

RESOLUTION 2022-01

**A RESOLUTION OF THE COMMISSIONERS OF ST. MICHAELS,
ACCEPTING A DEED FROM THE TALBOT COUNTY COUNCIL CONVEYING
TO THE TOWN ALL OF THE COUNTY'S INTEREST IN A PORTION OF THAT
CERTAIN STREET KNOWN AS BROOKS LANE, AS SHOWN ON A SURVEY PLAT
ATTACHED TO THE DEED AS EXHIBIT A -1 AND AS FURTHER DESCRIBED BY
METES AND BOUNDS IN A DESCRIPTION ATTACHED HERETO AS EXHIBIT A-2**

WHEREAS, pursuant to an Annexation Resolution adopted by the Commissioners of St. Michaels on December 13, 2017 and effective January 29, 2018 (the "Annexation Resolution"), certain lands adjacent to a public right-of-way known as Brooks Lane were annexed into the Town; and

WHEREAS, Talbot County, Maryland (the "County") has previously maintained Brooks Lane as a County road; and

WHEREAS, pursuant to the Annexation Resolution, the Commissioners agreed to accept that portion of Brooks Lane included in the annexation area as a Town road, provided that it was upgraded to the Town's road specifications and widened to a minimum width of 20 feet; and

WHEREAS, Brooks Lane has been upgraded to the Town's road specifications and widened to a minimum width of 20 feet as set forth in the Annexation Resolution; and

WHEREAS, the Talbot County Council has prepared and intends to execute a Deed in substantially the form attached hereto as Exhibit A, transferring and quitclaiming its interest in the subject portion of Brooks Lane; and

WHEREAS, the portion of the Road to be conveyed consists of 0.411 acres± and is shown and described on a plat titled "SPECIAL PURPOSE PLAT SHOWING A PORTION OF BROOKS LANE IN THE TOWN OF ST. MICHAELS SECOND ELECTION DISTRICT, TALBOT COUNTY MD PREPARED FOR TALBOT COUNTY PUBLIC WORKS", prepared by Rauch, Inc., signed March 26, 2020, a copy of which is attached to the Deed as Exhibit A-1, and further shown and described in a metes and bounds description titled "DESCRIPTION OF 17,911 SQUARE FEET OF LAND MORE OR LESS, A PORTION OF BROOKS LANE RIGHT-OF-WAY IN THE TOWN OF ST. MICHAELS SECOND ELECTION DISTRICT, TALBOT COUNTY, MARYLAND", prepared by Rauch, Inc., signed March 26, 2020, a copy of which is attached to the Deed as Exhibit A-2; and

WHEREAS, the Town's Engineer has verified that the portion of Brooks Lane in question has been constructed as required and meets the Town's established standards and that the street is in a condition suitable for acceptance by the Town; and

WHEREAS, in the judgment of the Commissioners of St. Michaels, the public interest will be best served by acceptance of the Deed and the interest represented thereby.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Commissioners of St. Michaels, that a Deed in substantially the form attached as Exhibit A hereto, conveying the County's interest in a portion of Brooks Lane, as shown and described in the exhibits to said Deed, also attached hereto, shall be accepted by the Town upon signature by the appropriate Talbot County official(s) and that the President of the Town Commissioners is authorized to record said deed among the Land Records for Talbot County.

PASSED on this 26 day of ^{JANUARY}~~February~~, 2022.

ATTEST:

THE COMMISSIONERS OF ST.
MICHAELS

Jeffrey Rhodes
Jeffrey Rhodes, Interim Town
Clerk/Manager
LEGISLATIVE CLERK

Michael Bibb
Michael Bibb, President

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY HEREIN IS A TRUE AND CORRECT REPRESENTATION OF THE FACTS AND CONDITIONS AS PRESENTED TO ME BY THE CLIENT AND THAT I HAVE NOT BEEN AWARE OF ANY FACTS OR CONDITIONS WHICH WOULD CAUSE ME TO BELIEVE THAT THE SURVEY IS NOT A TRUE AND CORRECT REPRESENTATION OF THE FACTS AND CONDITIONS AS PRESENTED TO ME BY THE CLIENT.

