

THE TOWN OF SYKESVILLE

RESOLUTION NO: 2021-01

A RESOLUTION of the Mayor and Council of The Town of Sykesville to authorize (1) the annexation of that certain real property described on attached Exhibit A (the “Property”), and (2) the entry into an agreement with the owners of the Property specifying the municipal services which will be provided for the benefit of the Property.

WHEREAS, The Town of Sykesville (the “Town”) is a municipal corporation of the State of Maryland, organized and existing under the Charter adopted in 1965, and amended in 1993 (the “Charter”);

WHEREAS, pursuant to §4-401 of the Local Government Article of the Annotated Code of Maryland (2013 Repl. Vol.), the Mayor and Council of the Town (“Council”) are empowered to enlarge the corporate boundaries of the Town;

WHEREAS, the Property is 10.1109 acres of land located along the west side of School House Road and on the south side of Oklahoma Avenue in the Fifth Election District of Carroll County, Maryland;

WHEREAS, there are no registered voters in said area proposed to be annexed.

WHEREAS, the owners of not less than 25 percent (25%) of the assessed valuation of the real property located in said area proposed to be annexed have consented to such annexation;

WHEREAS, the presiding officer of the Council has made a verification of the consent of the owners of not less than twenty five percent (25%) of the assessed valuation of the real property located in the area proposed to be annexed; and

WHEREAS, the zoning designations for each parcel or partial parcel shall be zoned as follows:

Parcel #	Requested Zoning
4433	R-10,000
4434	R-10,000
4435	R-10,000
4435*	R-10,000
4436/4437	Conservation
4454	Conservation

WHEREAS, the Mayor and Council find it necessary and in the best interests of the Town to annex the Property, pursuant to which this Resolution is adopted.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE TOWN, that the parcels of real property described in Exhibit A shall be annexed to the Town and become part thereof;

FURTHER RESOLVED, that from and after the effective date of this Resolution, all persons residing in the area to be annexed, and their property, shall be added to the corporate boundaries of the Town and shall be subject to provisions of the charter and ordinances of the Town and any amendments thereto;

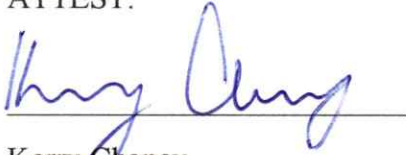
FURTHER RESOLVED, that the Mayor and Town Manager of the Town shall cause a public notice of the proposed annexation to be published not fewer than two (2) times at not less than weekly intervals in a newspaper of general circulation within the Town and the area to be annexed, which notice shall briefly and accurately describe the proposed change and the conditions and circumstances applicable. The notice shall specify that a public hearing will be held by the Council of the Town on July 12, 2021 being not less than fifteen (15) days after the second and final publication of the notice called for herein, to be held at 7:00 P.M.;

FURTHER RESOLVED, that the Mayor and the Town Manager of the Town, immediately upon the first publication of the public notice of the proposed annexation, shall provide a copy of the public notice to the County Commissioners of Carroll County and to any regional and state planning agencies having jurisdiction within said county;

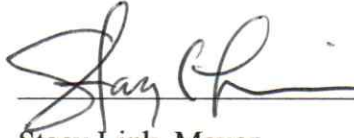
FURTHER RESOLVED, that following the public hearing, the Town may enact said Resolution with its usual requirements and practices, to become effective no less than forty-five (45) days following final enactment. In the event a petition for referendum is received and verified pursuant to the provisions of §§4-408(b), 4-409(b) or 4-410(a) of the Local Government Article of the Annotated Code of Maryland within the forty-five (45) day period following final enactment of this Resolution, then the effectiveness of this Resolution shall be suspended, contingent upon results of the referendum to be held in conformity with the further requirements of §§4-411, 4-412 and 4-413.

This Resolution is adopted by the Mayor and Council of The Town of Sykesville on the 12 day of JULY, 2021 to become effective forty-five (45) days from the date hereof.

ATTEST:



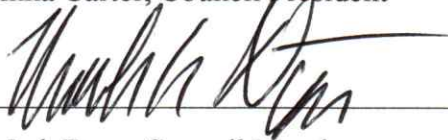
Kerry Chaney
Town Clerk



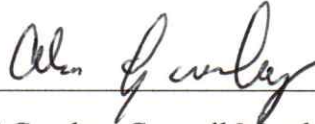
Stacy Link, Mayor



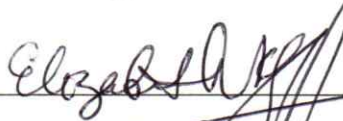
Anna Carter, Council President



Mark Dyer, Council Member



Al Grasley, Council Member



Elizabeth Guroff, Council Member



Leo Keenan III, Council Member



Jeremiah Schofield, Council Member

OKLAHOMA ROAD (40' WIDE)

