

TOWN OF KEEDYSVILLE, MARYLAND

"Where Northern Thrift and Personality Blend with Southern Charm and Hospitality"

P.O. Box 359
19 South Main Street
Keedysville, MD 21756
301-432-5795
townhall@keedysvillemd.com
www.keedysvillemd.com



Ken Lord, Mayor
Brandon Sweeney, Assistant Mayor
Judy Kerns, Council
Matthew Hull, Council
Sarah Baker, Council

Approved

Mayor and Council Minutes September 4, 2024

The monthly meeting of the Keedysville Mayor and Town Council was called to order at 7:00 pm with the following present: Mayor Ken Lord, Council Members Matt Hull, Sarah Baker, Town Attorney Ed Kuczynski, Deputy Dakota Watkins, Town Administrator Lisa Riner, and Administrative Assistant Teresa Pangle.

Minutes from the August 7, 2024 meeting were approved.

The General Fund Report was \$389,318.00

Announcements were read.

Community Deputy Report

Deputy Watkins reported the following checks, 21 in Cannon Ridge, 24 in Rockingham, 25 in Stonecrest, 11 in the Cemetery, 22 in the park, 6 at the filtration plant, 3 checks at the Country Store, and 14 calls for service.

Old Business

Paving – Ms. Baker reported the paving should be done in October.

Drain Cover at 44 S Main St – This is a special order, so as soon as it comes in the State will replace it.

Conflict of Interest Statement for ARC grant funds – Mr. Kuczynski is working on this.

Overgrowth at the south end of Main St – There was some discussion about who is responsible for this easement/drainage area on private property. Ms. Riner will check with the State about cleaning up this area.

New Business

Request from Justin Holder (Antietam Dr and Harris Ln) – Mr. Kuczynski said the request is to consider abandoning/vacating all or part of Antietam Dr and Harris Ln. The Council considered the request. Mr. Hull motioned to take no further action, Ms. Baker seconded and all voted in favor.

Hometown Hero Banner Locations – Ms. Riner reported we have run out of room on the light poles on Main St. There are poles in the park but they might be too low for banners. The other option would be to double up on the poles like they do in Sharpsburg. The Council decided to double up on the poles on Main St. Additional banner arms will need to be purchased. Hotel/Motel money can be used.

OMNIA Partners Group Purchasing Organization for Multi-Sport Court – Ms. Riner reported the Board of Public Works approved the grant so we can move forward. Does the Council want to bid out the project or piggyback on a contract with Omnia. Mr. Hull motioned to move forward with County group pricing (Omnia), Ms. Baker seconded and all voted in favor.

Keedysville Library Issues – The Washington County Library mentioned in their newsletter about three storytime dates in Keedysville, but there was not much of a turnout. It was only advertised on the County's website calendar, not any Facebook pages. The lack of advertising for Keedysville has been an ongoing issue. Mr. Hull said there are a lot of positions changing at the library. Mr. Hull suggested calling the main branch and speaking with public relations.

Tree Planting – Ms. Pangle reported there is money left over from the pollinator garden and Ms. Thomas would like to plant trees/shrubs in the playground area. Due to multiple complications with planting in the playground area, the Council would prefer them to go elsewhere, possibly behind the library (or other locations) where trees had to be removed. The Council agreed to leave it to the discretion of staff.

September MML Dinner – The dinner is on September 23rd at the McClellan Gun Club.

Audit – Ms. Riner said the audit will be conducted the week of September 23rd.

Resident Comments

Shaun Porter – Expressed his grievance with comments at last month's meeting made by Town Attorney Mr. Kuczynski to Levi Trumbull when he served a subpoena to Council Member Ms. Kerns. Mr. Porter accused Mr. Kuczynski of lying about a law regarding the process of serving a subpoena.

Patsy Holder – Commented about the lovely gazebo by the library and would like to see the Town have a community event around the holiday season. Mrs. Holder said she would be happy to help coordinate if we can find someone to spearhead the event.

Council Comments

Ms. Riner mentioned a tree branch at the bridge on Coffman Farms Rd, blocking the view for motorists. She will contact the County to see if they will take care of it.

Ms. Riner said we had a request to participate in the Missing Man Table on September 20th. Does the Council want the Town to participate? All agreed to participate.

Ms. Riner said the trees and shrubs at the Sumter & Yankee stormwater pond are getting closer to the fence and it's getting hard to mow that area. She met with Mr. Babington and he gave her some rough quotes. He said a heavy clean-up (removing trees) would be about \$6,000.00 or a lighter clean-up would be \$1,000.00 to \$1,500.00. The Council agreed to the lighter clean-up.

Meeting adjourned at 7:38 pm.

Respectfully Submitted,
Teresa Pangle
Administrative Assistant

TOWN OF KEEDYSVILLE, MARYLAND

"Where Northern Thrift and Personality Blend with Southern Charm and Hospitality"

P.O. Box 359
19 South Main Street
Keedysville, MD 21756
301-432-5795
townhall@keedysvillemd.com
www.keedysvillemd.com



Ken Lord, Mayor
Brandon Sweeney, Assistant Mayor
Judy Kerns, Council Member
Matthew Hull, Council Member
Sarah Baker, Council Member

Mayor & Council and Water Commission Meeting September 4, 2024

All attendees must sign in. Attendee comments will only be heard during the appropriate time in the agenda. Those wishing to be heard must check the appropriate box. Comments will be limited to three minutes each.

NAME	ADDRESS	PHONE	WISH TO BE HEARD
Shawn Porter			<input checked="" type="checkbox"/>
+ 2 guests refused to sign in			<input type="checkbox"/>
Patsy Holder 2 Bodrock Cudg		3014322592	<input checked="" type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>

TOWN OF KEEDYSVILLE, MARYLAND

"Where Northern Thrift and Personality Blend with Southern Charm and Hospitality"

P.O. Box 359
19 South Main Street
Keedysville, MD 21756
301-432-5795
townhall@keedysvillemd.com
www.keedysvillemd.com



Ken Lord, Mayor
Brandon Sweeney, Assistant Mayor
Judy Kerns, Council
Matthew Hull, Council
Sarah Baker, Council

Mayor & Council Agenda September 4, 2024

Call to Order

Pledge of Allegiance

Approval of Minutes: August 7, 2024

General Fund Report: \$389,318.00

Announcements: Street Sweeping Tuesday, September 17; Green Team at the Pollinator Palooza September 28 from 10:00am-2:00pm at the Ag Center; Bulk Trash Pick-up Saturday, October 19

Community Deputy Report

Old Business: Paving; Drain cover at 44 S Main St; Conflict of Interest Statement for ARC grant funds; Overgrowth at the south end of Main St

New Business: Request from Justin Holder (Antietam Dr and Harris Ln); Hometown Hero Banner Locations; OMNIA Partners Group Purchasing Organization for Multi-Sport Court; Keedysville Library Issues; Tree Planting; September MML Dinner; Audit

Resident Comments

Council Comments

Adjournment



Teresa Pangle <tpangle@keedysvillemd.com>

Fwd: Please include my email and attachments as a public comment on the Sept. 4 2024 M&C meeting

1 message

Lisa Riner <lriner@keedysvillemd.com>
To: Teresa Pangle <tpangle@keedysvillemd.com>

Thu, Sep 5, 2024 at 8:47 AM

Lisa Riner
Town Administrator, Notary
Town of Keedysville
19 S Main St, PO Box 359, Keedysville, MD 21756
301-432-5795 (office), 240-313-8603 (cell)

----- Forwarded message -----

From: **Justin Holder** <jholder2004@gmail.com>
Date: Wed, Sep 4, 2024 at 10:38 PM
Subject: Please include my email and attachments as a public comment on the Sept. 4 2024 M&C meeting
To: Town Hall <townhall@keedysvillemd.com>
Cc: <hullscraneservice@hotmail.com>, Ed Kuczynski <ed.kuczlaw@gmail.com>, Lriner <lriner@keedysvillemd.com>, Judy Kerns <jkkerns@verizon.net>, Brandon Sweeney <brandon.sweeney.82@gmail.com>, Sarah Baker <sarahdicarlo@yahoo.com>, Ken Lord <mayorkenlord@gmail.com>

Dear Town of Keedysville,

I am writing in response to tonight's, (Sept. 4, 2024) discussion related to the existing public roads in the Town's inventory named "Harris Lane" and/or "Antietam Drive," and any official abandonment thereof. **Please include this email, and its exhibits as an attachment to the minutes from this meeting as my public comment.**

It is my understanding that the Mayor and Council chose not to consider official abandonment of the public rights related to "Antietam Drive" and/or "Harris Lane." It is also my understanding that the Town was uncertain of the precise location of "Harris Lane." I, with assistance of my agents/advisors, present factual evidence, notoriously found in public records, as to the precise location of "Harris Lane," and the ambiguity in the precise location of "Antietam Drive," (formerly Harris Street). I have attached the public records my good faith search uncovered, and upon which I rely in determining the precise location of Harris Lane.

