

**RESOLUTION TO AMEND THE CHARTER OF THE TOWN OF KEEDYSVILLE
CORPORATE LIMITS, SEC. 4 & APPENDIX**

***DE-ANNEXATION OF 30.04 ACRES OF LAND, MORE OR LESS, FORMERLY KNOWN
AS THE LANDS OF RONALD MILBURN***

Resolution No.: R-2022-1

RECITAL

The Mayor and Council of Keedysville, by Resolution No. R-3-03, annexed certain lands formerly owned by Ronald Milburn which were contiguous to the Corporate Boundary of the Town of Keedysville. The lands annexed are more particularly described in Exhibit A, entitled *DESCRIPTION OF PROPERTY, Lands of Ronald Milburn to be Annexed to the Town of Keedysville*, dated March 17, 2003 and attached hereto and incorporated herein by reference.

The current owners of the aforementioned property, Eric Matson, Lesley Matson, Karen Matson and Larry Matson, through Eric Matson, have requested the Mayor and Council of the Town of Keedysville to De-Annex the property Annexed in 2003 pursuant to Resolution No. R-3-03. After study and consideration and following a duly advertised Public Hearing held on December 1, 2021, the Mayor and Council have determined that it is in the best interests of the Town of Keedysville and its citizenry to amend the *Charter of the Town of Keedysville* as requested and to de-annex the herein described property (Exhibit A) pursuant to the authority and powers granted to the Town of Keedysville under the *Maryland Constitution, the General Laws and Statutes of the State of Maryland and the Charter of the Town of Keedysville*.

NOW, THEREFORE, be it **RESOLVED** by the Mayor and Council of Keedysville as follows:

RESOLVED, that the land described in Exhibit A which is attached hereto and incorporated herein by reference which was previously annexed pursuant to Resolution R-3-03 with an effective date of November 11, 2003 be and is hereby **de-annexed** from the Town of Keedysville; and it is further

RESOLVED, that the *Charter of the Town of Keedysville, Section 4 and Appendix*, be and are hereby amended by deleting the (()) portions reflecting the previously annexed area as aforementioned and adding the underlined call and distance to re-establish the pre-existing Corporate Boundary Line that existed prior to the passage of Resolution No. R-3-03. The amendment to the *Charter, Appendix* is specifically set forth in Exhibit B which is attached hereto and made a part hereof by reference which shall replace the current *Appendix* contained in the *Charter of the Town of Keedysville*; and it is further

RESOLVED, that from and after the Effective Date of this Resolution, the land described in Exhibit A shall no longer be considered a part of the incorporated territory of the Town of Keedysville; and it is further

Liber 13 Folio 1168

Acts, Ordinances, Resolutions- Town
Clerk of the Circuit Clerk
Washington County

RESOLVED, that from and after the Effective Date of this Resolution, the land described in Exhibit A shall no longer be subject to the acts, ordinances, or resolutions of the Town of Keedysville and the herein described land shall thereafter be subject to the acts, ordinances, resolutions and/or laws of Washington County, Maryland; and it is further

RESOLVED, that from and after the Effective Date of this Resolution, the land described in Exhibit A shall no longer be subject to municipal *ad valorem* taxation or other municipal taxation, charges and/or fees; and it is further

RESOLVED, that from and after the effective date of this Resolution, the land described in Exhibit shall no longer be zoned and/or regulated in accordance with the *Zoning Ordinance of the Town of Keedysville* and from the Effective Date forward shall be subject to the Planning and Zoning Authority of Washington County, Maryland; and it is further


RESOLVED, that this Resolution shall become effective on the fiftieth (50th) day following the of passage of this Resolution, subject to the provisions of the *Annotated Code of Maryland, Local Government Article*.

