

ANNEXATION RESOLUTION NO. 2017-03

AN ANNEXATION RESOLUTION PURSUANT TO SECTION 4-401, ET SEQ. OF THE LOCAL GOVERNMENT ARTICLE OF THE MARYLAND ANNOTATED CODE FOR THE PURPOSE OF ANNEXING NINE PARCELS OF REAL PROPERTY CONSISTING OF 2.692 ACRES OF LAND, MORE OR LESS, LOCATED IN THE SECOND ELECTION DISTRICT OF TALBOT COUNTY, MARYLAND, ALONG THE WESTERN BOUNDARY OF THE TOWN, AND BEING MORE PARTICULARLY DESCRIBED IN THE RESOLUTION; PROVIDING FOR THE TERMS OF SUCH ANNEXATION IN THE ANNEXATION PLAN AND AGREEMENT; AMENDING THE CHARTER OF THE TOWN OF ST. MICHAELS FOR THE PURPOSE OF INCLUDING THE ANNEXED PROPERTIES WITHIN THE LEGAL DESCRIPTIONS AND PLATS DEPICTING THE CORPORATE LIMITS OF THE TOWN OF ST. MICHAELS; AND GENERALLY RELATING TO THE ANNEXATION OF THE FOREGOING PROPERTIES TO THE TOWN OF ST. MICHAELS.

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

WHEREAS, the properties to be annexed consist of nine (9) parcels of real property consisting of 2.692 acres of land, more or less, contiguous and adjacent to the western boundary of the Town, and more particularly described as follows: Parcel 1679, Tax Map 200, owned by Habitat for Humanity Choptank, Inc., containing 1.810 acres of land, more or less (the "Habitat Choptank Property"); Parcel 1688, Tax Map 200, Lots 38 and 39, owned by the County Commissioners of Talbot County, containing 7,500 square feet of land, more or less (the "Talbot County Property"); Parcel 1689, Tax Map 200, Lots 40 and 41, owned by Marjorie H. Farver, containing 8,400 square feet of land, more or less (the "M. Farver-Pendleton Property"); Parcel 1690, Tax Map 200, Lots 42, 43, and 44, owned by James C. Goldsborough and Janet H. Goldsborough, containing 11,250 square feet of land, more or less (the "J. Goldsborough Property A"); Parcel 1691, Tax Map 200, Lots 45 and 46, owned by S M S Developers Limited Liability Company, containing 7,500 square feet of land, more or less (the "S M S Property"); Parcel 1692, Tax Map 200, Lots 47 and 48, owned by Lori Whitehead, containing 7,500 square feet of land, more or less (the "L. Whitehead Property"); Parcel 1692A, Tax Map 200, Lots 49 and 50, owned by Janet Goldsborough, containing 7,500 square feet of land, more or less (the "J. Goldsborough Property B"); Parcel 1694, Tax Map 200, Lots 51 and 52, owned by Eugene F. Deems, Jr. and Raymond Chambers, containing 7,500 square feet of land, more or less (the "E. Deems and R. Chambers Property"); and Parcel 1695, Tax Map 200, Lots 53 and 54, owned by BAF Realty, LLC, containing 7,500 square feet of land, more or less (the "BAF Realty Property") (collectively, the "Annexation Properties"); and

1 WHEREAS, the owners of the Habitat Choptank Property filed a Petition for Annexation with
2 the Town on October 13, 2015, which is attached hereto and incorporated herein by reference as
3 Exhibit A, formally requesting that the Habitat Properties be annexed to the Town; and
4

5 WHEREAS, the owners of the Talbot County, M. Farver-Pendleton, L. Whitehead, and BAF
6 Realty LLC Properties filed Petitions for Annexation with the Town on July 20, 2017 and July
7 21, 2017, which are also attached hereto and incorporated herein by reference as Exhibit A,
8 formally requesting that their respective Properties be annexed to the Town; and
9

10 WHEREAS, the Commissioners are desirous of annexing the subject Annexation Properties to
11 the Town; and
12

13 WHEREAS, the Annexation Properties are shown and described on a plat prepared by Rauch,
14 Inc. sealed on July 28, 2017 and entitled "ANNEXATION – TOWN OF ST. MICHAELS A
15 PORTION OF LANDS DESIGNATED AS TAX MAP 200, PARCELS 1679, 1688, 1689, 1690,
16 1691, 1692, 1692A, 1694, AND 1695 SECOND ELECTION DISTRICT, TALBOT COUNTY,
17 MARYLAND PREPARED BY RAUCH, INC." which is attached hereto and incorporated
18 herein by reference as Exhibit B; and
19

20 WHEREAS, the Annexation Properties are also described by a metes and bounds description
21 prepared by Rauch, Inc. sealed on July 28, 2017 and entitled "DESCRIPTION OF 2.692 ACRES
22 OF LAND, MORE OR LESS, ANNEXATION TOWN OF ST. MICHAELS A PORTION OF
23 LANDS DESIGNATED AS TAX MAP 200, PARCELS 1679, 1688, 1689, 1690, 1691, 1692,
24 1692A, 1694, AND 1695" which is attached hereto and incorporated herein by reference as
25 Exhibit C; and
26

27 WHEREAS, the owners of the Habitat Choptank, Talbot County, M. Farver-Pendleton, L.
28 Whitehead, and BAF Realty LLC Properties represent more than twenty-five percent (25%) of
29 the owners of the assessed valuation of the real property in the area to be annexed and more than
30 twenty-five percent (25%) of the registered voters who are residents in the area to be annexed;
31 and
32

33 WHEREAS, a proposed Annexation Plan consistent with the requirements of Md. Code Ann.,
34 Local Gov't Sec. 4-415 was prepared and submitted to Talbot County and the Maryland
35 Department of Planning and made available for public review and discussion at least thirty (30)
36 days prior to the date of the public hearing conducted on this Annexation Resolution by the
37 Commissioners, which Annexation Plan is attached hereto and incorporated herein by reference
38 as Exhibit D; and
39

40 WHEREAS, all requirements of the laws of the State of Maryland, Talbot County, and the
41 Charter and laws of the Town regarding initiation of this annexation by the owners of the Habitat
42 Choptank, Talbot County, M. Farver-Pendleton, L. Whitehead, and BAF Realty LLC Properties
43 and the Commissioners have been satisfied, and the Commissioners have determined that it is
44 desirable to initiate the annexation process for the benefit of the Town.
45
46
47

1 NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF ST. MICHAELS
2 that:

3
4 SECTION I – Modification of Town Boundaries. The municipal boundaries of the Town
5 of St. Michaels, Maryland shall be and are hereby amended to incorporate into the Town the
6 Annexation Properties, as shown and described on a plat prepared by Rauch, Inc. sealed July 28,
7 2017 and entitled “ANNEXATION – TOWN OF ST. MICHAELS A PORTION OF LANDS
8 DESIGNATED AS TAX MAP 200, PARCELS 1679, 1688, 1689, 1690, 1691, 1692, 1692A,
9 1694, AND 1695 SECOND ELECTION DISTRICT, TALBOT COUNTY, MARYLAND
10 PREPARED BY RAUCH, INC.” which is attached hereto and incorporated herein by reference
11 as Exhibit B. The Property is also described by a metes and bounds description prepared by
12 Rauch, Inc. sealed July 28, 2017 and entitled “DESCRIPTION OF 2.692 ACRES OF LAND,
13 MORE OR LESS, ANNEXATION TOWN OF ST. MICHAELS A PORTION OF LANDS
14 DESIGNATED AS TAX MAP 200, PARCELS 1679, 1688, 1689, 1690, 1691, 1692, 1692A,
15 1694, AND 1695” which is attached hereto and incorporated herein by reference as Exhibit C.
16 The foregoing plat shall be subject to technical review and correction by the Town, or its
17 designee, prior to the public hearing to be held on this Annexation Resolution.
18

19 SECTION II – Amendment of Charter. Pursuant to the authority of Article XI-E of the
20 Constitution of Maryland and Md. Code Ann., Local Gov’t §§ 4-301, et seq. and 4-401, et seq.,
21 the Charter of St. Michaels (as published in Chapter 128, Volume 7, Compilation of Municipal
22 Charters, and as amended from time to time) be and the same is hereby amended in § C-4 of the
23 Charter by adding the following metes and bounds description of the Annexation Properties:
24

25 “(8) The boundaries and taxable limits of the Town of St. Michaels, in addition to the
26 boundaries of said Town as now established, shall, from and after the effective date of the
27 enactment of this Resolution, be extended to include all of the lands being contiguous to and
28 adjoining the existing corporate area of the Town, and being embraced by the following limits,
29 being located in the Second Election District of Talbot County, Maryland:”
30

