

**COUNTY COUNCIL
OF
TALBOT COUNTY**

2017 Legislative Session, Legislative Day No.: September 26, 2017

Resolution No.: 251

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

**A RESOLUTION AUTHORIZING THE TRANSFER OF INDUSTRIAL PARK ROAD
TO THE TOWN OF EASTON AND AUTHORIZING THE EXECUTION OF A
QUITCLAIM DEED TO EFFECT THE TRANSFER**

By the Council: September 26, 2017

Introduced, read the first time, and ordered posted, with Public Hearing scheduled on Tuesday, October 24, 2017 at 6:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

By order: *Susan W. Moran*
Susan W. Moran, Secretary

A RESOLUTION AUTHORIZING THE TRANSFER OF INDUSTRIAL PARK ROAD TO THE TOWN OF EASTON AND AUTHORIZING THE EXECUTION OF A QUITCLAIM DEED TO EFFECT THE TRANSFER

WHEREAS, the Town of Easton, Maryland (the “Town”), recently completed full annexation of the subdivision known as the “Clifton Industrial Park” with the adoption of Town Resolution No. 6082; and,

WHEREAS, Clifton Industrial Park, located East of U.S. Route 50, is served by Industrial Park Road, a sixty foot wide right-of-way originating at Dover Road and terminating in a cul-de-sac at the end of the subdivision. The road is approximately 1,700 feet in length, more or less; and,

WHEREAS, Industrial Park Road is currently owned and maintained by Talbot County, Maryland (the “County”). A map showing Industrial Park Road is attached hereto as Exhibit “A” and incorporated by reference herein. The road is further shown and described as a “service road” on two plats recorded among the Plat Books of Talbot County, Maryland in Plat Book 30, page 1, and Plat Book 36, page 56, attached hereto as Exhibits “B” and “C” respectively and incorporated by reference herein; and,

WHEREAS, the Town has agreed to accept and take ownership of Industrial Park Road in connection with full annexation of Clifton Industrial Park; and,

WHEREAS, Local Government Article (“LG”) § 10-312, Md. Code Ann., states that the County may provide for the disposal of any real or leasehold county property provided that “before the county makes any disposition, grant, or lease of county property, the county shall publish notice of the disposition, grant, or lease once a week for 3 successive weeks in at least one newspaper of general circulation in the county and shall include the terms and the compensation to be received and give opportunity for objections.”; and,

WHEREAS, transferring Industrial Park Road to the Town will not eliminate the road’s continued availability and use as a public thoroughfare. Following the transfer, the road will continue in use for the benefit of the general public, but shall be owned by and subject to the jurisdiction and control of the Town rather than the County.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Talbot County, Maryland that:

1. The recitals above are hereby incorporated as if fully set forth herein.
2. The County Council finds that:
 - (a) The County has duly advertised the proposed transfer and given opportunity for public comment pursuant to LG § 10-312;
 - (b) The requirements of LG § 10-312 have been fulfilled;
 - (c) Following its transfer, Industrial Park Road will continue in use as a public thoroughfare for the benefit of the general public, subject to the ownership, jurisdiction, and control of the Town rather than the County;

(d) To the extent the County is required to find that Industrial Park Road is no longer needed by the County for the County's public use, such a finding is hereby made, recognizing that said road shall continue to be used for a public use upon being transferred to the Town, as stated in preceding paragraph; and,

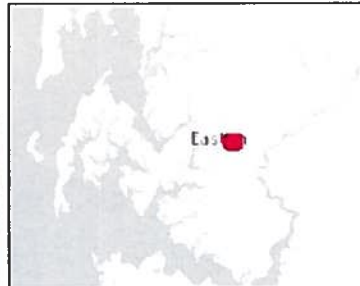
(e) The County is lawfully authorized to transfer the subject road to the Town.

3. The County Council hereby authorizes the Council President to transfer Industrial Park Road to the Town of Easton by quitclaim deed in form and manner approved by the Talbot County Office of Law.