In 1961 the Town of Keedysville named its streets, with "Harris Lane" being "given its traditional name" as published notoriously in the Town's minutes and the "Herald Mail" newspaper:

4/10/61 Keedysville Names Its Streets

Naming-day in Keedysville was almost as great a problem for Kenneth Brandenburg and E. Stafford Kline as naming-day in Eden was for Adam and Eve.

But, with the advice and consent of the Keedysville Mayor and Council last night, names have been found for all the streets in Keedysville.

All the names have some significance.

Main St. was so named because it is the main street of Keedysville.

Mt. Hebron Rd., which extends southeast from Main St., was so named because it leads to historic Mt. Hebron where, according to Mayor Rome Schwagel, the first United Brethren Church in the United States was built.

Mt. Vernon Lane runs parallel to Main St., northeast from

the Keedysville School, was so named because it runs to the historic Mt. Vernon Reformed Church.

Antietam Drive was so named because it parallels the Antietam Creek.

Red Hill Road, running southeast from Main St., was so named because it leads to Red Hill.

Coffman's Road, running northwest from Main St. to Rt. 34, past the cemetery, was officially given its traditional name.

Taylor Drive, running around Taylor Memorial Park and northwest to Rt. 34, was named for Mayor Charles Taylor, a deceased and greatly beloved mayor of Keedysville.

Harris Lane, running southeast from Main St. parallel to the railroad tracks, was given its traditional name.

Bell Lane, curving around on the southeast side of Main St., was named for the Bell family which has lived there many years.

Mountain View Lane, running parallel to Main St. on the southeast side, was so named because of the fine view of the mountains which may be had from there.

Keedy Drive, on the northwest side of Main St., northeast of the Taylor Memorial Park, was named for John Keedy, the founder of Keedysville.

Park Lane, running parallel to Main St. on the northwest side, was so named because it runs from the Ball Park area to the Taylor Memorial Park area.

Some of the rejected names included McClellan Road, Monument Lane, and Ruritan Avenue. Now that the streets are named, Brandenburg and Kline

have to figure out a way to number the houses. Keedysville's lots are of various sizes so that 66 houses on one side of the street take up the same area of room as 100 on the other side, say Kline and Brandenburg, and this means that the numbers quickly get out of alignment.

Furthermore, there is no spot on Main St. where a complete intersection is formed by a crossing street. Thus, there is no place where the jump can conveniently be made from "100 block" to "200 block."

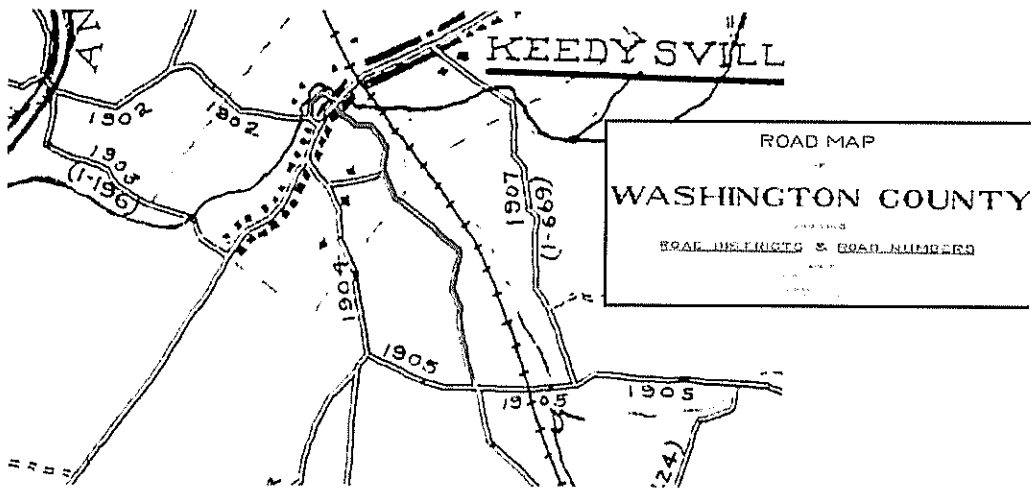
But they will try to work something out. Their work was warmly praised by the rest of the Keedysville Mayor and Council.

"You should have named one street Rome Schwagel Boulevard," joked one councilman, "but I guess that would have been too hard to spell."

Using the many notorious and public documents I located, my agent, Professional Land Surveyor George E. Nagel, precisely located Harris Lane, as discussed in his affidavit:

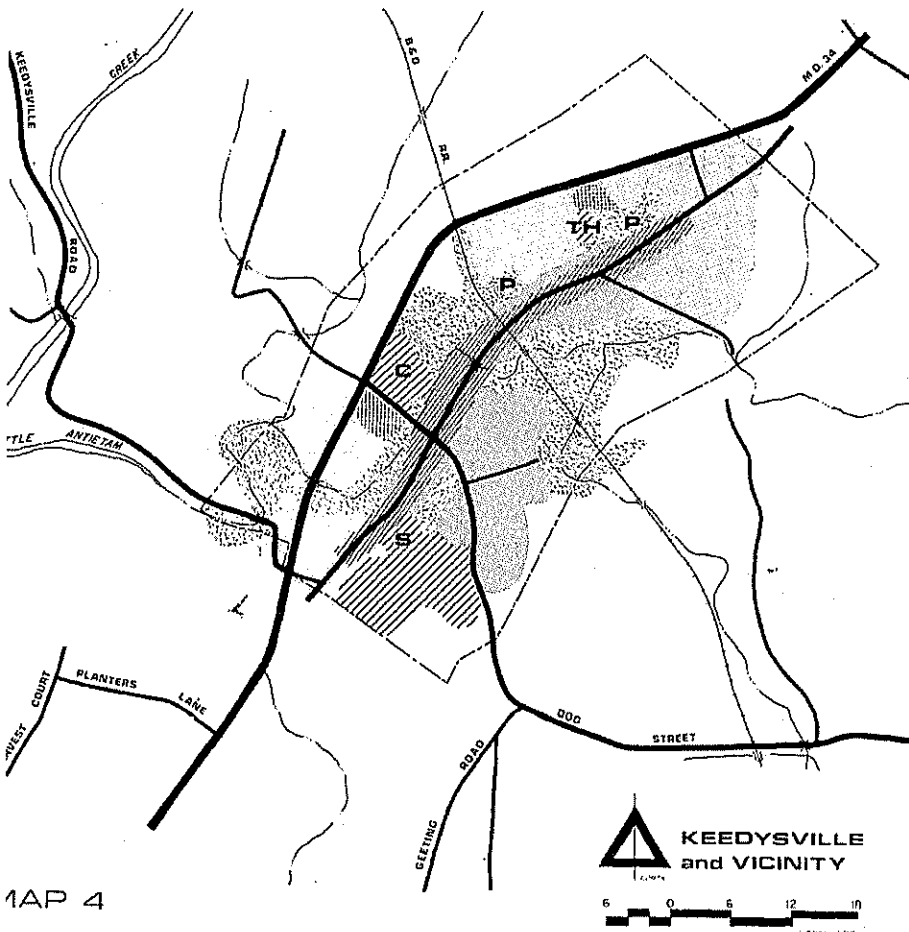
13. I have reviewed the Town of Keedysville, Maryland Mayor and Council minutes dated 4-10-61, wherein the Town of Keedysville memorialized a meeting of the "Mayor and Council" for "the express purpose of naming the Streets of Keedysville," and "[t]he following names were suggested and approved:... Harris Lane - running southeast from Main Street parallel to the railroad tracks," and after conducting field measurements, research of historical maps and aerial photographs it is my professional opinion, within a reasonable degree of certainty in the profession of land surveying, that "Harris Lane" follows the same path as I described as "Approximate location of Access Easement" in a survey I have attached to this affidavit labeled "Approximate location of Access Easement (Liber WMcKK 6, Folio 363" and the area described as "Vegetation and ground clearing in this area" on a document I have attached to this affidavit labeled "Maryland DNR demonstrative Merlin Map."

