

THE COMMISSIONERS OF LEONARDTOWN

ANNEXATION RESOLUTION 5-15

WHEREAS, the Mayor and Commissioners of the Town of Leonardtown initiate this Annexation Resolution pursuant to § 4-401, et seq. of the Local Government Article of the Maryland Annotated Code for the purposes of annexing thirteen (13) parcels of land consisting in the aggregate of 241.42 acres of land, more or less, located in the Third Election District of St. Mary's County, Maryland, located along the northeastern boundaries of the Town of Leonardtown, and being more particularly described herein; providing for the terms and conditions of such annexation; amending the Charter of Leonardtown, St. Mary's County, Maryland for the purposes of including the annexed properties within the legal descriptions and plats depicting the corporate limits of the Town of Leonardtown; and generally relating to the annexation of the foregoing parcels to the Town of Leonardtown.

WHEREAS, the Mayor and Commissioners of the Town of Leonardtown (the "Mayor and Commissioners") are authorized by the Charter of Leonardtown, St. Mary's County, Maryland (the "Charter") and Md. Code Ann., Local Gov't § 4-401, et seq. to expand the municipal boundaries of the Town of Leonardtown (the "Town"), the corporate name of which is The Commissioners of Leonardtown, by annexing lands which are adjoining and contiguous; and

WHEREAS, the properties to be annexed consist of thirteen (13) parcels of real property consisting in the aggregate of 241.42 acres of land, more or less, contiguous and adjoining to the northeastern boundaries of the Town, and more particularly described as follows: as follows: (1) "Parcel 37 – Joseph Allen Gass, Sr. – Tax Map 32 – L.293 F.492" containing 0.2174 acres, more or less (the "Gass Property"); (2) "Parcel 38 – Harry C. & Marjorie Jones – Tax Map 32 – L. 57 F. 279" containing 0.2176 acres, more or less (the "Jones Property"); (3) "Parcel 39 – Randolph E. Hayden – Tax Map 32 – L.3426 F.386" containing 0.2177 acres, more or less (the "R. Hayden Property"); (4) "Parcel 40 – Paul Miller, III – Tax Map 32 – L.4004 F.790" containing 0.2166 acres, more or less (the "Miller Property"); (5) "Parcel 41 – John L. Wathen, Trustee – Tax Map 32 – L.2377 F.171" containing 0.2139 acres, more or less (the "Wathen Trust Property One"); (6) "Parcel 223 – Janice W. Hayden – Tax Map 32 – L.3426 F.383" containing 0.2172 acres, more or less (the "J. Hayden Property"); (7) "Parcel 224 – Jill L. Hutchison S/O – Tax Map 32 – L.3438 F.621" containing 0.2148 acres, more or less (the "Hutchison Property"); (8) "Helen H. Hasel – Tax Map 32, Parcel 341, Liber 263 Folio 174 – Plat Book 72, Page 105" containing 4.5664 acres, more or less (the "Hasel Property"); (9) Those two parcels shown and identified as "Charles B. Hayden & James A. Kenney III – Tax Map 32 – P/O Parcel 340, Liber EWA 587 Folio 284 - Plat Book 72, Page 42" containing 8.2059 acres, more or less, and 6.1800 acres, more or less (the "Hayden/Kenney Property"); (10) "John L. Wathen, Trustee – TM 32, Parcel 175 – Liber 2377 Folio 174" containing 73.2003 acres, more or less (the "Wathen Trust Property Two"); (11) "Quality Built Homes, Inc – TM 33, Parcel 104 – L3508 F57 – Part One" containing 102.7714 acres, more or less (the "QBH Part One Property"); (12) "Quality Built Homes, Inc – TM 33, Parcel 104 – L3508 F57 – Part Two" containing 34.7335 acres, more or less (the "QBH Part Two Property"); and (13) "Southern Maryland Electric Cooperative, Inc. – TM 33, parcel 216 – L258 F265" containing 10.2467 acres, more or less ("SMECO Property") (collectively, the "Annexation Properties"); and

WHEREAS, the owners of the foregoing Annexation Properties (collectively, the "Petitioners") filed a Petition for Annexation to the Town on June 1, 2015, which is attached hereto as Exhibit A and incorporated herein by reference (the "Annexation Petition"), whereby the Petitioners formally request municipal annexation of the Annexation Properties to the Town; and

WHEREAS, the Annexation Properties are more particularly described on a plat prepared by Soltesz, dated April 2015, and entitled "Annexation Exhibit for Parcels 104 and 216 on Tax Map 33 and Parcels 175, 224, 223, 37, 38, 39, 40, 41, 340 and 341 on Tax Map 32," which is attached hereto as Exhibit B and incorporated herein by reference; and

WHEREAS, the Annexation Properties are more particularly described in the metes and bounds legal description prepared by Soltesz, which is attached hereto as Exhibit C and incorporated herein by reference; and

WHEREAS, the Petitioners represent more than twenty-five percent (25%) of the owners of the assessed valuation of the real property in the area to be annexed and more than twenty-five percent (25%) of the registered voters who are residents in the area to be annexed; and

WHEREAS, a proposed Annexation Plan consistent with the requirements of Md. Code Ann., Local Gov't § 4-415 shall be prepared and submitted to the Town and made available for public review and discussion; a copy of the Annexation Plan shall be provided to the Board of County Commissioners for St. Mary's County, Maryland and also the Maryland Department of State Planning at least thirty (30) days prior to the date of the public hearing conducted on this Annexation Resolution by the Mayor and Commissioners; and

WHEREAS, all requirements of the Laws of the State of Maryland, St. Mary's County and the Charter and laws of the Town regarding initiation of this annexation by the Petitioners have been satisfied, and the Mayor and Commissioners have determined that it is desirable to initiate by petition the annexation process for the benefit of the Town; and

NOW, THEREFORE BE IT RESOLVED on this ____ day of _____, 2015, by the Mayor and Commissioners of the Town of Leonardtown that:

Section 1. Modification of Town Boundaries. The municipal boundaries of the Town of Leonardtown, Maryland shall be and are hereby amended to incorporate into the Town of Leonardtown the Annexation Properties, as shown and described on a plat prepared by Soltesz, dated April 2015, and entitled "Annexation Exhibit for Parcels 104 and 216 on Tax Map 33 and Parcels 175, 224, 223, 37, 38, 39, 40, 41, 340 and 341 on Tax Map 32," which is attached hereto as Exhibit B and incorporated herein by reference. The Annexation Properties are also described in the metes and bounds legal description prepared by Soltesz, which is attached hereto as Exhibit C and incorporated herein by reference. The foregoing annexation plat shall be subject to technical review and correction by the Town, or its designee, prior to the public hearing to be held on this Annexation Resolution.