WITNESS/ATTEST

THE MAYOR AND COUNCIL
OF KEEDYSVILLE



Lisa Riner, Town Administrator



Kenneth Lord, Mayor

Date of Introduction: January 5, 2022

Date of Passage: January 5, 2022

Effective Date: February 24, 2022

Mail to: Lisa Riner
Town Administrator
P.O. Box 359
Keedysville, MD 21756

JUN 30 2023

Resolution.Charter.De-Annexation.12.01.2021

DESCRIPTION OF PROPERTY

FOX & ASSOCIATES, INC.
ENGINEERS•SURVEYORS•PLANNERS
981 Mt. Aetna Road
Hagerstown, Maryland 21740

Lands of Ronald Milburn
To be Annexed to the Town of Keedysville

Location: Washington County, Maryland

Prepared By: Russell Townsley Date: March 17, 2003 Page 1 of 2

Situate west of Shepherdstown Pike, Keedysville, Washington County, MD and being more particularly described as follows:

Beginning at a point in the south boundary line of lands of Ronald H. Milburn at it's intersection with the existing Corporate Boundary, thence with the outlines of the Milburn Property:

N 65° 43' 42" W	596.05'	to a point, thence
N 16° 03' 54" E	221.87'	to a point, thence
N 15° 47' 37" E	333.37'	to a point, thence
N 16° 05' 52" E	338.65'	to a point, thence
N 15° 41' 59" E	391.46'	to a point, thence
S 74° 23' 41" E	329.54'	to a point, thence
N 15° 40' 32" E	230.96'	to a point, thence
S 62° 52' 26" E	597.96'	to a point, thence
S 13° 26' 31" E	97.07'	to a point, thence
S 15° 19' 34" E	100.09'	to a point, thence
S 26° 35' 52" E	101.21'	to a point, thence
S 22° 55' 50" E	100.41'	to a point, thence
S 24° 24' 16" E	38.85'	to a point, thence with the existing corporate boundary
S 60° 26' 00" W	119.74'	to a point, thence



Liber 13 Folio 1170
Acts, Ordinances, Resolutions- Town
Clerk of the Circuit Clerk
Washington County

Description of Property
Lands of Ronald Milburn

March 17, 2003
Page 2 of 2

S 41° 13' 00" W 1162.00' to the point of beginning

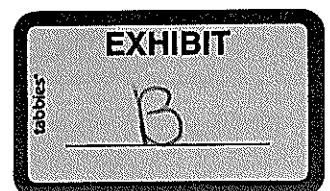
Containing 30.04 acres of land, more or less.

Being part of the lands of Ronald Milburn by Deed recorded at Liber 654, Folio 166 among the land records of Washington County, MD.

Description of the Corporate Boundary of Keedysville, Maryland

Situate on both sides of Main Street and being the corporate boundary of the Town of Keedysville as surveyed by J.H. Siebert in September, 1963 and subsequent annexations and being more particularly described as follows:

