

1 ANNEXATION RESOLUTION NO. 285

2 (Charter Amendment — First 2019 Annexation)

3  
4 A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF HAVRE DE  
5 GRACE, MARYLAND, ADOPTED PURSUANT TO THE AUTHORITY OF  
6 THE MARYLAND CONSTITUTION, ARTICLE XI – E AND THE  
7 PROVISIONS OF THE ANNOTATED CODE OF MARYLAND, LOCAL  
8 GOVERNMENT ARTICLE SUBTITLE 3: AMENDMENT OR REPEAL OF  
9 CHARTER, AND SUBTITLE 4: ANNEXATION AUTHORIZING THE  
10 LEGISLATIVE BODY OF A MUNICIPALITY TO ANNEX PROPERTY  
11 EXTENDING THE BOUNDARIES OF THE MUNICIPALITY UPON A  
12 PETITION FOR ANNEXATION, AND AMENDING THE CITY CHARTER,  
13 SPECIFICALLY APPENDIX A OF THE HAVRE DE GRACE CHARTER  
14 BY ADDING “SUBSECTION A.33 THE FIRST 2019 ADDITION TO THE  
15 CITY BOUNDARIES,” ALONG WITH THE LEGAL DESCRIPTION OF  
16 THE ACRES OF LAND WHICH WILL ENLARGE THE BOUNDARIES OF  
17 THE CITY OF HAVRE DE GRACE TO INCLUDE THE LAND OF 1921  
18 PULASKI HIGHWAY CONSISTING OF A TOTAL OF 8.83 ACRES MORE  
19 OR LESS.

20 WHEREAS, the requisite owners and resident voters of the later described land herein  
21 have either petitioned for or consented to the annexation of their land into the corporate boundaries  
22 of the City; and

23 WHEREAS, the land subject to this annexation resolution is eligible for annexation since  
24 the land is contiguous and adjoining the existing corporate boundaries of the City, and the  
25 annexation will not create an unincorporated area bounded on all sides by: (i) property presently  
26 within the corporate limits of the City; (ii) real property proposed to be within the corporate limits  
27 of the City as a result of the proposed annexation; or (iii) any combination of such properties; and

28 WHEREAS, the owners of not less than twenty-five percent (25%) of the assessed value  
29 of the real property to be annexed and resident voters representing at least twenty-five percent  
30 (25%) of the registered voters in the area being annexed have petitioned for or consented to the  
31 annexation and the signatures on the petition have been verified and the petition meets the  
32 requirements of Section 4-404 of the Local Government Article of the Annotated Code of  
33 Maryland; and

34 WHEREAS, The Mayor and City Council of Havre de Grace, Maryland have previously  
35 adopted an Annexation Plan for the Property subject to this Annexation Resolution pursuant to  
36 City of Havre de Grace Resolution No. 2019-11; and

37 WHEREAS, The Mayor and City Council of Havre de Grace, Maryland have  
38 determined that the annexation of the 9.83 acres of land more or less, located at 1921 Pulaski

1 Highway as more specifically defined herein (“Property”) is in the best interest of the health and  
2 welfare of the citizens of Havre de Grace.

3 **NOW THEREFORE BE IT RESOLVED, ORDAINED, AND ENACTED BY THE**  
4 **MAYOR AND CITY COUNCIL OF HAVRE DE GRACE, MARYLAND AS FOLLOWS:**

5 SECTION 1. The Appendix to the Charter of the Mayor and City Council of Havre de  
6 Grace, Maryland is hereby amended to add a new Subsection A.33 The First 2019 Addition to  
7 the City Boundaries to read as set forth in the legal description attached hereto as Exhibit A and  
8 incorporated by reference herein. (“Property”).

9 SECTION 2. The Mayor and City Council of Havre de Grace, Maryland and the requisite  
10 owners of the properties hereby annexed agree that the conditions and circumstances applicable to  
11 the change in the boundaries of the City of Havre de Grace caused by this annexation and to the  
12 property within the area hereby annexed are as provided in the applicable Charter provisions, laws  
13 and ordinances of the State of Maryland and the City of Havre de Grace, except as follows:

14 (a) The Property is currently given a County zoning destination of Commercial  
15 Industrial (CI) on the official zoning maps of Harford County. The zoning designation in the City  
16 that the Mayor and City Council shall assign to the Property is Commercial (C) as defined in the  
17 Havre de Grace Zoning Ordinance.