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



Ex. "A" - Industrial Park Road

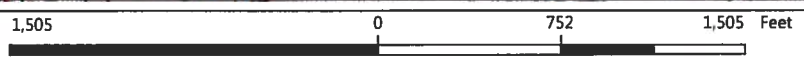


Legend

- Parcels
- Municipalities
- Roads**
 - Other Roads
 - County Roads
 - State Roads
 - US Highway
- Buildings**
 - COMMERCIAL
 - NO BUILDING
 - RESIDENTIAL
- Out Buildings
- Streams
- lakes
- Water
- Driveways
- Docks
- Airport
- Chesapeake Bay Critical Area
- MD_SixInchImagery

Notes

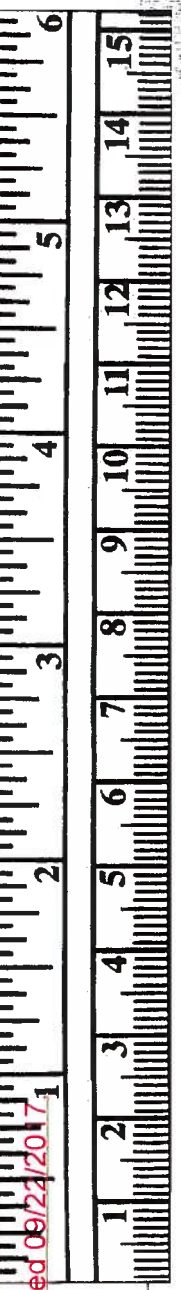
Enter note.