31 See METES AND BOUNDS DESCRIPTION as set forth in Exhibit C.
32

33 SECTION III – Application of Charter and Ordinances. Upon the effective date of this
34 Annexation Resolution, the provisions of the Charter, Code, and ordinances of the Town, and
35 any local public laws enacted or to be enacted affecting the Town, shall apply to the Annexation
36 Properties except to the extent that this Annexation Resolution, an Annexation Agreement, or the
37 Annexation Plan provides otherwise.
38

39 SECTION IV – Zoning Classification; Right to Withdraw Request for Annexation.
40

41 (a) The Annexation Properties are described in full in Exhibit C, consist of
42 nine (9) parcels of real property totaling 2.692 acres of land, more or less, and are currently
43 zoned Town Residential (“TR”) by Talbot County. Subject to the satisfaction of all statutory and
44 regulatory requirements, including, but not limited to, the review of the Town’s Planning
45 Commission, it is the Town’s intent to apply the Residential Zone (“R1”) zoning classification to
46 the Annexation Properties.
47

1 (b) The proposed zoning classification is consistent with nearby property uses
2 and compatible with adjacent zoning. The 2015 Comprehensive Plan for the Town of St.
3 Michaels, as amended (the "Comprehensive Plan"), designates the Annexation Properties as
4 areas of potential annexation in Chapter 2 (Municipal Growth and Development Regulations)
5 and indicates that adequate public facilities, including water and sewer, are available to serve the
6 same. The owner of the Habitat Property proposes to improve that property with seven (7)
7 single-family dwellings. The Whitehead Property and the Goldsborough Property B are
8 improved with single-family dwellings, and the remainder of the Annexation Properties are
9 unimproved. Accordingly, the annexation request set forth in the Annexation Petitions is
10 compatible with the Comprehensive Plan.

11
12 (c) In conjunction with the adoption of this Annexation Resolution, the
13 Commissioners may introduce and enact an ordinance to provide the intended zoning.

14
15 (d) At any time prior to the adoption of this Annexation Resolution, the
16 Petitioners may request to withdraw their Annexation Petition subject to the requirements of
17 Section 8.

18
19 SECTION V – Annexation Plan. The Town has prepared an Annexation Plan with
20 regard to the Annexation Properties. The Annexation Plan is attached hereto as Exhibit D, but is
21 not part hereof, and the Commissioners reserve the right to amend the Annexation Plan prior to
22 final adoption of this Annexation Resolution in a manner consistent with Md. Code Ann., Local
23 Gov't § 4-415. The Annexation Plan may not be construed in any way as an amendment to this
24 Annexation Resolution. A copy of the Annexation Plan has been provided to the Talbot County
25 Council and the Maryland Department of Planning at least thirty (30) days prior to the date of the
26 public hearing conducted by the Commissioners on this Annexation Resolution.

27
28 SECTION VI – Public Hearing and Public Notice. A public hearing, as required by the
29 provisions of Md. Code Ann., Local Gov't § 4-406, was held by the Commissioners on
30 September 27, 2017, and duly advertised according to the provisions of that statute. Public
31 notice of the proposed public hearing was given on September 5 and 12, 2017, attached hereto as
32 Exhibit E, in a newspaper of general circulation in St. Michaels, Maryland, the last day of which
33 preceded the public hearing by at least fifteen (15) days, all in accordance with the provisions of
34 Md. Code Ann., Local Gov't § 4-406. Upon the first publication of the public notice a copy
35 thereof, including exhibits, was provided to:

36
37 (a) The Talbot County Council; and

38
39 (b) Any regional or State planning agency having jurisdiction in Talbot
40 County, Maryland

41
42 SECTION VII – Registration of Boundaries. Within ten (10) days of the effective date of
43 this Resolution, in accordance with the provisions of Md. Code Ann., Local Gov't § 4-414, the
44 President of the Commissioners, or his designee, shall promptly forward a copy of this
45 Annexation Resolution with the new municipal boundaries to the Town Clerk/Manager, the
46 Clerk of the Circuit Court for Talbot County, Maryland, and also to the Maryland Department of
47 Legislative Services. Each such official or agency shall hold this Annexation Resolution with
48 the new municipal boundaries on record and available for public inspection.

1 SECTION VIII – Annexation Agreement and Expenses. The Commissioners are
2 authorized to execute an Annexation Plan, an Annexation Agreement, an agreement for the
3 extension of the public services and facilities, an agreement for the upgrade of Brooks Lane to
4 the Town’s current road specifications or soil cement specifications, as approved by the Town
5 Engineer, and widening to a minimum of twenty (20) feet toward the Habitat Choptank Property
6 as set forth in the Annexation Plan, and/or other agreements of a similar nature with regard to the
7 Annexation Properties, provided that the terms of this Annexation Resolution shall prevail over
8 any inconsistent term in any such agreement. Pursuant to the Annexation Petitions, the owners
9 of the Annexation Properties shall be responsible for all fees and expenses incurred by the Town
10 associated with the proposed annexation, including but not limited to, all legal fees (including the
11 cost of preparing and reviewing the Annexation Resolution, Annexation Plan, and any
12 Annexation Agreement(s)), engineering fees, and advertising expenses. The owners of the
13 Annexation Properties shall also pay all such fees prior to adoption of this Annexation
14 Resolution. Additionally, the owners of the Annexation Properties shall prepare, or cause to be
15 prepared, for the Town a composite plat of the Town’s municipal boundaries, inclusive of the
16 Annexation Properties.

17
18 SECTION IX – Effective Date. This Annexation Resolution shall be deemed “finally
19 enacted” on the date on which the Commissioners indicate their approval of the Annexation
20 Resolution by affixing their signatures hereto. This Annexation Resolution shall become
21 effective forty-five (45) days after final enactment, unless a petition for referendum has been
22 filed prior thereto in accordance with Md. Code Ann., Local Gov’t §§ 4-408, 4-409, 4-410 and 4-
23 412. In the event that a petition for referendum is properly filed, the effective date of this
24 Resolution shall be determined in accordance with Md. Code Ann., Local Gov’t § 4-412.

25
26 THIS ANNEXATION RESOLUTION HAVING BEEN INTRODUCED AND
27 ADOPTED by a yea and nay vote of the Commissioners of St. Michaels at a Public Meeting held
28 on the 13 day of December, 2017 at 6:00 o’clock p.m., in the meeting room of the
29 Town Office of St. Michaels, Maryland.

30
31 Boos - yea
32
33 Bibb - yea
34
35 Myers - yea
36
37 Harrod - yea
38
39 Windon - yea
40
41
42
43
44
45
46
47

1 I HEREBY CERTIFY that the above Annexation Resolution No. ²⁰¹⁷⁻⁰³ was adopted by a
2 yea and nay vote of the Commissioners of St. Michaels on the 13 day of December,
3 2017,
4

5 ATTEST:

THE COMMISSIONERS OF ST. MICHAELS

6
7 Jean R. Weisman
8
9 Jean R. Weisman, Town Clerk\Manager

By: WE Boos (Seal)
William E. Boos, President



THE COMMISSIONERS OF ST. MICHAELS

OFFICE OF CODE ENFORCEMENT, PLANNING AND ZONING

300 MILL STREET

P.O. BOX 206

ST. MICHAELS, MD 21663

TELEPHONE: 410.745.9535

FACSIMILE: 410.745.3463

SETTLED 1670-1680

INCORPORATED 1804

PETITION FOR ANNEXATION

Description of annexation: annex portion of parcel not within Town
Reason for Annexation: to place entire property within Town limits
Tax Map and Parcel(s) to be annexed: 0200 map 1679 parcel

I/We request annexation of my/our land into the Town of St. Michaels by this signed petition of not less than twenty-five per centum (25%) of the persons who reside in the area to be annexed and who are registered as voters in county elections in the precinct or precincts in which the territory to be annexed is located, and by the owners of not less than twenty-five per centum (25%) of the assessed valuation of the real property located in the area to be annexed. I hereby authorize the Town of St. Michaels to establish an annexation agreement with the Applicants in accordance with §340-99 of the St. Michaels Town Code and annexation shall be resolved by the Commissioners of St. Michaels thereafter.

SIGNATURE (S)

Naug Jones

10/13/15
Date

Date

Date

Date

EXHIBIT

(A)



THE COMMISSIONERS OF ST. MICHAELS

OFFICE OF CODE ENFORCEMENT, PLANNING AND ZONING

300 MILL STREET

P.O. Box 206

ST. MICHAELS, MD 21663

SETTLED 1670-1680

INCORPORATED 1804

TELEPHONE: 410.745.9535

FACSIMILE: 410.745.3463

PETITION FOR ANNEXATION

Description of annexation: BROOKS LN.

