Annexation Resolution 2022-08

RESOLUTION OF THE MAYOR AND BOARD OF COMMISSIONERS OF THE TOWN OF THURMONT, MARYLAND TO ENLARGE THE CORPORATE BOUNDARIES AND THEREBY AMEND THE CORPORATE BOUNDARIES AS CONTAINED IN THE CHARTER OF THE TOWN OF THURMONT AND TO ESTABLISH THE ZONING CLASSIFICATION OF THE AREA TO BE ANNEXED

RESOLUTION OF THE MAYOR AND BOARD OF COMMISSIONERS OF THE TOWN OF THURMONT, adopted pursuant to the authority of Article XI-E of the Constitution of Maryland and MD Code, Local Government §4-401 to enlarge the corporate boundaries of the TOWN OF THURMONT, a municipal corporation existing under and by virtue of the Laws of the State of Maryland, and pursuant to the provisions of Local Gov’t §4-401, et seq., by adding or annexing to said corporate boundaries 4.8811 +/- acres of land more particularly described in Exhibit #1 attached hereto and made a part hereof (the “Annexation Property”).

WHEREAS, the proposal to enlarge the corporate boundaries of the Town of Thurmont by adding or annexing thereto the Annexation Property, which is immediately adjacent to and adjoining the present corporate boundaries of the Town of Thurmont, as contained in the Petition signed by the requisite number of persons as prescribed and set forth in MD Code, Local Govt §4-404(a), as residents, registered voters, and/or owners of the realty contained within the areas to be annexed; said Petition being dated as of June 15, 2021 and October 15, 2021, and hand-delivered by the Petitioners to the Town of Thurmont Town Hall (hereinafter, the “Petition”); the Petition being incorporated herein by reference as if set forth herein and made a part hereof;

WHEREAS, all other necessary documents have been introduced, made available for public viewing and made available for discussion at the public hearing held on January 10, 2023;

WHEREAS, the Mayor, who is the presiding officer of the legislative body, has caused to be made a verification of the signatures on said Petition, and has ascertained that the requirements of MD Code, Local Govt. §4-401, et seq. have been met, as more fully appears from the certificate of verification subscribed by Chief Administrative Officer, James Humrick, which certificates were presented at this meeting and made part hereof;

WHEREAS, the Petition for Annexation meets all requirements of the law, and pursuant to §4-406 of the Local Government Article of the Annotated Code of Maryland, the Annexation was referred to the appropriate State, Regional and County planning authorities; and,

WHEREAS, the original zoning of the Annexation Property to Institutional (INST), as hereinabove set forth, was referred to the Planning Commission for the TOWN OF THURMONT, and to all other requisite commissions and agencies and said commissions and/or agencies have studied the proposed original zoning of the tract described herein in relation to the Master Plan, Zoning, and all other applicable ordinances, the needs of the TOWN OF THURMONT and Frederick County, and needs of the particular neighborhoods and vicinities of the areas, and has been recommended for approval by The Planning Commission for the TOWN OF THURMONT and determined that the following original zoning and/or re-zoning for said
tract of land is proper and desirable under all of the circumstances and should be accomplished at this time.

**NOW THEREFORE, BE IT RESOLVED,** by the Mayor and Board of Commissioners of the Town of Thurmont, pursuant to the provisions of MD Code, Local Gov’t. §4-402(2) and §4-404 that the corporate boundaries of the Town of Thurmont be and the same are hereby enlarged by adding or annexing thereto the areas immediately adjoining the corporate boundaries of said Town as more particularly described in **Exhibit #1** and set forth in this Resolution and incorporated herein and made a part hereof by reference.

**AND BE IT FURTHER RESOLVED,** that the conditions and circumstances applicable to the change in said corporate boundaries and to the residents and property within the Annexation Property so annexed are set forth in the Petition and as follows:

1. Petitioners shall pay the costs of all public notices and advertisements, all survey costs, planning, consulting, legal and engineering fees and costs necessary to effectuate the purpose of the Petition.