Section 2. Amendment of Charter. Pursuant to the authority of Article XI-E of the Constitution of Maryland and Md. Code Ann., Local Gov't §§ 4-301, et seq. and 4-401, et seq., the Charter of Leonardtown, St. Mary's County, Maryland (as published in Chapter 87, Volume 5, Compilation of Municipal Charters, and as amended from time to time) be and the same is hereby amended in § 104 of the Charter by adding the following metes and bounds description of the Annexation Property:

"2015 ANNEXATION (Gass Property, Jones Property, R. Hayden Property, Miller Property, J. Hayden Property, Wathen Trust Property One, Hutchison Property, Hasel Property, Hayden/Kenney Property, Wathen Trust Property Two, Quality Built Homes, Inc. Tract One, Quality Built Homes, Inc. Tract Two, SMECO Property)"

See METES AND BOUNDS DESCRIPTION as set forth in Exhibit C.

Section 3. Application of Charter and Ordinances. Upon the effective date of this Annexation Resolution, the provisions of the Charter, Code and ordinances of the Town of Leonardtown, and any local public laws enacted or to be enacted affecting the Town of Leonardtown, shall be effective within the Annexation Properties except to the extent that this Annexation Resolution, an Annexation Agreement or the Annexation Plan provides otherwise.

Section 4. Zoning Classification; Right to Withdraw Request for Annexation.

(a) The Annexation Properties are described in full in Exhibit C and consist of parcels improved by single family residential structures, a parcel used for electrical line transmission and unimproved parcels. The Gass Property, the Jones Property, the R. Hayden Property, the Miller Property, the J. Hayden Property, the Wathen Trust Property One and the Hutchison Property, which consist of small lots fronting on Maryland Route 245 improved with existing single family dwellings, are currently zoned Residential, Low Density ("RL") by St. Mary's County. Subject to the satisfaction of all statutory and regulatory requirements, including, but not limited to, the review of the Town's Planning Commission, it is the Town's intent to apply the Residential Single Family zoning classification to the The Gass Property, the

Jones Property, the R. Hayden Property, the Miller Property, the J. Hayden Property, the Wathen Trust Property One and the Hutchison Property.

(b) The SMECO Property, which is used by Southern Maryland Electric Cooperative for electrical transmission lines, is currently zoned Rural Preservation District (“RPD”) by St. Mary’s County. Subject to the satisfaction of all statutory and regulatory requirements, including, but not limited to, the review of the Town’s Planning Commission, it is the Town’s intent to apply the Planned Unit Development (“PUD-M”) zoning classification to the SMECO Property.

(c) The Wathen Trust Property Two and the Quality Built Homes, Inc. Tracts One and Two are currently zoned RL by St. Mary’s County. Subject to the satisfaction of all statutory and regulatory requirements, including, but not limited to, the review of the Town’s Planning Commission, it is the Town’s intent to apply the PUD-M zoning classification to the Wathen Trust Property Two and the Quality Built Homes, Inc. Tracts One and Two.

(d) The Hasel Property and the Hayden/Kenney Property are currently zoned Residential Mixed Use by St. Mary’s County. Subject to the satisfaction of all statutory and regulatory requirements, including, but not limited to, the review of the Town’s Planning Commission, it is the Town’s intent to apply the Commercial Office zoning classification to the Hasel Property and the Hayden/Kenney Property.

(e) All of the proposed zoning classifications are consistent with nearby property uses and compatible with adjacent zoning. The April 2010 Comprehensive Plan for the Town of Leonardtown, as amended, designates the Annexation Properties as a potential future growth area for the Town. The Annexation Properties are currently designated as a growth area in St. Mary’s County and within a Priority Funding Area which is eligible for State funding. The Wathen Trust Properties One and Two and the Quality Built Homes, Inc. Tracts One and Two are intended for development into single-family residential subdivisions by Quality Built Homes, Inc. The Town is unaware of any proposed new development for the remaining unimproved portions of the Annexation Properties. The annexation request set forth in the Annexation Petition is compatible with the 2010 Comprehensive Plan for the Town of Leonardtown, as recently amended.

(f) In conjunction with the adoption of this Annexation Resolution, the Mayor and Commissioners may introduce and enact an ordinance to provide the intended zoning.

(g) At any time prior to the adoption of this Annexation Resolution, the Petitioners may request to withdraw their Annexation Petition subject to the requirements of Section 8.

Section 5. Annexation Plan. The Town has prepared an Annexation Plan with regard to the Annexation Properties. The Annexation Plan is attached hereto as Exhibit D, but is not part hereof and the Mayor and Commissioners reserve the right to amend the Annexation Plan prior to final adoption of this Annexation Resolution in a manner consistent with Md. Code Ann., Local Gov’t § 4-415. The Annexation Plan may not be construed in any way as an amendment to this Annexation Resolution. A copy of the Annexation Plan has been provided to the Board of County Commissioners of St. Mary’s County and also the Maryland Department of Planning at least thirty (30) days prior to the date of the public hearing conducted by the Mayor and Commissioners on this Annexation Resolution.

Section 6. Public Hearing and Public Notice. A public hearing, as required by the provisions of Md. Code Ann., Local Gov’t § 4-406, shall be held by the Mayor and Commissioners at a time to be determined by the Mayor and Commissioners, and duly advertised according to the provisions of that statute. Public notice of the proposed public hearing shall be given at least four (4) times, at no less than weekly intervals, in a newspaper of general circulation in Leonardtown, Maryland, the last day of which public notice shall precede the public hearing by at least fifteen (15) days, all in accordance with the provisions of Md. Code Ann., Local Gov’t § 4-406. Upon the first publication of the public notice a copy thereof, including exhibits, shall be provided to:

(a) The Board of County Commissioners of St. Mary’s County; and

- (b) Any regional or State planning agency having jurisdiction in St. Mary's County.

Section 7. Registration of Boundaries. Within ten (10) days of the effective date of this Resolution, in accordance with the provisions of Md. Code Ann., Local Gov't § 4-414, the Mayor of the Town of Leonardtown, or his designee, shall promptly forward a copy of this Annexation Resolution with the new municipal boundaries to the Town Clerk, the Clerk of the Circuit Court for St. Mary's County, Maryland, and also to the Maryland Department of Legislative Services. Each such official or agency shall hold this Annexation Resolution with the new municipal boundaries on record and available for public inspection.

