

**Resolution to Annex ± 4.5 Acres of
Land – Davis Office Park – 23511
Hollywood Road – Tax map 0032,
Parcel 0342**

RESOLUTION

WHEREAS, the Leonardtown Council initiates this Resolution pursuant to §19(b) of Article 23A, of the Annotated Code of Maryland to annex the parcel of land described below, known as property belonging to Davis Office Park, LLC, , Tax Map 0032, Grid 0012, Parcel 0342, as more fully described below; and

WHEREAS, no persons reside in the area of the proposed annexation; and

WHEREAS, there is a single property owner in the area of the proposed annexation, namely The Davis Office Park, LLC and is thus the owner of property representing more than twenty-five percent (25%) of the assessed valuation of the real property in the area to be annexed; and

WHEREAS, the Mayor and Commissioners of Leonardtown have verified that The Davis Office Park, LLC consents to the proposed annexation; and

WHEREAS, the area of the proposed annexation is a developed property currently zoned RMX by St. Mary's County, Maryland; and

WHEREAS, the property to be annexed will be zoned Commercial Office (C-O) which is consistent with the existing use of property and compatible with adjacent zoning;

NOW, THEREFORE BE IT RESOLVED on this 12th day of August, 2013, that the parcel of land described below will be annexed into the municipality of Leonardtown; and that the municipal boundaries of Leonardtown are hereby amended and restated to include the parcel of land described below; and that said property is zoned Commercial Office (C-O) which shall be from the effective date of this resolution, subject to the Charter of Leonardtown. Pursuant to §19(b) of Article 23A of the Annotated Code of Maryland, a description of the land to be annexed is as follows:

2013 Davis Office Park Annexation:

BEING the same property described in a deed dated November 7, 1996 from William D. Boyd, II and James Carroll Boyd to Davis Office Park, LLC and recorded among the Land Records of St. Mary's County at Liber 1105, Folio 045.

BEGINNING at a point set on the westerly right of way line of Maryland State Route 245, said right of way being shown on M.S.H.A. Plat #6413, said point of land now or formerly owned by John Hayden is recorded in Liber 265, Folio 48, among the Land Records of St. Mary's county, Maryland; thence leaving the lands of Hayden and running with the westerly right of way line of Maryland State Route 245,

(1) South 10 degrees 36 minutes 00 seconds West 252.32 feet to a point set at the northeasterly corner of that parcel of land now or formerly owned by Helen Hasel as recorded in Liber 263, Folio 174 among the aforesaid Land Records; thence leaving the right of way of Maryland State route 245 and running with the lands of Hasel,

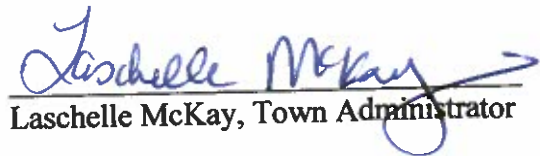
(2) North 73 degrees 04 minutes 54 seconds West 778.33 feet to a point set on the Easterly lines of that property now or formerly owned by Walter Hayden as recorded in Liber 89, folio 144 among the aforesaid Land Records; thence leaving the lands of Hasel and running with the lands of Walter Hayden,


(3) North 17 degrees 15 minutes 31 seconds East 250.82 feet to a point set at the southwesterly corner of the aforesaid John Hayden property; thence running with the lands of John Hayden,

(4) South 73 degrees 04 minutes 54 seconds East 746.45 feet to the point of beginning, containing 4.39 acres of land, more or less.

ATTEST/WITNESS:

COMMISSIONERS OF LEONARDTOWN

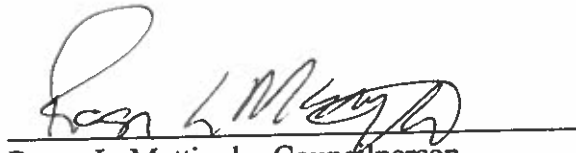

Laschelle McKay, Town Administrator

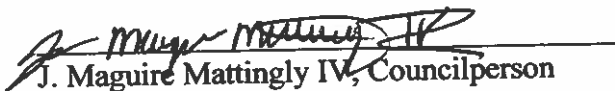

Daniel W. Burris, Mayor

Leslie E. Roberts, Vice President


Hayden T. Hammett, Councilperson


Thomas R. Collier, Councilperson


Roger L. Mattingly, Councilperson


J. Maguire Mattingly IV, Councilperson

State of Maryland Land Instrument Intake Sheet
Baltimore City County: St. Mary's

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments
2 Conveyance Type Check Box
3 Tax Exemptions (if Applicable)