Beginning at a point in or near the center of Shepherdstown Pike (MD Route 34) at its intersection with the center of Keedysville Road, thence along or near the center of Keedysville Road the six following courses N51°45'00"W 204.16 feet to a point, thence N06°20'00"E 245.68 feet to a point, thence N67°43'00"W 279.09 feet to a point, thence N77°54'00"W 234.26 feet to a point, thence N71°37'00"W 262.36 feet to a point, thence N53°12'00"W 148.48 feet to a point, thence leaving said road and running back therefrom with lines intended to be approximately 1500 feet west of Main Street, the seven following courses N40° 00'00"E 32.00 feet to a point, thence N39°59'50"E 1,141.61 feet to a point, thence S76°12'00"E 82.96 feet to a point, thence crossing Coffman Farm Road N22°00'00"E 1,153.83 feet to a point, thence N41°13'00"E 383.53 feet to a point, N41°13'00"E 1,162 feet, thence ((N65°43'42"W 596.05 feet to a point, thence N16°03'54"E 221.87 feet to a point, thence N15°47'37"E 333.37 feet to a point, thence N16°05'52"E 338.65 feet to a point, thence N15°41'59"E 391.46 feet to a point, thence S74°23'41"E 329.54 feet to appoint, thence N15°40'32"E 230.96 feet to a point, thence S62°52'26"E 597.63 feet to a point, thence S13°26'31"E 97.07 feet to a point, thence S15°19'34"E 100.09 feet to a point, thence S26°35'52"E 101.21 feet to a point, thence S22°55'50"E 100.41 feet to a point, thence S24°24'16"E 38.85 feet to a point,)) thence N60°26'00"E 1,318.88 feet to a point, thence N53°37'00"E 1,034.63 to a point, thence with the northeastern limits of the town boundary along or near the center of a farm lane, S49°03'00"E 964.43 feet to a point, thence leaving said lane and running back therefrom N42°50'35"E 925.49 feet to a point, thence S40°52'19"E 437.09 feet to a point in the northern margin of Shepherdstown Pike (MD Route 34), thence with said margin with a curve to the right having a radius of 1,793.86 feet, an arc length of 570.33 feet and a chord bearing and distance of S60°58'45"W 567.93 feet to a point, thence S72°21'39"W 193.94 feet to a point, thence S73°05'14"W 193.00 feet to a point at or near the center of a farm lane, thence with said farm lane S49°57'52"E 178.96 feet to a point in the southern margin of the Shepherdstown Pike (MD Route 34), thence with a said margin N73°05'14"E 95.40 feet to a point, thence N72°19'51"E 201.79 feet to a point, thence with a curve to the left having a radius of 1,943.86 feet, an arc length of 493.55 feet and a chord bearing and distance of N62°48'49"E 492.22 feet to a point in the northern margin of Main Street, thence with said margin S43°07'07" W 229.45 feet to a point, thence S42° 45'01"W 88.36 feet to a point, thence S42°45'47"W 250.34 feet to a point, thence S44°48'20"W 137.42 feet to a point, thence crossing Main Street S 48°14'32"E 237.15 feet to a point, thence N43° 58'45"E 128.93 feet to a point, thence N45°59'15"W 205.00 feet a point in the southern margin of Main Street, thence with said margin N42°45' 47" E 250.14 feet to a point, thence N42°45'01"E 88.26 feet to a point, thence N43°07'07"E 284.18 feet to a point, thence leaving Main Street and running back therefrom S39°32'53"E 677.16 feet to a point, thence S25°37'23"E 31.95 feet to a point, thence S34°44'39"W 293.99 feet to a point, thence S72°48'38"W 413.55 feet to a point, thence S48°05'00"E 979.89 feet to a point, thence running with a line intended to be 1,500 feet east of



Liber 13 Folio 1172
Acts, Ordinances, Resolutions- Town
Clerk of the Circuit Clerk
Washington County