2. The Annexation Property shall be added to the corporate boundaries of the Town of Thurmont and the Annexation Property and any persons now or hereafter residing on the Annexation Property shall be generally subject to the provisions of the Charter of the Town, the Code of the Town of Thurmont, and all acts, ordinances, resolutions and policies of the Town of Thurmont, including those related to the installation and connection to existing utilities, facilities and municipal services.

3. The Annexation Property shall be zoned by the Town, as of the effective date of the Annexation Resolution, INST, subject to the express approval of Frederick County, Maryland.

4. The Annexation Plan, presented to the Town of Thurmont simultaneously with this Resolution, at least thirty (30) days before the public hearing relating to this annexation, is hereby accepted and adopted by the Town of Thurmont as required by and in accordance with Local Govt. §4-415. The Annexation Plan is attached hereto as **Exhibit #2** and is incorporated herein by reference.

5. Petitioners agree that neither the receipt of the Petition nor the presentment of this Resolution to the Mayor and Board of Commissioners by the Town is to be considered a waiver of any provisions of the Annotated Code of Maryland, or the common law thereof.

6. Petitioners further agree that the final determination as to whether or not the Town of Thurmont, Maryland shall enlarge its corporate boundaries as requested herein lies exclusively within the discretion of the legislative body.

**AND, BE IT FURTHER RESOLVED,** that the above-mentioned Petition for Annexation and the Certificate of Verification hereinabove referred to, be filed and recorded
among the records with the Chief Administrative Officer of the Town of Thurmont and to be filed with the records of this meeting as part of this Resolution by reference.

AND, BE IT FURTHER RESOLVED, that the Annexation Property proposed to be annexed as aforesaid and described herein shall be zoned and constituted as designated on an amended and revised zoning map to be prepared and filed with all proper agencies in accordance with the terms of this Resolution.

AND, BE IT FURTHER RESOLVED, that the Town Planner of the TOWN OF THURMONT be and is authorized and directed to amend and change the corporate boundaries and the Zoning Map of the TOWN OF THURMONT as it now exists to henceforth show classification of the aforesaid Annexation Property described herein as set forth above.

AND, BE IT FURTHER RESOLVED, that the aforesaid Resolution relative to zoning shall take effect when and if the aforesaid Resolution regarding annexation shall become effective as above set forth.

AND, BE IT FURTHER RESOLVED, that the description of the corporate boundaries of the Town of Thurmont as referred to and incorporated in the Charter of the Town of Thurmont, is hereby amended by eliminating from said existing description of the corporate boundaries that part thereof which is struck and added thereto new matter is hereinafter bold font and said new description to be filed in accordance with the provisions of the Annotated Code of Maryland and the Charter of the Town of Thurmont shall read as follows:

[SEE ATTACHED EXHIBIT #3 FOR CORPORATE BOUNDARY OF TOWN WITH NEW METES AND BOUNDS]

AND, BE IT FURTHER RESOLVED, that this Resolution shall become effective at the end of forty-five (45) days following its final enactment, unless a proper petition for referendum hereon shall be filed.

WITNESS

[Signature]
Name: James C. Humerick
Title: Chief Administrative Officer

Date Introduced: 11/22/2022
Final Enactment: 01/10/2023
Effective Date: 02/24/2023

BY ORDER OF THE MAYOR AND BOARD OF COMMISSIONERS OF THE TOWN OF THURMONT

By: [Signature] (SEAL)
Name: John A. Kinnaird
Title: Mayor
EXHIBIT #3

New Metes and Bounds Description to be Provided upon Approval of Annexation Resolution
ANNEXATION PLAN

for the

APPLES UNITED CHURCH of CHRIST & TOWN OF
THURMONT WELL HOUSE 7

November 1, 2022

This Annexation Plan is consistent with the municipal growth element of the Town of Thurmont Master Plan, the Town’s official adopted Comprehensive Plan. The following are milestones in the public review and consideration of the proposed Annexation.