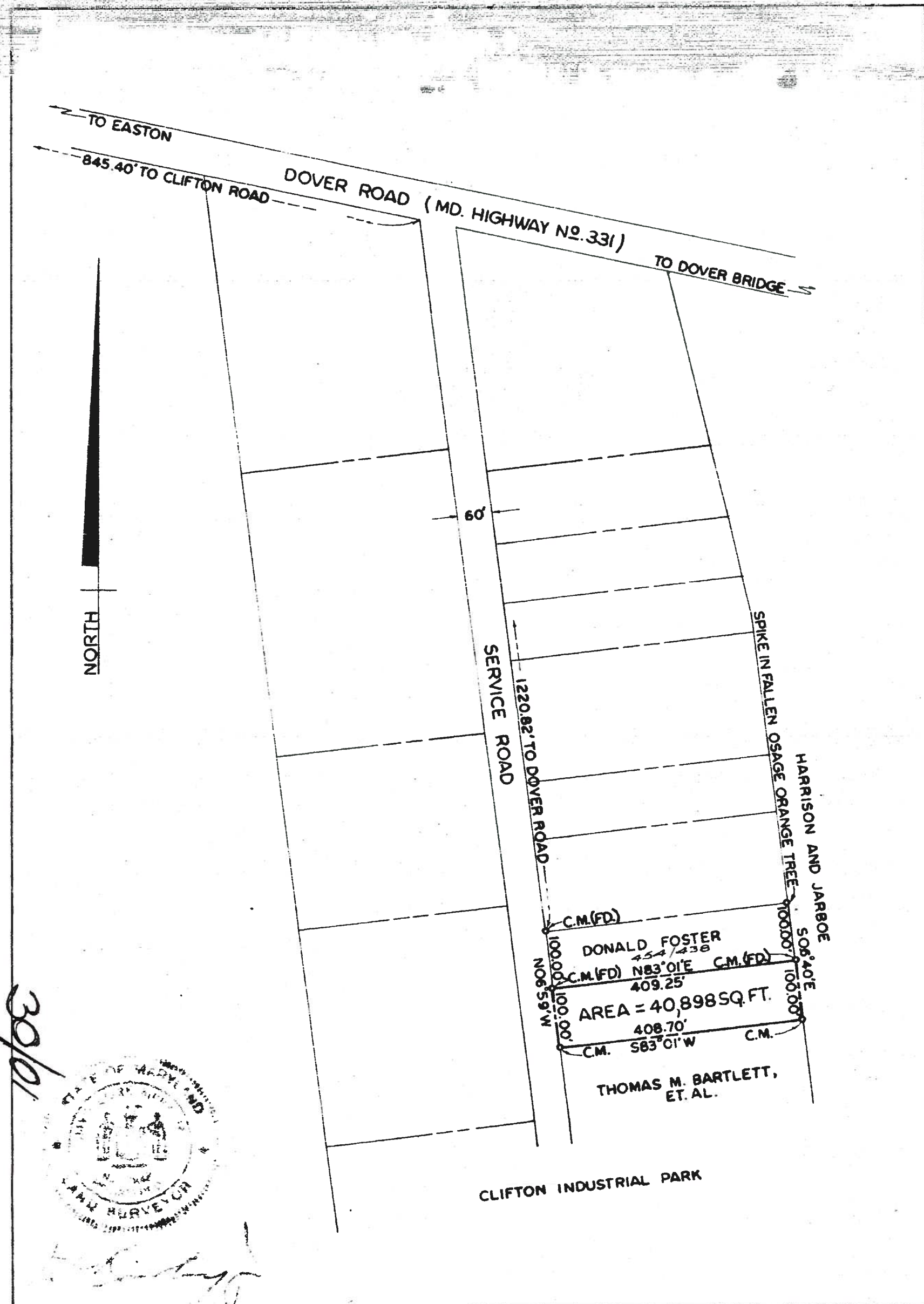
September 22, 2017

This map is for reference only. Land use layers that appear on this map may or may not be accurate.

Ex. "B"



TALBOT COUNTY CIRCUIT COURT (Plat Book) Plat Book 30, p. 1, MSA_C2399_4118, Date available 1973, Printed 09/24/2017



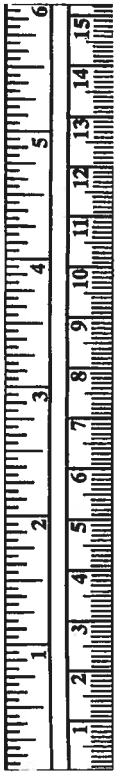
PART OF CLIFTON INDUSTRIAL PARK SURVEYED FOR
A. KENT MITCHELL
 IN THE FIRST ELECTION DISTRICT
 TALBOT COUNTY, MARYLAND

J. R. McCRONE, JR., INC.
 REGISTERED PROFESSIONAL ENGINEERS
 AND SURVEYORS
 ANNAPOLIS, MARYLAND
 PRINCE FREDERICK CHESTERTOWN
 TRAPPE LEONARDTOWN BOWIE