Mr. Nagel included a Road Index, that our local expert on roads Ted Ellis, also relied on in his book, "Braddock's Neglected Route," depicting "Harris Lane" running "parallel to the railroad tracks," just as the Town described it in 1961, and the County drew it in 1936:



Indeed, in 1974 the Town drew the "Local Connector" as one of the more important roads in its Comprehensive Plan, omitting many other apparently less important roads:

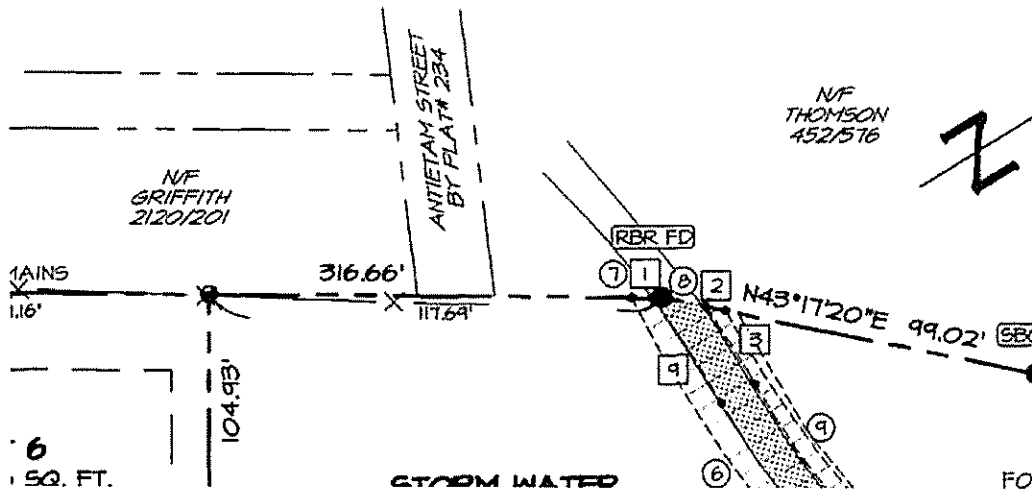
COMPREHENSIVE PLAN



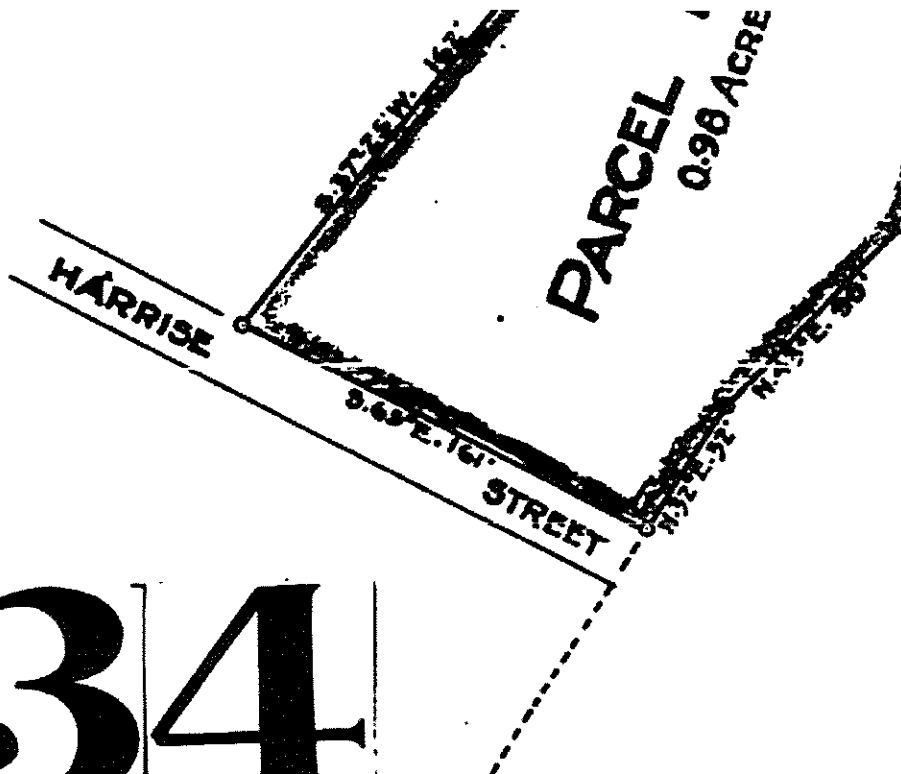
As can be seen on the Plat 8292 for Stonecrest, "Antietam Street" was dedicated to the Town by "Plat 234," and suffers from an alignment issue thereon (It is a "road to nowhere" as Judge Wilkinson has described certain roads in his circuit court opinions):

AREA TABLE

OF LOTS	140,557.43 SQ. FT. or 3.2268 AC. +/-
CIRCLE DED.....	35,339.45 SQ. FT. or 0.8113 AC. +/-
.....	46,801.84 SQ. FT. or 1.0744 AC. +/-
A	222,698.72 SQ. FT. or 5.1125 AC. +/-



Notable, on "Plat 234," Antietam Street on Plat 8292 is labeled Harris Street:



234

Please see also deeds recorded at:

- Liber 159 folio 31;
- Liber 235 folio 589;
- Liber 276 folio 309;
- Liber 357 folio 311; and
- Liber 2120 folio 201, among the land records of Washington County, Maryland, which all notoriously declare to be binding of Harris Street, the "traditional name."

Which brings me to the Town's mistake tonight in the factual location of "Harris Lane," wherein the Town apparently admitted it was not sure of the location, and mistakenly described "Alley 3" as "Harris Lane," which is contradicted by records of the MD State Highway Administration, (formerly the "State Roads Commission"), and the official 6 HPS forms from 1961, the same year the Town named its streets:

[illegible]

Clearly, the Town made the mistake of confusing "Alley 3" with "Harris Lane," as "Alley 3" is northeast of Main st., not southeast, and "Alley 3" runs perpendicular to the railroad tracks as much as it would run parallel thereto:

Thus, I would like the Town to let me know if there is any ***genuine dispute*** of the ***material factual evidence*** located notoriously in the public records that I have attached, and if not, please revisit the abandonment of "Harris Lane" as I have precisely and factually located it, or the abandonment of any currently unmaintained portion of "Antietam Drive," keeping in mind that I have suffered the burden of 3rd party litigation due to the alignment issue, and lack of access to my property that is depicted on Plat 8292, wherein the Town's decisions will mitigate, or extinguish the need for further litigation.

Please also and again take up the discussion of abandonment of any portion of "Antietam Drive" that is not being maintained by the Town, or any portion of "Harris Lane" not beneficial to the public, and if that abandonment causes me to lose marketable value in my property, I would like "just compensation" for the same as we may agree upon.

Otherwise, please and kindly, provide me equal protection under the law, so that I may end any factual dispute over the precise location of the public roads that I will use to access my property, and/or assist me to dissolve the unjust injunction that serves to keep only me, my guests, and my family from lawfully accessing my property on public roads that any other member of the public is free to traverse!.

Please and kindly do not publish minutes that further serve to tarnish my reputation by suggesting that "Harris Lane" and "Alley 3" are the same road, they are not, and the mere publication of that statement is quite harmful indeed!

Please have a wonderful evening.


Respectfully,

Justin Holder

Attachments:

7 attachments


 **Affidavit of George Nagel ACM 883_signed (1).pdf**
2874K

 **MSA_S1255_473.pdf**
147K

 **Alley 3.pdf**
2154K

 **1963_Keedysville_Municipal_Inventories_Alley 3.pdf**
398K

 **1961_Herald Mail.pdf**
1519K

 **Exhibit ToK3 - yellow post it 8.pdf**
796K

 **1974 Comp Plan.pdf**
1429K

IN THE APPELLATE COURT OF MARYLAND

JUSTIN HOLDER

Appellant

v.