Reason for Annexation: COSN REQUESTED

Tax Map and Parcel(s) to be annexed: 0200, 1688 BROOKS LN.

I/We request annexation of my/our land into the Town of St. Michaels by this signed petition of not less than twenty-five per centum (25%) of the persons who reside in the area to be annexed and who are registered as voters in county elections in the precinct or precincts in which the territory to be annexed is located, and by the owners of not less than twenty-five per centum (25%) of the assessed valuation of the real property located in the area to be annexed. I hereby authorize the Town of St. Michaels to establish an annexation agreement with the Applicants in accordance with §340-99 of the St. Michaels Town Code and annexation shall be resolved by the Commissioners of St. Michaels thereafter.

SIGNATURE (S)*

Annexer Williams
Print Name Address

7/20/17
Date

Print Name Address

Date

Print Name Address

Date

Print Name Address

Date

**Attached additional sheets for signature as needed*

CAULITY COMMISSIONERS



THE COMMISSIONERS OF ST. MICHAELS

OFFICE OF CODE ENFORCEMENT, PLANNING AND ZONING

SETTLED 1670-1680

300 MILL STREET

TELEPHONE: 410.745.9535

INCORPORATED 1804

P.O. BOX 206

ST. MICHAELS, MD 21663

FACSIMILE: 410.745.3463

PETITION FOR ANNEXATION

Description of annexation: BROOKS LAKE

Reason for Annexation: COST REQUESTED

Tax Map and Parcel(s) to be annexed: 0200, 1695 BROOKS LAKE

I/We request annexation of my/our land into the Town of St. Michaels by this signed petition of not less than twenty-five per centum (25%) of the persons who reside in the area to be annexed and who are registered as voters in county elections in the precinct or precincts in which the territory to be annexed is located, and by the owners of not less than twenty-five per centum (25%) of the assessed valuation of the real property located in the area to be annexed. I hereby authorize the Town of St. Michaels to establish an annexation agreement with the Applicants in accordance with §340-99 of the St. Michaels Town Code and annexation shall be resolved by the Commissioners of St. Michaels thereafter.

SIGNATURE (S)*

<u>James Edward Heikes member</u>		<u>July 21, 2017</u>
Print Name	Address	Date
<u>25664 St. Michaels Rd St. Michaels</u>		
<u>MD 21663</u>		
Print Name	Address	Date
_____		_____
Print Name	Address	Date
_____		_____
Print Name	Address	Date
_____		_____

*Attached additional sheets for signature as needed

BAF REALTY



THE COMMISSIONERS OF ST. MICHAELS

OFFICE OF CODE ENFORCEMENT, PLANNING AND ZONING

SE FILED 1670-1680

300 MILL STREET

TELEPHONE: 410.745.9535

P.O. BOX 206

INCORPORATED 1804

ST. MICHAELS, MD 21663

FACSIMILE: 410.745.3463

PETITION FOR ANNEXATION

Description of annexation: BROOKS LANE

Reason for Annexation: COMMISSIONERS REQUESTED

Tax Map and Parcel(s) to be annexed: 210 A BROOKS LANE

PARCEL ~~NUMBER~~ 1692

I/We request annexation of my/our land into the Town of St. Michaels by this signed petition of not less than twenty-five per centum (25%) of the persons who reside in the area to be annexed and who are registered as voters in county elections in the precinct or precincts in which the territory to be annexed is located, and by the owners of not less than twenty-five per centum (25%) of the assessed valuation of the real property located in the area to be annexed. I hereby authorize the Town of St. Michaels to establish an annexation agreement with the Applicants in accordance with §340-99 of the St. Michaels Town Code and annexation shall be resolved by the Commissioners of St. Michaels thereafter.

SIGNATURE (S)*

<u>W. U. Whitehead</u>	<u>7/21/17</u>
Print Name	Date
<u>W. U. WHITEHEAD</u>	
Address	
<u>P.O. Box 653 ST. MICHAELS MD 21663</u>	
Print Name	Date
Address	
Print Name	Date
Address	
Print Name	Date
Address	

*Attached additional sheets for signature as needed



THE COMMISSIONERS OF ST. MICHAELS

OFFICE OF CODE ENFORCEMENT, PLANNING AND ZONING

SETTLED 1670-1680

300 MILL STREET

TELEPHONE: 410.745.9535

INCORPORATED 1804

P.O. BOX 206

ST. MICHAELS, MD 21663

FACSIMILE: 410.745.3463

PETITION FOR ANNEXATION

Description of annexation: BROOKS LH.

Reason for Annexation: COST REQUESTED

Tax Map and Parcel(s) to be annexed: 0200, 1689 BROOKS LH.

I/We request annexation of my/our land into the Town of St. Michaels by this signed petition of not less than twenty-five per centum (25%) of the persons who reside in the area to be annexed and who are registered as voters in county elections in the precinct or precincts in which the territory to be annexed is located, and by the owners of not less than twenty-five per centum (25%) of the assessed valuation of the real property located in the area to be annexed. I hereby authorize the Town of St. Michaels to establish an annexation agreement with the Applicants in accordance with §340-99 of the St. Michaels Town Code and annexation shall be resolved by the Commissioners of St. Michaels thereafter.