- The Board of Town Commissioners reviewed the proposed annexation request and forwarded it to the Thurmont Planning and Zoning Commission for its review and recommendation.

- The Thurmont Planning and Zoning Commission reviewed the proposed annexation. It voted to provide a favorable recommendation to the Board of Town Commissioners for the annexation and the zoning of the Property in particular.

- At a Board of Town Commissioners meeting on November 15, 2022, the Mayor and Town Commissioners shall introduce the Annexation Resolution. The Town Administrator directed that this Annexation Plan be forwarded to the Maryland Department of Planning and Frederick County for comment at least 30 days prior to a public hearing as provided for by State law.

A. GENERAL INFORMATION AND DESCRIPTION

1. Petitioners:
   a) The Apples United Church of Christ located at 7908 Apples Church Road in Thurmont, and
   b) The Thurmont Board of Commissioners – Wellhouse 7 located at 7906 Apples Church Road in Thurmont.
2. Location:
   a) 7908 Apples Church Road, Thurmont MD 21788; Tax Map 019F, Grid 15, Parcel 0000; Tax Account No: 15-318260
   b) 7906 Apples Church Road, Thurmont MD 21788; Tax Map 019F, Grid 9, Parcel 0000; Tax Account No: 15-338296

3. Property Description:
The Annexation Property is part of a survey titled Annexation Plat Commissioners of Thurmont & Apples United Church of Christ determined to be 4.8789 acres (see attachment 1 Annexation Plat).

   a) 4.6078 acres owned by the Apples United Church of Christ with the use as a Church. Improvements include a church, a social hall, shed and a pavilion.

   b) 0.2711-acre portion owned by the Thurmont Board of Commissioners and is utilized to provide municipal Wellhouse services. Improvements include a wellhouse pump station. The 0.7873 acre parcel is split by the municipal boundary with 0.5162 acres already within Town limits. 0.2711 acres of this parcel is the subject of the annexation.

4. Existing Zoning:
The Annexation property is zoned Agriculture (A) under the Frederick County Code.

B. LAND USE PATTERNS PROPOSED FOR THE AREA TO BE ANNEXED
1. Comprehensive Plan:
The Town of Thurmont adopted its current comprehensive plan, Thurmont Master Plan: 2040 Envision in 2022. The Property is located within the Town's designated Municipal Growth Area with a planned land use designation of "Institutional". The annexation of the subject Property is consistent with the Thurmont Master Plan.

2. Proposed Zoning:
   Upon annexation, the Property is proposed to be zoned INST (Institutional) under the Thurmont Zoning Ordinance. The 0.5162-acre portion of the Town Wellhouse Property already within Town limits is zoned Institutional. The Planning and Zoning Commission found the INST zoning is acceptable for the Annexation Property and it recommended that it be applied upon annexation.
3. Proposed Land Use:
The existing land use is established and there is no intended change of use.

C. THE PUBLIC FACILITIES AND SERVICES TO THE ANNEXED PARCEL
1. Streets:
   Access to the Property is via Apples Church Road that is maintained by the Town

2. Municipal Water:
   The Apples United Church of Christ has petitioned for annexation due to their desire to obtain municipal water service. Capacity exists to serve the existing use. Public water mains exist within the right-of-way of the Town owned section of Apples Church Road. Demand by the existing use is very low. The Church will connect to municipal water per the Town code, section 99-8, which requires all property within the corporate limits of Thurmont to have municipal water service.

3. Municipal Sewer:
   The Apples United Church of Christ has petitioned for annexation due to their desire to obtain municipal sewer service. Capacity exists to serve the existing use. Public sewer mains exist within the right-of-way of the Town owned section of Apples Church Road. Demand by the existing use is very low. The Church will connect to municipal sewer per the Town code, section 99-8, which requires all property within the corporate limits of Thurmont to have municipal sewer service.