JEFFREY YOUNG,

Appellee

*

* IN THE APPELLATE COURT OF
* MARYLAND

*

*

* September Term, 2023

*

*

* No. 0883

*

*

AFFIDAVIT OF GEORGE E. NAGEL

1. My name is George E. Nagel, I am over 18 years of age, and I am competent to testify about the acts set forth herein.
2. I am a licensed Professional Land Surveyor in the State of Maryland, and my Maryland Registration No. is 21052, expiration date: August 24, 2024.
3. In my professional capacity I have reviewed and surveyed the portions of Plat No.s 2499, 5429, and 8292 as they are recorded among the Land Records of Washington County, Maryland, that are relevant to the acts I set forth in this affidavit.
4. In my professional capacity I have reviewed a document that purports to be a "Proposed Comprehensive Plan Town of Keedysville," whereas an "attested copy of the Plan" was "forwarded" by "Kenneth S. Ellis, Chairman, Keedysville Planning Commission" "[i]n order to comply with Section 3.07 of Article 66B, the Maryland Planning and Zoning Act," and "[r]eceived on Mar 7 1975 by Vaughn J. Baker, Clerk of Circuit Court," (herein referred to as the "1974 Comp Plan"), and determined the 1974 Comp Plan is relevant to the acts I set forth in this affidavit.

5. I found the Town of Keedysville's declaration on page 43 of the 1974 Comp Plan, whereupon the Town of Keedysville informs me in its "PLAN FOR CIRCULATION" that "[t]he background studies have outlined the existing conditions of Keedysville's limited network of roads" "[t]o clearly understand the relationship of streets and highways to overall regional and local patterns of development, it is necessary to classify them according to their function," and "[o]nce these functions are determined, logical improvements, controls and design features may be established for existing and future streets in Keedysville, whereas "[g]eneral types of street functions are defined as follows:...Locals provide direct access to abutting properties and channel local traffic to collector streets," useful in my opinion to determine the reported ownership and classification of the roadways on the land I surveyed that is depicted on Plat No.s 2499 and 8292 as they are recorded among the Land Records of Washington County, Maryland.
6. When I reviewed the 1974 Comp Plan, I found "Map 1" located after page 4, "Map 2" located after page 17, "Map 3" located after page 22, and "Map 4" located after page 48, (the "1974 Comp Plan Maps") relevant to the survey work I performed related to Plat 2499 and 8292 as they are recorded among the Land Records of Washington County, Maryland.
7. "Map 1" located after page 4 in the 1974 Comprehensive Plan indicates its "SOURCE: ADAPTED FROM USGS TOPOGRAPHIC MAPS, WASHINGTON COUNTY SOIL SURVEY MAPS AND FIELD INVESTIGATION."
8. "Map 2" located after page 17 in the 1974 Comprehensive Plan indicates its "SOURCE: WASHINGTON COUNTY PLANNING AND ZONING

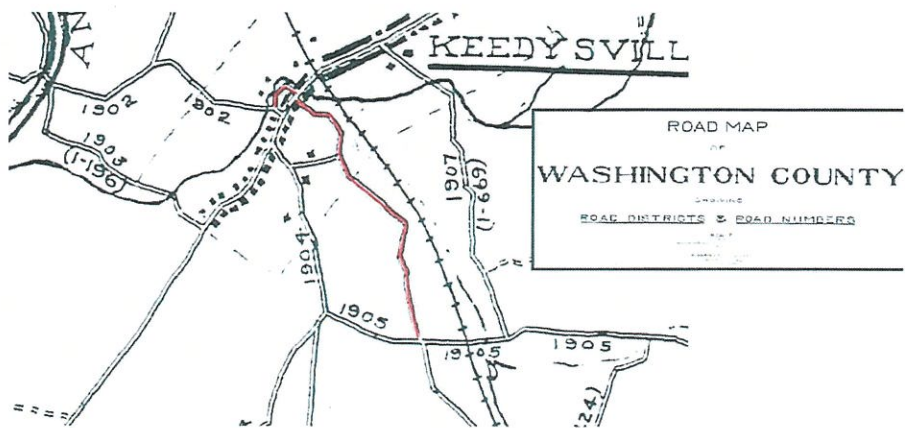
COMMISSION, EXISTING LAND USE MAPS; Ca. 1968: UPDATED FROM 1970 U.S.D.A. AERIAL PHOTOS AND FIELD CHECK, 1973.”

9. In the field of land surveying I have relied on a substantial amount of USGS AERIAL PHOTOS, USGS TOPOGRAPHIC MAPS and U.S.D.A. AERIAL PHOTOS, along with field measurements and factual data collection to determine the historical location of roadways on the land I survey, and my training and experience has been that those documents are accurate and useful in determining the historical location of roadways over the land that I have surveyed.
10. I have reviewed USGS AERIAL PHOTOS, USGS TOPOGRAPHIC MAPS and U.S.D.A. AERIAL PHOTOS that depict the land described on Plat No.s 2499, 5429, and 8292 as recorded among the Land Records of Washington County, Maryland, that are relevant to the acts I set forth in this affidavit.
11. In my professional training and experience in the field of land survey, after completing field work, locating monumentation and factual evidence useful to a professional land surveyor in locating roadways on the ground, and reviewing USGS AERIAL PHOTOS, USGS TOPOGRAPHIC MAPS and U.S.D.A. AERIAL PHOTOS it is my professional opinion that the local connector road depicted on the 1974 Comp Plan Maps burdens the area of land described as Parcel 2 as it is described on Plat No. 2499 as an “AREA OF DEED OVERLAP.”
12. In my professional training and experience in the field of land survey, after completing field work and locating monumentation and factual evidence useful to a professional land surveyor in locating roadways on the ground, it is my

professional opinion that the local connector road depicted on the 1974 Comp Plan Maps burdens land depicted on Plat No. 2499 and Plat 8292 at or near the location on Plat No. 2499 depicted as running more or less parallel to the text notation "FENCELINE DOES NOT FOLLOW DEED LINE."

13. I have reviewed the Town of Keedysville, Maryland Mayor and Council minutes dated 4-10-61, wherein the Town of Keedysville memorialized a meeting of the "Mayor and Council" for "the express purpose of naming the Streets of Keedysville," and "[t]he following names were suggested and approved:... Harris Lane - running southeast from Main Street parallel to the railroad tracks," and after conducting field measurements, research of historical maps and aerial photographs it is my professional opinion, within a reasonable degree of certainty in the profession of land surveying, that "Harris Lane" follows the same path as I described as "Approximate location of Access Easement" in a survey I have attached to this affidavit labeled "Approximate location of Access Easement (Liber WMcKK 6, Folio 363" and the area described as "Vegetation and ground clearing in this area" on a document I have attached to this affidavit labeled "Maryland DNR demonstrative Merlin Map."
14. In my professional capacity I have reviewed and surveyed portions of the "Road Map of Washington County Showing Road Districts & Road Numbers" which indicates it was drawn by E. R. Darby, J. B. Ferguson & Co. Engineers, Hagerstown, Maryland and that it was Revised in 1937, (the "1936 Road Map"), that hangs in the land records room in the Washington County Circuit Court.

15. I have read and reviewed a nonfictional historic book written by Ted Ellis titled "BRADDOCK'S NEGLECTED ROUTE (THE LOST FORK OF THE CONOCOCHEAGUE ROAD ON MARYLAND's WESTERN FRONTIER)," (which I refer too herein as "Ellis's book").
16. During the period of March 19, 2020 through March 24, 2021, I had occasion to be physically present on and survey a portion of the land that is burdened by the road being designated as "1906," (or an extension thereof) on the "1936 Road Map," and road "1906" (or an extension thereof) accurately follows the path that is demonstratively marked as "Rd to Hess mill" on page 69 of Ellis's book.
17. I have read and reviewed Justin Holder's Appellant Brief filed in Appeal No. 883, September term 2023 at pp. 3-4 under the heading "STATEMENT OF THE CASE" §C "The evidence in the record of the history of the 'Road to Keedysville,' and its use by General Braddock and George Washington in 1755," (herein referred to as "Mr. Holder's Br. §C").
18. I can identify the illustration on p. 4 of Mr. Holder's Br. §C as the relevant portion of the 1936 Road Map that I surveyed, and on March 24, 2021 I walked a majority portion of the road that is demonstratively marked with red trace in the illustration depicted on p. 4 of Mr. Holder's Br. §C, and I observed factual evidence that I would use as a surveyor to determine that the location of the road designated as 1906, (or extension thereof) on the 1936 Road Map burdens land described on Plat No. 2499, and that illustration is inserted into my Affidavit on the following page.



19. Prior to testifying in Case C-21-CV-20-371 I spoke with Justin Holder and it was my understanding after that conversation the trial court prohibited any evidence of public roads, and I did not testify at trial related to evidence of public roads.

I, George E. Nagel, hereby declare or affirm under the penalties of perjury and personal knowledge that the facts 1 through 19 above, and matters set forth in the forgoing **"AFFIDAVIT OF GEORGE E. NAGEL"** are true and correct.