SIGNATURE (S)*

Marjorie H. Pendleton

formerly FARVER

Marjorie H. Pendleton

7-21-17
Date

8377 Colony Circle, Easton, MD

Print Name Address

Date

Print Name Address

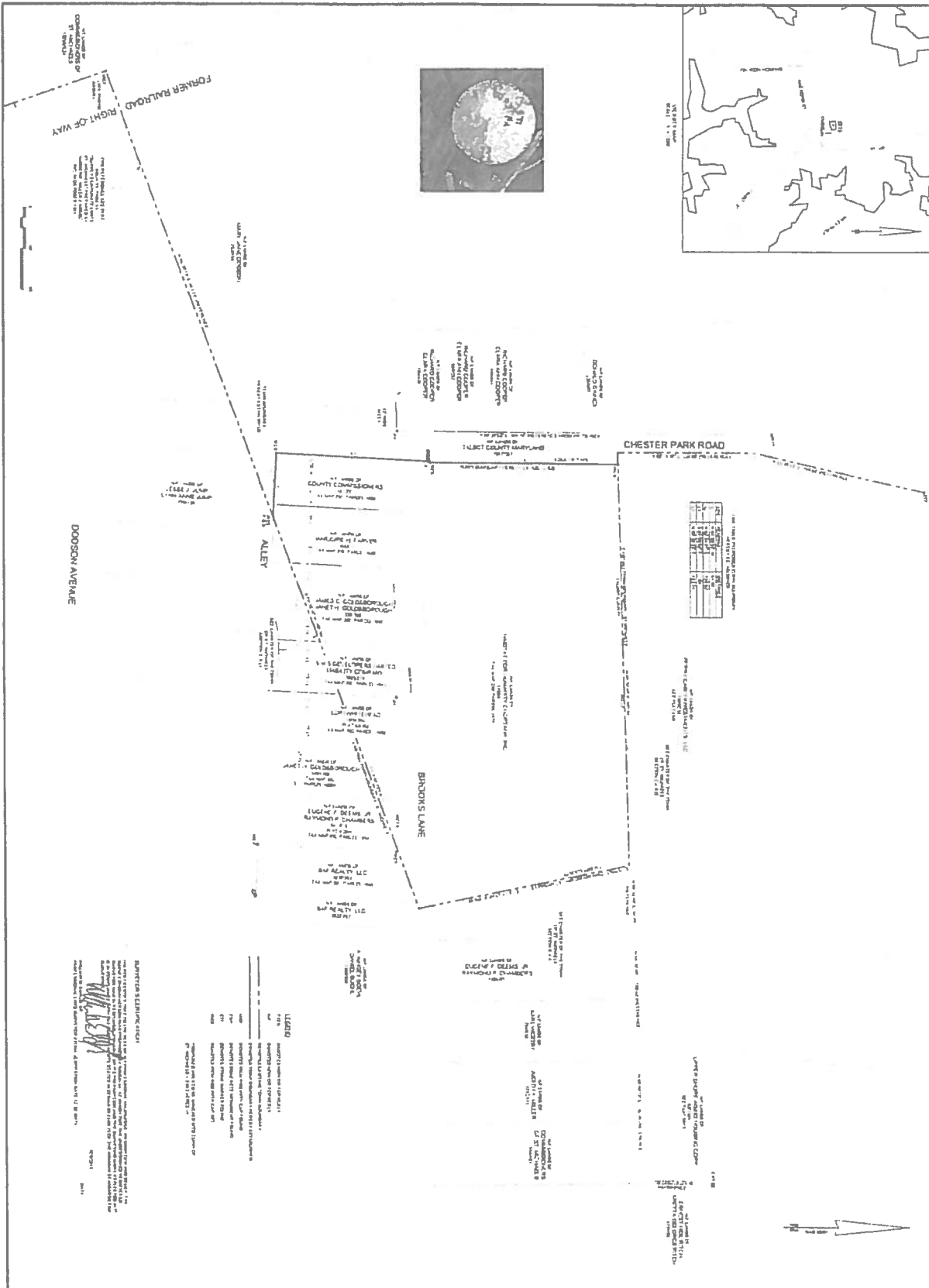
Date

Print Name Address

Date

*Attached additional sheets for signature as needed

FARVER
7-21-17



<p>RAUCH engineering design & development services</p> <p>DATE: _____</p>		<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/1/11</td> <td>PRELIMINARY</td> </tr> <tr> <td>2</td> <td>10/1/11</td> <td>REVISED</td> </tr> <tr> <td>3</td> <td>10/1/11</td> <td>REVISED</td> </tr> <tr> <td>4</td> <td>10/1/11</td> <td>REVISED</td> </tr> <tr> <td>5</td> <td>10/1/11</td> <td>REVISED</td> </tr> <tr> <td>6</td> <td>10/1/11</td> <td>REVISED</td> </tr> <tr> <td>7</td> <td>10/1/11</td> <td>REVISED</td> </tr> <tr> <td>8</td> <td>10/1/11</td> <td>REVISED</td> </tr> <tr> <td>9</td> <td>10/1/11</td> <td>REVISED</td> </tr> <tr> <td>10</td> <td>10/1/11</td> <td>REVISED</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	10/1/11	PRELIMINARY	2	10/1/11	REVISED	3	10/1/11	REVISED	4	10/1/11	REVISED	5	10/1/11	REVISED	6	10/1/11	REVISED	7	10/1/11	REVISED	8	10/1/11	REVISED	9	10/1/11	REVISED	10	10/1/11	REVISED
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<p>PREPARED BY: _____</p> <p>CHECKED BY: _____</p> <p>DATE: _____</p>		<p>APPROVED BY: _____</p> <p>DATE: _____</p>																																	

EXHIBIT B



July 13, 2017

**DESCRIPTION OF 2.692 ACRES OF LAND, MORE OR LESS,
ANNEXATION TOWN OF ST. MICHAELS
A PORTION OF LANDS DESIGNATED AS
TAX MAP 200, PARCELS 1679, 1688, 1689, 1690, 1691, 1692, 1692A, 1694, AND 1695**

BEGINNING for the same at an iron rod with cap set along the existing western municipal boundary of the Town of St. Michaels, pursuant to the Charter of the Town of St. Michaels Section C-4 A at the intersection with the northern side of an unnamed, unimproved alley; said beginning point being further located at the southeasternmost corner of the herein described lands as show on a plat entitled "ANNEXATION - TOWN OF ST. MICHAELS A PORTION OF LANDS DESIGNATED AS TAX MAP 200, PARCELS 1679, 1688, 1689, 1690, 1691, 1692, 1692A, 1694, AND 1695" PREPARED BY Rauch, inc. in July 2017, said beginning point being still further located along the southern outline of the lands now or formerly of Majorie H. Farver (see 1453/1) and the lands now or formerly of County Commissioners (see 181/271) as shown on the aforesaid plat;

THENCE leaving said beginning point so fixed and binding on the northern side of aforesaid alley;

1. North 87°05'53" West 61.96 feet to an iron rod with cap set at the intersection with the eastern side of Chester Park Road (unimproved);

THENCE leaving the aforementioned alley and binding on the aforesaid eastern side of Chester Park Road the following three (3) courses and distances;

2. North 02°54'07" East 150.00 fee to an iron rod with cap set;
3. South 87°05'53" East 1.04 feet to an rod with cap set on the improved portion of Chester Park Road as shown on the aforementioned plat;
4. North 00°25'23" East 182.74 feet to an iron rod with cap set along the division line between the lands now or formerly of Perry Cabin Investments, LLC (see 1655/233) and the lands now or formerly of Habitat for Humanity Choptank, Inc. (see 1762/5); said division line being the existing western municipal boundary for the Town of St. Michaels (see Charter of the Town of St. Michaels section C-4 B (3));

THENCE leaving Chester Park Road and binding on the aforesaid division line;

5. North 88°32'40" East 390.23 feet to a point located along the existing western municipal boundary of the Town of St. Michaels, pursuant to the Charter of the Town of St. Michaels Section C-4 A;



THENCE leaving the lands of Perry Cabin Investments, LLC and binding on the aforesaid existing western municipal boundary; the following two (2) courses and distances;

6. South 11°43'45" East 208.62 feet to a point;
7. South 69°38'15" West 405.99 feet the place of beginning;

Containing in all 2.692 acres more or less as described by RAUCH, inc. in July 2017.

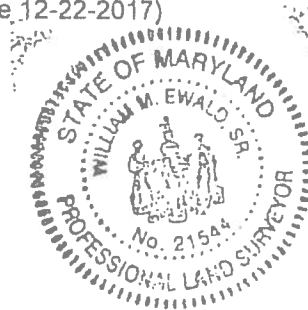
A handwritten signature in black ink, appearing to read "W. M. Ewald, Sr.", is written over a horizontal line.

William M. Ewald, Sr.

Professional Land Surveyor #21544 (expiration date 12-22-2017)

7-28-2017

Date



1 THE COMMISSIONERS OF ST. MICHAELS
2 ANNEXATION PLAN
3 BROOKS LANE PROPERTIES
4 ST. MICHAELS, TALBOT COUNTY, MARYLAND
5 11TH DAY OF AUGUST, 2017
6

7 INTRODUCTION
8

9 The Commissioners of St. Michaels (the "Commissioners") intend to annex nine parcels
10 of real property along Brooks Lane collectively consisting of 2.692 acres of land, more or less (the
11 "Brooks Lane Properties"), into the Town of St. Michaels (the "Town") pursuant to five Petitions
12 for Annexation attached hereto as Exhibit A. This Annexation Plan is submitted in accordance
13 with Md. Code Ann., Local Gov't § 4-415. A copy of the plat showing the Brooks Lane Properties
14 proposed for annexation is attached hereto as Exhibit B.
15

16 PROPERTIES
17

18 The Brooks Lane Properties are described in full in the metes and bounds description
19 attached hereto as Exhibit C. Six of the Brooks Lane Properties are unimproved, and three are
20 improved by single family residential structures (located at 210, 210A, and 212 Brooks Lane).
21 The Brooks Lane Properties are zoned Town Residential by Talbot County, and are proposed to
22 be zoned Residential Zone (R1) upon annexation into the Town as recommended by the Planning
23 Commission on July 27, 2017. The R1 zoning classification is consistent with nearby property
24 uses and compatible with adjacent zoning.
25

26 COMPATIBILITY WITH THE COMPREHENSIVE PLAN
27

28 Habitat for Humanity Choptank, Inc. ("Habitat for Humanity"), which owns the property
29 shown on Tax Map 0200, Parcel 1679, containing 1.810 acres of land, more or less, intends
30 subdivide the parcel into eight separate parcels and construct seven single-family dwellings
31 thereupon. The Town is unaware of any proposed development for the remaining Brooks Lane
32 Properties. Chapter 1 (Land Use and Growth Management) and Chapter 2 (Municipal Growth and
33 Development Regulations) of the St. Michaels Comprehensive Plan (the "Comprehensive Plan"),
34 adopted on October 28, 2015, designates the Brooks Lane Properties as areas of potential
35 annexation for the Town. The proposed annexation is compatible with the Comprehensive Plan,
36 which anticipated that eight single-family dwellings at a maximum density of one dwelling unit
37 per 7,200 square feet may be built on Habitat for Humanity's parcel.
38

39 ROADS
40

41 The Brooks Lane Properties are served by Brooks Lane, which is currently owned and
42 maintained by Talbot County (the "County"). The Commissioners are willing to accept Brooks
43 Lane as a Town road if it is upgraded to the Town's current road specifications or soil cement
44 specifications, as approved by the Town Engineer, and is widened to a minimum of 20 feet toward
45 the Habitat for Humanity parcel.
46

