

COUNTY COUNCIL
OF
TALBOT COUNTY, MARYLAND

2023 Legislative Session, Legislative Day No.: September 12, 2023

Resolution No.: 349

Introduced by: Mr. Callahan, Ms. Haythe, Mr. Leshner, Ms. Mielke, Mr. Stepp

A RESOLUTION TO AMEND THE OFFICIAL ROAD NAME LIST FOR TALBOT COUNTY TO CHANGE THE NAMES OF “LINCOLN ROAD” AND “SHELLMILL AVENUE” TO “BELLEVUE SCHOOL ROAD” AND “TURNER AVENUE”, RESPECTIVELY, IN THE VILLAGE OF BELLEVUE, TALBOT COUNTY, MARYLAND, PURSUANT TO § 131-5(C) OF THE TALBOT COUNTY CODE

By the Council: September 12, 2023

Introduced, read the first time, and ordered posted, with Public Hearing scheduled on Tuesday, October 10, 2023, 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, Secretary

A RESOLUTION TO AMEND THE OFFICIAL ROAD NAME LIST FOR TALBOT COUNTY TO CHANGE THE NAMES OF “LINCOLN ROAD” AND “SHELLMILL AVENUE” TO “BELLEVUE SCHOOL ROAD” AND “TURNER AVENUE”, RESPECTIVELY, IN THE VILLAGE OF BELLEVUE, TALBOT COUNTY, MARYLAND, PURSUANT TO § 131-5(C) OF THE TALBOT COUNTY CODE

WHEREAS, “Lincoln Road” and “Shellmill Avenue” were established as private roads in the Village of Bellevue, Maryland, pursuant to a plat titled “MAJOR REVISION & LOT LINE ABANDONMENT PLAT ON THE LANDS OF SUSAN R. PAYNE, ET AL. & ALMA FREYA FARLEY HAYES,” prepared by Lane Engineering LLC, last revised March 25, 2021, and recorded among the Plat Records of Talbot County, Maryland in Plat Book K.M.D. No. 89, Page 87; and

WHEREAS, Lincoln Road and Shellmill Avenue are listed in the Official Road Name List for Talbot County (the “Road Name List”); and

WHEREAS, pursuant to § 131-5(A) of the Talbot County Code, the Road Name List shall be approved by resolution of the County Council of Talbot County, Maryland (the “County Council”); and

WHEREAS, pursuant to § 131-5(C) of the Talbot County Code, following its adoption, the Road Name List may be amended from time to time by the County Council to change the name of a listed road following a public hearing; and

WHEREAS, the fee simple owners of Lincoln Road and Shellmill Avenue have requested that the County Council change the names thereof to “Bellevue School Road” and “Turner Avenue,” respectively, as depicted on a plat titled “SPECIAL PURPOSE PLAT: ROAD NAME CHANGE ON THE LANDS OF LONG IRON INVESTMENT GROUP, LLC, PAQUIN DESIGN BUILD, INC., SAMANTHA BETH BURKA AND ADAM HORDELL”, prepared by Lane Engineering, Inc., dated July 14, 2023, and attached hereto as Exhibit A (the “Special Purpose Plat”); and

WHEREAS, pursuant to § 131-5(C) of the Talbot County Code, the County Council held a public hearing as set forth herein regarding the foregoing proposed amendments to the Road Name List, thus affording the public an opportunity to comment thereupon.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Talbot County, Maryland, that the Official Road Name List for Talbot County shall be and is hereby amended to change the name of “Lincoln Road” to “Bellevue School Road” and to change the name of “Shellmill Avenue” to “Turner Avenue,” in the Village of Bellevue, Talbot County, Maryland, as depicted on the Special Purpose Plat.

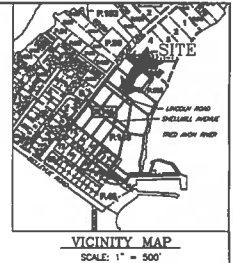
\BE IT FURTHER RESOLVED, that the above recitals are hereby incorporated as if fully set forth herein.

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



PLAT PURPOSE & GENERAL NOTES:

THE SOLE PURPOSE OF THIS PLAT IS TO REVERSE THE NAMES OF TWO PRIVATE ROADS ESTABLISHED BY THE PLAT TITLED "MAJOR REVISION & LOT LINE ADJUSTMENT PLAT ON THE LANDS OF SUSAN R. PATYRE, ET AL. & ADAM HORNELL, INC. PREPARED BY LAND ENGINEERING, L.L.C. LAST RECORDED AMONG THE PLAT RECORDS OF TALBOT COUNTY, MARYLAND IN PLAT BOOK 1586, PAGE 87 (ORANGE PLAT 7).
THE PRIVATE ROAD DESIGNATED AS "LINCOLN ROAD" ON THE ORIGINAL PLAT IS NOW KNOWN AS "WELLSVILLE SCHOOL ROAD."
THE PRIVATE ROAD DESIGNATED AS "SHELLALL AVENUE" IS NOT KNOWN AS "TURNER AVENUE."
NO OTHER CHANGE TO THE ORIGINAL PLAT IS INTENDED OR SHALL BE INFERRED FROM THE REFORMATION OF THIS SPECIAL PURPOSE PLAT.