 12/01/2023

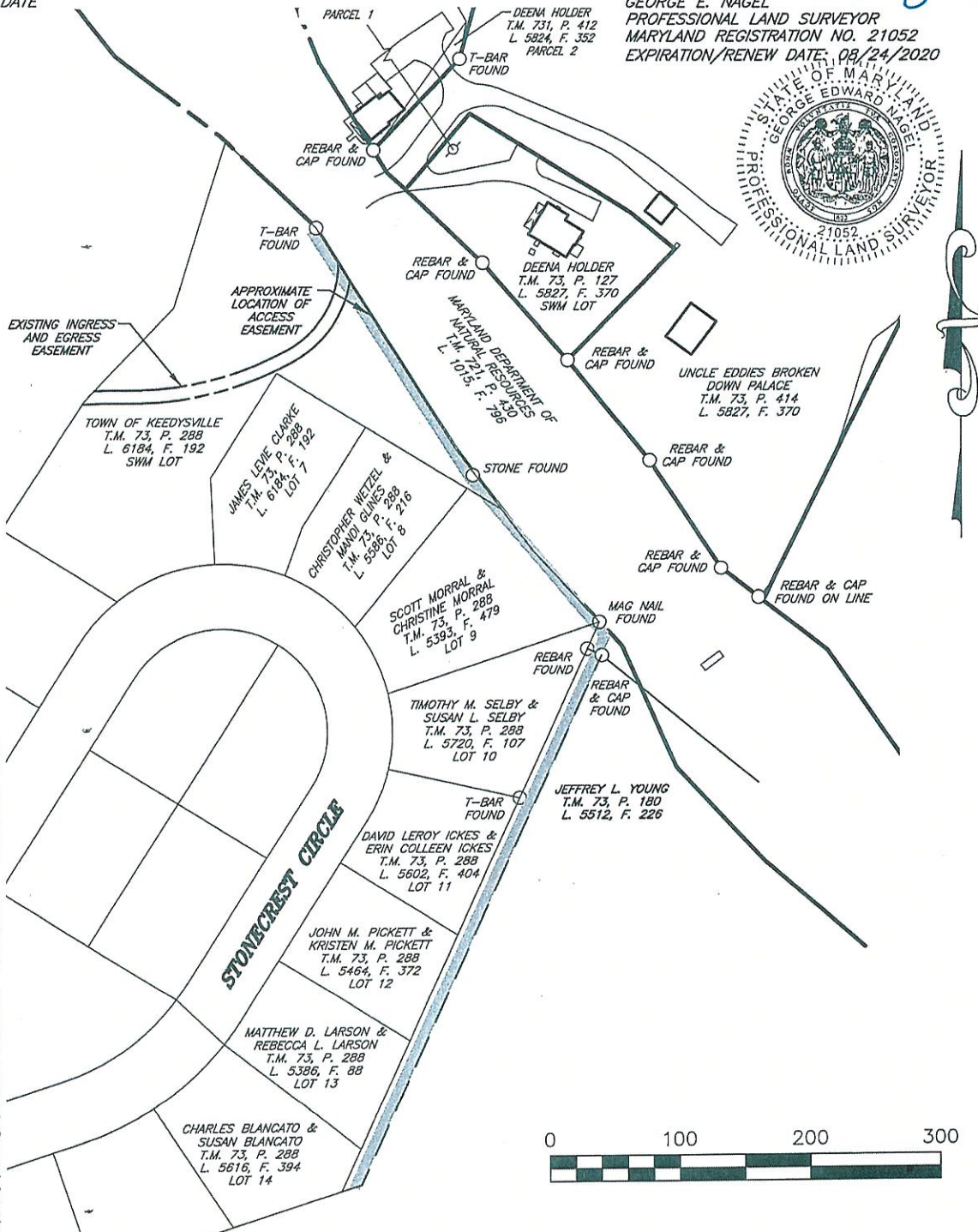
George E. Nagel

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAN IS CORRECT AND FURTHER THAT THIS PLAN WAS PERSONALLY PREPARED BY ME, OR THAT I WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED HEREON, ALL IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN COMAR 09.13.06.12 IN EFFECT AT THE TIME THIS SURVEY WAS PERFORMED.

06/24/2020
DATE

GEORGE E. NAGEL
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21052
EXPIRATION/RENEW DATE: 08/24/2020



APPROXIMATE LOCATION OF ACCESS EASEMENT

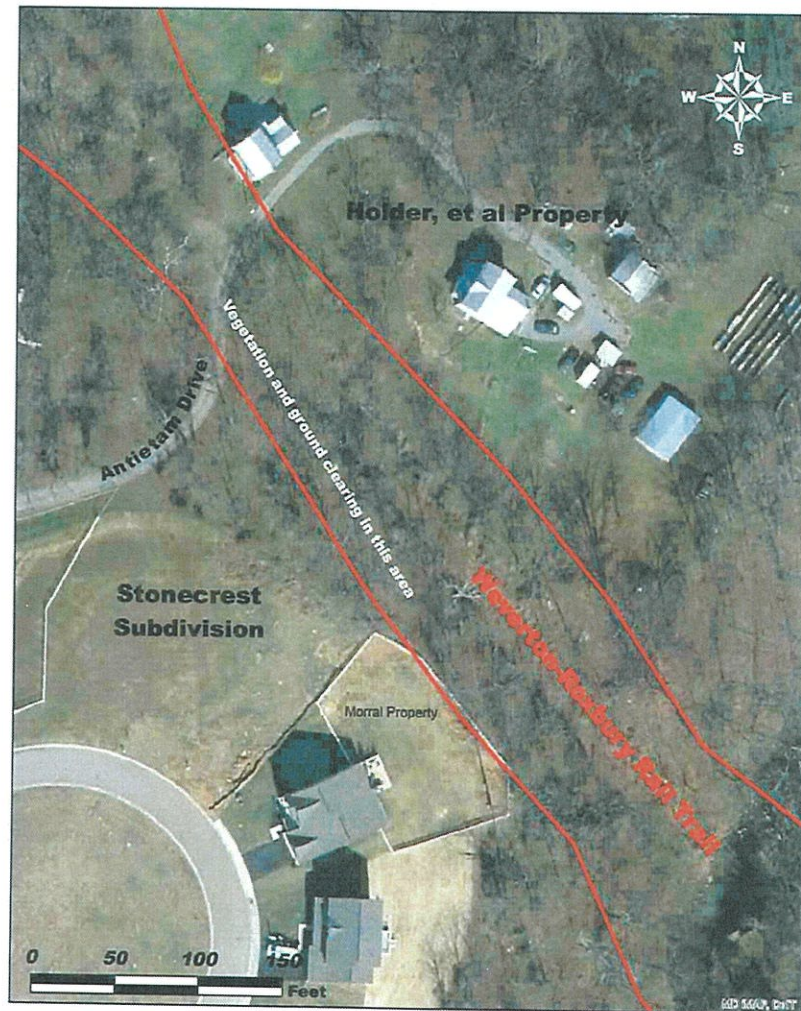
(LIBER WMcKK 6, FOLIO 363)

SITUATE NORTH AND EAST OF STONECREST CIRCLE
KEEDYSVILLE, WASHINGTON COUNTY, MARYLAND

DRAWN BY: R.E.N.	DATE: 6-22-2020
CHECKED BY: G.E.N.	DATE: 6-24-2020
SCALE: 1" = 100'	