47 **SCHOOLS**

48
49 The St. Michaels School Complex houses an elementary and middle/high school serving
50 the Town and its surrounding residential areas, including the Bay Hundred Area. These schools
51 are operating at 61 percent capacity and can accommodate an additional 320 to 350 students
52 according to the Comprehensive Plan. These schools are operated and maintained by Talbot
53 County Public Schools, which provides public education and related resources to the County's
54 citizens, including all citizens residing within the Town's municipal boundaries.
55

56 As previously discussed, only three of the Brooks Lane Properties are improved with
57 single-family dwellings, and only Habitat for Humanity's property is currently proposed for new
58 residential development. However, even if all the Brooks Lane Properties were developed for
59 residential use at a maximum residential density, the St. Michaels School Complex would have
60 ample capacity to accommodate any influx of additional students resulting therefrom.
61

62 **PUBLIC SAFETY**

63
64 The Town's Police Department has eight police officers, including the Chief of Police,
65 according to the Comprehensive Plan. The number of officers the Town employs exceeds the
66 commonly used ratio of 1.6 police officers per 1,000 people. The St. Michaels Volunteer Fire
67 Department ("SMVFD") provides fire, rescue, ambulance, and emergency medical services within
68 the Town. The SMVFD averages approximately 80 volunteer members, with approximately 20
69 available for service at any given time, and has three pumper trucks, a ladder truck, a brush unit, a
70 command unit, and a fire and water rescue boat at its disposal. Accordingly, the proposed
71 annexation, even if developed at a maximum residential density, will have little to no impact on
72 the Town's public safety services, and will not require additional personnel or equipment.
73

74 **RECREATION**

75
76 The Town has 14 parks and recreational facilities, including a 1.3-mile nature trail which
77 lies adjacent to the Town's western boundary, south of the Brooks Lane Properties, and
78 encompasses 98.45 acres of land. The State suggests a total of 30 acres of parkland per 1,000
79 people. The Town's parks and recreational facilities, which exceed the foregoing ratio, will not
80 be affected by the proposed annexation.
81

82 **WATER AND SEWER SERVICE**

83
84 Based on the total water usage from existing residences, and water services provided to
85 County residents on the Town water system, the Town is within the limits of its Water
86 Appropriation and Use Permit from the Maryland Department of the Environment ("MDE"). If
87 each of the Brooks Lane Properties were improved to the maximum residential density, the water
88 usage would increase by 4,000 gallons per day ("GPD") according to industry standards of 250
89 GPD per home based on the maximum residential density, which would still be within the limits
90 of the Water Appropriation and Use Permit. Chapter 4 (Water Resources Element) of the
91 Comprehensive Plan states that maximum build out of the Town in accordance with municipal

92 growth would not affect the Town's sewer capacity. Accordingly, the Town has ample water and
93 the County has ample sewer capacity to accommodate the proposed annexation.
94

95 ENVIRONMENTAL IMPACTS

96
97 All new development and re-development within the Town is required to comply with the
98 Stormwater Management regulations set forth in Chapter 281 of the Town Code and all State
99 environmental, utilizing both low-impact on-site stormwater management techniques as well as
100 off-site techniques, if warranted. Accordingly, the Town has enacted regulations ensuring that
101 real property is developed in a manner assuring the protection of the sensitive Chesapeake Bay
102 areas, including the Miles River and San Domingo Creek. Any development of the Brooks Lane
103 Properties will be required to comply with such regulations to the extent applicable.
104

105 FINANCING PUBLIC IMPROVEMENTS

106
107 The owners of the Brooks Lane Properties shall be responsible for the cost of engineering
108 and construction of any infrastructure serving the same, *i.e.*, water, sewer, stormwater
109 management, roads, lighting, and related improvements. If any infrastructure improvements or
110 any part thereof are going to be conveyed to the Town in connection with development of any of
111 the Brooks Lane Properties, then the Town will enter into agreements with the applicable owner(s)
112 detailing the terms and conditions associated therewith in accordance with the Town Code.
113

114 The County and/or Habitat for Humanity shall be responsible for the cost of road
115 improvements required to accommodate the development on Habitat for Humanity's parcel at the
116 time of development and in accordance with agreements with the Town related to the pending
117 subdivision.
118

119 SUMMARY

120
121 The Commissioners are in receipt of Petitions for Annexation for five of the Brooks Lane
122 Properties and will consider enactment of an Annexation Resolution formally annexing all of the
123 Brooks Lane Properties subsequent to a public hearing scheduled for September 13, 2017.
124

125
126
127 With respect,

128 
129

130 William E. Boos, President
131 Commissioners of St. Michaels
132 300 Mill Street
133 P.O. Box 206
134 St. Michaels, Maryland 21663
135 (410) 745-9535
136

EXHIBIT A

to

The Commissioners of St. Michaels
Annexation Plan
Brooks Lane Properties
St. Michaels, Talbot County, Maryland

PETITIONS FOR ANNEXATION



THE COMMISSIONERS OF ST. MICHAELS

OFFICE OF CODE ENFORCEMENT, PLANNING AND ZONING

SETTLED 1670-1680

300 MILL STREET

TELEPHONE 410.745.9535

P.O. Box 206

INCORPORATED 1804

ST. MICHAELS, MD 21663

FACSIMILE 410.745.3463

PETITION FOR ANNEXATION

Description of annexation: annex portion of parcel not within Town
Reason for Annexation: to place entire property within Town limits
Tax Map and Parcel(s) to be annexed: 0200 map 1679 parcel

I/We request annexation of my/our land into the Town of St. Michaels by this signed petition of not less than twenty-five per centum (25%) of the persons who reside in the area to be annexed and who are registered as voters in county elections in the precinct or precincts in which the territory to be annexed is located, and by the owners of not less than twenty-five per centum (25%) of the assessed valuation of the real property located in the area to be annexed. I hereby authorize the Town of St. Michaels to establish an annexation agreement with the Applicants in accordance with §340-99 of the St. Michaels Town Code and annexation shall be resolved by the Commissioners of St. Michaels thereafter.

SIGNATURE (S)

Harry Jones

10/13/15
Date

Date

Date

Date



THE COMMISSIONERS OF ST. MICHAELS

OFFICE OF CODE ENFORCEMENT, PLANNING AND ZONING
300 MILL STREET
P.O. BOX 206
ST. MICHAELS, MD 21663

SETTLED 1670-1680

INCORPORATED 1804

TELEPHONE: 410.745.9335

FACSIMILE: 410.745.3463

PETITION FOR ANNEXATION

Description of annexation: BROOKS LN.

Reason for Annexation: COSN REQUESTED

Tax Map and Parcel(s) to be annexed: 0200, 1688 BROOKS LN.

I/We request annexation of my/our land into the Town of St. Michaels by this signed petition of not less than twenty-five per centum (25%) of the persons who reside in the area to be annexed and who are registered as voters in county elections in the precinct or precincts in which the territory to be annexed is located, and by the owners of not less than twenty-five per centum (25%) of the assessed valuation of the real property located in the area to be annexed. I hereby authorize the Town of St. Michaels to establish an annexation agreement with the Applicants in accordance with §340-99 of the St. Michaels Town Code and annexation shall be resolved by the Commissioners of St. Michaels thereafter.

SIGNATURE (S)*

[Signature]
Print Name Address

7/20/17
Date

Print Name Address

Date

Print Name Address

Date

Print Name Address

Date

*Attached additional sheets for signature as needed

CAULITY COMMISSIONER



THE COMMISSIONERS OF ST. MICHAELS

OFFICE OF CODE ENFORCEMENT, PLANNING AND ZONING

SETTLED 1670-1680

300 MILL STREET

TELEPHONE: 410.745.9535

P.O. BOX 206

INCORPORATED 1804

ST. MICHAELS, MD 21663

FACSIMILE: 410.745.3463

PETITION FOR ANNEXATION

Description of annexation: BROOKS LAKE

Reason for Annexation: CCGT REQUESTED

Tax Map and Parcel(s) to be annexed: 0200, 1695 BROOKS LAKE

I/We request annexation of my/our land into the Town of St. Michaels by this signed petition of not less than twenty-five per centum (25%) of the persons who reside in the area to be annexed and who are registered as voters in county elections in the precinct or precincts in which the territory to be annexed is located, and by the owners of not less than twenty-five per centum (25%) of the assessed valuation of the real property located in the area to be annexed. I hereby authorize the Town of St. Michaels to establish an annexation agreement with the Applicants in accordance with §340-99 of the St. Michaels Town Code and annexation shall be resolved by the Commissioners of St. Michaels thereafter.