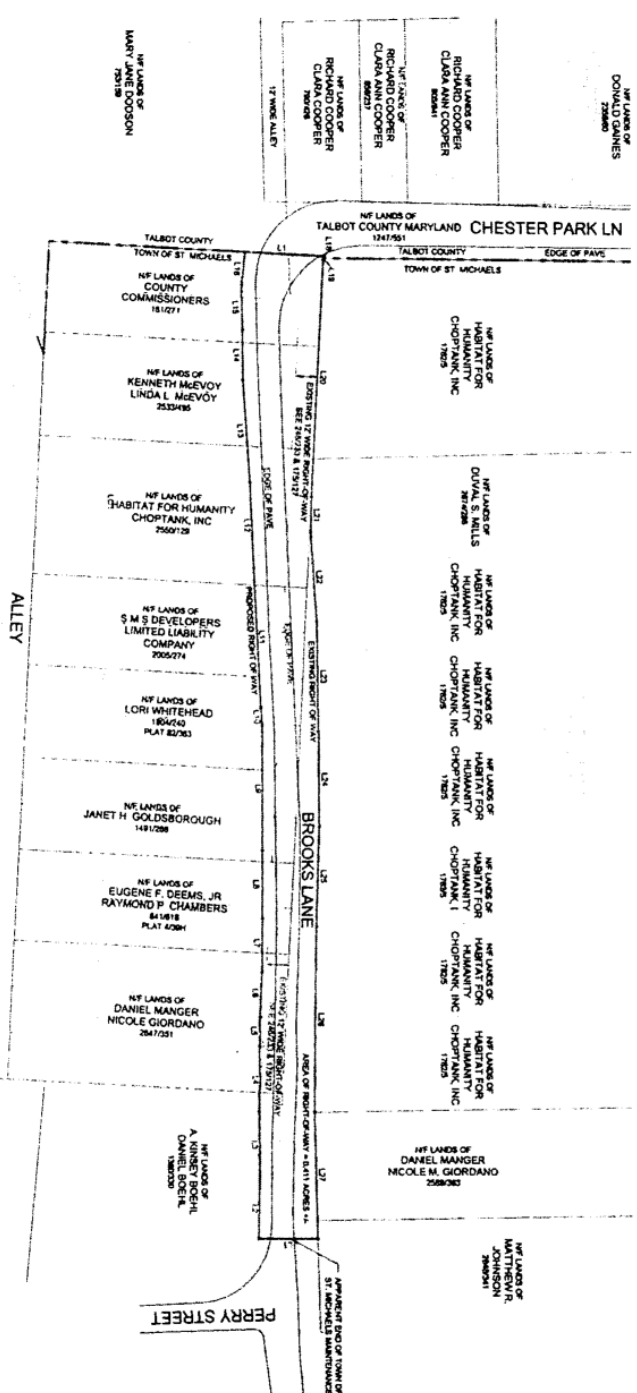
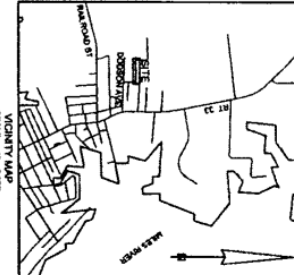
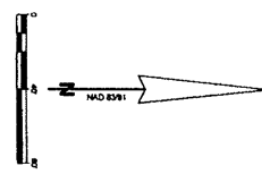
WILLIAM E. HALL, JR.
TALBOT COUNTY, MARYLAND (LICENSE NUMBER 13-23-2011)

NOTES

1. THE PURPOSE OF THIS PLAT IS TO DEFINE THE PORTION OF BROOKS LANE TO BE TRANSFERRED FROM OWNERSHIP BY TALBOT COUNTY COMMISSIONERS TO THE TOWN OF ST. MICHAELS COMMISSIONERS.
2. AREA OF RIGHT-OF-WAY IS 17,913.50 SQ. FT. (6.41 ACRES).

COURSES AND DISTANCES OF BROOKS ROAD RIGHT-OF-WAY

LINE	BEARING	DISTANCE
1	S. 00°00'00" E.	32.00
2	S. 88°00'00" W.	32.00
3	S. 88°00'00" W.	32.00
4	N. 88°00'00" W.	32.00
5	N. 88°00'00" W.	32.00
6	N. 88°00'00" W.	32.00
7	N. 88°00'00" W.	32.00
8	N. 88°00'00" W.	32.00
9	N. 88°00'00" W.	32.00
10	N. 88°00'00" W.	32.00
11	S. 00°00'00" E.	32.00
12	S. 00°00'00" E.	32.00
13	S. 00°00'00" E.	32.00
14	S. 00°00'00" E.	32.00
15	S. 00°00'00" E.	32.00
16	S. 00°00'00" E.	32.00
17	S. 00°00'00" E.	32.00
18	S. 00°00'00" E.	32.00
19	S. 00°00'00" E.	32.00
20	S. 00°00'00" E.	32.00
21	S. 00°00'00" E.	32.00
22	S. 00°00'00" E.	32.00
23	S. 00°00'00" E.	32.00
24	S. 00°00'00" E.	32.00
25	S. 00°00'00" E.	32.00
26	S. 00°00'00" E.	32.00
27	S. 00°00'00" E.	32.00