18 (b) City water and sewer service shall be provided to the Property hereby annexed at  
19 generally applicable rates and pursuant to conditions generally applicable to other City-owned  
20 properties within the corporate boundaries of the City of Havre de Grace at such time the Mayor  
21 and City Council of Havre de Grace approve development of the Property. The cost to construct  
22 any facilities necessary to provide water and sewer service to the Property shall be paid according  
23 to the laws, rules, regulations and policies, specifications, standards and approvals (including state  
24 and county, if any), existing or required at the time of construction, including any applicable  
25 recoupment agreements authorized under the Annexation Resolution, and in accordance with the  
26 Annexation Plan attached hereto and marked Exhibit B.

27 (c) The Mayor and City Council of Havre de Grace, Maryland acknowledge that a  
28 legal description of the Property has been prepared by a professional engineer retained by the City.

29 (d) The terms and conditions of this Resolution are consistent with the Annexation  
30 Policy of the Mayor and City Council of Havre de Grace, Maryland established by Resolution 97-  
31 7 (“Annexation Policy”), a copy of which is attached hereto as Exhibit C.

32 SECTION 3. AND BE IT FURTHER RESOLVED that, promptly after the introduction  
33 and first reading of this Resolution by the Mayor and City Council of Havre de Grace, Maryland,  
34 the Director of Administration shall create a public notice, briefly and accurately describing the  
35 proposed change and the conditions and circumstances applicable. The aforesaid notice shall be  
36 published two (2) times at not less than weekly intervals in a newspaper or newspapers of general  
37 circulation in the City of Havre de Grace and the area to be annexed, as the area to be annexed is  
38 less than 25 acres. The aforesaid public notice shall state a time, not less than fifteen (15) days  
39 after the fourth (4th) publication thereof and not less than 30 days after the Annexation Plan is

1 provided to the regional and national planning agencies, and the place within the City of Havre de  
2 Grace at which a public hearing shall be held to consider public comment to consider this  
3 Resolution. The public hearing may be continued or rescheduled in accordance with the  
4 requirements set forth in Local Government Article of the Annotated Code of Maryland.  
5 Immediately upon the first publication of the specified public notice, a copy of the public notice  
6 and other relevant documents shall be provided to the Harford County Council, the Harford County  
7 Executive, the Director of the Harford County Department of Planning and Zoning, the Planning  
8 Commission of the City of Havre de Grace, and to any other regional or state planning agency  
9 having jurisdiction over the property, including the Executive Director of the Baltimore  
10 Metropolitan Council.

11 SECTION 4. AND BE IT FURTHER RESOLVED that, this Annexation Resolution  
12 shall become effective forty-five (45) days after its enactment by the Mayor and City Council of  
13 Havre de Grace, Maryland, provided this Resolution is read and passed by an affirmative vote of  
14 a majority of the Council members present at a second reading of the Resolution at a regular City  
15 Council meeting after the conclusion of the public hearing and any continuation thereof as  
16 prescribed by the Local Government Article Section 4-407 of the Annotated Code of Maryland (as  
17 amended) and also provided that a proper petition for referendum calling for an election related to  
18 the annexation is not filed as permitted by law.

19 SECTION 5. AND BE IT FURTHER RESOLVED that, if any section, subsection,  
20 paragraph, sentence, clause, phrase or word of this Resolution or its application to any person or  
21 circumstances is held invalid by any court of competent jurisdiction, the remaining sections,  
22 subsections, paragraphs, sentences, clauses, phrases, and words of this Resolution, or the  
23 application of the provision to other persons or circumstances then in effect, shall continue in full  
24 force and effect.

