

2/24/13

**RESOLUTION FOR ACCEPTANCE OF OFFERS OF DEDICATION FOR  
CERTAIN STORMWATER MANAGEMENT PARCEL(S) TO BE INCLUDED IN  
THE STORMWATER MANAGEMENT SYSTEM OF THE TOWN OF  
KEEDYSVILLE, MARYLAND**

**RECITAL**

**DRB FINANCIAL CORPORATION**, a Maryland Corporation is the owner and developer of certain residential subdivisions known and designated as Cannon Ridge Subdivision and Cannon Ridge East Subdivision located in Town of Keedysville, Maryland.

An offer to dedicate certain stormwater management parcels located within said subdivision (Cannon Ridge Subdivision) has been made by owner/developer to the Town of Keedysville.

The Mayor and Council of the Town of Keedysville, as its duly constituted legislative body, have determined that it would be in the best interests of the Town and the citizenry in general to accept the offer of dedication of said stormwater management parcels and to include same in the stormwater management system for said Town.

Each and every paragraph of this Recital is incorporated in the remainder of this Resolution and constitutes a part thereof. Each and every paragraph of the remainder of the Resolution is included in this Recital and made a part hereof.

**NOW, THEREFORE**, be it **RESOLVED** that the Mayor and Council as the duly constituted legislative body of the Town of Keedysville do hereby accept the offer of the dedication of the aforementioned stormwater management parcels as more particularly shown and described on the "Exhibit A, Descriptions of Two Stormwater Management Parcels to be Deeded to the Town of Keedysville," prepared by Fox & Associates, Inc. and dated October 6, 2011 which is attached hereto and made a part hereof by reference.

**BE IT FURTHER RESOLVED** that said stormwater management parcels are and shall be a part of the Stormwater Management System of the Town of Keedysville; and

**BE IT FURTHER RESOLVED** that the acceptance of this offer of dedication is conditioned upon the following conditions precedent and shall not be considered a valid acceptance until same are met:

1. A deed from DRB Financial Corporation, Owner, for the property described to the Town, free and clear of any liens, encumbrances or mortgages.
2. Compliance with all requisite conditions, appropriate specifications and standards of Washington County, Maryland, the Town of Keedysville, Maryland, and with all Acts, Ordinances and regulations applicable to the construction of said stormwater management parcels.

**Liber 12 Folio 0247**


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

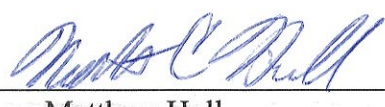
**BE IT FURTHER RESOLVED** that the Mayor is hereby authorized and directed to execute any documents necessary to effectuate the purposes of this Resolution subject to the approval of the Town Attorney.

**BE IT FURTHER RESOLVED** that the effective date of this Resolution shall be February 24, 2013.

WITNESS AND ATTEST

TOWN OF KEEDYSVILLE,  
MARYLAND

By:   
Rick Bishop  
Town Clerk

By:   
Matthew Hull  
Mayor

Introduced: February 4, 2013  
Passed: February 4, 2013  
Effective: February 24, 2013

**APR 19 2013**

Record and return to:  
Mr. Rick Bishop, Town Clerk  
Town of Keedysville  
P. O. Box 359  
Keedysville, Maryland 21756

Resolution.Stormwater Pond Dedication.01.31.13

APR 18 2013

APR 18 2013

**DESCRIPTION OF PROPERTY**

**FOX & ASSOCIATES, INC.**

ENGINEERS•SURVEYORS•PLANNERS  
981 Mt. Aetna Road  
Hagerstown, MD 21740

Storm water Pond No. 1

Location Keedysville, Washington County, Maryland

Prepared By Russell Townsley

Date: October 6, 2011

Page 1 of 1

Situate at the south end of Farragut Drive in the Town of Keedysville, Washington County, Maryland and being the dedication for S.W.M. Pond #1 as shown on the Final Plats for Cannon Ridge East recorded at Plat Nos. 8045-8049 among the land records of Washington County, Maryland and contained within the following metes and bounds