4 Consideration and Tax Calculations
Table with columns: Consideration Amount, Finance Office Use Only

5 Fees
Table with columns: Amount of Fees, Doc. 1, Doc. 2

6 Description of Property
SDAT requires submission of all applicable information.

7 Transferred From
Doc. 1 - Grantor(s) Name(s)
Doc. 2 - Grantor(s) Name(s)

8 Transferred To
Doc. 1 - Grantee(s) Name(s)
Doc. 2 - Grantee(s) Name(s)

9 Other Names to Be Indexed
Doc. 1 - Additional Names to be Indexed (Optional)
Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information
Instrument Submitted By or Contact Person
Name: Joseph Ernest Bell, II

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Assessment Information

Assessment Use Only - Do Not Write Below This Line
Table with columns: Terminal Verification, Agricultural Verification, Whole, Part, Tran. Process Verification

REMARKS:
Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance

Space Reserved for County Validation

THIS DEED, Made this 7th day of November, 1996, by and between William D. Boyd, II and James Carroll Boyd, Parties of the First Part, and Davis Office Park, LLC, Party of the Second Part.

WITNESSETH, that in consideration of \$145,000.00, the receipt of which is hereby acknowledged, the said William D. Boyd, II and James Carroll Boyd, Parties of the First Part, do grant and convey unto the said Davis Office Park, LLC, Party of the Second Part, its successors and assigns, forever, in fee simple, all that lot, tract, piece or parcel of land being in the Third Election District of St. Mary's County, Maryland, and described as follows, that is to say:

INS. FD. SURV. \$ 5.00
RECORDING FEE 20.00
RECORDATION T 957.00
TR TAX COUNTY 1,450.00
TR TAX STATE, lying 725.00
TOTAL 3,157.00
Rest SM83 Rcpt # 15166
EMA TLG Blk # 363
Nov 07, 1996 09:40 am

That tract of land located on the West side of Maryland State Route 245 just beyond the municipal limits of Leonardtown and described by metes and bounds in the affixed one page description as containing 4.39 acres, more or less.

Being all and the same land conveyed by Stanton Ignatius Hayden, Jr. to William D. Boyd, II and James Carroll Boyd by deed dated June 8, 1990 and recorded among the Land Records of St. Mary's County, Maryland in Liber M.R.B. No. 540, Folio 317.

Together, with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in any wise appertaining.

To have and to hold the said land and premises; above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Davis Office Park, LLC, Party of the Second Part, its successors and assigns, forever, in fee simple.

And the said William D. Boyd, II and James Carroll Boyd, Parties of the First Part, do hereby covenant that they will warrant specially the property

hereby granted and conveyed, and that they will execute such further assurances of said land and premises as may be requisite.

Witness the hands and seals of said grantors:

William D. Boyd, II (SEAL)
William D. Boyd, II

James Carroll Boyd (SEAL)
James Carroll Boyd

STATE OF MARYLAND, ST. MARY'S COUNTY, TO WIT:

I HEREBY CERTIFY, that on this 7th day of November, 1996, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared William D. Boyd, II and James Carroll Boyd, grantors in the foregoing deed, and they acknowledged the foregoing deed to be their respective act and deed.

Witness my hand and Notarial Seal:

Laurie Van Kippenhede
Notary Public

My commission expires: 6-1-99



THIS IS TO CERTIFY THAT THE WITHIN INSTRUMENT WAS PREPARED BY THE UNDERSIGNED ATTORNEY, DULY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND, OR BY AN EMPLOYEE OF SUCH ATTORNEY.

Joseph Ernest Bell II
Joseph Ernest Bell, II

THIS IS TO CERTIFY THAT ALL TAXES ON THIS PROPERTY HAVE BEEN PAID THROUGH June 30, 1997
James H. ... TREASURER
ST. MARY'S COUNTY, MD
03-02943-3

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for St. Mary's County

Debra D. Hawkins 11-7-96
by Date

Beginning at a point set on the westerly right of way line of Maryland State Route 245, said right of way being shown on M.S.H.A. Plat # 6413, said point being further described as being the southeasterly corner of that parcel of land now or formerly owned by John Hayden is recorded in Liber 265, Folio 48 among the Land Records of St. Mary's County, Maryland; thence leaving the lands of Hayden and running with the westerly right of way line of Maryland State Route 245, (1) S. 10 deg. 36 min. 00 sec. W. 252.32 feet to a point set at the northeasterly corner of that parcel of land now or formerly owned by Helen Hasel as recorded in Liber 263, Folio 174 among the aforesaid Land Records; thence leaving the right of way of Maryland State Route 245 and running with the lands of Hasel, (2) N. 73 deg. 04 min. 54 sec. W. 778.33 feet to a point set on the Easterly lines of that property now or formerly owned by Walter Hayden as recorded in Liber 89, Folio 144 among the aforesaid Land Records; thence leaving the lands of Hasel and running with the lands of Walter Hayden, (3) N. 17 deg. 15 min. 31 sec. E. 250.82 feet to a point set at the southwesterly corner of the aforesaid John Hayden property; thence running with the lands of John Hayden, (4) S. 73 deg. 04 min. 54 sec. E. 746.45 feet to the point of beginning, containing 4.39 acres of land, more or less.