SIGNATURE (S)*

<u>James Edward Heines member</u>		<u>July 21, 2017</u>
Print Name	Address	Date
<u>25664 St Michaels Rd St. Michaels</u>		
Print Name	Address	Date
<u>MD 21663</u>		
Print Name	Address	Date
Print Name	Address	Date
Print Name	Address	Date

*Attached additional sheets for signature as needed

BAF REALTY



THE COMMISSIONERS OF ST. MICHAELS

OFFICE OF CODE ENFORCEMENT, PLANNING AND ZONING

SETTLED 1670-1680

300 MILL STREET

TELEPHONE: 410.745.9535

P.O. BOX 206

INCORPORATED 1804

ST. MICHAELS, MD 21663

FACSIMILE: 410.745.3463

PETITION FOR ANNEXATION

Description of annexation: BROOKS LANE

Reason for Annexation: COMMISSIONERS REQUESTED

Tax Map and Parcel(s) to be annexed: 210 A BROOKS LANE
PARCEL ~~NUMBER~~ 692

I/We request annexation of my/our land into the Town of St. Michaels by this signed petition of not less than twenty-five per centum (25%) of the persons who reside in the area to be annexed and who are registered as voters in county elections in the precinct or precincts in which the territory to be annexed is located, and by the owners of not less than twenty-five per centum (25%) of the assessed valuation of the real property located in the area to be annexed. I hereby authorize the Town of St. Michaels to establish an annexation agreement with the Applicants in accordance with §340-99 of the St. Michaels Town Code and annexation shall be resolved by the Commissioners of St. Michaels thereafter.

SIGNATURE (S)*

<u>W. U. Whitehead</u>	<u>7/21/17</u>
Print Name	Date
<u>P.O. BOX 653 ST. MICHAELS MD 21663</u>	
Address	Date
_____ Print Name	_____ Date
_____ Address	_____ Date
_____ Print Name	_____ Date
_____ Address	_____ Date

*Attached additional sheets for signature as needed



THE COMMISSIONERS OF ST. MICHAELS

OFFICE OF CODE ENFORCEMENT, PLANNING AND ZONING

SECTED 1670-1680

300 MILL STREET

TELEPHONE: 410.745.9535

P.O. BOX 206

INCORPORATED 1804

ST. MICHAELS, MD 21663

FACSIMILE: 410.745.3463

PETITION FOR ANNEXATION

Description of annexation: BROOKS LN.

Reason for Annexation: COST REQUESTED

Tax Map and Parcel(s) to be annexed: 0200, 1689 BROOKS LN.

I/We request annexation of my/our land into the Town of St. Michaels by this signed petition of not less than twenty-five per centum (25%) of the persons who reside in the area to be annexed and who are registered as voters in county elections in the precinct or precincts in which the territory to be annexed is located, and by the owners of not less than twenty-five per centum (25%) of the assessed valuation of the real property located in the area to be annexed. I hereby authorize the Town of St. Michaels to establish an annexation agreement with the Applicants in accordance with §340-99 of the St. Michaels Town Code and annexation shall be resolved by the Commissioners of St. Michaels thereafter.

SIGNATURE(S)*

Marjorie H. Pendleton

formerly FARVER

MARJORIE H. Pendleton

7-21-17

Print Name

Address

8377 Colony Circle, Easton, MD

Date

Print Name

Address

Date

Print Name

Address

Date

Print Name

Address

Date

*Attached additional sheets for signature as needed

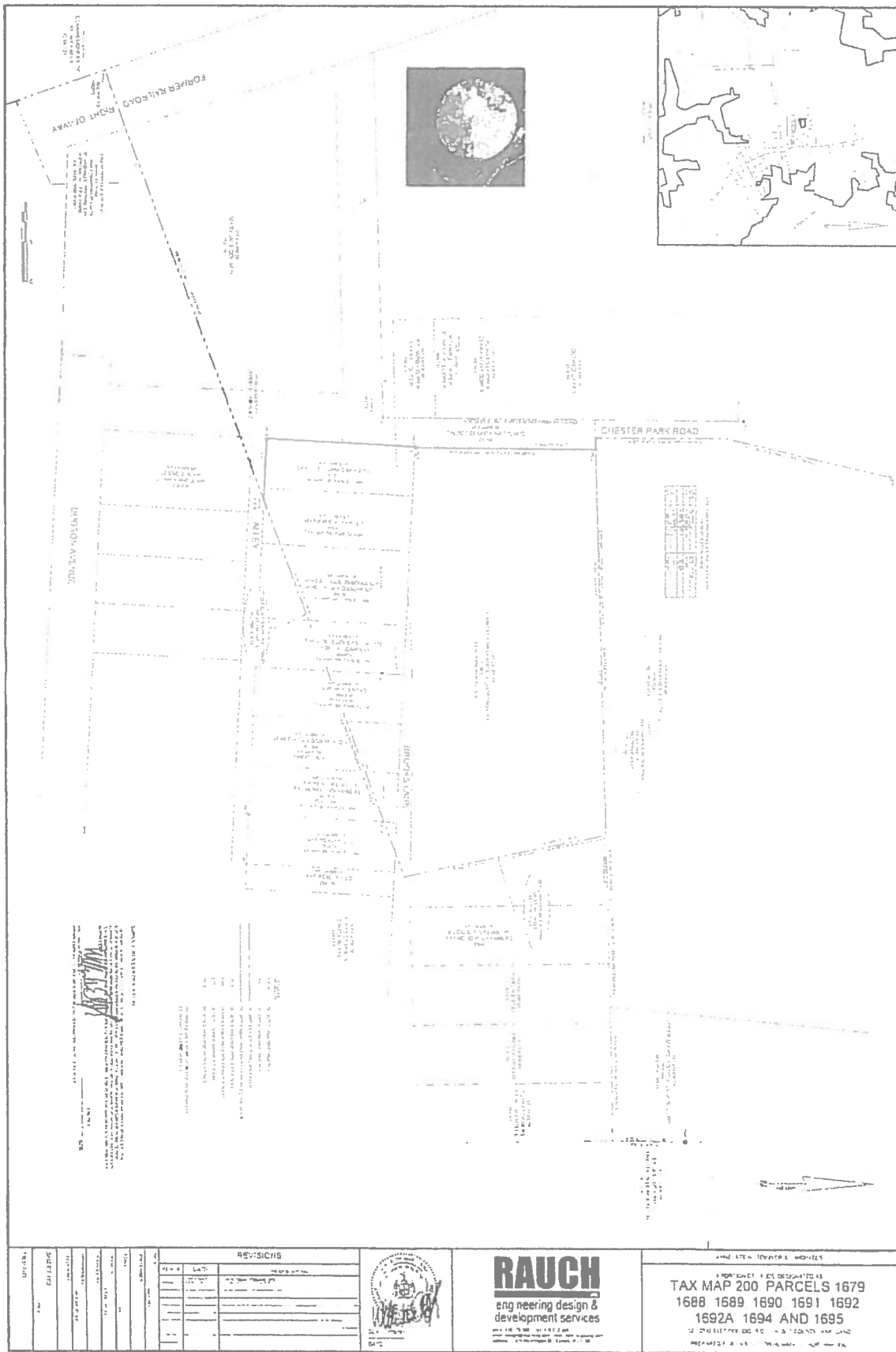
FARVER
THURSDAY

EXHIBIT B

to

The Commissioners of St. Michaels
Annexation Plan
Brooks Lane Properties
St. Michaels, Talbot County, Maryland

**ANNEXATION – TOWN OF ST. MICHAELS A PORTION OF LANDS DESIGNATED
AS TAX MAP 200, PARCELS 1679, 1688, 1689, 1690, 1691, 1692, 1692A, 1694, AND 1695
SECOND ELECTION DISTRICT, TALBOT COUNTY, MARYLAND
PREPARED BY RAUCH, INC.**