Beginning at a point in the south right of way line of Farragut Drive at the northeast corner of lot 8 as shown on a plat of Cannon Ridge East recorded at Plat No.8045 among the land records of Washington County, Maryland, thence with said right of way line with a curve to the left having a radius of 50.00', an arc length of 71.06' and a chord bearing and distance of

- 1) N 41° 14' 30" E 65.23' to a point, thence leaving said street right of way and binding on Lot 7
- 2) S 68° 02' 47" E 135.14' to a point, thence with the Corporate Boundary Line and binding on lands of Wayne T. & Francie N. Hickerson (L.1573 F.1036)
- 3) S 22° 21' 26" W 120.61' to a point, thence
- 4) S 22° 22' 22" W 126.07' to a point, thence binding on lands of John and Cindy Burtner (L.1363 F.799)
- 5) N 52° 52' 04" W 160.51' to a point, thence binding on lot 8
- 6) N 21° 57' 13" E 143.09' to the point of beginning.

Containing 33,974 Square Feet or 0.78 acres of land more or less.

Said lands being part of the lands conveyed by Keedysville Land Company to DRB Financial Corporation by deed dated June 16, 2004 and recorded at Liber 2359 Folio 469 among the land records of Washington County, Maryland. Also being all of the parcel shown as S.W.M. Pond 1 on a Final Plat of Cannon Ridge East recorded at Plat No. 8045 among the land records of Washington County, Maryland.

DESCRIPTION OF PROPERTY

FOX & ASSOCIATES, INC.

ENGINEERS•SURVEYORS•PLANNERS

981 Mt. Aetna Road  
Hagerstown, MD 21740

Storm water Pond 2

Location Keedysville, Washington County, Maryland

Prepared By Russell Townsley

Date: October 6, 2011

Page 1 of 1

Situate north of the north end of Farragut Drive and along the west side of Dogstreet Road in the Town of Keedysville, Washington County, Maryland and being the dedication for S.W.M. Pond 2 as shown on the Final Plats for Cannon Ridge East recorded at Plat Nos. 8045-8049 among the land records of Washington County, Maryland and contained within the following metes and bounds

Beginning at a point in the west right of way line of Dogstreet Road at the northeast corner of lot 21 as shown on a plat of Cannon Ridge East recorded at Plat No.8046 among the land records of Washington County, Maryland, thence leaving said right of way line and binding on lots 19 - 21

- 1) N 68° 02' 47" W 302.03' to a point, thence binding on lots 25 & 26 of Cannon Ridge recorded at Plat No. 7371-7374
- 2) N 21° 57' 13" E 160.00' to a wood post, thence binding on lands of Lawrence H. & Karen L. Matson (L1304 F.516)
- 3) S 67° 43' 27" E 91.85' to a point, thence
- 4) N 13° 02' 21" E 75.00' to a point, thence
- 5) N 57° 37' 34" E 20.73' to a point in the west right of way line of Dogstreet Road, thence with said right of way line the three following courses
- 6) S 28° 14' 08" E 61.61' to a point, thence with a curve to the right having a radius of 570.00', an arc length of 199.81' and a chord bearing and distance of
- 7) S 18° 11' 35" E 198.79' to a point, thence
- 8) S 08° 09' 03" E 68.22' to the point of beginning.

Containing 45,702 Square Feet or 1.05 acres of land more or less.

Said lands being part of the lands conveyed by Keedysville Land Company to DRB Financial Corporation by deed dated June 16, 2004 and recorded at Liber 2359 Folio 469 among the land records of Washington County, Maryland. Also being all of the parcel shown as S.W.M. Pond 2 on a Final Plat of Cannon Ridge East recorded at Plat No. 8046 among the land records of Washington County, Maryland.