Section 8. Annexation Agreement and Expenses. The Mayor and Commissioners are authorized to execute an Annexation Plan, an Annexation Agreement, an agreement for the extension of the public services and facilities and/or other agreements of a similar nature with regard to the Annexation Properties, provided that the terms of this Annexation Resolution shall prevail over any inconsistent term in any such agreement. Pursuant to the Annexation Petition, the Petitioners have agreed to be responsible for all fees and expenses incurred by the Town associated with the proposed annexation, including but not limited to, all legal fees (including the cost of preparing and reviewing the Annexation Resolution, Annexation Plan and any Annexation Agreement(s)), engineering fees and advertising expenses. The Petitioners have further agreed to pay all such fees prior to adoption of this Annexation Resolution. Additionally, the Petitioners shall prepare, or cause to be prepared, for the Town a composite plat of the Town's municipal boundaries, inclusive of the Annexation Property.

Section 9. Effective Date. This Annexation Resolution shall be deemed "finally enacted" on the date on which the Mayor and Commissioners indicate their approval of the Annexation Resolution by affixing their signatures hereto. This Annexation Resolution shall become effective forty-five (45) days after final enactment, unless a petition for referendum has been filed prior thereto in accordance with Md. Code Ann., Local Gov't §§ 4-408, 4-409, 4-410 and 4-412. In the event that a petition for referendum is properly filed, the effective date of this Resolution shall be determined in accordance with Md. Code Ann., Local Gov't § 4-412.

ADOPTED this 6th day of August, 2015.

ATTEST/WITNESS:

Jaschelle E. McKay
Laschelle McKay, Town Administrator

THE COMMISSIONERS OF LEONARDTOWN

Daniel W. Burris
Daniel W. Burris, Mayor

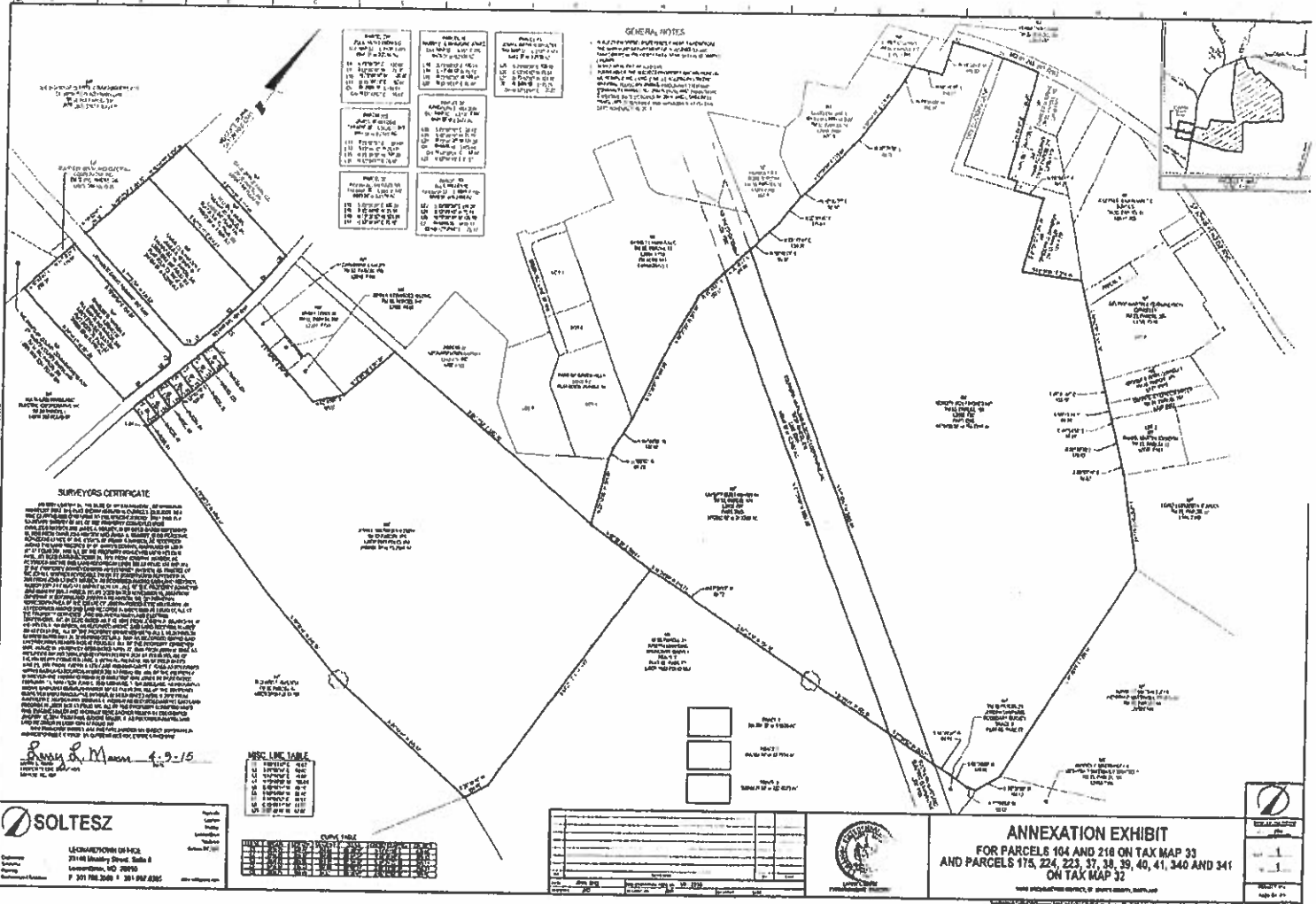
Leslie E. Roberts
Leslie E. Roberts, Vice President

Thomas M. Combs
Thomas M. Combs, Commissioner

Hayden T. Hammett
Hayden T. Hammett, Commissioner

J. Maguire Mattingly, IV
J. Maguire Mattingly, IV, Commissioner

Roger L. Mattingly
Roger L. Mattingly, Commissioner



GENERAL NOTES

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

2. ALL BEARINGS ARE TRUE BEARINGS.

3. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR CONCRETE MONUMENTS.

4. ALL EASEMENTS ARE TO BE SHOWN BY DASHED LINES.

5. ALL LOT NUMBERS ARE TO BE SHOWN IN THE CENTER OF EACH LOT.

6. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD.

7. ALL BEARINGS ARE TO BE MEASURED FROM THE CENTERLINE OF THE ROAD.

8. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR CONCRETE MONUMENTS.

9. ALL EASEMENTS ARE TO BE SHOWN BY DASHED LINES.

10. ALL LOT NUMBERS ARE TO BE SHOWN IN THE CENTER OF EACH LOT.

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly licensed Surveyor in the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner thereof, and that the same has been compared with the original survey and found to be correct.

Dated this 15th day of June, 2015.

