

COUNCIL OF THE TOWN OF LA PLATA
Resolution 22-05

Introduced By:	Mayor Jeannine E. James
Date Introduced:	March 22, 2022
Date Adopted:	May 10, 2022
Date Effective:	June 23, 2022

1 **A RESOLUTION** concerning

2
3 **Villages of Rosewick Annexation**

4
5 **FOR** the purpose of authorizing the annexation of 20.7256 acres, more or less, of land into the
6 corporate limits of the Town of La Plata by amending the corporate limits of the Town;
7 establishing certain terms, conditions and circumstances applicable to such land and to
8 the owners there of; providing for zoning of such land upon annexation; and all matters
9 relating to the annexation of such 20.7256 acres of land, more or less, into the Town of
10 La Plata

11
12 **WHEREAS**, the Town of La Plata has received a written Petition for Annexation,
13 C&K Properties of Maryland, LLC, to extend the boundaries of the Town; and

14
15 **WHEREAS**, the Town has verified that the petition satisfies the requirements of the Local
16 Government Article, Section 4-404, of the *Annotated Code of Maryland*; and

17
18 **WHEREAS**, all public hearings, notifications and approvals as required by law have
19 occurred;


20
21 **NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE TOWN OF**
22 **LA PLATA** that the corporate boundaries of the Town of La Plata are enlarged and extended to
23 include into the Town of La Plata the parcel of land consisting of 20.7256 acres, more or less,
24 referred to and described in the petition ANX-000571-2022 and related exhibits, attached hereto
25 and incorporated herein by reference.


26
27 **ADOPTED AND APPROVED** by the Council of the Town of La Plata on 10 May 2022
28 2022.

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SEAL:

COUNCIL OF THE TOWN OF LA PLATA


Jennine E. James, Mayor



James Goldsmith, Councilman


Matthew D. Trollinger, Councilman


Evalyne L. Bryant-Ward, Councilwoman


David M. Jenkins, Councilman

ATTEST:


Michelle Miner
Assistant Town Manager

Date: 18 May 2022

EXPLANATION:
CAPITALS INDICATE MATTER ADDED TO EXISTING LAW
((Double Parenthesis)) indicate matter deleted from existing law.
Underlining indicates amendments to bill.
~~Strike-Out~~ indicates matter stricken from bill by amendment or deleted from the law by amendment.



ENGINEERS • ARCHITECTS • PLANNERS • LANDSCAPE ARCHITECTS

**The Lands to Be Annexed
Into the Town of LaPlata
In the Sixth Election District
Charles County, Maryland**

BEGINNING at an iron rod found on the southern right-of-way line of Rosewick Road, a 150 foot right-of-way as shown in plat book 56 page 312 and recorded among the Plat Records of Charles County, Maryland; said point being further located as the northernmost common corner of the herein described and a parcel of land now or formerly in the name of Ray C. Love recorded among the land Records of Charles county Maryland in Liber 9252, at Folio 93; said point being lastly described as the northeastern most point of the herein described;

THENCE leaving said point of beginning, so fixed, and running with the lands of Ray C. Love recorded (L. 9252 F. 93) the following (2) courses and distances, 196.89 feet along an arc of curvature to the left, said arc having a radius of 5869.65 feet, a delta of $1^{\circ}55'19''$, a tangent of 98.45 feet and being scribed by a chord of

1. **South $37^{\circ}04'01''$ West, 196.88 feet** to an iron rod set, and
2. **South $53^{\circ}53'38''$ East, 102.31 feet** to an iron rod found;

THENCE leaving said Love parcel (L. 9252 F.93) and running and binding with the right-of-way of CSX Transportation Inc. recorded in Liber 2885 at Folio 456 the following course and distance, 885.37 feet along an arc of curvature to the left, said arc having a radius of 5738.09 feet, a delta of $8^{\circ}50'26''$, a tangent of 443.57 feet and being scribed by a chord of

3. **South $31^{\circ}38'15''$ West, 884.49 feet** to an iron rod found;

THENCE leaving said CSX right of way (L. 2885 F. 456) and running and binding with the lands now or formerly of La Plata Commerce Center Joint Venture LLC recorded in Liber 8913 at Folio 164 and also with the boundary of the Town of La Plata the following four (4) courses and distances,

