



The Mayor and Commissioners of the Town of Elkton

Annexation Resolution A1-2021 Tax Map 027B, Parcels 58, 2483 & 807

A RESOLUTION of the Mayor and Commissioners of the Town of Elkton, adopted pursuant to the authority of Article XI-E., Constitution of the State of Maryland, and Section 4-401, et. seq., Subtitle 4, Title 4, Division II, Local Government Article, Annotated Code of Maryland, for the enlargement of the corporate boundaries of the Town of Elkton by the annexation of certain land contiguous and adjoining to the existing corporate boundaries of Elkton.

WHEREAS, in accordance with Section 4-404, et seq., Subtitle 4, Title 4, Division II, Local Government Article, Annotated Code of Maryland, a **Petition for Annexation** was presented to the Mayor and Commissioners of the Town of Elkton on **Wednesday, June 16, 2021**, by Preston Ayars and Laetitia Ayars ("Petitioners"); and

WHEREAS, upon presentation of the Petition for Annexation to the Mayor and Commissioners of the Town of Elkton, the Mayor, the presiding officer, caused to be made a verification of the signature(s) of the Petitioners; and

WHEREAS, the improved land subject to annexation is owned entirely by the Petitioners, Preston Ayars and Laetitia Ayars; and

WHEREAS, the Mayor and Commissioners of the Town of Elkton accepted this Resolution for introduction on the date written hereinafter with the intent to annex the hereinafter described land into the corporate boundaries of the Town of Elkton.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Commissioners of the Town of Elkton that the corporate boundaries of the Town of Elkton, as filed by the Town, the Clerk of the Circuit Court for Cecil County, the Maryland Department of Legislative Services, and as described in the Charter of the Town of Elkton, shall be amended to include the following described three (3) parcels of land:

BEGINNING FOR THE SAME at the point in the center of Belle Hill Road (formerly Old Newark Road), distant North 64°04'56" East 1,011.13 feet from the intersection of the centerline of said Belle Hill Road and the centerline of Appleton Road, Maryland Route 316 (formerly Capitol Trail); thence departing said point so fixed, running with the centerline of said Belle Hill Road for the following two courses, with all bearings herein being referred to the Maryland State Coordinate System NAD83/2011

as now surveyed,

1. North 64°04'56" East for a distance of 3.24 feet to a point; thence
2. North 65°01'52" East for a distance of 277.92 feet to the northwestern-most corner of the lands of PECO Energy Company at the end of the seventh or North 25°29'53" West 169.91 feet line as described in a deed from Preston Ayars, Jr. et al to Conowingo Power Company dated August 26, 1969 as recorded among the Land Records of Cecil County in Liber WAS 244 Folio 202; thence departing the centerline of said Belle Hill Road, binding on said PECO lands and running with said seventh line reversely and also the sixth or North 18°43'20" West 530.89 feet line reversely, by the following two (2) courses
3. South 29°11'39" East for a distance of 168.33 feet to a point; thence
4. South 18°00'42" East for a distance of 521.24 feet to intersect the northerly side of a former Pennsylvania Railroad Right of Way and former lands of State Highway Administration (SHA) as shown on SHA plat 51599 and referenced in a conveyance from State Highway Administration et al to Preston Ayars dated October 5, 2007 as recorded among the said Land Records in Liber WLB 2418 Folio 113; thence binding on said former lands of SHA
5. North 68°35'34" East for a distance of 515.19 feet to intersect the northerly Right of Way Line and Right of Way Line of Through Highway of Maryland Route 279 as shown on State Roads Commission plats 19892, 19893 and 19894; thence binding on said Maryland Route 279
6. South 35°18'02" West for a distance of 182.17 feet to a point; thence
7. South 35°44'17" West for a distance of 810.44 feet to a point; thence
8. South 34°57'41" West for a distance of 1048.61 feet to a point; thence
9. South 86°58'57" West for a distance of 188.44 feet to a point on the Right of Way Line & Line of Division of Maryland 279, as shown on SHA plat 51599, located 124.72 feet from the limit of the Right of Way Through Highway; thence continuing with said Right of Way Line & Line of Division, thence
10. South 71°26'24" West for a distance of 684.67 feet to a point; thence
11. North 34°32'59" West for a distance of 329.99 feet to the southwesterly corner of Orchard Avenue, 30' wide, an unimproved road (paper road) as shown on a plat entitled, "Bell Hill Manor Near Elkton Maryland," dated June 1926 and recorded among the said Land Records in Plat Book HWL 20

Page 28, passing in transit a Stone Found at 48.10 feet and the limit of Maryland Route 279; thence binding on and running with the easterly side of said Orchard Ave. for the following two (2) courses

12. North 30°57'00" East for a distance of 519.16 feet to a point; thence
13. North 26°07'16" East for a distance of 372.18 feet to a point; thence binding on a portion of said Orchard Avenue and the lands of Secretary of Veterans Affairs
14. North 62°31'02" West for a distance of 199.62 feet to a point at the end of the third or South 37°59'16" West 63.76 feet line of the third lot of a conveyance described in a deed from Wells Fargo Bank, N.A. to Secretary of Veterans Affairs dated October 1, 2018 as recorded among the said Land Records in Liber CMN 4327 Folio 500, passing in transit a ¾" Iron Pipe Found at 30.01 feet and a ¾" Iron Pipe Found at 170.53 feet; thence continuing to bind on the land of said Secretary of Veterans Affairs for the following two (2) courses, running with said third line reversely
15. North 27°53'30" East for a distance of 63.80 feet to a point at the beginning of the said third line; thence
16. North 24°12'24" East for a distance of 276.02 feet to a point, thence
17. North 44°15'34" East for a distance of 131.79 feet to a 1" Iron Pipe Found at the northeasterly corner of Parcel 808; thence
18. North 39°57'26" West for a distance of 60.00 feet to a point; thence
19. North 29°37'26" West for a distance of 184.90 to a point; thence
20. North 64°04'56" East for a distance of 991.80 feet to a point; thence
21. North 25°55'04" West for a distance of 50.00 feet to the point of beginning

CONTAINING 2,447,227 square feet or 56.1806 acres of land, per surveyor's calculations.