Barbara S. Mason

MISC. LINE TABLE

LINE NO.	DESCRIPTION	BEARING	DISTANCE
1
2
3
4
5
6
7
8
9
10

CURVE DATA

STATION	CHORD BEARING	CHORD DISTANCE	ARC BEARING	ARC DISTANCE
1
2
3
4
5
6
7
8
9
10

SOLTESZ

16300 ROCKY HILL ROAD
 21148 Bladensburg, MD 20710
 P 301.788.2000 F 301.788.2002

NO.	DESCRIPTION	AREA
1
2
3
4
5
6
7
8
9
10



ANNEXXATION EXHIBIT
 FOR PARCELS 104 AND 218 ON TAX MAP 33
 AND PARCELS 175, 224, 225, 37, 38, 39, 40, 41, 340 AND 341
 ON TAX MAP 32

Tract 1

Tax Map 32, Parcel 340
Third Election District
St. Mary's County, Maryland

Parcel 340 (South)

Beginning for the same at a point on the westerly right of way line of Maryland Route 245, a sixty (60) foot right of way, said point also marking the northeastern most corner of a piece or parcel of land standing in the name of Southern Maryland Electric Cooperative, Inc. as recorded among the Land Records of St. Mary's County, Maryland in Liber 256 at Folio 87; thence running with the northerly outline of said Southern Maryland Electric Cooperative, Inc. parcel

1. North 79°44'47" West, 781.68 feet to a point intersecting the easterly line of a piece or parcel of land standing in the name of The Board of County Commissioners for St. Mary's County, Maryland as recorded among the Land Records of St. Mary's County, Maryland in Liber 3287 at Folio 585; thence running with a portion of the easterly outline of said Board of County Commissioners parcel
2. North 10°42'40" East, 232.14 feet to a point marking the southeastern most corner of a piece or parcel of land standing in the name of Southern Maryland Electric Cooperative, Inc. as recorded among the Land Records of St. Mary's County, Maryland in Liber 549 at Folio 25; thence binding on the easterly outline of said Southern Maryland Electric Cooperative, Inc. lands
3. North 11°09'21" East, 115.66 feet to a point intersecting the southerly right of way line of Leonard's Grant Parkway, an eighty (80) foot right of way; thence running with the southerly right of way line of said Leonard's Grant Parkway the following two (2) courses and distances
4. South 79°01'55" East, 751.86 feet to a point; thence
5. South 34°01'57" East, 58.81 feet to a point intersecting the westerly right of way line of said Maryland Route 245; thence running with a portion of the westerly right of way line of said Maryland Route 245 the following two (2) courses and distances
6. South 13°54'11" West, 81.37 feet to a point; thence
7. 215.33 feet along the arc of a curve deflecting to the left, having a radius of 5759.58 feet and a chord of South 12°49'55" West, 215.31 feet to the point and place of beginning.

BEING a portion of all that piece or parcel of land conveyed by Frank A. Hayden to Charles B. Hayden, Trustee and James A. Kenney, Trustee by deed dated April 4, 1991 and recorded among the land records of Charles County, Maryland in Liber 587 at Folio 284.



Tract 2

Tax Map 32, Parcel 340
Third Election District
St. Mary's County, Maryland

Parcel 340 (North)

Beginning for the same at a point on the westerly right of way line of Maryland Route 245, a sixty (60) foot right of way, said point also marking the southeastern most corner of a piece or parcel of land standing in the name of Helen H. Hasel as recorded among the Land Records of St. Mary's County, Maryland in Liber 263 at Folio 174; thence running with a portion of the westerly right of way line of said Maryland Route 245 the following two (2) courses and distances

1. 345.95 feet along the arc of a curve deflecting to the right, having a radius of 2834.79 feet and a chord of South 10°24'25" West, 345.74 feet to a point; thence
2. South 13°54'11" West, 69.16 feet to a point intersecting the northerly right of way line of Leonard's Grant Parkway, an eighty (80) foot right of way; thence running with the northern right of way line of said Leonard's grant Parkway the following two courses and distances
3. South 55°58'03" West, 52.45 feet to a point; thence
4. North 79°01'57" West, 764.62 feet to a point marking the southeastern most corner of a piece or parcel of land standing in the name of The Board of County Commissioners for St. Mary's County, Maryland as recorded among the Land Records of St. Mary's County, Maryland in Liber 3287 at Folio 576; thence running with said Board of County Commissioners parcel the following two (2) courses and distances
5. North 10°52'38" East, 144.14 feet to a point; thence
6. North 10°27'57" East, 291.31 feet to a point marking the southwestern most corner of said Helen Hasel parcel; thence binding on the southern outline of said Helen Hasel
7. South 80°12'11" East, 804.81 feet to the point and place of beginning.

The above described parcel contains 8.2059 acres (357451 sq. ft.) more or less.

BEING a portion of all that piece or parcel of land conveyed by Frank A. Hayden to Charles B. Hayden, Trustee and James A. Kenney, Trustee by deed dated April 4, 1991 and recorded among the land records of Charles County, Maryland in Liber 587 at Folio 284.

Tax Map 32, Parcel 341
Third Election District
St. Mary's County, Maryland

Beginning for the same at a point on the westerly right of way line of Maryland Route 245, a sixty (60) foot right of way, said point also marking the southeastern most corner of a piece or parcel of land standing in the name of Davis Office Park, LLC as recorded among the Land Records of St. Mary's County, Maryland in Liber 1105 at Folio 45; thence running with a portion of the westerly right of way line of said Maryland Route 245 the following two (2) courses and distances

1. South $03^{\circ}29'36''$ West, 82.86 feet to a point; thence
2. 169.09 feet along the arc of a curve deflecting to the right, having a radius of 2834.79 feet and a chord of South $05^{\circ}12'07''$ West, 169.06 feet to a point marking the northeasterly most corner of a piece or parcel of land standing in the name of Charles B. Hayden and James A. Kenney as recorded among the Land Records of St. Mary's County, Maryland in Liber 587 at Folio 284; thence running with said Hayden, Kenney parcel
3. North $80^{\circ}12'11''$ West, 804.81 feet to a point intersecting the easterly outline of a piece or parcel of land standing in the name of The Board of County Commissioners for St. Mary's County, Maryland as recorded among the Land Records of St. Mary's County, Maryland in Liber 3287 at Folio 576; thence running with a portion of the easterly outline of said Board of County Commissioners parcel
4. North $10^{\circ}45'03''$ East, 250.96 feet to a point marking the southwestern most corner of said Davis Office Park; thence running with the southerly outline of said Davis Office Park
5. South $80^{\circ}11'58''$ East, 777.99 feet to the point and place of beginning.

The above described parcel contains 4.5664 acres (198913 sq. ft.) more or less.

BEING a portion of all that piece or parcel of land conveyed by Joseph I. Hayden to Helen H. Hasel by deed dated October 24, 1976 and recorded among the land records of Charles County, Maryland in Liber 263 at Folio 174.



