

**COUNTY COUNCIL**  
**OF**  
**TALBOT COUNTY, MARYLAND**

2017 Legislative Session, Legislative Day No.: August 22, 2017

Resolution No.: 248

Introduced by: Mr. Bartlett, Mr. Callahan, Ms. Price, Ms. Williams

**A RESOLUTION CONCERNING THE PROPOSED ANNEXATION OF NINE PARCELS OF LAND, OR PORTIONS THEREOF, LOCATED ALONG BROOKS LANE IN ST. MICHAELS, MARYLAND, FURTHER DESCRIBED AS TAX MAP 200, PARCELS 1679, 1688, 1689, 1690, 1691, 1692, 1692A, 1694, AND 1695, CONSISTING OF APPROXIMATELY 2.692 ACRES OF LAND, MORE OR LESS, TO BE REZONED UPON ANNEXATION FROM THE COUNTY'S TOWN RESIDENTIAL ZONE TO THE TOWN OF ST. MICHAELS' RESIDENTIAL ZONE ("R-1") PURSUANT TO THE ANNEXATION PLAN PREPARED BY THE COMMISSIONERS OF ST. MICHAELS DATED AUGUST 11, 2017, AND WAIVING THE 5-YEAR HOLD ON THE PROPOSED REZONING IN ACCORDANCE WITH MD. CODE, LOCAL GOV'T ARTICLE, § 4-416**

By the Council: August 22, 2017

Introduced, read first time, and ordered posted, with Public Hearing scheduled on Tuesday, September 12, 2017 at 5:00 p.m., in the Bradley Meeting Room, South Wing, Courthouse, 11 N. Washington St., Easton, MD 21601.

By order:   
Susan W. Moran, Secretary

**A RESOLUTION CONCERNING THE PROPOSED ANNEXATION OF NINE PARCELS OF LAND, OR PORTIONS THEREOF, LOCATED ALONG BROOKS LANE IN ST. MICHAELS, MARYLAND, FURTHER DESCRIBED AS TAX MAP 200, PARCELS 1679, 1688, 1689, 1690, 1691, 1692, 1692A, 1694, AND 1695, CONSISTING OF APPROXIMATELY 2.692 ACRES OF LAND, MORE OR LESS, TO BE REZONED UPON ANNEXATION FROM THE COUNTY’S TOWN RESIDENTIAL ZONE TO THE TOWN OF ST. MICHAELS’ RESIDENTIAL ZONE (“R-1”) PURSUANT TO THE ANNEXATION PLAN PREPARED BY THE COMMISSIONERS OF ST. MICHAELS DATED AUGUST 11, 2017, AND WAIVING THE 5-YEAR HOLD ON THE PROPOSED REZONING IN ACCORDANCE WITH MD. CODE, LOCAL GOV’T ARTICLE, § 4-416**

1           **WHEREAS**, Local Government Article (“LG”) § 4-416 (b), Md. Code Ann., restricts the  
2 authority of a municipality annexing land to allow development of the annexed land for a period  
3 of 5 years for land uses substantially different from the authorized uses, or at substantially higher  
4 densities, exceeding 50%, than could be granted for proposed development in accordance with  
5 the County zoning classification applicable at the time of the annexation; and,  
6

7           **WHEREAS**, the Commissioners of St. Michaels (the “Town”) may, as authorized by the  
8 provisions of LG §4-401 *et. seq.*, expand its municipal boundaries by annexing certain parcels of  
9 land, or portions thereof, located along Brooks Lane in St. Michaels, Maryland, further described  
10 as Tax Map 200, Parcels 1679, 1688, 1689, 1690, 1691, 1692, 1692A, 1694, and 1695 (the  
11 “Annexation Properties”), consisting of 2.692 acres of land, more or less, as shown and  
12 described on a plat titled “A PORTION OF LANDS DESIGNATED AS TAX MAP 200,  
13 PARCELS 1679, 1688, 1689, 1690, 1691, 1692, 1692A, 1694, AND 1695, SECOND  
14 ELECTION DISTRICT, TALBOT COUNTY, MARYLAND, PREPARED FOR HABITAT  
15 FOR HUMANITY CHOPTANK, INC.”, prepared by Rauch, Inc., dated July, 2017, a copy of  
16 which is attached to the Town’s Annexation Plan of August 11, 2017 (the “Annexation Plan”),  
17 and to this Resolution as Exhibit “A”; and,  
18