25 SECTION 6. AND BE IT FURTHER RESOLVED, by the Mayor and City Council of  
26 Havre de Grace, Maryland, that the Director of Planning shall promptly register the original and  
27 the new corporate boundaries of the City of Havre de Grace with the Clerk of the Circuit Court of  
28 Harford County and the Department of Legislative Reference for the State of Maryland when this  
29 Resolution takes effect.

30 SECTION 7. AND BE IT FURTHER RESOLVED, by the Mayor and City Council of  
31 Havre de Grace, Maryland that the Mayor is authorized to enter into an Annexation Agreement  
32 with the recommendation of the Director of Planning, the Director of the Department of Public  
33 Works, and the City Attorney to implement the purposes of this Annexation Resolution.

34 SECTION 8. AND BE IT FURTHER RESOLVED, that the Mayor is authorized to enter  
35 into a Public Works Agreement with the recommendation of the Director of the Department of  
36 Public Works and the City Attorney, to implement the purposes of this Annexation Resolution.

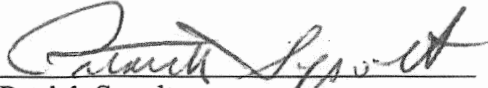
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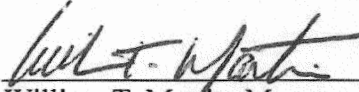
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1 ATTEST:  
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THE MAYOR AND CITY COUNCIL  
OF HAVRE DE GRACE

6   
7 Patrick Sypolt  
8 Director of Administration  
9

By:   
William T. Martin, Mayor

10

11 Date Introduced: October 7, 2019  
12 Date of Public Hearing: November 18, 2019  
13 Date of Second Reading and Adoption, Enacted: December 2, 2019  
14 Effective Date (45 days after adoption): January 21, 2020  
15 List of Exhibits  
16 Exhibit A: Legal Description  
17 Exhibit B: Annexation Plan Resolution 2019-11  
18 Exhibit C: Annexation Policy Resolution 97-7

1 RESOLUTION NO. 2019-11|

2 THE ANNEXATION PLAN FOR THE LAND OF 1921 PULASKI  
3 HIGHWAY TAX ID CONSISTING OF A TOTAL OF 8.83 ACRES  
4 MORE OR LESS.

5 RESOLUTION BY THE MAYOR AND CITY COUNCIL OF HAVRE  
6 DE GRACE, MARYLAND, ADOPTED PURSUANT TO THE  
7 AUTHORITY OF THE MARYLAND CONSTITUTION ARTICLE XI-E  
8 AND THE PROVISIONS OF THE ANNOTATED CODE OF  
9 MARYLAND, LOCAL GOVERNMENT SECTION 4-405 WHICH  
10 REQUIRES THE LEGISLATIVE BODY OF A MUNICIPALITY  
11 SEEKING TO ANNEX PROPERTY AFTER OCTOBER 1, 2006 TO  
12 ADOPT AN ANNEXATION PLAN FOR THE SUBJECT PROPERTY  
13 AND THAT THE ANNEXATION PLAN NOT BE PART OF THE  
14 ANNEXATION RESOLUTION.

15 **WHEREAS**, Donald W. Bonnett, Margaret B. Bonnett, and Margaret A. Bonnett  
16 (“Owners”) and Nancy A. Addison (“Resident Voter”) (collectively, “Petitioners”) have sought  
17 annexation of their land pursuant to a Petition for Annexation submitted to the Mayor and City  
18 Council of Havre de Grace on October 7, 2019; and

19 **WHEREAS**, the property which the Petitioners seek to have annexed is situate and lying  
20 in the Sixth Election District of Harford County, Maryland, acquired by virtue of and more  
21 particularly described in, the following:

22 Deed of Gift dated January 31, 2017, recorded among the land records of Harford  
23 County, Maryland in Liber JJR No. 12233, folio 294, from Donald William Bonnett  
24 and Margaret Bohlen Bonnett (“Grantors”) unto Margaret Anne Bonnett  
25 (“Grantee”) consisting of approximately 8.83 acres, more or less (the “Property”).