Tract 3

Tax Map 33, Parcel 104
Third Election District
St. Mary's County, Maryland

Part One:

Beginning for the same at a point lying on the southerly right of way line of Maryland Route 245, a sixty (60) foot right of way, said point also marking the northwestern most corner of a piece or parcel of land standing in the name of Charles Doering as recorded among the Land Records of St. Mary's County, Maryland in Liber 3455 at Folio 119 and Liber 3455 at Folio 557; thence leaving the beginning point so fixed and running with the western outline of said Doering parcels

1. South 21°04'16" East, 563.05 feet to a point; thence
2. North 68°54'47" East, 49.93 feet to a point marking the northwestern most corner of a piece or parcel of land standing in the name of Gregory S. Dameron as recorded among the Land Records of St. Mary's County, Maryland in Liber 84 at Folio 300; thence departing the Doering parcel and binding on the outline of said Dameron lands the following four (4) courses and distances
3. South 21°05'13" East, 50.00 feet to a point; thence
4. North 68°54'47" East, 161.21 feet to a point; thence
5. South 21°05'13" East, 394.99 feet to a point; thence
6. North 61°14'05" East, 314.49 feet to a point intersecting the westerly outline of a piece or parcel of land standing in the name of Joseph B. Bowles and Margaret E. Bowles as recorded among said land records in Liber 550 at Folio 203; thence running with a portion of the westerly outline of said Bowles lands and the lands of George and Fern Connelly as recorded among the Land Records of St. Mary's County, Maryland in Liber 437 at Folio 472 and Liber 1749 at Folio 218, the following three (3) courses and distances
7. South 49°40'00" East, 531.19 feet to a point; thence
8. South 49°41'44" East, 118.18 feet to a point; thence
9. South 50°21'33" East, 84.58 feet to a point marking the northwestern most corner of a piece or parcel of land standing in the name of Daniel Johnson as recorded among the Land Records of St. Mary's County, Maryland in Liber 2748 at Folio 601; thence binding on said Johnson parcel the following three (3) courses and distances

10. South 49°54'11" East, 44.44 feet to a point; thence
11. South 50°40'38" East, 172.43 feet to a point; thence
12. South 50°37'18" East, 82.83 feet to a point marking the northwestern most corner of a piece or parcel of land standing in the name of Lewis Bowles as recorded among the Land Records of St. Mary's County, Maryland in Liber 146 at Folio 249; thence running with the westerly outline of said Bowles lands
13. South 44°57'39" East, 493.69 feet to a point marking the northwestern most corner of a piece or parcel of land standing in the name of Aubrey F. Mattingley, et al as recorded among the Land Records of St. Mary's County, Maryland in Liber 2450 at Folio 149 and Liber 2450 at Folio 156; thence running with said Mattingley lands the following two courses and distances
14. South 04°20'43" East, 1296.86 feet to a point; thence
15. South 23°26'08" West, 148.12 feet to a point marking the northwestern most corner of a piece or parcel of land standing in the name of Joseph Lumpkins as recorded among the Land Records of St. Mary's County, Maryland in Liber 1552 at Folio 582; thence binding on the outline of said Lumpkins parcel the following three (3) courses and distances
16. South 77°25'53" West, 63.02 feet to a point; thence
17. South 88°39'00" West, 104.24 feet to a point; thence
18. South 84°26'27" West, 84.91 feet to a point marking the southeastern most corner of a piece or parcel of land standing in the name of Southern Maryland Electric Cooperative, Inc. as recorded among the Land Records of St. Mary's County, Maryland in Liber 258 at Folio 255; thence running with said Southern Maryland Electric Cooperative, Inc. parcel
19. North 57°16'40" West, 2853.48 feet to a point intersecting the easterly outline of a piece or parcel of land standing in the name of Bennett Homes, LLC as recorded among the Land Records of St. Mary's County, Maryland in Liber 2801 at Folio 713; thence running with said Bennett Homes, LLC lands
20. North 10°48'21" East, 65.16 feet to a point marking the southeastern most corner of a piece or parcel of land standing in the name of Herbert Rush and Rose Rush as recorded among the Land Records of St. Mary's County, Maryland in Liber 1074 at Folio 268; thence running with said Rush lands the following two courses and distances
21. North 10°49'41" East, 139.29 feet to a point; thence
22. North 02°01'48" East, 175.90 feet to a point marking the southeastern most corner of a piece or parcel of land standing in the name of David McRae and Georgia McRae as recorded among the Land Records of St. Mary's County, Maryland in Liber 2969 at Folio 561; thence running with said McRae lands the following five (5) courses and distances

23. North 12°35'07" East, 62.92 feet to a point; thence
24. North 07°34'24" East, 323.68 feet to a point; thence
25. North 04°30'22" East, 69.55 feet to a point; thence
26. North 00°54'43" East, 278.80 feet to a point; thence
27. North 04°00'03" West, 155.11 feet to a point marking the southwestern most corner of a piece or parcel of land standing in the name of Kenneth Chase as recorded among the Land Records of St. Mary's County, Maryland in Liber 23 at Folio 230; thence running with said Chase lands the following two courses and distances
28. North 66°46'17" East, 158.17 feet to a point; thence
29. North 19°20'43" West, 175.00 feet to a point intersecting the southern right of way line of said Maryland Route 245; thence binding on a portion of the southern right of way line of said Maryland Route 245 the following two courses and distances
30. North 67°41'50" East, 44.59 feet to a point; thence
31. 428.47 feet along the arc of a curve deflecting to the right, having a radius of 2834.79 feet and a chord of North 72°01'38" East, 428.06 feet to the point and place of beginning.

The above described parcel contains 102.7714 acres (4476720 sq. ft.) more or less.

