 19 seconds West 50.84 feet, (47) North 66 degrees 44 minutes 49 seconds West 50.89 feet, (48) North 67 degrees 44 minutes 54 seconds West 50.93 feet, (49) North 68 degrees 45 minutes 00 seconds West 50.96 feet, (50) North 70 degrees 52 minutes 28 seconds West 50.96 feet, (51) North 70 degrees 45 minutes 08 seconds West 51.02 feet, (52) North 72 degrees 55 minutes 30 seconds West 52.60 feet, (53) North 71 degrees 48 minutes 19 seconds West 63.11 feet, (54) North 72 degrees 44 minutes 14 seconds West 21.80 feet to the point and place of beginning and containing 172.32 acres of land, more or less, as described August 18, 1988 by McCrone Inc.

Being part of that land conveyed unto George E. Clarke by deed dated June 29, 1956, from L. Roger Richardson and Vera C. Richardson, his wife, as recorded among the Land Records of St. Mary's County, Maryland in Liber CBG 63 at Folio 481; part of that land conveyed unto Edward Long and Agnes Long, his wife, by deed dated October 27, 1960, from John Roland Bennett and Agnes L. Bennett, his wife, as recorded among the aforementioned Land Records in Liber CBG 91 at Folio 290; part of that land conveyed unto Massey Connelly by deed dated March 30, 1973, from Sophie M. Gough, widow, as recorded among the aforementioned Land Records in Liber DBK 189 at Folio 10; part of that land conveyed unto Joseph Marion Gough, Jr. and Ann Brown Gough, his wife, by deed dated August 31, 1955, from Joseph Marion Gough and Sophie Gough, his wife, as recorded among the aforementioned Land Records in Liber CBG 59 at Folio 119 and part of that land conveyed unto J. Marion Gough and Sophie M. Gough, his wife, by deed dated February 19, 1942 from S. Paul Hayden, widower, as recorded among the aforementioned Land Records in Liber CBG 13 at Folio 271. Being subject to any and all easements and rights-of-ways of record and being further subject to Title Search.

MCRONE

Engineers • Land Planners • Land Surveyors

PARCEL "A": CHESTNUT HILL

REPLY TO: Leonardtown Branch Office
4/04/4/59773: T.M. 32, Grid 16
August 15, 1988

A DESCRIPTION OF 26.00 ACRES OF LAND, MORE OR LESS, AS SITUATED IN THE THIRD ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND FOR AL RUDMAN.

Beginning for the same at an iron rod set in the Northerly right-of-way line of Maryland Route #5, a variable width right-of-way as shown on S.R.C. plats numbered #39042 and #39043. The said beginning point being at the Southeasterly corner of a tract or parcel of land now or formerly standing in the name of Mary E. Mattingly as recorded among the Land Records of St. Mary's County, Maryland in Liber DBK 204 at Folio 381. The said beginning point being further described as being the Southwesterly corner of the herein described. Thence leaving the point of beginning so fixed and running and binding on the division line between the said Mattingly land and the herein described, (1) North 18 degrees 09 minutes 11 seconds East 916.87 feet to an iron rod set at the Southwesterly corner of Parcel B of the lands of the grantor herein. Thence running and binding on the division line between the said Parcel B and the herein described, (2) South 62 degrees 11 minutes 12 seconds East 814.07 feet to an iron rod set in the Westerly outline of Parcel C of the lands of the grantor herein. Thence running and binding on the division line between the said Parcel C and the herein described, the following six courses and distances, (3) South 18 degrees 09 minutes 11 seconds West 66.87 feet to an iron rod set, (4) South 62 degrees 11 minutes 12 seconds East 221.00 feet to an iron rod set in a fence line. Thence generally following the said fence the following four courses and distances, (5) South 42 degrees 48 minutes 08 seconds East 78.87 feet to an iron rod set, (6) South 69 degrees 49 minutes 28 seconds East 94.00 feet to an iron rod set, (7) South 07 degrees 41 minutes 02 seconds West 452.27 feet to an iron rod set, (8) South 07 degrees 07 minutes 10 seconds West 413.66 feet to an iron rod set in the Northerly right-of-way line of Maryland Route #5, as aforesaid. Thence running and binding on the said right-of-way line, the following sixteen courses and distances, (9) North 70 degrees 32 minutes 35 seconds West 7.88 feet, (10) North 70 degrees 42 minutes 40 seconds West 49.03 feet, (11) North 47 degrees 14 minutes 40 seconds West 37.53 feet to the point of curvature of a curve to the right. Thence with the arc of the said curve, described

ANNAPOLIS 267-8621 Balto 269-0531 Washington 261-2605	CENTREVILLE 758-2237 Balto 269-6402	CHESTERTOWN 778-3272 Balto. 269-5488	DENTON 479-3806	EASTON 822-3322 Balto. 269-7676 Cambridge 228-1292	ELKTON 398-1550 Balto 573-7290	LEONARDTOWN 475-5522 Washington 870-2282	PRINCE FREDERICK 535-4510 Washington 855-1798
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Parcel "A"
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as having a delta angle of 00 degrees 48 minutes 00 seconds, a radius of 2,794.79 feet, an arc length of 39.02 feet, and a long chord bearing and distance of, (12) North 66 degrees 45 minutes 11 seconds West 39.02 feet, (13) South 23 degrees 38 minutes 42 seconds West 13.00 feet, (14) North 66 degrees 57 minutes 36 seconds West, 170.87 feet, (15) North 63 degrees 32 minutes 18 seconds West 49.15 feet, (16) North 63 degrees 42 minutes 09 seconds West 49.20 feet, (17) North 62 degrees 28 minutes 55 seconds West 29.97 feet, (18) North 61 degrees 05 minutes 15 seconds West 69.56 feet, (19) North 60 degrees 15 minutes 51 seconds West 72.03 feet, (20) North 29 degrees 42 minutes 28 seconds East 25.00 feet to the point of curvature of a curve to the left. Thence with a arc of said curve described as having a delta angle of 00 degrees 04 minutes 48 seconds, a radius of 28,717.90 feet, an arc length of 40.09 feet, and a long chord bearing and distance of, (21) North 60 degrees 19 minutes 55 seconds West 40.09 feet, (22) South 29 degrees 37 minutes 26 seconds West 10.00 feet, (23) North 81 degrees 54 minutes 57 seconds West 40.92 feet to the point of curvature of a curve to the left. Thence with the arc of said curve described as having a delta angle of 01 degrees 25 minutes 28 seconds, a radius of 28,692.90 feet, an arc length of 713.29 feet, and a long chord bearing and distance of, (24) North 61 degrees 09 minutes 37 seconds West 713.27 feet to the point and place of beginning containing 26.00 acres of land, more or less, as surveyed by McCrone Inc. August 12, 1988.

Being part of that tract of land conveyed unto George E. Clarke by deed dated June 29, 1956, from L. Roger Richardson and Vera C. Richardson, his wife, as recorded among the Land Records of St. Mary's County, Maryland in Liber CBG 63 at Folio 481. Being subject to any and all easements and rights-of-ways of record and being further subject to Title Search.