26 **WHEREAS**, the Property is reflected on the attached plat marked Exhibit A and said  
27 property sits on the west side of Pulaski Highway, Route 40, on the southern boundary of the City  
28 of Havre de Grace (“City”); and

29 **WHEREAS**, the annexation request is consistent with the City’s Comprehensive Plan, and  
30 specifically the Municipal Growth Element and expansion along Route 40;

31 **NOW THEREFORE**, the Mayor and City Council adopt the following Annexation Plan  
32 for the Property:

33 THE ANNEXATION PLAN FOR 8.83 ACRES MORE OR LESS, ALONG PULASKI  
34 HIGHWAY (ROUTE 40) LOCATED IN THE SIXTH ELECTION DISTRICT, 1921  
35 PULASKI HIGHWAY

- 36 1. Introduction. The Property proposed to be annexed in this Plan is situated along Pulaski  
37 Highway (Route 40) between the Bulle Rock development and Swan Creek Village.  
38 For identification purposes, the Property is a single parcel described in one deed

1 recorded at Liber 12233, folio 00294, in the land records of Harford County with tax  
2 account number 06-005594, for a total of 8.83 acres, more or less. The entire area to be  
3 annexed is reflected on Exhibit A.

- 4 2. Current Conditions. Currently there are two single family homes located on the  
5 Property. Nancy A. Addison, a resident voter, currently resides in the home located on  
6 the Property at 1921 Pulaski Highway, Havre de Grace, Maryland. With respect to the  
7 Property being annexed, only Nancy A. Addison is a registered voter in Harford  
8 County, Maryland. The Property is currently serviced with private well and septic.
- 9 3. Current Zoning. The Property is currently zoned CI/Commercial Industrial district  
10 on the official zoning maps of Harford County.
- 11 4. Future Proposed Use. Major change is proposed for the property. A developer has  
12 indicated an interest in constructing multifamily residential units with a commercial  
13 component. The specific proposed use may change and is not finalized.
- 14 5. Proposed Zoning. A proposed zoning code amendment will be considered by the Mayor  
15 and City Council of Havre de Grace. The City's C/Commercial district will be amended  
16 to accommodate multifamily residential uses as part of a mixed-use development. The  
17 proposed zoning is also consistent with the Comprehensive Plan for the City of Havre  
18 de Grace.
- 19 6. Public Facilities. There is currently no requirement that the land subject to this  
20 Annexation Plan be set aside for a school site, water or sewer treatment facilities,  
21 libraries, recreation, or fire, EMS or police departments, except for a construction of a  
22 water main line from approximately Blenheim Farm Lane to the subject property that  
23 will serve the proposed development. The current annexation shall be a cause for  
24 anticipated infrastructure needs. As for water and sewer capacity, the City estimates  
25 that it currently has the water and sewer capacity for the property. However,  
26 infrastructure improvements for water pressure and volume of delivery may be  
27 required. Until the site plan is approved, water and sewer capacity remain uncommitted  
28 and not guaranteed. Sewer lines must be extended to the property. If there are any  
29 required infrastructure improvements, including but not limited to water and sewer  
30 capacity or distribution, they shall all be paid for by the owner/developers of the  
31 property along with required bonding for performance and maintenance.

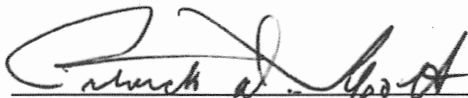
32  
33 The Owners/Developers of the Property shall be charged the standard capital cost  
34 recovery charges, user benefit fees and all other fees and charges associated with  
35 connection to the City's water and sewer systems. Water and Sewer service rates shall  
36 be charged at the generally applicable rates and pursuant to the conditions generally  
37 applied by the City. The Property may be subject to recoupment agreements for water  
38 and sewer and the Mayor is authorized to enter into an Annexation Agreement, Public  
39 Works Agreement, or Recoupment Agreement consistent with the terms of this  
40 Annexation Plan and the Annexation Resolution, after consultation with the Director  
41 of the Department of Public Works and the City Attorney, provided such agreement is  
42 recommended for approval by the Director and reviewed for legal sufficiency by the  
43 City Attorney.