19           **WHEREAS**, the Annexation Properties are currently in the County’s Town Residential  
20 (“TR”) zone and upon annexation, pursuant to the Annexation Plan, will be rezoned to the  
21 Town’s Residential Zone (“R-1”); and,  
22

23           **WHEREAS**, LG § 4-416 (c) provides that if the County expressly approves, the Town  
24 may place the Annexation Properties in a zoning classification that allows a land use or density  
25 substantially different from the land use or density specified in the County’s existing zoning  
26 classification.  
27

28           **NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF**  
29 **TALBOT COUNTY, MARYLAND, THAT:**  
30

31           1. The above recitals are hereby incorporated as if fully set forth herein.

32           2. The County Council finds that the rezoning of the Annexation Properties from their  
33 current County TR zoning classification to the proposed Town R-1 zoning classification would  
34 allow development of the Annexation Properties at a substantially higher density (exceeding

35 50%) than could be granted for development in accordance with the County's TR zoning  
36 classification.

37 3. The County Council does not find that the proposed Town R-1 zoning classification  
38 would allow substantially different uses as compared with the current County TR zoning  
39 classification.

40 4. Pursuant to LG § 4-416 (c), the County Council hereby expressly approves the Town  
41 placing the Annexation Properties into a zoning classification, the Town R-1 zoning  
42 classification, as proposed in the Annexation Plan, upon annexation of the Annexation  
43 Properties, that will allow a density substantially higher than the density specified in the  
44 County's TR zoning classification.

45 5. Should the Annexation Plan be amended as it pertains to the proposed rezoning or  
46 should a different zoning classification apart from the Town's R-1 be proposed for the  
47 Annexation Properties, the County reserves the right to determine whether the 5-year hold set  
48 forth in LG § 4-416 (c) should be waived for the proposed zoning classification.

**AND BE IT FURTHER RESOLVED**, that this Resolution shall take effect immediately upon the date of its passage.

**PUBLIC HEARING**

Having been posted, and a Notice of the Time and Place of the Public Hearing, and the Title of Resolution No. \_\_\_\_ having been published, a public hearing was held on \_\_\_\_\_ at \_\_\_\_ a.m./p.m., in the Bradley Meeting Room, South Wing, Talbot County Court House, 11 N. Washington St., Easton, Maryland.

**BY THE COUNCIL**

Read second time:

Enacted:

By order: \_\_\_\_\_  
Susan W. Moran, Secretary

Williams -

Price -

Bartlett -

Pack -

Callahan -

Effective 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 to 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

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



**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 LN.

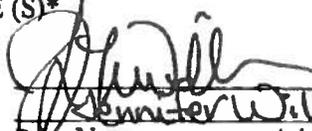
Reason for Annexation: COSM REQUESTED

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)\***

  
Jennifer 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*

**COULTE COMMISSIONERS**



**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: 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)\***

James Edward Heiles member July 21, 2017  
Date

James Edward Heiles  
Print Name Address

25664 St. Michaels Rd St. Michaels  
Print Name Address MD 21663 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  
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 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>W. U. WHITEHEAD</u>	
Address	
<u>P.O. Box 653 ST. MICHAELS MD 21063</u>	
Print Name	Date
Print Name	Date
Print Name	Date
Print Name	Date

*\*Attached additional sheets for signature as needed*



**THE COMMISSIONERS OF ST. MICHAELS**

OFFICE OF CODE ENFORCEMENT, PLANNING AND ZONING

ST. FIELD 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 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  
Print Name Address  
8377 Colony Circle, Easton, MD

7-21-17  
Date

Print Name Address

Date

Print Name Address

Date

Print Name Address

Date

*\*Attached additional sheets for signature as needed*

*MARJORIE FARVER*

**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.**



**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 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;

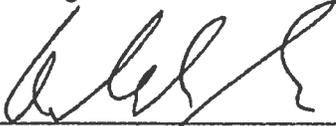
# RAUCH

inc.  
engineering design & development services

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.



7-28-2017

William M. Ewald, Sr.

Date

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