BEING part of a conveyance described in a deed from Edward D. E. Rollins, Jr., Trustee to Preston Ayars and Elizabeth R. Ayars dated April 23, 1965 as recorded among the Cecil County Land Records in Liber WAS 469 Folio 493 and all of the land described in a deed from Edward D.E. Rollins, Jr., Trustee to Preston Ayars, and Jean R. Ayars dated March 4, 1971 as recorded among the Cecil County Land Records in Liber WAS 265, Folio 237.

BE IT FURTHER RESOLVED that the land currently is zoned by Cecil County as High Density Residential (RM) and will be designated as Highway Interchange (C-3) by the Town of Elkton

following the annexation; and

BE IT FURTHER RESOLVED that a copy of this Resolution, following its introduction, along with a plat detailing the area to be annexed, shall be available for public inspection at the Town of Elkton Administration Office, Elkton Municipal Building, 100 Railroad Avenue, Elkton, Maryland, during normal business hours [Monday - Friday 8:00 a.m. - 4:30 p.m.] and via the Town of Elkton's website at www.elkton.org; and

BE IT FURTHER RESOLVED that the aforementioned and described land shall upon annexation be subject to all provisions of the Charter and Code of the Town of Elkton heretofore and subsequently enacted by the Mayor and Commissioners of the Town of Elkton; and

BE IT FURTHER RESOLVED that the aforementioned and described land shall be subject to a levy of real and personal property taxes by the Town effective July 1, 2022; and

BE IT FURTHER RESOLVED that the **Mayor and Commissioners** of the Town of Elkton shall hold a **PUBLIC HEARING** on the annexation on **Wednesday, August 18, 2021, at 6:05 p.m.,** Elkton Municipal Building, 100 Railroad Avenue, Elkton, Maryland; and

BE IT FURTHER RESOLVED that the Planning Commission of the Town of Elkton will consider the Petition for Annexation and Annexation Resolution A1-2021 at a regularly scheduled public meeting on August 16, 2021; and

BE IT FURTHER RESOLVED that notice of the public hearing and of the proposed change to the corporate boundaries of the Town of Elkton shall be published in the Cecil Whig on the following dates: **July 7, 2021, July 14, 2021, July 21, 2021, July 28, 2021** and on the Town of Elkton's Website at **www.elkton.org**; and

BE IT FURTHER RESOLVED that immediately following its first publication a copy of the Resolution shall be provided to the County Council of Cecil County, the Cecil County Department of Planning, and the Maryland Department of Planning, which shall be entitled the right to be heard before the public at the public hearing on the proposed annexation; and

BE IT FURTHER RESOLVED that this Resolution shall be subject to adoption by the Mayor and Commissioners of the Town of Elkton on **August 18, 2021, following the PUBLIC HEARING** and, if adopted, it shall become effective **forty-five (45) days** after said adoption unless a petition for referendum hereon shall be filed in accordance with Section 4-408, et seq., Subtitle 4, Title 4, Division II, Local Government Article, Annotated Code of Maryland. A copy of this Resolution shall be posted at the Elkton Municipal Building, 100 Railroad Avenue, Elkton, Maryland, for public viewing until the **45th** day of the referendum period has elapsed; and

BE IT FURTHER RESOLVED that not less than thirty (30) days prior to PUBLIC HEARING, a copy of the ANNEXATION PLAN shall be provided to the County Council of Cecil County, to the Cecil County Office of Planning and Zoning, and to the Maryland Department of Planning that outlines the extension of services and public facilities, as may be applicable, for the aforementioned land. The ANNEXATION PLAN shall be subject to public review and discussion at the PUBLIC HEARING, as well as subject to commentary received from Cecil County and the Maryland Department of Planning. The ANNEXATION PLAN shall contain a description of the proposed land use [Highway Interchange (C-3)]; and

BE IT FURTHER RESOLVED that upon the **effective date** of this Resolution, which shall be forty-five (45) days from the date of the Resolution's enactment, unless a Petition for Referendum is received by the Town, a copy of the Resolution shall be delivered to the Clerk of the Circuit Court for Cecil County, the Maryland Department of Legislative Services and the Federal Emergency Management Administration.

ACCEPTED FOR INTRODUCTION BY the Mayor and Commissioners of the Town of Elkton at a regularly scheduled public meeting on the **16th** day of **June, 2021**, and directed to be published in accordance with Section 4-406, Subtitle 4, Title 4, Division II, Local Government Article, Annotated Code of Maryland.

**Mayor and Commissioners
of the Town of Elkton**

Mayor Robert J. Alt
Commissioner Jean A. Broomell
Commissioner Charles H. Givens, Sr.
Commissioner Robert M. Massimiano
Commissioner Earl M. Piner, Sr.

ADOPTED by the Mayor and Commissioners of the Town of Elkton at a regularly scheduled public meeting and following a PUBLIC HEARING this **18th** day of **August, 2021**.

**Mayor and Commissioners
of the Town of Elkton**

Mayor Robert J. Alt
Commissioner Jean A. Broomell
Commissioner Robert M. Massimiano
Commissioner Earl M. Piner, Sr.