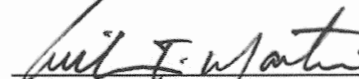
- 1 7. Trash Removal. As a property in the Commercial district with a multifamily  
2 residential component, the Property will be required to contract with a private trash  
3 hauler on terms and conditions similar to other commercial properties in the City.  
4 8. Fire Protection. Fire protection shall continue to be provided to the property by the  
5 Susquehanna Hose Company, Inc. pursuant to conditions applicable to the other  
6 properties within the corporate boundaries of the City.  
7 9. Schools – Library – Recreation. Although the scope of the development on the  
8 property is relatively limited in size, the proposed zoning amendment will include  
9 appropriate required recreation elements. There will be no additional school or library  
10 expansions as a result of the proposed development.  
11 10. Real Property Taxes. The Property shall be taxed by the City at generally  
12 applicable rates. If the land is potentially subject to an abatement request due to an  
13 enterprise zone designation, or recoupment fees for infrastructure costs already in  
14 place, and if a request for an abatement is made, the City acknowledges that it would  
15 consider such a request in accordance with applicable law so long as the terms of this  
16 Annexation Plan have otherwise been complied with by the Owners and Developers.  
17 11. EMS. EMS protection shall be provided to the Property by the Havre de Grace  
18 Ambulance Corps, Inc. pursuant to the conditions applicable to other properties within  
19 the corporate boundaries of the City of Havre de Grace.  
20 12. Police. Police protection shall be provided to the property by the Havre de Grace  
21 Police Department pursuant to the conditions to other properties within the corporate  
22 boundaries of the City of Havre de Grace.  
23 13. Timing of Municipal Services. Municipal services shall be provided at the time of  
24 construction/development of the property and prior to the issuance of any new use and  
25 occupancy permit.  
26 14. Annexation Agreement. The City and the owners/developers of the property agree to  
27 enter into an Annexation Agreement and/or a Public Works Agreement detailing the  
28 terms of this Annexation Plan and any other appropriate conditions, if required by the  
29 City. The provisions of this Annexation Plan are to be considered minimum  
30 requirements and additional requirements or more stringent requirements may be  
31 added.

32 ENACTED this 7<sup>th</sup> day of October, 2019.

33 ATTEST:

THE MAYOR AND CITY COUNCIL  
OF HAVRE DE GRACE

34  
35  
36   
37 Patrick D. Sypolt  
38 Director of Administration  
39

  
40 William T. Martin, Mayor  
41

Introduced: October 7, 2019

Adopted: October 7, 2019

10 : 9/18/19  
4 : 19675  
307534

IN THE MATTER OF PETITION \*  
FOR ANNEXATION OF \* BEFORE THE  
APPROXIMATELY 8.83 ACRES, \* CITY OF HAVRE DE GRACE,  
MORE OR LESS, OF LAND LOCATED \* MARYLAND  
AT 1919 & 1921 PULASKI HIGHWAY \*  
\* \* \* \* \*

**PETITION FOR ANNEXATION**

Donald W. Bonnett, Margaret B. Bonnett, Margaret A. Bonnett ("Owners"), and Nancy A. Addison ("Resident Voter") (collectively the "Petitioners"), file this Petition for Annexation with the Mayor and City Council of Havre de Grace, Maryland, pursuant to the provisions of Section 4-404 of the Local Government Article of the Annotated Code of Maryland, and state:

1. The property proposed to be annexed consists of 8.83 acres, more or less, owned by the Owners, situate and lying in the Sixth Election District of Harford County, Maryland, acquired by virtue of, and more particularly described in, the following:

Deed of Gift dated January 31, 2017, recorded among the Land Records of Harford County, Maryland in Liber JJR No. 12233, folio 294, from Donald William Bonnett and Margaret Bohlen Bonnett ("Grantors") unto Margaret Anne Bonnett ("Grantee") (the "Property").

2. Owners own one hundred percent (100%) of the 8.83 acres of the Property proposed to be annexed. Therefore, Petitioners are the owners of more than 25% of the assessed valuation of the Property proposed to be annexed.