No.	Date	Description	By

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION, TO LONG IRON INVESTMENT GROUP, LLC, PAQUIN DESIGN/BUILD, INC., AND SAMANTHA BETH BURKA AND ADAM HORDELL THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SPECIAL PURPOSE SURVEY OF PART OF THE LANDS CONVEYED TO LONG IRON INVESTMENT GROUP, LLC BY DEED DATED APRIL 28, 2022 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 3023, AT FOLIO 27; ALL THE LANDS CONVEYED TO PAQUIN DESIGN/BUILD, INC. BY DEED DATED DECEMBER 16, 2022 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 3023, AT FOLIO 81; AND ALL THE LANDS CONVEYED TO SAMANTHA BETH BURKA AND ADAM HORDELL BY DEED DATED NOVEMBER 21, 2022 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 3023, AT FOLIO 81; THAT IT IS IN ACCORDANCE WITH DEEDS AND/OR PLATS OF RECORD. THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 2624. I AM NOT SUBJECT TO ANY CORRECTION ORDER OR NOTICE OF A DEFECT, A 2023, AND COMPLY WITH THE REQUIREMENTS AS SET FORTH IN REGULATION GS 13.03E.10, § 13.03E.10 OF THE SURVEYING STANDARDS AND PRACTICE FOR SURVEYORS. MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN HEREON.

[Signature]
 JEFFREY DWIGHT HUBBARD
 REGISTERED PROFESSIONAL SURVEYOR
 MARYLAND REGISTRATION No. 363
 LAND ENGINEERING, L.L.C.
 117 BAY STREET
 EASTON, MARYLAND 21801

7/10/23
DATE

OWNER'S CERTIFICATE

THE PRESIDENT OWNERS OF THE LAND OF WHICH THE SUBDIVISION IS COMPRISED (ALL LOTS HAVING FRONTAGE ON SHELLELL AVENUE AND LINCOLN ROAD) ARE LONG IRON INVESTMENT GROUP, LLC, PAQUIN DESIGN/BUILD, INC., AND SAMANTHA BETH BURKA AND ADAM HORDELL. THE OWNERS CONCUR WITH ALL NOTATIONS AND REPRESENTATIONS ON THIS PLAT WHICH IS PREPARED AND WILL BE RECORDED AS THEIR DEED.

LONG IRON INVESTMENT GROUP, LLC
 BY: BRYCE R. PAQUIN, MANAGER DATE _____
 THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 20____
 ME: _____ DATE _____
 MY COMMISSION EXPIRES _____
 PAQUIN DESIGN/BUILD, INC.
 BY: BRYCE R. PAQUIN, PRESIDENT DATE _____
 THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 20____
 ME: _____ DATE _____
 MY COMMISSION EXPIRES _____
 SAMANTHA BETH BURKA
 THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 20____
 ME: _____ DATE _____
 MY COMMISSION EXPIRES _____
 SAMANTHA BETH BURKA
 THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 20____
 ME: _____ DATE _____
 MY COMMISSION EXPIRES _____
 ADAM HORDELL
 THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 20____
 ME: _____ DATE _____
 MY COMMISSION EXPIRES _____
 ADAM HORDELL
 THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 20____
 ME: _____ DATE _____
 MY COMMISSION EXPIRES _____

Lanc Engineering, L.L.C.
 Established 1988
 Civil Engineers • Land Planning • Land Surveyors
 4110 Hwy 16 Easton, Maryland 21829
 1280 Westport Road Cambridge, MD 21613
 284 Potomac Road Cambridge, MD 21613
 Phone: 410-326-7700
 Fax: 410-326-7701
 Website: www.lanceng.com

STATE OF MARYLAND
 DEPARTMENT OF THE REGISTRY
 PROFESSIONAL SURVEYORS
[Signature] 7/10/23
 DATE

SPECIAL PURPOSE PLAT: ROAD NAME CHANGE
 ON THE LANDS OF
 LONG IRON INVESTMENT GROUP, LLC,
 PAQUIN DESIGN BUILD, INC., SAMANTHA BETH BURKA AND ADAM HORDELL
 IN THE SECOND ELECTION DISTRICT
 TALBOT COUNTY, MARYLAND
 TAX MAP 46, GRID 12, PARCEL 148

RECORD WITH CLIENT REVIEW DATE: 07-14-23 BY: _____

TALBOT COUNTY DEPARTMENT OF PLANNING AND ZONING
 THE SOLE PURPOSE OF THIS PLAT IS TO MEMORIALIZE CHANGES TO THE NAMES OF TWO PRIVATE STREETS.

TALBOT COUNTY PLANNING OFFICER DATE _____

LEGEND
 THE MAP 46, PARCEL 48
 THE COUNTY COMMISSIONERS OF TALBOT COUNTY
 DEED: H87718
 PLAT: 25/4
 100 FEET
 25' 25' 25' 25'
 SCALE IN FEET
 COMPUTED POINT

DATE: 07/14/2023 - 10:15am User: bsc Project Manager: BSC
 PROJECT: MAP 46, PARCEL 148, ROAD NAME CHANGE
 DRAWN BY: J.C. DATE: 07/14/23
 CHECKED BY: J.C. DATE: 07/14/23
 PREPARED BY: J.C. DATE: 07/14/23

SHEET No. 1 OF 1 DATE: 07-14-23
 SCALE: AS NOTED JOB No. 210449
 FILE No. C232

PUBLIC HEARING

Having been posted and Notice, Time and Place of Hearing, and Title of Resolution No. 349 having been published, a public hearing was held on Tuesday, October 10, 2023 at 6:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland.

BY THE COUNCIL

Read the second time:

Adopted: **October 10, 2023**

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

Callahan	-	Aye
Stepp	-	Aye
Leshner	-	Aye
Mielke	-	Aye
Haythe	-	Aye

Effective: **October 10, 2023**