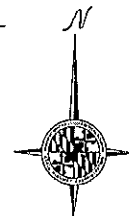
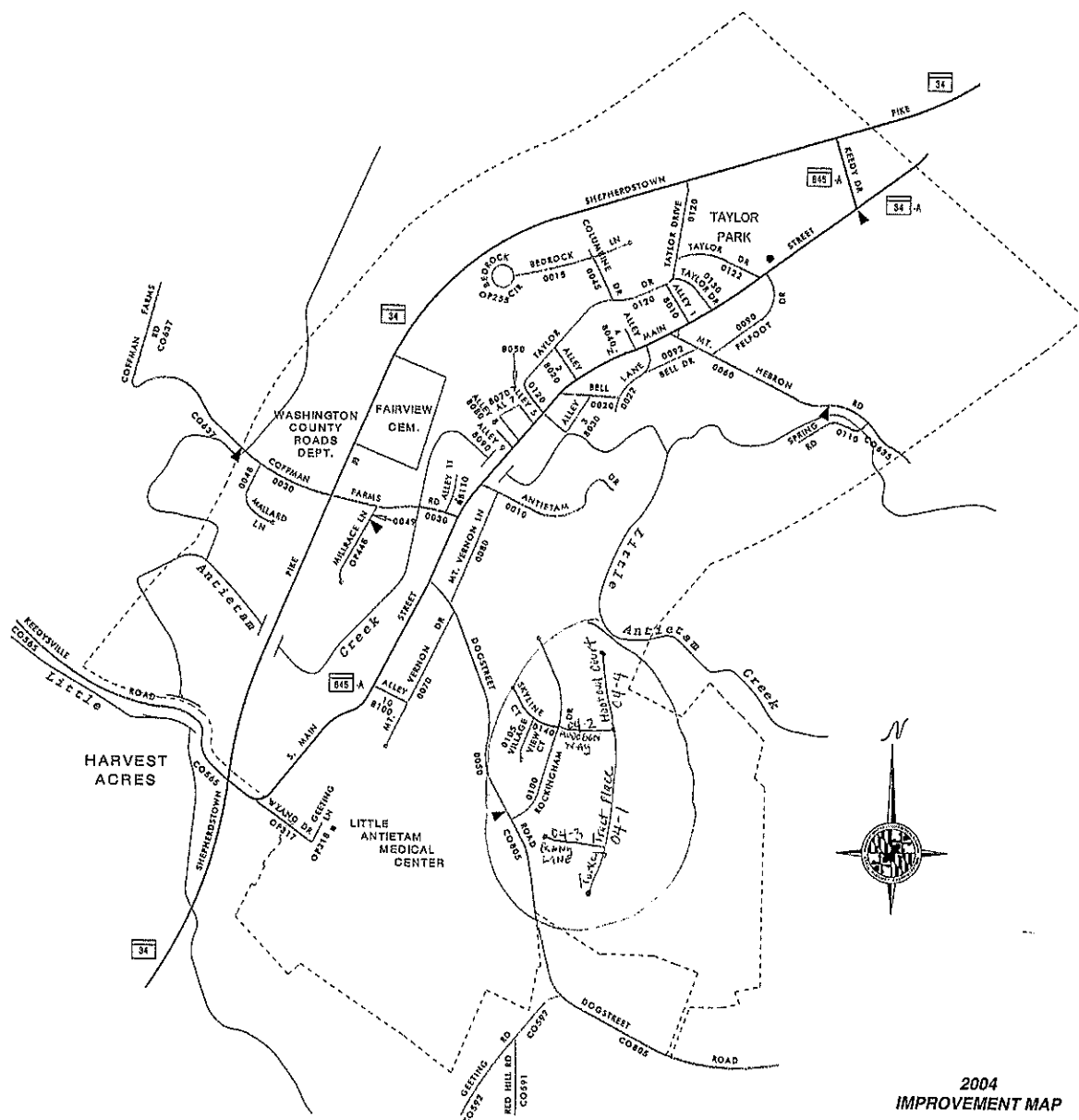
FOX & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
981 MT. AETNA ROAD, HAGERSTOWN, MD. 21740
PHONE: (301)733-8503
email: foxassoc@foxassociatesinc.com

DISTRICT	19
TAX MAP No.	73
DWG. No.	A-23146



MARYLAND DNR DEMONSTRATIVE MERLIN MAP

26 Aug 12/1/2018



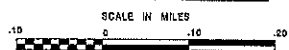
ROUTE NUMBER INDEX MAP
KEEDYSVILLE
WASHINGTON COUNTY

MARYLAND
PREPARED BY THE

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
IN COOPERATION WITH THE
U. S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

PUBLISHED: 2004

SCALE IN FEET



LEGEND


ROAD CLASSIFICATION

Ulei de jojoba _____

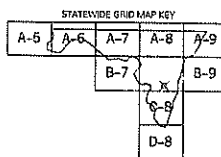
County Assessor's Office _____ RPT 01/20/2014

ROUTE MARKERS

Statewide Assessment Registry

U.S. Numbered Highway State Numbered Highway _____ 14
Initials and Date _____ 15

ROADSIDE CULTURE

[illegible]

TOWN LOCATED ON GRID MAP 8-6
AND ON INDEX MAP 6-9
INDEX MAP REVISED TO JANUARY 1, 2004

INFORMATION SUMMARY

BOUNDARY:
ACTS OF GENERAL ASSEMBLY, 1989
NO REVISIONS
HIGHWAYS REVISED TO JANUARY 1, 2001
PHOTOREVISED: 1992
CENSUS 482 (2000)

THIS MAP WAS CREATED USING MARYLAND
STATE PLANE COORDINATE GRID VALUES BASED
ON THE 1927 NORTH AMERICAN DATUM (NAD).

**WASHINGTON COUNTY
MUNICIPAL ROAD INVENTORIES**

**BOONSBORO
CLEAR SPRING
FUNKSTOWN
HANCOCK**

**KEEDYSVILLE
SHARPSBURG
SMITHSBURG
WILLIAMSBURG**

Port



ROAD INVENTORY SHEET

Party Chief _____
Recorder _____
Chainman _____

Road No. _____
Name _____
Sheet No. _____
Date _____
County _____

Kenrick, 1968

[illegible]

ROAD INVENTORY SHEET

Party Chief R. VOUGHT
Recorder L. COFFELT JR.
Chairman _____

Road No. 8020
Name ALLEY 3
Sheet No. 1001
Date 10-9-62
County WASHINGTON

[illegible]

4/10/61
L. J. Jones

Keedysville Names Its Streets

Naming-day in Keedysville was almost as great a problem for Kenneth Brandenburg and E. Stafford Kline as naming-day in Eden was for Adam and Eve.

But, with the advice and consent of the Keedysville Mayor and Council last night, names have been found for all the streets in Keedysville.

All the names have some significance.

Main St. was so named because it is the main street of Keedysville.

Mt. Hebron Rd., which extends southeast from Main St., was so named because it leads to historic Mt. Hebron where, according to Mayor Rome Schwagel, the first United Brethren Church in the United States was built.

Mt. Vernon Lane runs parallel to Main St. northeast from

the Keedysville School, was so named because it runs to the historic Mt. Vernon Reformed Church.

Antietam Drive was so named because it parallels the Antietam Creek.

Red Hill Road, running southeast from Main St., was so named because it leads to Red Hill.

Coffman's Road, running northwest from Main St. to Rt. 34, past the cemetery, was officially given its traditional name.

Taylor Drive, running around Taylor Memorial Park and northwest to Rt. 34, was named for Mayor Charles Taylor, a deceased and greatly beloved mayor of Keedysville.

Harris Lane, running southeast from Main St. parallel to the railroad tracks, was given its traditional name.

Bell Lane, curving around on the southeast side of Main St., was named for the Bell family which has lived there many years.

Mountain View Lane, running parallel to Main St. on the southeast side, was so named because of the fine view of the mountains which may be had from there.

Keedy Drive, on the northwest side of Main St., northeast of the Taylor Memorial Park, was named for John Keedy, the founder of Keedysville.

Park Lane, running parallel to Main St. on the northwest side, was so named because it runs from the Ball Park area to the Taylor Memorial Park area.

Some of the rejected names included McClellan Road, Monument Lane, and Ruritan Ave.

Now that the streets are named, Brandenburg and Kline

have to figure out a way to number the houses. Keedysville's lots are of various sizes so that 66 houses on one side of the street take up the same area of room as 100 on the other side, say Kline and Brandenburg, and this means that the numbers quickly get out of alignment.

Furthermore, there is no spot on Main St. where a complete intersection is formed by a crossing street. Thus, there is no place where the jump can conveniently be made from "100 block" to "200 block."

But they will try to work something out. Their work was warmly praised by the rest of the Keedysville Mayor and Council.

"You should have named one street Rome Schwagel Boulevard," joked one councilman, "but I guess that would have been too hard to spell."

4-10-61

The Mayor and Council met at the Library for the express purpose of naming the Streets of Keedysville.

Concilman Kline and Brandenburg acted as a committee for naming the streets and presenting these to the Council for approval.

