

**RESOLUTION TO ANNEX 22.914 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 parcels of land described in Schedule A attached hereto and made a part hereof has been received; and

WHEREAS, there are fewer than twenty (20) persons who are registered voters of St. Mary's County and who reside within the parcel 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 presiding officer of the legislative body of the Town of Leonardtown has verified the signature on the petition to be that of Gordon H. Ragan and has further ascertained that said signature represents at least:

1. Twenty-five per-centum (25%) of the persons (including persons 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

NOW THEREFORE, BE IT RESOLVED, that the parcel of land described in Schedule A attached hereto and made part hereof be, and the same hereby is, 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 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 parcels described in Schedule attached hereto and made a 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 the lands within the area to be annexed, and improvements thereon, which abatement shall continue

until June 30, 2015, provided that such abatement shall sooner terminate with respect to any parcel(s), or pertinent parts thereof, of land within the area to be annexed in the event of (1) a conveyance of title; or (2) a lease for commercial purposes; or (3) the creation of a land installment contract.

3. The provision of municipal water and sewer facilities shall be made available to the parcel described in Schedule A attached hereto and made part hereof, and to any subdivisions thereof, provided that the owner(s) of the said parcel or subdivision thereof shall enter into a satisfactory public works agreement for the construction of approved public water and sewer facilities and shall give adequate security for the performance of obligations thereunder, and subject to the imposition of such fees and costs as is, or shall be from time to time, applicable to such provision.

ATTEST:


Tom M. Shea, Town Administrator

COMMISSIONERS OF LEONARDTOWN


J. Maguire Mattingly, Jr.
Mayor

Edward H. Long, Sr.
Vice President

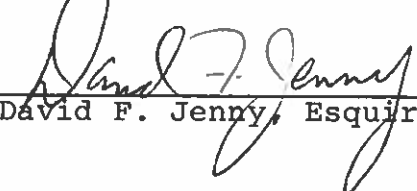

Daniel W. Muchow


Ruth W. Proffitt


Stephen L. Raley


Wayne L. Vincent, Sr.

APPROVED FOR LEGAL SUFFICIENCY:


David F. Jenny, Esquire

SCHEDULE A

A DESCRIPTION OF 22.914 ACRES OF LAND, MORE OR LESS, "PART OF COCKSBURN PURCHASE", "PART OF CRAGSBONE PURCHASE", SITUATED AT THE SOUTHWESTERLY INTERSECTION OF MARYLAND ROUTES 5 and 243 AT LEONARDTOWN, THIRD ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND.

BEGINNING for the same at an iron pipe set in the Southwesterly right-of-way line of Maryland Route #5, as shown on Maryland State Roads Commission Plats numbered 34027, 34028, and 34029. Said beginning point being further located as being the Northeasterly corner of the herein described portion of a larger tract or parcel of land 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. Said beginning point being further described as being the most Easterly corner of a tract or parcel of land standing in the name of W. Clarke Mattingly as recorded among the aforesaid Land Records in Liber DBK 171 at Folio 185 and running from said beginning point so fixed and running and binding on the Southwesterly right-of-way line of said Route #5, the following 9 courses and distances, (1) S 38° 58' 39" E 106.42 feet. Thence (2) S 41° 58' 04" E 617.02 feet. Thence, (3) S 37° 50' 27" E 47.09 feet. Thence, (4) S 41° 30' 10" E 252.00 feet. Thence, (5) S 37° 16' 57" E 95.25 feet. Thence, (6) S 42° 23' 52" E 119.64 feet. Thence, (7) S 49° 22' 20" W 860.40 feet. Thence, (8) N 22° 36' 08" E 25.67 feet. Thence, (9) N 00° 23' 20" E 53.03 feet. Thence, (10) N 59° 27' 19" W 37.76 feet. Thence, (11) N 37° 31' 06" W 57.08 feet. Thence, (12) N 20° 09' 31" E 130.26 feet. Thence, (13) N 06° 49' 00" W 77.68 feet, (14) N 49° 13' 01" W 62.22 feet. Thence, (15) N 70° 01' 09" W 43.02 feet. Thence, (16) N 48° 11' 27" W 200.46 feet. Thence, (17) S 22° 39' 38" W 53.00 feet. Thence, (18) N 80° 49' 57" W 177.25 feet. Thence, (19) N 55° 15' 51" W 134.05 feet. Thence, (20) N 32° 35' 16" E 47.87 feet. Thence, (21) N 03° 25' 38" E 46.50 feet. Thence, (22) N 52° 55' 03" W 55.49 feet. Thence, (23) N 32° 55' 01" W 38.64 feet to a point, (24) N 16° 13' 31" W 451.63 feet to an iron pipe set. Thence, (25) N 60° 28' 41" E 650.00 feet to the point and place of beginning containing 22.914 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.

As per survey by McCrone, Inc., dated August 3, 1988.