4. **North $53^{\circ}54'51''$ West, 276.19 feet** to an iron rod found,
5. **South $81^{\circ}55'54''$ West, 278.57 feet** to an iron rod found,
6. **North $60^{\circ}34'06''$ West, 122.70 feet** to a point, and
7. **North $88^{\circ}11'06''$ West, 21.13 feet** to a point;

THENCE leaving said La Plata Commerce Center Joint Venture LLC (L. 8913 F. 164) and running and binding with the land of Lelia Hicks as recorded in Liber 140 at Folio 370 and with the boundary of the Town of La Plata the following course and distance

- 8. North 88°11'06" West, 298.37 feet** to a point on the right-of-way of Washington Avenue;

THENCE leaving said Lelia Hicks parcel (L. 140 F. 370) and running through the right of way of Washington Avenue to the centerline thereof and continuing with the boundary of the Town of La Plata the following course and distance,

- 9. South 86°04'24" West, 46.00 feet** to a point on the centerline of the Right-Of-Way of Washington Avenue;

THENCE running with the centerline of Washington Avenue and continuing with the boundary of the Town of La Plata the following course and distance, 447.52 feet along an arc of curvature to the left, said arc having a radius of 1700.00 feet, a delta of 15°04'59", a tangent of 225.06 feet and being scribed by a chord of

- 10. North 11°28'05" West, 446.23 feet** to a point;

THENCE leaving said centerline of Washington Avenue and running through the right of way of Washington Avenue and continuing with the boundary of the Town of La Plata the following course and distance

- 11. North 70°59'26" East, 46.00 feet** to a point;

THENCE leaving said boundary of the town of La Plata and continuing with said right-of-way of Washington Avenue and the lands of Bardon, Inc. recorded in Liber 3433 at Folio 119 the following two (2) courses and distances, 68.27 feet along an arc of curvature to the right, said arc having a radius of 1746.00 feet, a delta of 2°14'25", a tangent of 34.14 feet and being scribed by a chord of

- 12. South 17°53'22" East, 68.26 feet** to a point, and
13. South 66°06'38" East, 76.52 feet to a point;

THENCE running with the northern right-of-way line of Rosewick Road and the lands of Bardon Inc. recorded in Liber 3433 at Folio 119 the following (4) courses and distances, 464.69 feet along an arc of curvature to the left, said arc having a radius of 1534.00 feet, a delta of 17°21'23", a tangent of 234.14 feet and being scribed by a chord of

- 14. North 67°05'33" East, 462.92 feet** to a point,
15. North 58°24'51" East, 217.13 feet to the point, thence 644.69 feet along an arc of curvature to the right, said arc having a radius of 1866.00 feet, a delta of 19°47'43", a tangent of 325.59 feet and being scribed by a chord of
16. North 68°18'42" East, 641.49 feet to a point, and
17. North 78°12'33" West, 191.35 feet to a point;

THENCE leaving said Bardon Inc. (L. 3433 F. 119) and running through the Rosewick Road right of way the following course and distance.

- 18. South 11°47'27" East, 150.00 feet** to the point of beginning.

CONTAINING 20.7255 acres of land more or less as described by Lorenzi, Dodds, and Gunnill, Inc. in March, 2019;

BEING all of the land proposed for Town of La Plata Annexation as well as all of the land conveyed to C & K Properties of Maryland LLC from Constrander LLC by deed dated June 16, 2013 and recorded among the Land Records of Charles County, Maryland in Liber 8269 at Folio 60; being all of the remaining land conveyed to Lelia Hicks from Sydney Lucas by deed dated March 11, 1959 and recorded among the Land Records of Charles County, Maryland in Liber 140 at Folio 370; and being parts of Washington Avenue and Rosewick Road.

I hereby certify that the above was prepared under my direct supervision and that I was in responsible charge as defined in COMAR section 09.13.06.12.