UPPER		COLLIER		1692A		1692B		1692C		1692D		1692E		1692F		1692G		1692H		1692I		1692J		1692K		1692L		1692M		1692N		1692O		1692P		1692Q		1692R		1692S		1692T		1692U		1692V		1692W		1692X		1692Y		1692Z		1692AA		1692AB		1692AC		1692AD		1692AE		1692AF		1692AG		1692AH		1692AI		1692AJ		1692AK		1692AL		1692AM		1692AN		1692AO		1692AP		1692AQ		1692AR		1692AS		1692AT		1692AU		1692AV		1692AW		1692AX		1692AY		1692AZ		1692BA		1692BB		1692BC		1692BD		1692BE		1692BF		1692BG		1692BH		1692BI		1692BJ		1692BK		1692BL		1692BM		1692BN		1692BO		1692BP		1692BQ		1692BR		1692BS		1692BT		1692BU		1692BV		1692BW		1692BX		1692BY		1692BZ		1692CA		1692CB		1692CC		1692CD		1692CE		1692CF		1692CG		1692CH		1692CI		1692CJ		1692CK		1692CL		1692CM		1692CN		1692CO		1692CP		1692CQ		1692CR		1692CS		1692CT		1692CU		1692CV		1692CW		1692CX		1692CY		1692CZ		1692DA		1692DB		1692DC		1692DD		1692DE		1692DF		1692DG		1692DH		1692DI		1692DJ		1692DK		1692DL		1692DM		1692DN		1692DO		1692DP		1692DQ		1692DR		1692DS		1692DT		1692DU		1692DV		1692DW		1692DX		1692DY		1692DZ		1692EA		1692EB		1692EC		1692ED		1692EE		1692EF		1692EG		1692EH		1692EI		1692EJ		1692EK		1692EL		1692EM		1692EN		1692EO		1692EP		1692EQ		1692ER		1692ES		1692ET		1692EU		1692EV		1692EW		1692EX		1692EY		1692EZ		1692FA		1692FB		1692FC		1692FD		1692FE		1692FF		1692FG		1692FH		1692FI		1692FJ		1692FK		1692FL		1692FM		1692FN		1692FO		1692FP		1692FQ		1692FR		1692FS		1692FT		1692FU		1692FV		1692FW		1692FX		1692FY		1692FZ		1692GA		1692GB		1692GC		1692GD		1692GE		1692GF		1692GG		1692GH		1692GI		1692GJ		1692GK		1692GL		1692GM		1692GN		1692GO		1692GP		1692GQ		1692GR		1692GS		1692GT		1692GU		1692GV		1692GW		1692GX		1692GY		1692GZ		1692HA		1692HB		1692HC		1692HD		1692HE		1692HF		1692HG		1692HH		1692HI		1692HJ		1692HK		1692HL		1692HM		1692HN		1692HO		1692HP		1692HQ		1692HR		1692HS		1692HT		1692HU		1692HV		1692HW		1692HX		1692HY		1692HZ		1692IA		1692IB		1692IC		1692ID		1692IE		1692IF		1692IG		1692IH		1692II		1692IJ		1692IK		1692IL		1692IM		1692IN		1692IO		1692IP		1692IQ		1692IR		1692IS		1692IT		1692IU		1692IV		1692IW		1692IX		1692IY		1692IZ		1692JA		1692JB		1692JC		1692JD		1692JE		1692JF		1692JG		1692JH		1692JI		1692JJ		1692JK		1692JL		1692JM		1692JN		1692JO		1692JP		1692JQ		1692JR		1692JS		1692JT		1692JU		1692JV		1692JW		1692JX		1692JY		1692JZ		1692KA		1692KB		1692KC		1692KD		1692KE		1692KF		1692KG		1692KH		1692KI		1692KJ		1692KK		1692KL		1692KM		1692KN		1692KO		1692KP		1692KQ		1692KR		1692KS		1692KT		1692KU		1692KV		1692KW		1692KX		1692KY		1692KZ		1692LA		1692LB		1692LC		1692LD		1692LE		1692LF		1692LG		1692LH		1692LI		1692LJ		1692LK		1692LL		1692LM		1692LN		1692LO		1692LP		1692LQ		1692LR		1692LS		1692LT		1692LU		1692LV		1692LW		1692LX		1692LY		1692LZ		1692MA		1692MB		1692MC		1692MD		1692ME		1692MF		1692MG		1692MH		1692MI		1692MJ		1692MK		1692ML		1692MN		1692MO		1692MP		1692MQ		1692MR		1692MS		1692MT		1692MU		1692MV		1692MW		1692MX		1692MY		1692MZ		1692NA		1692NB		1692NC		1692ND		1692NE		1692NF		1692NG		1692NH		1692NI		1692NJ		1692NK		1692NL		1692NM		1692NN		1692NO		1692NP		1692NQ		1692NR		1692NS		1692NT		1692NU		1692NV		1692NW		1692NX		1692NY		1692NZ		1692OA		1692OB		1692OC		1692OD		1692OE		1692OF		1692OG		1692OH		1692OI		1692OJ		1692OK		1692OL		1692OM		1692ON		1692OO		1692OP		1692OQ		1692OR		1692OS		1692OT		1692OU		1692OV		1692OW		1692OX		1692OY		1692OZ		1692PA		1692PB		1692PC		1692PD		1692PE		1692PF		1692PG		1692PH		1692PI		1692PJ		1692PK		1692PL		1692PM		1692PN		1692PO		1692PP		1692PQ		1692PR		1692PS		1692PT		1692PU		1692PV		1692PW		1692PX		1692PY		1692PZ		1692QA		1692QB		1692QC		1692QD		1692QE		1692QF		1692QG		1692QH		1692QI		1692QJ		1692QK		1692QL		1692QM		1692QN		1692QO		1692QP		1692QQ		1692QR		1692QS		1692QT		1692QU		1692QV		1692QW		1692QX		1692QY		1692QZ		1692RA		1692RB		1692RC		1692RD		1692RE		1692RF		1692RG		1692RH		1692RI		1692RJ		1692RK		1692RL		1692RM		1692RN		1692RO		1692RP		1692RQ		1692RR		1692RS		1692RT		1692RU		1692RV		1692RW		1692RX		1692RY		1692RZ		1692SA		1692SB		1692SC		1692SD		1692SE		1692SF		1692SG		1692SH		1692SI		1692SJ		1692SK		1692SL		1692SM		1692SN		1692SO		1692SP		1692SQ		1692SR		1692SS		1692ST		1692SU		1692SV		1692SW		1692SX		1692SY		1692SZ		1692TA		1692TB		1692TC		1692TD		1692TE		1692TF		1692TG		1692TH		1692TI		1692TJ		1692TK		1692TL		1692TM		1692TN		1692TO		1692TP		1692TQ		1692TR		1692TS		1692TT		1692TU		1692TV		1692TW		1692TX		1692TY		1692TZ		1692UA		1692UB		1692UC		1692UD		1692UE		1692UF		1692UG		1692UH		1692UI		1692UJ		1692UK		1692UL		1692UM		1692UN		1692UO		1692UP		1692UQ		1692UR		1692US		1692UT		1692UU		1692UV		1692UW		1692UX		1692UY		1692UZ		1692VA		1692VB		1692VC		1692VD		1692VE		1692VF		1692VG		1692VH		1692VI		1692VJ		1692VK		1692VL		1692VM		1692VN		1692VO		1692VP		1692VQ		1692VR		1692VS		1692VT		1692VU		1692VV		1692VW		1692VX		1692VY		1692VZ		1692WA		1692WB		1692WC		1692WD		1692WE		1692WF		1692WG		1692WH		1692WI		1692WJ		1692WK		1692WL		1692WM		1692WN		1692WO		1692WP		1692WQ		1692WR		1692WS		1692WT		1692WU		1692WV		1692WW		1692WX		1692WY		1692WZ		1692XA		1692XB		1692XC		1692XD		1692XE		1692XF		1692XG		1692XH		1692XI		1692XJ		1692XK		1692XL		1692XM		1692XN		1692XO		1692XP		1692XQ		1692XR		1692XS		1692XT		1692XU		1692XV		1692XW		1692XX		1692XY		1692XZ		1692YA		1692YB		1692YC		1692YD		1692YE		1692YF		1692YG		1692YH		1692YI		1692YJ		1692YK		1692YL		1692YM		1692YN		1692YO		1692YP		1692YQ		1692YR		1692YS		1692YT		1692YU		1692YV		1692YW		1692YX		1692YY		1692YZ		1692ZA		1692ZB		1692ZC		1692ZD		1692ZE		1692ZF		1692ZG		1692ZH		1692ZI		1692ZJ		1692ZK		1692ZL		1692ZM		1692ZN		1692ZO		1692ZP		1692ZQ		1692ZR		1692ZS		1692ZT		1692ZU		1692ZV		1692ZW		1692ZX		1692ZY		1692ZZ	
1692A		1692B		1692C		1692D		1692E		1692F		1692G		1692H		1692I		1692J		1692K		1692L		1692M		1692N		1692O		1692P		1692Q		1692R		1692S		1692T		1692U		1692V		1692W		1692X		1692Y		1692Z		1692AA		1692AB		1692AC		1692AD		1692AE		1692AF		1692AG		1692AH		1692AI		1692AJ		1692AK		1692AL		1692AM		1692AN		1692AO		1692AP		1692AQ		1692AR		1692AS		1692AT		1692AU		1692AV		1692AW		1692AX		1692AY		1692AZ		1692BA		1692BB		1692BC		1692BD		1692BE		1692BF		1692BG		1692BH		1692BI		1692BJ		1692BK		1692BL		1692BM		1692BN		1692BO		1692BP		1692BQ		1692BR		1692BS		1692BT		1692BU		1692BV		1692BW		1692BX		1692BY		1692BZ		1692CA		1692CB		1692CC		1692CD		1692CE		1692CF		1692CG		1692CH		1692CI		1692CJ		1692CK		1692CL		1692CM		1692CN		1692CO		1692CP		1692CQ		1692CR		1692CS		1692CT		1692CU		1692CV		1692CW		1692CX		1692CY		1692CZ		1692DA		1692DB		1692DC		1692DD		1692DE		1692DF		1692DG		1692DH		1692DI		1692DJ		1692DK		1692DL		1692DM		1692DN		1692DO		1692DP		1692DQ		1692DR		1692DS		1692DT		1692DU		1692DV		1692DW		1692DX		1692DY		1692DZ		1692EA		1692EB		1692EC		1692ED		1692EE		1692EF		1692EG		1692EH		1692EI		1692EJ		1692EK		1692EL		1692EM		1692EN		1692EO		1692EP		1692EQ		1692ER		1692ES		1692ET		1692EU		1692EV		1692EW		1692EX		1692EY		1692EZ		1692FA		1692FB		1692FC		1692FD		1692FE		1692FF		1692FG		1692FH		1692FI		1692FJ		1692FK		1692FL		1692FM		1692FN		1692FO		1692FP		1692FQ		1692FR		1692FS		1692FT		1692FU		1692FV		1692FW		1692FX		1692FY		1692FZ		1692GA		1692GB		1692GC		1692GD		1692GE		1692GF		1692GG		1692GH		1692GI		1692GJ		1692GK		1692GL		1692GM		1692GN		1692GO		1692GP		1692GQ		1692GR		1692GS		1692GT		1692GU		1692GV		1692GW		1692GX		1692GY		1692GZ		1692HA		1692HB		1692HC		1692HD		1692HE		1692HF		1692HG		1692HI		1692HJ		1692HK		1692HL		1692HM		1692HN		1692HO		1692HP		1692HQ		1692HR		1692HS		1692HT		1692HU		1692HV		1692HW		1692HX		1692HY		1692HZ		1692IA		1692IB		1692IC		1692ID		1692IE		1692IF																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	