The following names were suggested and approved: Main Street, being the main street of Keedysville; Mt. Hebron Rd., extends southeast from Main Street; Mt. Vernon Lane, runs parallel to Main Street- northeast from Keedysville School; Antietam Drive - parallels Antietam Creek; Red Hill Rd. -running southeast from Main Street; Coffmans Rd.- running northwest from Main Street to Rt. 34; Taylor Drive running around Taylor Memorial Park and northwest to Rt. 34; Harris Lane- running southeast from Main Street parallel to the railroad tracks; Bell Lane- curving around the southeast side of Main Street; Mountain View Lane running parallel to Main Street on the southeast side; Keedy Drive on the northwest side of Main Street- northeast of Taylor Park; Park Lane running parallel to Main Street on the northwest side from Taylor Park to the Ball Park.

Some of the rejected names included McClellan Rd., Monument Lane and Ruritan Ave.

Now that the streets are named the next project will be numbering the houses.

The work of Councilman Kline and Brandenburg was warmly praised by the rest of the Keedysville Mayor and Councilman.

John W. Long Jr.
Town Clerk

4-24-61

The Town Council met at the Library.

The Treasurer reported the following fund balances; State Revenue- \$1,677.62
General Fund \$3,060.65

Since a check is due the State Fund in the amount of \$686.09, it was decided to pay \$2,000.00 to E.D. Plummer on our street patching obligation.

The street signs were discussed and it was decided that we would need 13 cross and 5 straight signs. These would require 18 posts.

Councilman Brandenburg and Kline were asked to obtain prices on pipe and signs needed for this project and report back at next meeting.

It was decided that postal cards will be sent to the property owners notifying them of their respective house numbers. These numbers must be bought by the property owner themselves. The completion of these projects has been tentatively set for July 1.

R. F. Kline, a contractor from Frederick, will be asked to attend our next meeting to discuss the possibility of developing land within the town limits.

The Mayor reported that Ed. Moser will dig drainage ditch to clear the A. H. Snively land of water. Flooding was caused by improper drawing of streets and alleys.

Howard Rensburg and Kenneth Ellis were selected as Election Judges and ballots were ordered printed for the Town Election, May 6, from 4 to 7 P.M. at the Library.

There being no other business the meeting was adjourned.

John W. Long Jr.
Town Clerk

4/10/61
L. Kline

Keedysville Names Its Streets

Naming-day in Keedysville was almost as great a problem for Kenneth Brandenburg and E. Stafford Kline as naming-day in Eden was for Adam and Eve.

But, with the advice and consent of the Keedysville Mayor and Council last night, names have been found for all the streets in Keedysville.

All the names have some significance.

Main St. was so named because it is the main street of Keedysville.

Mt. Hebron Rd., which extends southeast from Main St., was so named because it leads to historic Mt. Hebron where, according to Mayor Rome Schwagel, the first United Brethren Church in the United States was built.

Mt. Vernon Lane runs parallel to Main St. northeast from

the Keedysville School, was so named because it runs to the historic Mt. Vernon Reformed Church.

Antietam Drive was so named because it parallels the Antietam Creek.

Red Hill Road, running southeast from Main St., was so named because it leads to Red Hill.

Coffman's Road, running northwest from Main St. to Rt. 34, past the cemetery, was officially given its traditional name.

Taylor Drive, running around Taylor Memorial Park and northwest to Rt. 34, was named for Mayor Charles Taylor, a deceased and greatly beloved mayor of Keedysville.

Harris Lane, running southeast from Main St. parallel to the railroad tracks, was given its traditional name.

Bell Lane, curving around on the southeast side of Main St., was named for the Bell family which has lived there many years.

Mountain View Lane, running parallel to Main St. on the southeast side, was so named because of the fine view of the mountains which may be had from there.

Keedy Drive, on the northwest side of Main St., northeast of the Taylor Memorial Park, was named for John Keedy, the founder of Keedysville.

Park Lane, running parallel to Main St. on the northwest side, was so named because it runs from the Ball Park area to the Taylor Memorial Park area.

Some of the rejected names included McClellan Road, Monument Lane, and Ruritan Ave. Now that the streets are named, Brandenburg and Kline

have to figure out a way to number the houses. Keedysville's lots are of various sizes so that 66 houses on one side of the street take up the same area of room as 100 on the other side, say Kline and Brandenburg, and this means that the numbers quickly get out of alignment.

Furthermore, there is no spot on Main St. where a complete intersection is formed by a crossing street. Thus, there is no place where the jump can conveniently be made from "100 block" to "200 block."

But they will try to work something out. Their work was warmly praised by the rest of the Keedysville Mayor and Council.

"You should have named one street Rome Schwagel Boulevard," joked one councilman, "but I guess that would have been too hard to spell."

Mr. Kenneth S. Ellis, Chairman
Keedysville Planning Commission
Keedysville, Maryland 21756

Mr. Vaughn J. Baker
Clerk of the Circuit Court
Washington County Court House
Hagerstown, Maryland 21740


Dear Mr. Baker:

Enclosed is a copy of the proposed Comprehensive Plan for the Town of Keedysville, Maryland and a Planning Commission Resolution recommending adoption by the Mayor and Council of Keedysville.

In order to comply with Section 3.07 of Article 66B, the Maryland Planning and Zoning Enabling Act, the Keedysville Planning Commission is forwarding an "attested copy of the Plan" and resolution, which have been transmitted to the Mayor and Council, "that is to be certified... to the Clerk of the Circuit Court".

The document is not being presented for recordation, but only for certification in order to meet the criteria of the aforementioned Article of the Code of Public General Laws of Maryland.

Respectfully Submitted,



Kenneth S. Ellis, Chairman
Keedysville Planning Commission

KSE:vmb

RECEIVED

MAR 7 1975

VAUGHN J. BAKER
Clerk of Circuit Court

RESOLUTION

WHEREAS, Pursuant to Article 66B of the Annotated Code of Maryland entitled Maryland Planning and Zoning Enabling Act, the Planning Commission for the Town of Keedysville, Maryland was charged with the authority and responsibility of preparing a comprehensive plan for Keedysville, Maryland;

WHEREAS, Pursuant to said Powers and Authority, the Planning Commission for Keedysville, Maryland has compiled said Comprehensive Plan for the Town of Keedysville, and has presented said document to the Public in a Hearing of the date January 15, 1975;

NOW THEREFORE, be it resolved that the Planning Commission for the Town of Keedysville does hereby recommend to the Mayor and Council of Keedysville that the Comprehensive Plan for Keedysville as presented at the said Public Hearing be adopted as the Plan for the Town;

AND BE IT FURTHER RESOLVED, that a certified and attested copy of the Comprehensive Plan for Keedysville and this Resolution of Recommendation for Approval shall be transmitted to the Mayor and Council of Keedysville, and to the Clerk of Circuit Court for Washington County, Maryland, as provided for by law

Kenneth S. Ellis
Chairman,
Keedysville Planning
Commission
February 22, 1975

RECEIVED

MAR 7 1975

VAUGHN J. BAKER
Clerk of Circuit Court

**PROPOSED
COMPREHENSIVE
PLAN**

TOWN OF KEEDYSVILLE

RECEIVED

MAR 7 1975

VAUGHN J. BAKER
Clerk of Circuit Court

A PLAN FOR CIRCULATION

The background studies have outlined the existing conditions of Keedysville's limited network of roads. The recommendations in this section are made in response to Goal 7 of the Plan.

FUNCTION AND CLASSIFICATION

To clearly understand the relationship of streets and highways to overall regional and local patterns of development, it is necessary to classify them according to their function. Once these functions are determined, logical improvements, controls and design features may be established for existing and future streets in Keedysville.

General types of street functions are defined as follows:

Freeways provide major highway connections between major cities and between regions and major parts of regions.

Major and Minor Arterials provide access between major parts of Counties and through and around cities, towns and major activity centers. They are designed for large traffic volumes and high speed traffic with access to abutting properties often restricted.

Collectors provide connections between arterial highways and connect residential neighborhoods to each other. They are designed to carry a moderate volume of traffic, intercepting traffic from local streets and directly serving local activity centers.

Locals provide direct access to abutting properties and channel local traffic to collector streets.

KEEDYSVILLE BY-PASS (Md. 34)

The By-Pass should continue to serve as a minor arterial connecting Keedysville with other major routes and towns in the southern part of the County. It should also continue to carry through traffic away from Main Street.

No physical improvements are programmed and none should be needed in the foreseeable future. In order to achieve the land use pattern desired along the By-Pass, it is imperative that access points be as limited in number as possible. Unlimited driveway access to the By-Pass will create unnecessary hazards and should be avoided. Wherever residential development abuts the By-Pass, the Plan recommends the concept of "reverse frontage". This concept involves residences fronting on roads which run parallel to the By-Pass rather than directly onto the By-Pass.