NORRIS AVENUE

EXISTING
CORPORATE
LIMITS BY
ANNEXATION
RESOLUTION
DATED

SCHOOLHOUSE
ROAD
(50' WIDE)

EXISTING
CORPORATE
LIMITS BY
ANNEXATION
RESOLUTION
DATED

ZONE:
CONSERVATION
(TOWN OF
SYKESVILLE)

ZONE:
CONSERVATION
(TOWN OF
SYKESVILLE)

ZONE:
CONSERVATION
(TOWN OF
SYKESVILLE)

ZONE:
R-10,000
(TOWN OF
SYKESVILLE)

SYKESVILLE DEVELOPMENT LLC
591 FIVE FINCHES WAY
COLUMBIA, MD 21046

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COLUMBIA, MD 21046

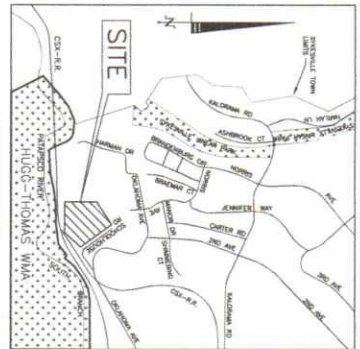
SYKESVILLE PLAZA
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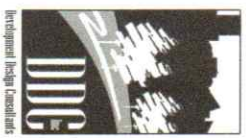
PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared
by me or under my direct supervision and that I am a
 duly Licensed Professional Land Surveyor under the
 laws of the State of Maryland.
 License No. 11038 Expired Date: Sep. 16, 2022



VICINITY MAP

GENERAL NOTES:

OWNER/DEVELOPER
SYKESVILLE DEVELOPMENT LLC
591 FIVE FINCHES WAY
COLUMBIA, MD 21046



Intelligent Mapping Concepts

AREA TABULATION

TOTAL AREA	AREA TO BE ANNEXED
16.551 AC. ±	1.177 AC. ±
1.147 AC. ±	0.000 AC. ±
0.5683 AC. ±	0.2048 AC. ±
0.6892 AC. ±	0.1554 AC. ±
1.8197 AC. ±	1.2284 AC. ±
TOTAL AREA OF ANNEXATION:	23.6041 AC. ±

GRAPHIC SCALE



TOWN OF SYKESVILLE
SCHOOLHOUSE OVERLOOK

SOUTH SIDE OF SCHOOLHOUSE ROAD (A PRIVATE ROAD)

ELECTION DISTRICT NO. 05 CARROLL COUNTY, MARYLAND
TAX MAP 201, GRID 14, PARCELS 4453, 4454, 4455, 4456, 4457, & 4454

SCALE: 1" = 100' DATE: JANUARY 11th, 2021

DDC PROJECT NO. 09043

Carroll Co. File
XXXXXX

DESCRIPTION OF PROPERTY TO BE ANNEXED

BY TOWN OF SYKESVILLE

(Note: Metes and Bounds described below are taken from individual surveys for each of the affected parcels)

BEGINNING at an iron pin with a broken cap marked "LS4799" on the north side of the CSX Railroad, said iron pin lying at Coordinate Point 7 shown on a Subdivision Plat entitled "Amended Plat of Lots 4 and 5 of Scarborough Woods. Sheet 2 of 2" and recorded among the Land Records of Carroll County in Plat Book 48, Page 123; thence binding reversely on all of the South 16° 48' 06" West 326.70-foot line of said plat, and binding reversely on all of the 11th or South 12° West 19-4/5-perch line of that parcel of land which by deed dated April 11, 1901 and recorded among the Land Records in Liber 93, Folio 45 was conveyed by Frank Brown to Asa Hepner:

1. North 06° 37' 18" East a distance of 326.46 feet to a rebar with broken yellow cap found at Coordinate Point 6 shown on Plat Book 48, Page 123; thence binding reversely on all of the South 27° 56' 54" East 277.20-foot line of said Subdivision Plat, and binding reversely on all of the 10th or South 22-3/4° East 16-4/5 perch line of the abovementioned parcel conveyed in Liber 93, Folio 45:
2. North 38° 18' 38" West a distance of 276.58 feet to a rebar found with no cap at Coordinate Point 5 shown on Plat Book 48, Folio 123; thence binding on another of the outlines of said Subdivision Plat, and binding reversely on all of the 9th or South 07° West 20-perch line of the abovementioned parcel conveyed in Liber 93, Folio 45:
3. North 01° 40' 11" East a distance of 343.75 feet to a 1-inch iron pipe found at Coordinate Point 4 shown on "Amended Plat of Lots 4 and 5 of Scarborough Woods. Sheet 1 of 2" and recorded among the Land Records of Carroll County in Plat Book 48, Page 122; thence leaving the outlines of said Subdivision Plat and binding reversely on all of the 8th or North 63-1/2° West 4-1/4-perch line of the abovementioned parcel conveyed in Liber 93, Folio 45, and binding on all of the 9th or South 63° East 70.12-foot line of that parcel of land which, by deed dated march 15, 1965 and recorded among the Land Records of Carroll County in Liber 386, Folio 197, was conveyed by Helen N. Williams and Roscoe C. Williams to Beatrice Johnson:
4. North 12° 24' 01" East a distance of 62.31 feet to the end of the 7th line of the abovementioned parcel described in Liber 386, Folio 197; thence binding reversely on all the 7th and 6th lines of said parcel, and binding reversely on all the 4th and 3rd lines of that Second Parcel of land which, by deed dated November 12, 2019 and recorded among the Land records of Carroll County in Liber 9740, Folio 491 was conveyed by Robbinette Dorsey Whittaker, Personal Representative of the Estate of Agnes Geneva Dorsey, unto Robbinette T. Dorsey:
5. North 12° 24' 01" East a distance of 377.41 feet; thence leaving the Subdivision Plat of Scarborough Woods and binding on the 2nd line of that parcel of land which, by deed dated August 29, 1958 and recorded among the Land Records of Carroll County, Maryland in Liber 294,