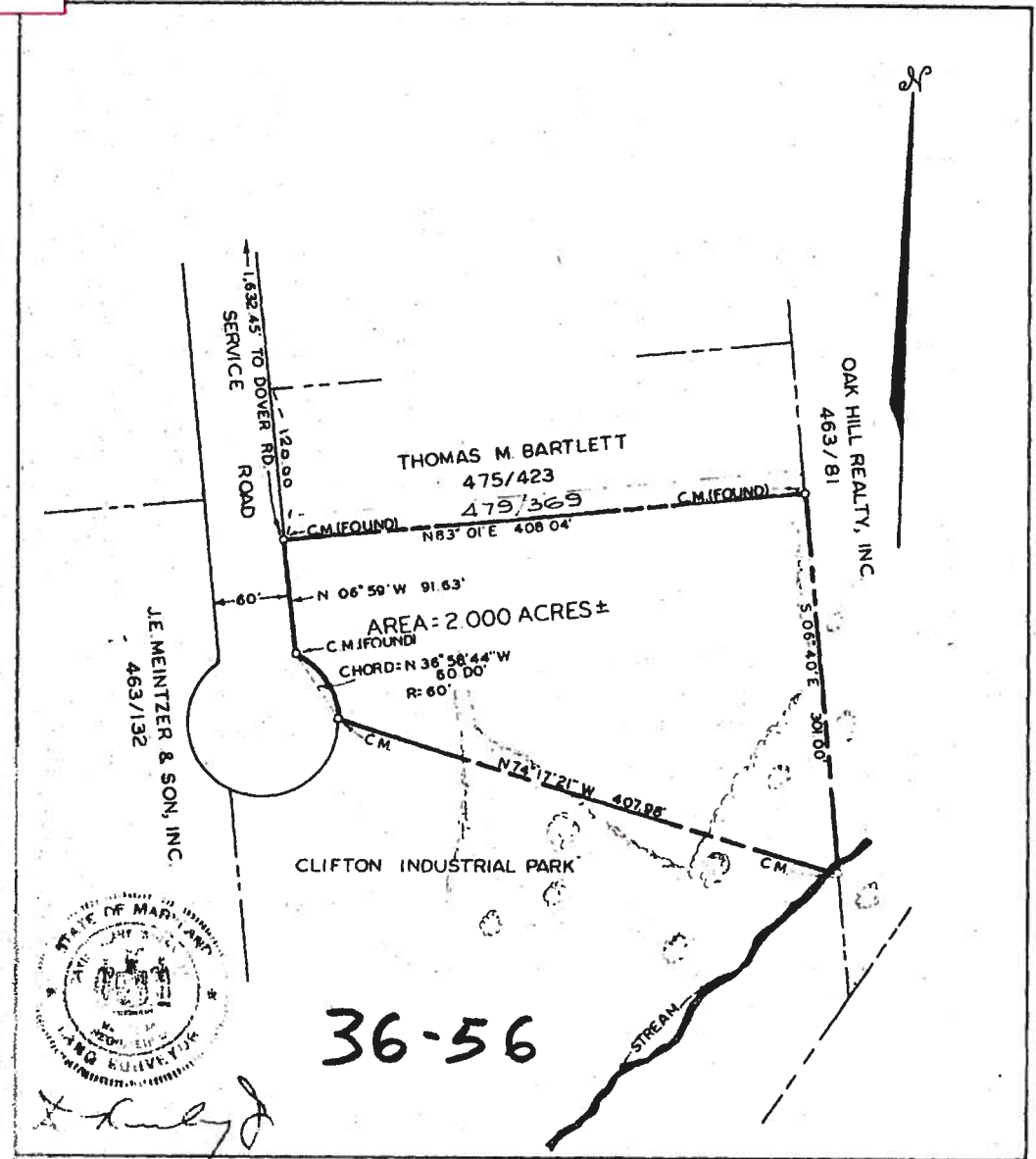
DRAWN BY JPM...
 SCALE 1" = 200'
 DATE APRIL 1973
 JOB NO. K-2606-i
 FOLDER K2606

FORM #2

SUBDIVISION PLAT RECORDED IN PLAT BOOK PAGE



Ex. "C"



J. R. McCrone, Jr.

36-56

PLAT OF A SURVEY	J. R. McCRONE, JR., INC. REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS ANNAPOLIS, MARYLAND PRINCE FREDERICK CHESTERTOWN TRAPPE / LEONARDTOWN BOWIE	DRAWN BY <i>T.D.L.</i>
OF A PART OF		SCALE <i>1" = 100'</i>
CLIFTON INDUSTRIAL PARK		DATE <i>MAY 1975</i>
IN THE FIRST ELECTION DISTRICT		JOB NO <i>K-2606K-1</i>
TALBOT COUNTY, MD.		FOLDER _____

SUBDIVISION PLAT RECORDED IN PLAT BOOK PAGE

This instrument is exempt from transfer and recordation taxes pursuant to Tax-Property Article 12-108(a)(1)

QUITCLAIM DEED

Tax-Property Article 13-103(c)(1) and 13-207(a)(1)

THIS QUITCLAIM DEED, dated the 15th of October 2018, by and between TALBOT COUNTY, MARYLAND, a political subdivision of the State of Maryland, ("Grantor"); and TOWN OF EASTON, a municipal corporation of the State of Maryland, ("Grantee").