Part Two:

Beginning for the same at a point lying on the northerly outline of a piece or parcel of land standing in the name of John L. Wathen, Trustee as recorded among the Land Records of St. Mary's County, Maryland in Liber 2377 at Folio 174, said point also marking the southeastern most corner of a piece or parcel of land standing in the name of Leonardtown Baptist Church as recorded among the Land Records of St. Mary's County, Maryland in Liber 465 at Folio 102; thence leaving the beginning point so fixed and running with the eastern line of said Leonardtown Baptist Church

1. North 22°13'05" West, 349.80 feet to a point marking the southeastern most corner of Lot 5 as shown on a plat entitled "Green Hills" and recorded among the Plat Records of St. Mary's County, Maryland in Plat Book 28 at Folio 88; thence running with said Lot 5 the following two courses and distances
2. North 14°08'47" West, 64.73 feet to a point; thence
3. North 04°43'38" West, 178.18 feet to a point marking the southeastern most corner of Farmstead 1 as shown on a plat entitled "Farmstead 1 and Blap Lots 5 and 6, Centerline Enterprises Subdivision" and recorded among the Plat Records of St. Mary's County,

Maryland in Plat Book 66 at Page 117; thence running with said Farmstead 1 the following three courses and distances

4. North $10^{\circ}58'07''$ West, 440.99 feet to a point; thence
5. North $06^{\circ}21'26''$ West, 287.68 feet to a point; thence
6. North $10^{\circ}48'21''$ East, 182.11 feet to a point marking the southwestern most corner of a piece or parcel of land standing in the name of Southern Maryland Electric Cooperative, Inc. as recorded among the Land Records of St. Mary's County, Maryland in Liber 258 at Folio 255; thence running with said Southern Maryland Electric Cooperative, Inc. parcel
7. South $57^{\circ}16'40''$ East, 2556.85 feet to a point intersecting the northern outline of a piece or parcel of land standing in the name of Joseph Lumpkins as recorded among the Land Records of St. Mary's County, Maryland in Liber 1552 at Folio 582; thence binding on the northern outline of said Lumpkins parcel the following four (4) courses and distances
8. South $86^{\circ}09'21''$ West, 492.96 feet to a point; thence
9. South $87^{\circ}24'10''$ West, 737.16 feet to a point; thence
10. North $87^{\circ}31'47''$ West, 69.72 feet to a point; thence
11. South $85^{\circ}50'59''$ West, 219.74 feet to a point marking the northeastern most corner of said Wathen parcel; thence running with said Wathen lands
12. South $89^{\circ}56'28''$ West, 389.61 feet to the point and place of beginning.

The above described parcel contains 34.7335 acres (1512992 sq. ft.) more or less.

BEING all that piece or parcel of land conveyed by Catherine W. Doering and Joseph A. Wilkinson Sr. to Quality Built Homes, Inc. by deed dated November 15, 2010 and recorded among the Land Records of St. Mary's County, Maryland in Liber 3508 at Folio 57.

Tax Map 33, Parcel 216
Third Election District
St. Mary's County, Maryland

Beginning for the same at a point lying on the easterly outline of Farmstead 1 as shown on a plat entitled "Farmstead 1 and Blap Lots 5 and 6, Centerline Enterprises Subdivision" and recorded among the Plat Records of St. Mary's County, Maryland in Plat Book 66 at Page 117, said point also lying distant South $10^{\circ}48'21''$ West, 65.16 feet from the southeastern most corner of Lot 4 as shown on a plat entitled "Lots 2, 3 & 4, Centerline Enterprises" and recorded among said Plat Records in

Plat Book 41 at Page 117, said point further being the southwestern most corner of Tract One of a piece or parcel of land standing in the name of Quality Built Homes, Inc. as recorded among the Land Records of St. Mary's County, Maryland in Liber 3508 at Folio 57; thence leaving the beginning point so fixed and running with the southern line of said Quality Built Homes, Inc.

1. South 57°16'40" East, 2853.48 feet to a point intersecting the northerly outline of a piece or parcel of land standing in the name of Southern Maryland Electric Cooperative, Inc. as recorded among the Land Records of St. Mary's County, Maryland in Liber 220 at Folio 199; thence running with the northerly outline of said Southern Maryland Electric Cooperative, Inc. parcel
2. South 87°05'50" West, 283.27 feet to a point marking the eastern most corner of Tract Two of said Quality Built Homes, Inc. parcel; thence binding on the northern outline of said Tract Two
3. North 57°16'40" West, 2556.85 feet to a point intersecting said easterly outline of Farmstead 1; thence running with a portion of said Farmstead 1
4. North 10°48'21" East, 177.85 feet to the point and place of beginning.

The above described parcel contains 10.2467 acres (446347 sq. ft.) more or less.

BEING all that piece or parcel of land conveyed by Joseph P. Wilkinson, Jr. and Helen B. Wilkinson to Southern Maryland Electric Cooperative, Inc. by deed dated July 12, 1976 and recorded among the land records of St. Mary's County, Maryland in Liber 258 at Folio 255.

Tax Map 32, Parcel 175
Third Election District
St. Mary's County, Maryland

Beginning for the same at a point lying on the easterly right of way line of Maryland Route 245, a sixty (60) foot right of way, said point also marking the southwestern most corner of a piece or parcel of land standing in the name of Catherine L. Lacey as recorded among the Land Records of St. Mary's County, Maryland in Liber 2246 at Folio 149; thence leaving the beginning point so fixed and running with the southern outline of said Lacey parcel and the southern outline of a piece or parcel of land standing in the name of John A. Long and Frances H. Long as recorded among the Land Records of St. Mary's County, Maryland in Liber 2102 at Folio 619

1. South 77°30'10" East, 567.49 feet to a point; thence continuing with said Long parcel

2. North 40°45'09" East, 165.56 feet to a point marking the southeastern most corner of a piece or parcel of land standing in the name of John A. Long, Jr. as recorded among the Land Records of St. Mary's County, Maryland in Liber 2327 at Folio 733; thence running with said Long parcel
3. North 12°06'50" East, 347.94 feet to a point intersecting the southerly outline of a piece or parcel of land standing in the name of Leonardtown Baptist Church as recorded among the Land Records of St. Mary's County, Maryland in Liber 465 at Folio 102; thence running with the southerly outline of said Leonardtown Baptist Church parcel
4. South 86°27'53" East, 1367.88 feet to a point marking the southwestern most corner of a piece or parcel of land standing in the name of Quality Built Homes, Inc. as recorded among the Land Records of St. Mary's County, Maryland in Liber 3508 at Folio 57; thence running with said Quality Built Homes parcel
5. North 89°56'28" East, 389.61 feet to a point marking the northwestern most corner of a piece or parcel of land standing in the name of Joseph Lumpkins as recorded among the Land Records of St. Mary's County, Maryland in Liber 1552 at Folio 582; thence running with said Lumpkins parcel
6. South 00°23'17" East, 1414.62 feet to a point; thence continuing with said Lumpkins parcel
7. South 26°18'14" West, 134.48 feet to a point intersecting the northerly outline of a piece or parcel of land standing in the name of Richard F Russell and Michael W. Russell as recorded among the Land Records of St. Mary's County, Maryland in Liber 3959 at Folio 786; thence running with said Russell lands the following four (4) courses and distances
8. North 84°49'48" West, 895.42 feet to a point; thence
9. North 76°35'46" West, 610.75 feet to a point; thence
10. North 73°29'33" West, 1045.47 feet to a point; thence
11. North 13°49'10" East, 5.84 feet to a point marking the southeastern most corner of a piece or parcel of land standing in the name of John L. Wathen as recorded among the Land Records of St. Mary's County, Maryland in Liber 2377 at Folio 171; thence binding on said Wathen parcel, the lands of Paul E. Miller as recorded in said land records in Liber 4004 at Folio 790, the lands of Randolph E. Hayden as recorded in said land records in Liber 3426 at Folio 386, the lands of Harry C. Jones, et ux as recorded in said land records in Liber 157 at Folio 279, the lands of Joseph A. Gass, Sr. as recorded in said land records in Liber 293 at Folio 492, the lands of Janice W. Hayden as recorded in said land records in Liber 3426 at Folio 383 and the lands of Jill L. Hutchison as recorded in said land records in Liber 3438 at Folio 621
12. North 13°49'10" East, 525.00 feet to a point; thence continuing with said Hutchison lands