Folio 541, was conveyed by James Norris unto James E. Dorsey and Agnes G. Dorsey, and binding reversely on part of the 4th or South 86° West 256-foot line of that parcel of land which, by deed dated August 19, 2015 and recorded among the Land Records of Carroll County in Liber 8089, Folio 205:

6. North 05° 45' 55" East a distance of 58.70 feet to the beginning of the 7th line of the deed dated August 19, 2015 and recorded among the Land Records of Carroll County in Liber 8089, Folio 205 conveyed by Gretchen Robinson unto Gretchen Robinson; thence binding on part of said 7th line:
7. North 05° 45' 55" East a distance of 84.50 feet to the end of the 4th or South 86° West 366.5-foot line of the first parcel of land which, by deed dated November 12, 2019 and recorded among the Land Records of Carroll County in Liber 9740, Folio 491 was conveyed by Robbinette Dorsey Whittaker, Personal Representative of the Estate of Agnes Geneva Dorsey, unto Robbinette T. Dorsey; thence binding reversely on part of said 4th line:
8. North 05° 45' 55" East a distance of 84.50 feet to a point on the south side of Oklahoma Road 10.5 feet from the corner of a concrete inlet on Oklahoma Road, said point being the beginning of the 2nd or North 86° East 354.4-foot line of the abovementioned parcel conveyed in Liber 9740, Folio 491:
9. North 80° 27' 14" East a distance of 40.87 feet to a point on the current limits of the Town of Sykesville; thence binding on said Town limits and running across the abovementioned first parcel of land conveyed in Liber 9740, Folio 491:
10. South 13° 44' 11" East a distance of 82.06 feet to a point on the 4th or South 86° West 366.5-foot line of the abovementioned first parcel conveyed in Liber 9740, Folio 491; thence binding on part of said 4th line and binding on part of that parcel believed to be owned by Walter Edward Johnson, Jr. and Edna Young Johnson:
11. South 13° 44' 11" East a distance of 81.23 feet to the point on the 7th or North 86° East 376.6-foot line of the abovementioned parcel conveyed in Liber 8089, Folio 205:
12. South 13° 44' 11" East a distance of 79.38 feet to a point on the 4th or South 86° West 256-foot line of the abovementioned parcel conveyed in Liber 8089, Folio 205:
13. South 13° 44' 11" East a distance of 483.18 feet to a point on the 10th or South 89° 00" East 338.0-foot line of the abovementioned parcel conveyed in Liber 386, Folio 197; thence binding reversely on said 10th line to the beginning thereof, and binding on part of the 7th or North 83-1/2° West 20-perch line of that parcel of land which, by deed dated April 11 1901 and recorded among the land records of Carroll County, Maryland in Liber 93, Folio 45, was conveyed by Frank Brown unto Asa Hepner:
14. South 13° 44' 11" East a distance of 850.03 feet to a point on the 5th or South 88-1/2° West 24-perch line of that parcel of land which, by deed dated December 6, 1910 and recorded among the Land Records of Carroll County, Maryland in Liber 116, Folio 110 was conveyed by Asa Hepner and Clara A. Hepner unto the State of Maryland, said point lying about 8 feet south of a Railroad monument found; thence binding on part of said 5th line to the end thereof:
15. South 81° 22' 10" West a distance of 24.34 feet to a broken stone found at the end of the 1st or North 89-3/4° East 24-3/4-perch line of the abovementioned parcel conveyed in Liber 93, Folio 45; thence binding reversely on all of said 1st line:

16. South $84^{\circ} 22' 00''$ West a distance of 391.38 feet to the place of beginning.

CONTAINING 401,434 square feet, or 10.1109 acres of land, more or less, as surveyed in November, 2020 by Shanaberger & Lane. The survey and this description were both prepared without benefit of a title report.

(Surveys of each individual parcel are available and can be provided if needed)