WHEREAS, Grantee recently completed full annexation of the subdivision known as "Clifton Industrial Park" pursuant to Town of Easton Resolution No. 6082, which was adopted by the Easton Town Council on August 7, 2017, approved by the Mayor and effective as of September 22, 2017; and,

WHEREAS, Clifton Industrial Park is served by Industrial Park Road, a sixty foot wide right-of-way originating at Dover Road and terminating in a cul-de-sac at the end of the subdivision; and,

WHEREAS, the Town has agreed to accept and take ownership of Industrial Park Road in connection with full annexation of Clifton Industrial Park.

NOW, THEREFORE, WITNESSETH, that for NO MONETARY CONSIDERATION, the Grantor hereby grants, conveys, releases, assigns and quitclaims unto the Grantee, its successors and assigns, all of Grantor's right, title, and interest in and to the following described real property situate within the Town of Easton, First Election District, in Talbot County, Maryland, and more particularly described as follows:

ALL right, title, or interest the County may have in the existing sixty-foot wide roads, roadways, or rights-of-way known as Industrial Park Road, beginning on the South side of the intersection of Dover Road and Industrial Park Road at the edge of the State Maryland right-of-way, thence running South with the existing roadway for a total distance of 0.32± miles and terminating in a cul-de-sac, such road being further shown and described as a "service road" on two plats entitled "Part of Clifton Industrial Park Surveyed for A. Kent Mitchell" and "Plat of a Survey of a Part of Clifton Industrial Park", recorded among the Plat Books of Talbot County, Maryland in Plat Book 30, page 1, and Plat Book 36, page 56, respectively.

TOGETHER with all improvements thereupon and the rights, alleys, ways, water, easements, privileges, appurtenances and advantages belonging or appertaining thereto, forever.

WITNESS the hand and seal of the Grantor.

ATTEST:

Susan W. Moran
Susan W. Moran, Secretary

Talbot County, Maryland

By: Jennifer L. Williams
President, Talbot County Council

TALBOT COUNTY FINANCE OFFICE
RECORDATION TAX
AMT: \$0
DATE: 10/19/2018
INITIALS: SPK
Prop ID:

CERTIFICATION IS MADE THAT ALL ASSESSMENT INDICATED IN THIS DEED IS EXEMPT FROM TAXATION
TREASURER OF TALBOT COUNTY
R ANDREW HOLLIS, FIN. OFFICER
DATE: 10/19/2018 CL

STATE OF MARYLAND, COUNTY OF TALBOT, TO WIT:

I HEREBY CERTIFY, that on this 9th day of October, 2018, before me, the subscriber, a Notary Public of the State of Maryland, County of Talbot, personally appeared **JENNIFER L. WILLIAMS**, who acknowledged herself to be the President of the Talbot County Council of Talbot County, Maryland, a Maryland political subdivision, and that she as such President, being authorized so to do, acknowledged that she executed the foregoing instrument for the purposes therein contained, by signing the name of Talbot County by herself as President of the Talbot County Council, and further made oath, under the penalties of perjury, that the consideration as recited herein is true and correct, and further certified that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of the Grantor.

AS WITNESS my hand and Notarial seal.



My commission expires: 3/6/2021

Susan W. Moran
Notary Public

TOWN ACCEPTANCE

The Town of Easton, Maryland hereby accepts the roads, roadways, and/or right-of-ways granted herein.

Robert C. Willey
Robert C. Willey, Mayor

CERTIFICATION

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature]
Anthony P. Kupersmith, County Attorney

Mary Ann Shortall, Clerk
Circuit Court For Talbot County
11 N. Washington St., Suite 16
Easton, Maryland 21601

License and Recording
(410) 822-2611 Ext. 4

LR - Deed (No-Taxes)
Recording Fee 20.00
Name: TALBOT COUNTY
Ref:
LR - Deed (No-Taxes)
Surcharge 40.00

SubTotal: 60.00

Total: 60.00
10/19/2018 03:48
CC20-CV
#11154264 CC0205 -
Talbot
County/CC02.05.01 -
Register 01

DOCUMENT VALIDATION
(excluded from page count)

State of Maryland Land Instrument Intake Sheet
 Baltimore City County: Talbot
 Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
 (Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Verification