RAUCH
 engineering design &
 development services

TAX MAP 200 PARCELS 1679
 1688 1689 1690 1691 1692
 1692A 1694 AND 1695

EXHIBIT C

to

The Commissioners of St. Michaels
Annexation Plan
Brooks Lane Properties
St. Michaels, Talbot County, Maryland

**DESCRIPTION OF 2.692 ACRES OF LAND, MORE OR LESS, ANNEXATION TOWN
OF ST. MICHAELS A PORTION OF LANDS DESIGNATED AS TAX MAP 200,
PARCELS 1679, 1688, 1689, 1690, 1691, 1692, 1692A, 1694, AND 1695**



July 13, 2017

**DESCRIPTION OF 2.692 ACRES OF LAND, MORE OR LESS,
ANNEXATION TOWN OF ST. MICHAELS
A PORTION OF LANDS DESIGNATED AS
TAX MAP 200, PARCELS 1679, 1688, 1689, 1690, 1691, 1692, 1692A, 1694, AND 1695**

BEGINNING for the same at an iron rod with cap set along the existing western municipal boundary of the Town of St. Michaels, pursuant to the Charter of the Town of St. Michaels Section C-4 A at the intersection with the northern side of an unnamed, unimproved alley; said beginning point being further located at the southeasternmost corner of the herein described lands as show on a plat entitled "ANNEXATION - TOWN OF ST. MICHAELS A PORTION OF LANDS DESIGNATED AS TAX MAP 200, PARCELS 1679, 1688, 1689, 1690, 1691, 1692, 1692A, 1694, AND 1695" PREPARED BY Rauch, inc. in July 2017, said beginning point being still further located along the southern outline of the lands now or formerly of Majorie H. Farver (see 1453/1) and the lands now or formerly of County Commissioners (see 181/271) as shown on the aforesaid plat;

THENCE leaving said beginning point so fixed and binding on the northern side of aforesaid alley;

1. North 87°05'53" West 61.96 feet to an iron rod with cap set at the intersection with the eastern side of Chester Park Road (unimproved);

THENCE leaving the aforementioned alley and binding on the aforesaid eastern side of Chester Park Road the following three (3) courses and distances;

2. North 02°54'07" East 150.00 feet to an iron rod with cap set;
3. South 87°05'53" East 1.04 feet to an rod with cap set on the improved portion of Chester Park Road as shown on the aforementioned plat;
4. North 00°25'23" East 182.74 feet to an iron rod with cap set along the division line between the lands now or formerly of Perry Cabin Investments, LLC (see 1655/233) and the lands now or formerly of Habitat for Humanity Choptank, Inc. (see 1762/5); said division line being the existing western municipal boundary for the Town of St. Michaels (see Charter of the Town of St. Michaels section C-4 B (3));

THENCE leaving Chester Park Road and binding on the aforesaid division line;

5. North 88°32'40" East 390.23 feet to a point located along the existing western municipal boundary of the Town of St. Michaels, pursuant to the Charter of the Town of St. Michaels Section C-4 A;



THENCE leaving the lands of Perry Cabin Investments, LLC and binding on the aforesaid existing western municipal boundary; the following two (2) courses and distances;

6. South $11^{\circ}43'45''$ East 208.62 feet to a point;
7. South $69^{\circ}38'15''$ West 405.99 feet the place of beginning;

Containing in all 2.692 acres more or less as described by RAUCH, inc in July 2017.

A handwritten signature in black ink, appearing to read "W. Ewald", is written over a horizontal line.

William M. Ewald, Sr.

Professional Land Surveyor #21544 (expiration date 12-22-2017)

7-28-2017

Date



APG Media of Chesapeake, LLC
P.O. Box 600
29088 Airpark Drive
Easton, MD 21601

09/12/17
2734696

CERTIFICATE OF PUBLICATION

STATE OF : MARYLAND

COUNTY OF: Talbot County

This is to certify that the annexed legal advertisement has been published in the publications and insertions listed below. "September 27 Public Hearing..." was published in the:

The Star Democrat 09/05/17
The Star Democrat 09/12/17



David Fike
President & Publisher

**Public Notice
Public Hearing and Resolution
Annexation of lands on Brooks Lane**

The Commissioners of St. Michaels will hold a public hearing on Wednesday, September 27, 2017 at 8 p.m. as part of special meeting in the St. Michaels Town Office Meeting Room, 300 Mill Street, St. Michaels, MD. The purpose of the public hearing is to receive public comment on Resolution 2017-03 related to lands to be annexed on Brooks Lane and entitled:

AN ANNEXATION RESOLUTION PURSUANT TO SECTION 4-401, ET SEQ. OF THE LOCAL GOVERNMENT ARTICLE OF THE MARYLAND ANNOTATED CODE FOR THE PURPOSE OF ANNEXING NINE PARCELS OF REAL PROPERTY CONSISTING OF 2.692 ACRES OF LAND, MORE OR LESS, LOCATED IN THE SECOND ELECTION DISTRICT OF TALBOT COUNTY, MARYLAND, ALONG THE WESTERN BOUNDARY OF THE TOWN, AND BEING MORE PARTICULARLY DESCRIBED HEREIN THE RESOLUTION; PROVIDING FOR THE TERMS OF SUCH ANNEXATION IN THE ANNEXATION PLAN AND AGREEMENT; AMENDING THE CHARTER OF THE TOWN OF ST. MICHAELS FOR THE PURPOSE OF INCLUDING THE ANNEXED PROPERTIES WITHIN THE LEGAL DESCRIPTIONS AND PLATS DEPICTING THE CORPORATE LIMITS OF THE TOWN OF ST. MICHAELS; AND GENERALLY RELATING TO THE ANNEXATION OF THE FOREGOING PROPERTIES TO THE TOWN OF ST. MICHAELS.

A copy of the resolution and annexation plan are available for review in the Edgar M. Bosley, Jr. Building (Town Office), 300 Mill Street, Monday - Friday between the hours of 8:30 a.m. and 4:30 p.m.

By Authority of
The Commissioners of St. Michaels
SD 9/5/12 2734696

EXHIBIT (E)