13. North $73^{\circ}06'30''$ West, 126.01 feet to a point intersecting the easterly right of way line of said Maryland Route 245; thence binding on the easterly right of way line of said Maryland Route 245
14. 209.17 feet along the arc of a curve deflecting to the left, having a radius of 2894.79 feet and a chord of North $11^{\circ}35'50''$ East, 209.13 feet to the point and place of beginning.

The above described parcel contains 73.2003 acres (3188606 sq. ft.) more or less

BEING a portion of all that piece or parcel of land conveyed by John L. Wathen to John L. Wathen Revocable Trust by deed dated September 14, 2004 and recorded among the Land Records of St. Mary's County, Maryland in Liber 2377 at Folio 174.

Tax Map 32, Parcel 41
Third Election District
St. Mary's County, Maryland

Beginning for the same at a point on the easterly right of way line of Maryland Route 245, a sixty (60) foot right of way, said point also marking the southwestern most corner of a piece or parcel of land standing in the name of Paul E. Miller III and Michelle R. Miller as recorded among the Land Records of St. Mary's County, Maryland in Liber 4004 at Folio 790; thence running with a portion of the southerly outline of said Miller parcel

1. South $73^{\circ}06'30''$ East, 125.19 feet to a point intersecting the westerly outline of a piece or parcel of land standing in the name of John L. Wathen, Trustee as recorded among the Land Records of St. Mary's County, Maryland in Liber 2377 at Folio 174; thence running with a portion of said Wathen lands
2. South $13^{\circ}49'10''$ West, 75.11 feet to a point intersecting the northerly outline of a piece or parcel of land standing in the name of Richard F. Russell as recorded among the Land Records of St. Mary's County, Maryland in Liber 3959 at Folio 786; thence binding on a portion of the northerly outline of said Russell parcel
3. North $73^{\circ}06'30''$ West, 123.10 feet to a point intersecting the easterly right of way line of said Maryland Route 245; thence running with the easterly right of way line of Maryland Route 245
4. 75.25 feet along the arc of a curve deflecting to the right, having a radius of 5699.58 feet and a chord of North $12^{\circ}13'54''$ East, 75.25 feet to the point and place of beginning.

The above described parcel contains 0.2139 acres (9317 sq. ft.) more or less.

BEING all that piece or parcel of land conveyed by John L. Wathen to John L. Wathen, Trustee of the John L. Wathen Revocable Trust by deed dated September 14, 2004 and recorded among the land records of St. Mary's County, Maryland in Liber 2377 at Folio 171.

Tax Map 32, Parcel 40
Third Election District
St. Mary's County, Maryland

Beginning for the same at a point on the easterly right of way line of Maryland Route 245, a sixty (60) foot right of way, said point also marking the southwestern most corner of a piece or parcel of land standing in the name of Randolph E. Hayden as recorded among the Land Records of St. Mary's County, Maryland in Liber 3426 at Folio 386; thence running with a portion of the southerly outline of said Hayden parcel

1. South $73^{\circ}06'30''$ East, 126.28 feet to a point intersecting the westerly outline of a piece or parcel of land standing in the name of John L. Wathen, Trustee as recorded among the Land Records of St. Mary's County, Maryland in Liber 2377 at Folio 174; thence running with a portion of said Wathen lands; thence
2. South $13^{\circ}49'10''$ West, 75.11 feet to a point intersecting the northerly outline of a piece or parcel of land standing in the name of John L. Wathen, Trustee of the John L. Wathen Revocable Trust as recorded among the Land Records of St. Mary's County, Maryland in Liber 2377 at Folio 171; thence binding on a portion of the northerly outline of said Wathen parcel
3. North $73^{\circ}06'30''$ West, 125.19 feet to a point intersecting the easterly right of way line of said Maryland Route 245; thence running with the easterly right of way line of Maryland Route 245
4. 75.17 feet along the arc of a curve deflecting to the right, having a radius of 5699.58 feet and a chord of North $12^{\circ}59'16''$ East, 75.17 feet to the point and place of beginning.

The above described parcel contains 0.2166 acres (9436 sq. ft.) more or less.

BEING all that piece or parcel of land conveyed by Paul E. Miller, III to Paul E. Miller III and Michelle R. Miller by deed dated January 17, 2014 and recorded among the land records of St. Mary's County, Maryland in Liber 4004 at Folio 790.

Tax Map 32, Parcel 39
Third Election District
St. Mary's County, Maryland

Beginning for the same at a point on the easterly right of way line of Maryland Route 245, a sixty (60) foot right of way, said point also marking the southwestern most corner of a piece or parcel of land standing in the name of Harry C. Jones and Marjorie A. Jones as recorded among the Land Records of St. Mary's County, Maryland in Liber 157 at Folio 279; thence running with a portion of the southerly outline of said Jones parcel

1. South $73^{\circ}06'30''$ East, 126.42 feet to a point intersecting the westerly outline of a piece or parcel of land standing in the name of John L. Wathen, Trustee as recorded among the Land Records of St. Mary's County, Maryland in Liber 2377 at Folio 174; thence running with a portion of said Wathen lands; thence
2. South $13^{\circ}49'10''$ West, 75.11 feet to a point intersecting the northerly outline of a piece or parcel of land standing in the name of Paul E. Miller III and Michelle R. Miller as recorded among the Land Records of St. Mary's County, Maryland in Liber 4004 at Folio 790; thence binding on a portion of the northerly outline of said Miller parcel
3. North $73^{\circ}06'30''$ West, 126.28 feet to a point intersecting the easterly right of way line of said Maryland Route 245; thence running with the easterly right of way line of Maryland Route 245 the following two courses and distances
4. 53.44 feet along the arc of a curve deflecting to the right, having a radius of 5699.58 feet and a chord of North $13^{\circ}38'04''$ East, 53.44 feet; thence
5. North $13^{\circ}54'11''$ East, 21.67 feet to the point and place of beginning.