1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached						
	<input checked="" type="checkbox"/> Deed <input type="checkbox"/> Deed of Trust	<input type="checkbox"/> Mortgage <input type="checkbox"/> Lease	<input type="checkbox"/> Other	<input type="checkbox"/> Other				
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms-Length Sale [9]			
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation Exempt TP 12-108(a)(1)	State Transfer Exempt TP 13-207 (a)(1)	County Transfer Exempt TP 13-103(c)(1)				
4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration				
		Purchase Price/Consideration	\$ 0.00	Transfer Tax Consideration	\$			
		Any New Mortgage	\$	X () % =	\$			
		Balance of Existing Mortgage	\$	Less Exemption Amount	- \$			
		Other:	\$	Total Transfer Tax	= \$			
		Other:	\$	Recordation Tax Consideration	\$			
		Full Cash Value:	\$	X () per \$500 =	\$			
				TOTAL DUE	\$			
5	Fees	Amount of Fees		Doc. 1	Doc. 2			
		Recording Charge	\$ 20.00	\$	\$	Agent:		
		Surcharge	\$ 40.00	\$	\$	Tax Bill:		
		State Recordation Tax	\$	\$	\$	C.B. Credit:		
		State Transfer Tax	\$	\$	\$	Ag. Tax/Other:		
		County Transfer Tax	\$	\$	\$			
		Other	\$	\$	\$			
		Other	\$	\$	\$			
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(f).	District	Property Tax ID No. (1)	Grantor Libor/Folio	Map	Parcel No.	Var. LOG	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
		Location/Address of Property Being Conveyed (2)						
		Sixty-foot wide road/roadway/right-of-way known as Industrial Park Road						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		Residential: <input type="checkbox"/> or Non-Residential: <input checked="" type="checkbox"/> Fee Simple: <input type="checkbox"/> or Ground Rent: <input type="checkbox"/> Amount: _____						
	Partial Conveyance? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Description/Amt. of SqFt/Acreage Transferred: _____					
	If Partial Conveyance, List Improvements Conveyed _____							
7	Transferred From	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)			
		Talbot County, Maryland						
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)			Doc. 2 - Owner(s) of Record, if Different from Grantor(s)			
8	Transferred To	Doc. 1 - Grantee(s) Name(s)			Doc. 2 - Grantee(s) Name(s)			
		Town of Easton						
		New Owner's (Grantee) Mailing Address						
		14 S. Hamson Street, P.O. Box 520, Easton, Maryland 21601						
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional)			
10	Contact/Mail Information	Instrument Submitted By or Contact Person					<input checked="" type="checkbox"/> Return to Contact Person	
		Name: Sharon M. VanEmburch					<input type="checkbox"/> Hold for Pickup	
		Firm: Ewing Dietz Fountain & Kaludis					<input type="checkbox"/> Return Address Provided	
		Address: 16 S. Washington Street, Easton, Maryland 21601						
		Phone: (410) 822-1988						
11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER						
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Will the property being conveyed be the grantee's principal residence?					
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Does transfer include personal property? If yes, identify: _____					
		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).					
		Assessment Use Only - Do Not Write Below This Line						
		Terminal Verification	Agricultural Verification	Whole	Part	Tran. Process Verification		
		Transfer Number	Date Received:	Deed Reference:		Assigned Property No.:		
		Year	20	20	Geo.	Map	Sub	
		Land			Zoning	Grid	Plat	
		Bulkings			Use	Parcel	Section	
		Total			Town Cd.	Ex. St.	Ex. Cd.	
		REMARKS:						

Space Reserved for County Validation

PUBLIC HEARING

Having been posted and Notice, Time and Place of Hearing, and Title of Resolution No. having been published, a public hearing was held on Tuesday, October 24, 2017 at 6:30 p.m. in the County Council Meeting Room, Courthouse, 11 North Washington Street, Easton, Maryland.

BY THE COUNCIL

Read the second time:

Enacted: **October 24, 2017**

By Order: *Susan W. Moran*
Susan W. Moran, Secretary

Williams - Aye

Pack - Aye (via absentee ballot)

Bartlett - Aye

Price - Aye

Callahan - Aye