Main Street the seven following courses S53°48'00"W 1,891.81 feet to a point, thence S62°19'00"W 1,104.61 feet to a point, thence crossing the former B & O Railroad S39°48'00"W 619.30 feet to a point, thence S28°08'00"W 284.41 feet to a point, thence binding on lands of Jeffrey Young (Liber 1108, folio 790) S63°00'26"E 398.00 feet to a point, thence N39°01'06"E 296.88 feet to a point, thence binding on the abandoned B & O Railroad land now owned by the State of Maryland S41°35'53"E 100.81 feet to a point, thence S42°14'56"E 100.02 feet to a point, thence S48°40'40"E 100.88 feet to a point, thence S42°04'38"E 100.02 feet to a point, thence S45°01'39"E 35.08 feet to a point, thence S41°05'07"E 91.09 feet to a point, thence binding on lands of Austin A. Flook (Liber 855, folio 1074) S13°19'46"W 255.72 feet to a point, thence S47°10'15"E 90.75 feet to a point, thence S00°50'48"W 1,329.24 feet to a point, thence binding on Trails of Little Antietam Subdivision S78°25'37"W 167.04 feet to a point, thence S19°23'01"E 86.49 feet to a point, thence S78°25'37"W 118.37 feet to a point, thence S89°33'41"W 214.90 feet to a point, thence S20°15'41"W 341.59 feet to a point, thence S29°44'19"E 14.33 feet to a point in Dogstreet Road, thence with said road N69°34'57"W 51.57 feet to a point, thence leaving the road and continuing with Trails of Little Antietam Subdivision N65°15'41"E 14.97 feet to a point, thence N20°15'41"E 573.00 feet to a point, thence N69°44'19"W 157.50 feet to a point, thence N69°45'07"W 157.50 feet to a point, thence N87°54'33"W 343.66 feet to a point, thence S41°32'05"W 11.70 feet to a point, thence Binding on land of the Maharay Subdivision N57°48'37"W 523.11 feet to a point, thence along Dogstreet Road and binding on lands of Burtner S07°14'45"E 283.72 feet to a point, thence S04°59'44"E 223.73 feet to a point, thence S86°16'43"W 20.01 feet to a point, thence with a curve to the right having a radius of 580.00 feet, an arc length of 293.97 feet and a chord bearing and distance of S10°50'12"W 290.83 feet to a point, thence leaving road and crossing lands of Burtner N64°51'44"W 314.72 feet to a point, thence S22°33'51"W 597.18 feet to a point, thence N52°37'27"W 398.24 feet to a corner post, thence binding on lands of Burton N55°53'44"W 840.17 feet to a point, thence S25°22'35"W 7.77 feet to a point, thence S49°14'05"W 99.16 feet to a point, thence N43°01'32"W 23.15 feet to a point, thence N43°01'32"W 501.61 feet to a point, thence N38°21'59"E 19.02 feet to a point, thence N25°37'42"E 222.91 feet to a point, thence S62°33'22"E 27.29 feet to a point, thence N25°21'55"E 142.62 feet to a point, thence N33°28'58"W 17.53 feet to a point, thence N28°09'35"E 16.13 feet to a point, thence N36°26'02"E 74.80 feet to a point, thence N50°27'02"E 22.85 feet to a point, thence N40°23'29"E 77.05 feet to a point, thence N17°28'49"W 33.75 feet to a point, thence N32°39'48"E 84.93 feet to a point, thence N74°50'25"E 48.45 feet to a point, thence N53°18'44"W 63.43 feet to a point, thence N39°42'10"E 5.90 feet to a point, thence N50°54'50"W 200.00 feet to a point, thence N50°54'50"W 6.39 feet to a point, thence with a curve to the left having a radius of 140.00 feet, an arc length of 17.42 feet and a chord bearing and distance of N66°41'47"E 17.41 feet to a point, thence N53°35'00"W 24.20 feet to a point in Main Street, thence with the connection road to MD Route 34 N62°16'00"W 264.96 feet to the point of beginning.

Containing ((560.95)) 530.90 acres, more or less.

Key:

(()) indicates deletions

Underlining indicates additions

Send Certification to:

Ms. Lisa Riner, Town Administrator
Town of Keedysville
Town Hall
P. O. Box 359
Keedysville, MD 21756

Liber 13 Folio 1174

Acts, Ordinances, Resolutions- Town
Clerk of the Circuit Clerk
Washington County

LR - Government
Instrument 0.00
Agency Name: Town of
Keedysville
Instrument List: Other
Describe Other:
Ref:

Total: 0.00
06/30/2023 10:50
CC21-RD
#17375376 CC0403 -
Washington
County/CC04.03.01 -
Register 01

This page not to be counted in calculating Recording Fee

Clerk of Circuit Court Washington County, Maryland

Kevin R. Tucker, Clerk
24 Summit Avenue
Hagerstown, MD 21740
301-790-7991

For Clerks Use Only

Improvement Fee _____
Recording Fee _____
County Transfer Tax _____
Recordation Tax _____
State Transfer Tax _____
Non-Resident Tax _____
TOTAL _____