RAUCH
engineering design & development services

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SPECIAL PURPOSE PLAT

SHOWING A PORTION OF

BROOKS LANE

IN THE TOWN OF ST. MICHAELS

SECOND ELECTION DISTRICT TALBOT COUNTY MD

PREPARED FOR TALBOT COUNTY PUBLIC WORKS

STATE OF MARYLAND

TALBOT COUNTY

DEPARTMENT OF PUBLIC WORKS

PLAT NO. 1 OF 1

DATE: MARCH 2010

APPROVED BY:

DESIGNED BY:

CHECKED BY:

DATE: MARCH 2010



March 26, 2020

**DESCRIPTION OF 17,911 SQUARE FEET OF LAND MORE OR LESS,
A PORTION OF BROOKS LANE RIGHT-OF-WAY
IN THE TOWN OF ST. MICHAELS
SECOND ELECTION DISTRICT, TALBOT COUNTY, MARYLAND**

BEGINNING for the same at a point located along the northern right-of way of Brooks Lane at the intersection with the apparent end of the Town of St. Michaels maintenance line; said beginning point being further located at the northeasternmost corner of the herein described lands as shown on a plat entitled " SPECIAL PURPOSE PLAT SHOWING A PORTION OF BROOKS LANE" prepared by RAUCH, inc. in March, 2020;

THECE leaving said beginning point so fixed and binding on the aforesaid apparent end of of the Town of St. Michaels maintenance line and the outline of the herein described lands;

1. South 00°00'00" East 32.58 feet to a point located on the proposed southern right-of-way line of Brooks Lane; said point falls within the lands now or formerly of A. Kinsey & Daniel Boehl (see deed 1380/330);

THENCE leaving the apparent end of the Town of St. Michaels maintenance line and binding on the aforesaid proposed southern right-of-way line of Brooks Lane over a portion of the lands of Boehl, the lands now or formerly of Nainel Mangor & Nicole Giordano (see deed 2647/351), the lands now or formerly of Eugene F. Deems, Jr. & Raymond P. Chambers (see deed 841/618), the lands now or formerly of Janet H. Goldsborough (see deed 1491/268); The lands now or formerly of Lori Whitehead (see deed 1904/240), the lands now or formerly of SMS Developers, LLC (see 2005/274), the lands now or formerly of Habitat For Humanity Choptank, Inc. (see deed 2550/129), the lands now or formerly of Kenneth & Linda McEvoy (see deed 2533/495), the lands now or formerly of County Commissioners (see deed 181/271) the following fifteen (15) courses and distances;

2. North 88°46'03" West 33.88 feet to a point;
3. South 89°25'42" West 36.26 feet to a point;
4. North 89°16'12" West 35.59 feet to a point;
5. North 88°56'58" West 15.49 feet to a point;
6. North 87°32'57" West 24.44 feet to a point;
7. North 89°13'37" West 28.66 feet to a point;
8. South 89°56'38" West 37.78 feet to a point;
9. North 89°59'02" West 67.47 feet to a point;
10. South 86°01'15" West 9.87 feet to a point;
11. South 87°05'24" West 76.01 feet to a point;
12. South 87°30'18" West 46.89 feet to a point;

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13. South 86°06'54" West 55.29 feet to a point;
14. South 89°25'51" West 27.17 feet to a point;
15. South 89°04'14" West 25.39 feet to a point;
16. North 84°04'28" West 17.84 feet to a point along the Town of St. Michaels Corporate Boundary line;

THENCE leaving the leaving the proposed southern right-of-way line of Brooks Lane and binding on the aforesaid Town of St. Michaels Corporate Boundary line;

17. North 02°54'07" East 43.12 feet to a point located along the aforementioned northern right-of-way line of Brooks Lane;

THENCE leaving the Town of St. Michaels Corporate Boundary line and binding on the aforesaid northern right-of-way line of Brooks Lane the following eight courses and distances;

18. South 87°05'53" East 131.17 feet to a point;
19. South 88°45'30" East 19.38 feet to a point;
20. North 86°09'09" East 49.36 feet to a point;
21. North 89°14'31" East 59.40 feet to a point;
22. North 89°38'26" East 51.18 feet to a point;
23. South 88°16'12" East 55.15 feet to a point;
24. South 89°15'30" East 100.37 feet to a point;
25. North 88°32'40" East 69.76 feet to a point to the place of beginning.

CONTAINING in all 17,911 square feet more or less, 0.411 acres more or less.

THE legal description contained herein was prepared by RAUCH, inc. at which time I, the undersigned registered surveyor was in responsible charge and to the best of my professional knowledge, information and belief its preparation and the surveying work reflected therein is in compliance with the requirements stated in Regulation 09.13.06.12 of the Maryland Minimum Standards for Surveyors.

William M. Ewald, Sr.
Professional Land Surveyor #21544 (expiration date 12-22-2021)

Date

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