**"Exhibit A"**

**Descriptions of Two Stormwater  
Management Parcels to be Deeded  
to the Town of Keedysville.**

Mail to: Ms. Amy Simmons, Clerk  
Town of Keedysville  
P.O. Box 359  
Keedysville, MD 21756

**THIS DEED**, made this 28<sup>th</sup> day of March 2013, by **DAN RYAN BUILDERS MID-ATLANTIC, INC., f/k/a DRB FINANCIAL CORPORATION**, a Maryland Corporation, hereinafter called "**GRANTOR**" and the **Town of Keedysville**, a body politic and corporate in a political subdivision of the State of Maryland, which maintains its principal office at Town Hall, Keedysville, Maryland, hereinafter called "**GRANTEE.**"

**EXPLANATORY STATEMENT**

GRANTOR was the owner and developer of that certain residential subdivision known and designated as Cannon Ridge East Subdivision, in Keedysville, Maryland.

The final plat of Cannon Ridge East Subdivision is recorded at Plat Folio 8045 through Plat Folio 8049 among the Plat Records of Washington County, Maryland. GRANTOR has offered for dedication certain stormwater management parcels to the Town of Keedysville. Same have been constructed in accordance with appropriate specifications and standards of the Town of Keedysville. A formal resolution has been passed authorizing the acceptance of same and is incorporated herein by reference and is intended to be recorded among the Acts, Ordinances, and Resolutions of Incorporated Towns in the Office of the Clerk of the Circuit Court for Washington County, Maryland.

**WITNESSETH:** That for and in consideration of the sum of Zero (\$0.00) Dollars, but other good and valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, the GRANTOR does hereby grant and convey all right, title or interest the GRANTOR has or may have unto the Town of Keedysville, Maryland, to the two stormwater management parcels as described on **Exhibit A** attached hereto.

The above plat(s) referred to are hereby incorporated and made a part hereof by reference for descriptive purposes.

The areas conveyed and intended to be conveyed to the Town of Keedysville by this Deed are part of the property conveyed by Keedysville Land Company to DRB Financial Corporation by deed dated June 16, 2004, recorded at Liber 2359, folio 469 among the Land Records of Washington County, Maryland.

The GRANTOR does hereby covenant that it will warrant specially the property hereby conveyed and that it will execute such other and further assurances as may be requisite.

**Liber 12 Folio 0252**

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

WITNESS the hand and seal of the Grantor, the day and year first above written.

WITNESS AND ATTEST  
AS TO CORPORATE SEAL

DAN RYAN BUILDERS MID-  
ATLANTIC, INC., f/k/a DRB  
FINANCIAL CORPORATION

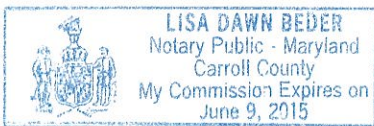
*Smuddeley Smith*

By: *Paul J. Yeager* (SEAL)  
Paul J. Yeager, Senior Vice President

STATE OF MARYLAND, COUNTY OF FREDERICK, to-wit:

On this 28<sup>th</sup> day of March 2013, before me the undersigned Notary Public, personally appeared PAUL J. YEAGER, Senior Vice President of DAN RYAN BUILDERS MID-ATLANTIC, INC. f/k/a DRB FINANCIAL CORPORATION, a Maryland corporation, and that he, as such Officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as Senior Vice President and 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 Corporation, and further acknowledged that the Grantor herein, is a "Resident Entity" as defined in Section 10-912(a)(4), Tax-General Article, Annotated Code of Maryland.

WITNESS my hand and Notarial Seal.



*Lisa Dawn Beder*  
Notary Public

My Commission Expires: June 9, 2015

I HEREBY CERTIFY that this Deed was prepared by Daniel P. Ebersole, Esquire, an attorney admitted to practice before the Court of Appeals of Maryland, without examination of title and certifying only as to form.

*D. Ebersole*  
Daniel P. Ebersole

**Liber 12 Folio 0253**

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

**Exhibit A**

**Descriptions of Two Stormwater Management Parcels  
to be Deeded to the Town of Keedysville**

**One Page per Description (Two Pages Total),  
Each Prepared by Fox & Associates, Inc. and dated October 6, 2011**



## DESCRIPTION OF PROPERTY

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

Storm water Pond 2

Location Keedysville, Washington County, Maryland

Prepared By Russell Townsley

Date: October 6, 2011

Page 1 of 1

Situate north of the north end of Farragut Drive and along the west side of Dogstreet Road in the Town of Keedysville, Washington County, Maryland and being the dedication for S.W.M. Pond 2 as shown on the Final Plats for Cannon Ridge East recorded at Plat Nos. 8045-8049 among the land records of Washington County, Maryland and contained within the following metes and bounds