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3. There are two single family homes located on the Property. Nancy A. Addison, a Resident Voter, currently resides in the home located on the Property at 1921 Pulaski Highway, Havre de Grace. Only Nancy A. Addison is a registered voter in Harford County, Maryland. Therefore, Resident Voter is the one hundred percent (100%) registered voter who is a resident in the area to be annexed.

4. The Property is bordered to the east by land located within the corporate limits of the City of Havre de Grace and bounded by Pulaski Highway (U.S. Route 40) to the south.

5. The annexation of the Property into the corporate area of the City of Havre de Grace will not create any unincorporated area which is bounded on all sides by (a) real property presently in the boundaries of the municipality, (b) real property proposed to be in the boundaries of the municipality as a result of the proposed annexation, or (c) any combination of such Property.

6. The Petitioners hereby request that the Property be annexed by the Mayor and City Council of Havre de Grace, Maryland on the terms and conditions set forth in the Annexation Resolution and that upon annexation the Property be designated as C-Commercial District in the Havre de Grace Zoning Code.

7. The Petitioners reserve the right to withdraw this Petition and revoke their consents to annexation of the Property at any time before the effective date of the Resolution upon written notice to the Mayor and City Council of Havre de Grace.

WHEREFORE, Petitioners request:

10 : 9/18/19  
4 : 19675  
307534

a. That the Mayor and City Council of Havre de Grace, Maryland verify that this Petition complies with Section 4-404 of the Local Government Article of the Annotated Code of Maryland; and

b. That upon verification that the requirements of Section 4-404 have been met the Property be zoned C-Commercial District in the City of Havre de Grace.

Petitioners hereby sign this Petition to request and consent to annexation and zoning reclassification of the Property and the granting of the relief herein mentioned on the terms and conditions set forth herein.

WITNESS:

X Virginia W. Rennie  
WITNESS

X Virginia W. Rennie  
WITNESS

X Virginia W. Rennie  
WITNESS

Lisa Miller  
WITNESS

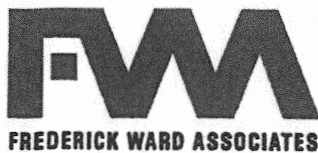
Donald W. Bonnett  
Donald W. Bonnett, Owner and Petitioner

Margaret B. Bonnett  
Margaret B. Bonnett, Owner and Petitioner

Margaret A. Bonnett  
Margaret A. Bonnett, Owner and Petitioner

Nancy A. Addison  
Nancy A. Addison, Resident Voter and  
Petitioner

# Exhibit A



5 South Main Street  
P.O. Box 727  
Bel Air, Maryland 21014  
410-838-7900  
[www.frederickward.com](http://www.frederickward.com)

September 30, 2019

8.8328 Acre Parcel of Land to be Annexed to the Corporate Boundary of the City of Havre de Grace, Located at 1919 & 1921 Pulaski Highway, Sixth Election District, Harford County, Maryland

BEGINNING for the same at an iron pin heretofore set at the end of the seventy-ninth or North 22°11'24" West 363.25 feet course of that tract or parcel of land described in City of Havre de Grace Resolution No. 239 and known as the 2003 Annexation 1<sup>st</sup> Addition and as described in Subsection A.21 of Appendix A of the Charter of the City of Havre de Grace as revised November 2015. Said point of beginning also bears coordinates, referenced to the Maryland Coordinate System (NAD83) of North 680270.5718 and East 1558583.0639. Said point of beginning also lying in the eighth or North 22°11'24" West 419.65 feet line of the first of those tracts or parcels of land conveyed by E.B. Abel and Susan V. Abel to Blenheim, LLC by a deed dated May 1, 1996 as recorded among the land records of Harford County in Liber CGH 2374, folio 793 at a point lying South 22°11'05" East 56.40 feet from an iron pin heretofore set at the end of said line. Thence, from the point of beginning, binding reversely on a part of said eighth line and binding reversely on the aforesaid seventy-ninth course of the 2003 Annexation, 1<sup>st</sup> Addition, as now surveyed;