Table 8. HIGHWAY FUNCTIONAL CLASSIFICATION AND DESIGN CRITERIA

Function	A c c e s s		Design Speed (mph)	Right-of-Way (ft.)	Max. Grade (%)	Approximate Equivalent Classification
	Public Streets	Private Drives				
<u>FREEWAY</u>						
High-speed movement of high volumes of interstate, inter-city and intra-regional traffic (7-50+ miles) as part of an integrated regional/national road network	Grade-separated interchanges only	None	50-70	Variable	6	<u>Md. SHA:</u> Types I (Principal Arterial), II (Major Arterial) <u>County:</u> Freeway
<u>MAJOR ARTERIAL</u>						
Principal intra-urban routes and between major activity centers; forms principal network of rural highways; connections between cities, towns and major employment centers (2-20+ miles); medium to heavy volumes at moderately high speed	At-grade intersections, minimum 500' apart; signalized intersections with most other arterials	Commercial and industrial uses only; not less than 500' from any other intersection	30-50	150	6-8	<u>Md. SHA:</u> Types III (Major Arterial), IV (Intermediate Arterial) <u>County:</u> Primary
<u>MINOR ARTERIAL</u>						
Primarily intra-county traffic movements between towns and between rural activity centers (2-10 miles); medium volumes and speeds	At-grade intersections, minimum 300' apart	Minimum 300' from any other access point	25-50	60-80	8	<u>Md. SHA:</u> Types IV (Intermediate Arterial), V (Minor Arterial) <u>County:</u> Secondary
<u>COLLECTOR</u>						
Principal connections between Arterial and Local roads; connects Arterials to Local traffic generators (½-3 miles); medium volumes and low speeds	At-grade intersections, minimum 200' apart	Minimum 125' from any other access point	25-40	60	8-10	<u>Md. SHA:</u> Types VI (Major Collector), VII (Minor Collector) <u>County:</u> Collector

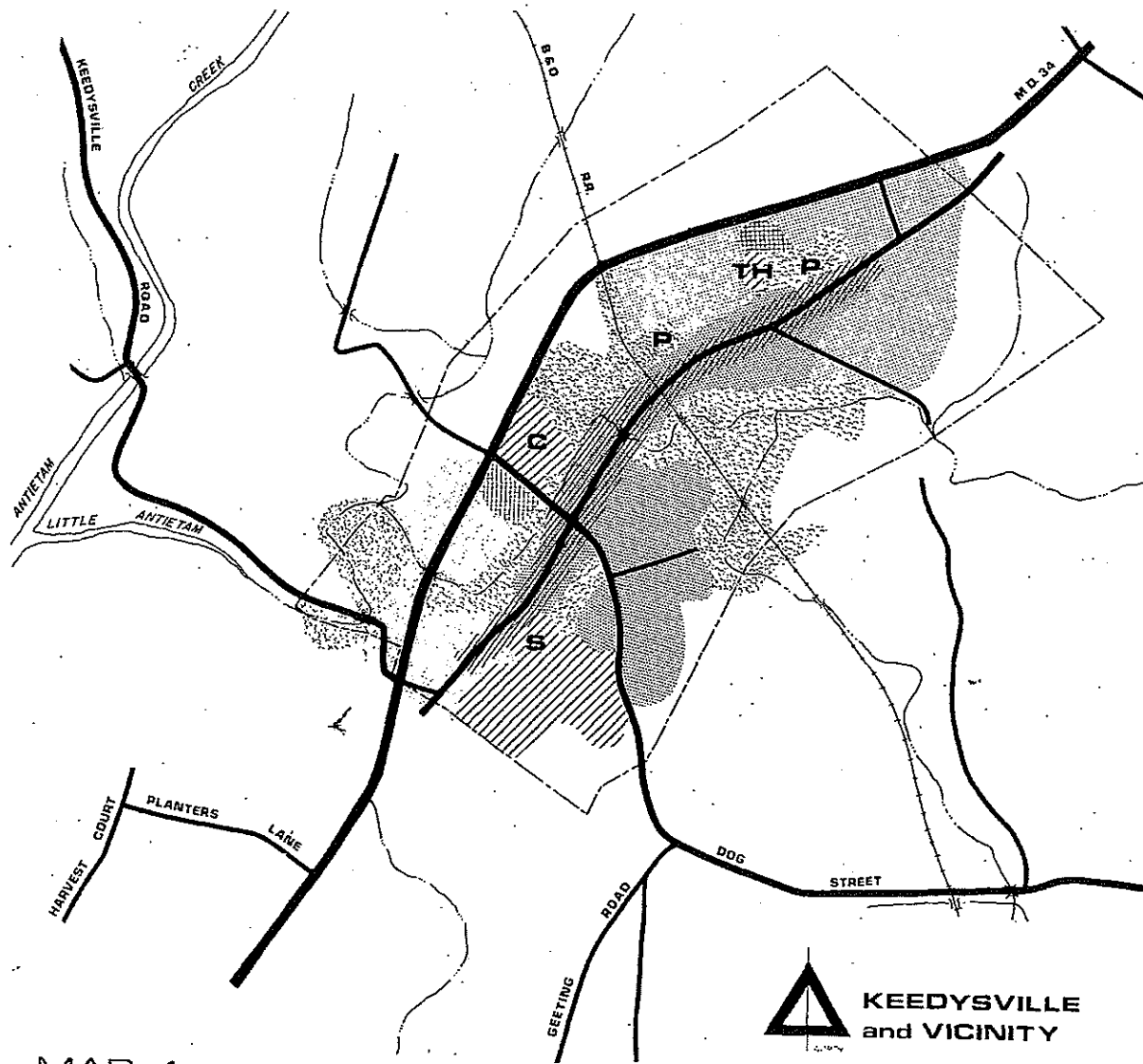
continued...

Table 8. HIGHWAY FUNCTIONAL CLASSIFICATION AND DESIGN CRITERIA (continued)












Function	A c c e s s		Design Speed (mph)	Right-of-Way (ft.)	Max. Grade (%)	Approximate Equivalent Classification
	Public Streets	Private Drives				
<u>LOCAL</u>						
Direct access to abutting properties and connections to Collector and Minor Arterial highways (1/8-1 mile); low volumes and speeds	At-grade intersections, minimum 125' apart	Minimum 125' from any public street intersection	20-30	50	10-12	<u>Md. SHA:</u> Type VIII (Local) <u>County:</u> Local

Sources: Adapted from Maryland State Highway Administration, "Guidelines for Describing Highway Functional Types"; Washington County Planning and Zoning Commission, "Alternate Highway Plan Standards"; DeChiara & Kippelman, Planning Design Criteria.

COMPREHENSIVE PLAN

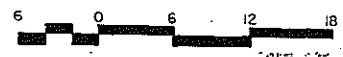


LAND USE and COMMUNITY FACILITIES

-  Suburban Residential
-  Town Residential
-  Neighborhood Commercial
-  Public
-  C-County Land
-  S-School (elementary)
-  TH-Town Hall & Library
-  Recreation & Conservation
-  P-Park
-  Agriculture
-  Historic District

CIRCULATION

-  Minor Arterial
-  Collector
-  Local



THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH A COMPREHENSIVE PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AS ADMINISTERED BY THE MARYLAND DEPARTMENT OF STATE PLANNING.

CONSULTANT

URBAN RESEARCH & DEVELOPMENT CORPORATION
BETHLEHEM, PENNSYLVANIA

MAP 4

The preparation of this report was financed in part through a comprehensive planning grant from the U. S. Department of Housing and Urban Development, as administered by the Maryland Department of State Planning.

Title: Comprehensive Plan
Keedysville, Maryland

Author: Urban Research & Development Corporation
Bethlehem, Pennsylvania 18018

Subject: Comprehensive planning background studies
and plans

Date: August 1974

Planning
Agencies: Keedysville Planning Commission
Washington County Planning Commission
Maryland Department of State Planning

Sources of
Copies: Keedysville Planning Commission
Town Hall
Keedysville, Maryland

National Technical Information Service
Springfield, Virginia

HUD Project
Number: P-1002

Series
Number: Not applicable

Pages: 48

Abstract: This is Keedysville's first comprehensive plan -- a plan developed as part of a comprehensive planning program that began for Keedysville and seven other incorporated towns without Comprehensive Plans in Washington County. The plan is divided into two sections -- Background Studies and the Plan. The Plan provides overall goals and development policies regarding land use, community facilities and highways.