Beginning at a point in the west right of way line of Dogstreet Road at the northeast corner of lot 21 as shown on a plat of Cannon Ridge East recorded at Plat No. 8046 among the land records of Washington County, Maryland, thence leaving said right of way line and binding on lots 19 - 21

- |                            |   |
|----------------------------|---|
| 1) N 68° 02' 47" W 302.03' | to a point, thence binding on lots 25 & 26 of Cannon Ridge recorded at Plat No. 7371-7374   |
| 2) N 21° 57' 13" E 160.00' | to a wood post, thence binding on lands of Lawrence H. & Karen L Matson (L1304 F.516)   |
| 3) S 67° 43' 27" E 91.85'  | to a point, thence  |
| 4) N 13° 02' 21" E 75.00'  | to a point, thence  |
| 5) N 57° 37' 34" E 20.73'  | to a point in the west right of way line of Dogstreet Road, thence with said right of way line the three following courses            |
| 6) S 28° 14' 08" E 61.61'  | to a point, thence with a curve to the right having a radius of 570.00', an arc length of 199.81' and a chord bearing and distance of |
| 7) S 18° 11' 35" E 198.79' | to a point, thence  |
| 8) S 08° 09' 03" E 68.22'  | to the point of beginning.  |

Containing 45,702 Square Feet or 1.05 acres of land more or less.

Said lands being part of the lands conveyed by Keedysville Land Company to DRB Financial Corporation by deed dated June 16, 2004 and recorded at Liber 2359 Folio 469 among the land records of Washington County, Maryland. Also being all of the parcel shown as S.W.M. Pond 2 on a Final Plat of Cannon Ridge East recorded at Plat No. 8046 among the land records of Washington County, Maryland.

**DESCRIPTION OF PROPERTY**

**FOX & ASSOCIATES, INC.**

ENGINEERS•SURVEYORS•PLANNERS  
981 Mt. Aetna Road  
Hagerstown, MD 21740

Storm water Pond No. 1

Location Keedysville, Washington County, Maryland

Prepared By Russell Townsley

Date: October 6, 2011

Page 1 of 1

Situate at the south end of Farragut Drive in the Town of Keedysville, Washington County, Maryland and being the dedication for S.W.M. Pond #1 as shown on the Final Plats for Cannon Ridge East recorded at Plat Nos. 8045-8049 among the land records of Washington County, Maryland and contained within the following metes and bounds

Beginning at a point in the south right of way line of Farragut Drive at the northeast corner of lot 8 as shown on a plat of Cannon Ridge East recorded at Plat No.8045 among the land records of Washington County, Maryland, thence with said right of way line with a curve to the left having a radius of 50.00', an arc length of 71.06' and a chord bearing and distance of

- 1) N 41° 14' 30" E 65.23' to a point, thence leaving said street right of way and binding on Lot 7
- 2) S 68° 02' 47" E 135.14' to a point, thence with the Corporate Boundary Line and binding on lands of Wayne T. & Francie N. Hickerson (L.1573 F.1036)
- 3) S 22° 21' 26" W 120.61' to a point, thence
- 4) S 22° 22' 22" W 126.07' to a point, thence binding on lands of John and Cindy Burtner (L.1363 F.799)
- 5) N 52° 52' 04" W 160.51' to a point, thence binding on lot 8
- 6) N 21° 57' 13" E 143.09 to the point of beginning.

Containing 33,974 Square Feet or 0.78 acres of land more or less.

Said lands being part of the lands conveyed by Keedysville Land Company to DRB Financial Corporation by deed dated June 16, 2004 and recorded at Liber 2359 Folio 469 among the land records of Washington County, Maryland. Also being all of the parcel shown as S.W.M. Pond 1 on a Final Plat of Cannon Ridge East recorded at Plat No. 8045 among the land records of Washington County, Maryland.

DJM HAGE  
Apr 16, 2013 11:21 am