111) South 22°11'05" East 363.26 feet to an iron pin heretofore set to intersect the northwesterly right of way line of U.S. Route 40, Pulaski Highway, a one hundred fifty foot wide right of way heretofore laid out as shown on State Roads Commission of Maryland Plat No. 1831. Thence, leaving the outlines of the aforesaid 2003 Annexation 1<sup>st</sup> Addition and binding on the said right of way as conveyed by Mary E. Mitchell to the State Roads Commission of Maryland by a deed dated November 14, 1935 as recorded among the land records of Harford County in Liber SWC 239, folio 107, the five following courses;

- 2) South 57°00'55" West 227.57,
- 3) North 32°59'05" West 25.00 feet,
- 4) South 57°00'55" West 52.00 feet,
- 5) South 32°59'05" East 25.00 feet,

6) South 57°00'55" West 618.33 feet to point in a utility pole now standing on the northwesterly right of way line of U.S. Route 40 at the end of the third or South 24°15'28" East 418.21 feet line of that tract or parcel of land conveyed by G. Corthell Mitchell and Marie G. Mitchell, et al to The Dixon Holding Company by a deed dated March 15, 1967 as recorded among the land records of Harford County in Liber GRG 736, folio 418. Said point also now being the southeasterly corner of Lot 1 as shown on a plat entitled "Final Plat, The Village at Swan Creek" as recorded among the land records of Harford County in Plat Book JJR 121, folio 99. Thence, leaving U.S. Route 40 and binding reversely on the said third course of the parcel described in Liber GRG 736, folio 418,

7) North 32°56'49" West, passing over an iron pin heretofore set at 5.00 feet, and, passing over an iron pipe heretofore set at 418.58 and, continuing, for a total distance of 424.43 feet to an iron pipe heretofore set to intersect the southeasterly right of way line of that strip or parcel of land conveyed by Joseph G. Mitchell and Frances A. Mitchell to the Baltimore and Ohio Railroad Company by a deed dated October 1, 1883 as recorded among the land records of Harford County in Liber ALJ 50, folio 27. Thence, binding thereon as acquired by CSX Transportation, Inc through Articles of Merger recorded among the land records of Harford County in Liber CGH 1519, folio 381,

8) North 57°43'54" East 875.33 feet to an iron pin heretofore set at the end of the third or nearly North 63 feet line of the first of those tracts or parcels of land conveyed by Joseph G. Mitchell and Frances A. Mitchell to the Baltimore and Ohio Railroad Company by a deed dated March 26, 1884 as recorded among the land records of Harford County in Liber ALJ 50, folio 78. Thence, binding reversely on the third and second courses of said conveyance,

9) South 03°11'38" East 63.53 to an iron pin heretofore set,

10) North 57°43'54" East 122.00 feet to the point of beginning hereof.

CONTAINING 8.8328 acres (384755 square feet) of land, more or less

BEING that tract or parcel of land conveyed by Donald William Bonnett and Margaret Bohlen Bonnett to Donald William Bonnett and Margaret Bohlen Bonnett and Margaret Anne Bonnett by a deed dated December 6, 1997 as recorded among the land records of Harford County in Liber CGH 2612, folio 858 and by subsequent deeds by Donald William Bonnett and Margaret Bohlen Bonnett to Margaret Anne Bonnett by deeds dated January 10, 1998, January 2, 1999, December 3, 2008, January 8, 2009, January 3, 2010, April 18, 2011, March 5, 2016 and January 31, 2017 and as recorded among the land records of Harford County in Liber CGH 2622, folio 559, Liber CGH 2918, folio 194, Liber JJR 8010, folio 478, Liber JJR 8067, folio 061, Liber JJR 8521, folio 312, Liber JJR 9163, folio 474, Liber JJR 11718, folio 137 and Liber JJR 12233, folio 294, respectively.

THE FOREGOING PARTICULAR DESCRIPTION is intended for the purpose of annexation the described property to the corporate boundaries of the City of Havre de Grace and not for the purpose of conveyance of the real property.

THIS PARTICULAR DESCRIPTION was prepared under the responsible charge of Vincent X. Nohe, a Registered Professional Land Surveyor in the State of Maryland. My current license expires August 8, 2020.