Kevin S. Norris
Professional Land Surveyor
Maryland Registration # 21115
License Expires January 18, 2020



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CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TAN	CHORD BRG	CHORD DIST
C1	532.22	1684.00	18°06'29"	268.35	N67°28'06"E	530.01
C2	592.86	1716.00	19°47'43"	299.42	S68°18'42"W	589.92
C3	196.89	5869.65	1°55'19"	96.45	S37°04'01"W	196.88
C4	885.37	5738.09	8°50'26"	443.57	S31°38'15"W	884.49
C5	157.24	1746.00	4°58'44"	78.67	N06°30'19"W	157.19
C6	644.69	1866.00	19°47'43"	325.59	S68°18'42"W	641.49
C7	464.69	1534.00	17°21'23"	234.14	S67°05'33"W	462.92
C8	68.27	1746.00	2°14'25"	34.14	N17°53'22"W	68.26
C9	447.52	1700.00	15°04'59"	225.06	S11°28'05"E	446.23

N/F
BARDON INC.
L. 3433 F. 119
ZONED IG

5.2538 AC.
P.B. 55 @ 366

P.B. 56 @ 312

N/F
RAY C LOYE
L. 9232 F. 91
ZONED IG

WASHINGTON AVENUE
VARIABLE WIDTH R/W
COUNTY ROAD
P.B. 55 @ 367
0.6946 AC.

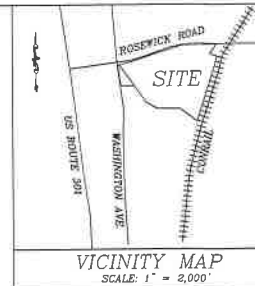
C & K PROPERTIES OF MD L.L.C.
L. 8269 F. 60
14.1286 AC.
ZONED IG

LELIA HICKS
L. 140 F. 370
0.6486 AC
ZONED IG

N/F
LA PLATA COMMERCE CENTER
JOINT VENTURE L.L.C.
L. 8913 F. 164
P.B. 58 @ 46
ZONED IG

N 323744.30
E 1319411.84

CSX TRANSPORTATION INC.
L. 2885 F. 456
68' R/W



VICINITY MAP
SCALE: 1" = 2,000'

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS CORRECT; THAT IT IS A SPECIAL PURPOSE SURVEY OF THE LAND CONVEYED TO C & K PROPERTIES OF MARYLAND L.L.C. BY DEED DATED JUNE 16, 2013 AND RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN LIBER 8269 AT FOLIO 60 AND LELIA HICKS BY DEED DATED MARCH 11, 1959 AND RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN LIBER 140 AT FOLIO 370, AND PART OF THE LAND KNOWN AS WASHINGTON AVENUE SHOWN ON PLAT RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN PLAT BOOK 55 PAGE 367 AND PART OF THE LAND KNOWN AS ROSEWICK ROAD SHOWN ON PLATS RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN PLAT BOOK 55 PAGE 366-370 AND PLAT BOOK 56 PAGE 312-313; AND THAT SECTION 3-108 (REAL PROPERTY ARTICLE) OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH. I FURTHER CERTIFY THAT I WAS IN RESPONSIBLE CHARGE AS DEFINED IN COMAR REGULATIONS FOR THE STATE OF MARYLAND IN SECTION 9.13.06.12. LICENSE EXPIRES 1-18-20

KEVIN S. NORRIS
MARYLAND PROFESSIONAL LAND SURVEYOR
REG. NO. 21115

"PLAT OF ANNEXATION"
OF THE LANDS OF
C & K PROPERTIES OF
MARYLAND L.L.C.,
ROSEWICK ROAD

TAX MAP 33, GRID 3, PARCEL 3
1ST ELECTION DISTRICT-CHARLES COUNTY, MARYLAND
DATE: MARCH, 2019 SCALE: 1" = 100'

PREPARED BY: MPH
LORENZI, DODDS & GUNNILL, INC.
ENGINEERS ~ SURVEYORS ~ PLANNERS
3475 LEONARD TOWN ROAD, SUITE 100
WALDORF, MARYLAND 20602
PH: 301-645-2254 or 301-843-6255
LDG Contract No 119069

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SHOW THE OUTLINE OF THE AREA TO BE ANNEXED INTO THE TOWN OF LAPLATA.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.