

TOWN OF HAMPSTEAD

RESOLUTION NO. 44 ANNEXATION OF THE MICHAELS PROPERTY

WHEREAS, a Petition for Annexation has been presented to and accepted by The Mayor and Council of the Town of Hampstead requesting it to enlarge the corporate boundaries of the Town by the annexation of land adjoining and contiguous to the existing corporate boundaries in accordance with the Annotated Code of Maryland, Local Government Article, Subtitle §4, formerly cited as Article 23A, §9 and §19, and the Code of the Town of Hampstead; and

WHEREAS, the Town Manager has caused to be made a verification of the signatures upon said Petition and has determined that the technical filing requirements of the Annotated Code of Maryland and the Code of the Town of Hampstead have been met.

IT IS, THEREFORE, RESOLVED, by the Mayor and Council of the Town of Hampstead, that all of the tract or parcel of land located along the eastern side of Maryland Rte. 30 in the Eighth Election District, Carroll County, Maryland, and also known as the Michaels Property, and described more particularly as follows:

Beginning for the same at a point on the Corporate Boundary Line of the Town of Hampstead, said point also being on the north right of way line of Shiloh Road said point being on the eighth (8th) or North $48 \frac{3}{4}$ degrees East, 166 $\frac{1}{2}$ perches line as described in Parcel One of a conveyance from Elwood W. Michael, Personal Representative of the Estate of Margery E. Michael to David L. Michael and Donald E. Michael, Trustees by deed dated July 1, 2014 and recorded among the Land Records of Carroll County in Uber D.B.S. 77 43, Folio 427 at a distance of 351.33 feet measured reversely along said line from the end thereof, the description for said conveyance being found in a conveyance from Deborah Albaugh to Elwood W. Michael by deed dated November 21, 1949 and recorded among the Land Records of Carroll County in Uber E.A.S. 203, Folio 248 and said beginning point also being at a corner of Panther Drive as laid out shown on a plat in the conveyance from Elwood W. Michael and Majery E. Michael to the County Commissioners of Carroll County, Maryland by deed dated February 15, 1974 and recorded among the Land Records of Carroll County in County Highway Deed, Uber C.C.C. 2, Folio 052; thence leaving the place of beginning and the said Panther Drive and running and binding reversely on a part of the eighth (8th) line of said conveyance to David L. Michael and also running and binding on the right of way line of Shiloh Road, and on the said Corporate Boundary Line of the Town of Hampstead as now surveyed, bearing referred to Maryland State Grid, NAO. 83/91,

1.South 44 degrees 28 minutes 16 seconds West, 623.51 feet; thence leaving the said Shiloh Road and the said Corporate Boundary Line of the Town of Hampstead running by two (2) courses through the land of said David L. Michael,

2. North 45 degrees 29 minutes 56 seconds West, 220.67 feet; thence
3. South 44 degrees 30 minutes 04 seconds West, 843.59 feet to intersect the easternmost Right of Way line of Hampstead Bypass, Maryland Route Number 30 as laid out and shown on Maryland State Highway Administration Right of Way Plats Numbered 52143 and 52144; thence running and binding on said Right of Way line the following five (5) courses,
 4. North 23 degrees 16 minutes 39 seconds West, 120.16 feet; thence,
 5. North 0 degrees 59 minutes 20 seconds West, 359.66 feet; thence,
 6. North 70 degrees 31 minutes 33 seconds West, 133.84 feet; thence,
 7. North 8 degrees 36 minutes 59 seconds West, 302.55 feet; thence,
 8. By a curve to the right Northeasterly, 495.24 feet, said curve having a radius of 1971.71 feet and a chord bearing and distance of North 01 degree 16 minutes 04 seconds East, 493.94 feet; thence, leaving the said Right of Way Line of Hampstead Bypass and continuing across the land of said David L. Michael,
9. North 86 degrees 22 minutes 03 seconds East, 473.10 feet to intersect the first (1st) or North 38 degrees 11 minutes West, 310.00 foot line of a conveyance from Dorothy Larve Russell and Wanda E. Walk Andrews, Personal Representative of the Estate of Fiora V. Walk to 3754 Shiloh, LLC by deed dated January 30, 2019 and recorded among the Land Records of Carroll County in Uber H.D. 9218, Folio 129; at a distance of 27.04 feet measured reversely along said line from an iron pipe found at the end thereof; thence running and binding reversely on the outline of said conveyance to 3754 Shiloh, LLC the two (2) following courses,
 10. South 45 degrees 55 minutes 38 seconds East, 282.91 feet to an iron pipe found; thence,
 11. North 48 degrees 48 minutes 49 seconds East, 628.77 feet to an iron pipe found and to the said Corporate Boundary Line of the Town of Hampstead and to the end of the eighth (8th) or South 50 degrees 38 minutes 56 seconds West, 197.25 foot line of a conveyance from Elwood W. Michael and Marjery E. Michael, his wife, to the County Commissioners of Carroll County, Maryland by deed dated December 23, 1971 and recorded among the Land Records of Carroll County in Uber C.C.C. 502, Folio 404; thence leaving the outline of said conveyance to 3754 Shiloh, LLC and running and binding on the outline of said conveyance to Commissioners of Carroll County Maryland and continuing on the Corporate Boundary Line of the Town of Hampstead, the following two (2) courses,
 12. North 50 degrees 59 minutes 42 seconds East, 199.10 feet to an iron pipe found and to the aforesaid Panther Drive; there with said Panther Drive,
 13. South 06 degrees 58 minutes 31 seconds East, 794.03 feet to the place of beginning.

Containing 28.823 Acres more or less.

Being a part of the land as described in a conveyance from Elwood W. Michael, Personal Representative of the Estate of Marjery E. to David L. Michael and Donald E. Michael, Trustees by deed dated July 1, 2014 and recorded among the Land Records of Carroll County in Uber D.B.S.

7743, Folio 42, said parcel of land for Annexation being more particularly described above, according to an ANNEXATION PLAT prepared by BPR Inc., dated December 14, 2021, and with all bearings herein being referenced to the Maryland State Grid, 1983/91 North American Datum, to wit:

Be added to the corporate boundaries of the Town of Hampstead and any persons residing in said area, and businesses operating in said area, shall be generally subject to the provisions of the Charter, Ordinances and other rules and regulations of the Town of Hampstead;

AND BE IT FURTHER RESOLVED, that the Zoning Map of the Town of Hampstead shall be amended to include this newly annexed property and in its entirety it shall be designated as R-10,000 Residential zoning district.

AND BE IT FURTHER RESOLVED, that this Resolution shall become effective forty five (45) days following its passage and approval, in accordance with the Annotated Code of Maryland, Local Government Article §4-407(b).

INTRODUCED THIS 16TH DAY OF AUGUST, 2022.

Clerk of the Council

PASSED THIS _____ DAY OF _____, 20__.

Clerk of the Council

APPROVED THIS _____ DAY OF _____, 20__.

Mayor Christopher M. Nevin