The above described parcel contains 0.2177 acres (9481 sq. ft.) more or less.

BEING all that piece or parcel of land conveyed by Randolph E. Hayden and Danielle L. Hayden to Randolph E. Hayden by deed dated April 5, 2010 and recorded among the land records of St. Mary's County, Maryland in Liber 3426 at Folio 386.

Tax Map 32, Parcel 38
Third Election District
St. Mary's County, Maryland

Beginning for the same at a point on the easterly right of way line of Maryland Route 245, a sixty (60) foot right of way, said point also marking the southwestern most corner of a piece or parcel of land standing in the name of Joseph Allen Gass Sr as recorded among the Land Records of St. Mary's County, Maryland in Liber 293 at Folio 492; thence running with a portion of the southerly outline of said Gass parcel

1. South 73°06'30" East, 126.31 feet to a point intersecting the westerly outline of a piece or parcel of land standing in the name of John L. Wathen, Trustee as recorded among the Land Records of St. Mary's County, Maryland in Liber 2377 at Folio 174; thence running with a portion of said Wathen lands
2. South 13°49'10" West, 75.11 feet to a point intersecting the northerly outline of a piece or parcel of land standing in the name of Randolph E. Hayden as recorded among the Land Records of St. Mary's County, Maryland in Liber 3426 at Folio 386; thence binding on a portion of the northerly outline of said Miller parcel
3. North 73°06'30" West, 126.42 feet to a point intersecting the easterly right of way line of said Maryland Route 245; thence running with the easterly right of way line of Maryland Route 245
4. North 13°54'11" East, 75.10 feet to the point and place of beginning.

The above described parcel contains 0.2176 acres (9478 sq. ft.) more or less.

BEING all that piece or parcel of land conveyed by John C and Lorraine F. Grossglass to Harry Conrad Jones and Marjorie Ann Jones by deed dated February 11, 1970 and recorded among the Land Records of St. Mary's County, Maryland in Liber 157 at Folio 279.

Tax Map 32, Parcel 37
Third Election District
St. Mary's County, Maryland

Beginning for the same at a point on the easterly right of way line of Maryland Route 245, a sixty (60) foot right of way, said point also marking the southwestern most corner of a piece or parcel of land standing in the name of Janice W. Hayden as recorded among the Land Records of St. Mary's County, Maryland in Liber 3426 at Folio 383; thence running with a portion of the southerly outline of said Hayden parcel

1. South 73°06'30" East, 126.20 feet to a point intersecting the westerly outline of a piece or parcel of land standing in the name of John L. Wathen, Trustee as recorded among the Land Records of St. Mary's County, Maryland in Liber 2377 at Folio 174; thence running with a portion of said Wathen lands
2. South 13°49'10" West, 75.11 feet to a point intersecting the northerly outline of a piece or parcel of land standing in the name of Harry Conrad Jones and Marjorie Ann Jones as recorded among the Land Records of St. Mary's County, Maryland in Liber 157 at Folio 279; thence binding on a portion of the northerly outline of said Jones parcel
3. North 73°06'30" West, 126.31 feet to a point intersecting the easterly right of way line of said Maryland Route 245; thence running with the easterly right of way line of Maryland Route 245
4. North 13°54'11" East, 75.10 feet to the point and place of beginning.

The above described parcel contains 0.2174 acres (9469 sq. ft.) more or less.

BEING all that piece or parcel of land conveyed by Joseph Allen Gass and Margaret C. Gass to Joseph Allen Gass Sr. by deed dated June 25, 1986 and recorded among the land records of St. Mary's County, Maryland in Liber 293 at Folio 492.

Tax Map 32, Parcel 223
Third Election District
St. Mary's County, Maryland

Beginning for the same at a point on the easterly right of way line of Maryland Route 245, a sixty (60) foot right of way, said point also marking the southwestern most corner of a piece or parcel of land standing in the name of Jill L. Hutchinson recorded among the Land Records of St. Mary's County, Maryland in Liber 3438 at Folio 621; thence running with a portion of the southerly outline of said Hutchinson parcel

1. South 73°06'30" East, 126.09 feet to a point intersecting the westerly outline of a piece or parcel of land standing in the name of John L. Wathen, Trustee as recorded among the Land Records of St. Mary's County, Maryland in Liber 2377 at Folio 174; thence running with a portion of said Wathen lands
2. South 13°49'10" West, 75.11 feet to a point intersecting the northerly outline of a piece or parcel of land standing in the name of Joseph Allen Gass Sr. as recorded among the Land

Records of St. Mary's County, Maryland in Liber 293 at Folio 492; thence binding on a portion of the northerly outline of said Gass parcel

3. North 73°06'30" West, 126.20 feet to a point intersecting the easterly right of way line of said Maryland Route 245; thence running with the easterly right of way line of Maryland Route 245
4. North 13°54'11" East, 75.10 feet to the point and place of beginning.

The above described parcel contains 0.2172 acres (9461 sq. ft.) more or less.

BEING all that piece or parcel of land conveyed by John W. Wise to Janice W. Hayden by deed dated April 22, 2010 and recorded among the land records of St. Mary's County, Maryland in Liber 3426 at Folio 383.

Tax Map 32, Parcel 224
Third Election District
St. Mary's County, Maryland

Beginning for the same at a point on the easterly right of way line of Maryland Route 245, a sixty (60) foot right of way, said point also marking the southwestern most corner of a piece or parcel of land standing in the name of John L. Wathen, Trustee as recorded among the Land Records of St. Mary's County, Maryland in Liber 2377 at Folio 174; thence running with the outline of said Wathen parcel for the following two (2) courses and distances

1. South 73°06'30" East, 126.01 feet; thence
2. South 13°49'10" West, 74.35 feet to a point intersecting the northerly outline of a piece or parcel of land standing in the name of Janice W. Hayden as recorded among the Land Records of St. Mary's County, Maryland in Liber 3426 at Folio 383; thence binding on a portion of the northerly outline of said Hayden parcel
3. North 73°06'30" West, 126.09 feet to a point intersecting the easterly right of way line of said Maryland Route 245; thence running with the easterly right of way line of Maryland Route 245 for the following two courses and distances
4. North 13°54'11" East, 62.44 feet; thence
5. 11.91 feet along the arc of a curve deflecting to the left having a radius of 2894.79 feet and a chord bearing and distance of North 13°47'07" East, 11.91 feet to the point and place of beginning.

The above described parcel contains 0.2148 acres (9358 sq. ft.) more or less.

BEING all that piece or parcel of land conveyed by Cecilia A. Guy to Jill L. Hutchinson by deed dated May 24, 2010 and recorded among the Land Records of St. Mary's County, Maryland in Liber 3438 at Folio 621.