4. Schools:
   Not applicable.

5. Park and Recreation:
   The nearest recreational asset is Eyler Road Park to the west and not much farther is Carroll Street Park to the south of the Property.
6. Fire, E.M.S, and Rescue Services:
The Guardian Hose Company (Frederick County Station 10) currently provides fire suppression, technical rescue, and special operations service for the Annexation Property. The Thurmont Community Ambulance Service, Inc. (Frederick County Station 30) currently provides basic and advanced life support (ALS) EMS emergency medical treatment and transport services to the Property.

7. Police:
Thurmont Police Department would provide police services to the Property.

8. Stormwater:
Not applicable as no improvements are proposed.

9. Waste collection:
Institutional uses in Town are served by independent waste haulers, which will likewise occur in this case.

D. HOW THE ANNEXED PROPERTY WOULD RELATE TO EXISTING LAND USE, STREETS, PUBLIC FACILITIES AND SERVICES, OPEN SPACES AND NATURAL AREAS

The Property is located within the Town Municipal Growth Area and designated Institutional. There is not additional development of the Property proposed beyond the provision of municipal water and sewer to Apples United Church of Christ by the Church upon annexation into the corporate limits of Thurmont.

On the north and east sides of the Property, the land use is rural and sparsely populated. However, this area too is within the Town's designated growth area. On the west side the land has been developed in single family detached lots in an overall medium density pattern.

The Property is connected with the existing neighborhood through the extension of Apples Church Road. There are no sensitive environmental areas, including wetlands, floodplains, and steeply sloping terrain on the Property.

Attachment 1: Annexation Survey
TOWN OF THURMONT

PETITION FOR ANNEXATION

To the Mayor and Commissioners of the Town of Thurmont:

I/We request annexation of my/our land to the Town of Thurmont as so identified below:

Property Information:

Parcel(s) #:

Apples United Church of Christ
Grid: 15 Parcel: 0000
Neighborhood: 30000.11 Subdivision: 0000

Map #:

019F

SIGNATURE(S):

Signature: _______________________________ 6/15/2021
Print Name: Michael D. Mathis

Signature: _______________________________
Print Name: _______________________________

Signature: _______________________________
Print Name: _______________________________

Signature: _______________________________
Print Name: _______________________________

The Town of Thurmont will record this petition in the land records of Frederick County, Maryland upon verification that the property and ownership information are accuracy set forth hereon.
Real Property Data Search \( w^{4} \)

Search Result for FREDERICK COUNTY

<table>
<thead>
<tr>
<th>View Map</th>
<th>View Ground/Rent Redemption</th>
<th>View Ground/Rent Registration</th>
</tr>
</thead>
</table>

Special Tax Recapture: None

Account Identifier: District - 15 Account Number - 318280

Owner Information

Owner Name: APPLES UNITED CHURCH OF CHRIST
Use: EXEMPT COMMERCIAL
Principal Residence: NO
Deed Reference: /12973/ 00302

Location & Structure Information

Premises Address: 7800 APPLES CHURCH RD
Legal Description: 4.61 ACRES N/S APPLES CHURCH RD, AT RODDY RD.

Map: Grid: 010F 15 Parcel: 0000 Neighborhood: 30000,11 Subdivision: 0000 Section: Block: Lot: Assessment Year: Plat No: 2021 Plat Ref: 100/ 185

Town: None

Primary Structure Built: 1090
Above Grade Living Area: 2,577 SF
Finished Basement Area: 4,8100 AC
Property Land Area: 4.61 AC
County Use: 

Stories: Basement: Type: Exterior: Quality: Full/Half Bath: Garage: Last Notice of Major Improvements: 
CHURCH / CHURCH / C3

Value Information

<table>
<thead>
<tr>
<th>Land:</th>
<th>Base Value</th>
<th>Value</th>
<th>Phase-In Assessments</th>
</tr>
</thead>
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<tr>
<td></td>
<td>149,300</td>
<td>149,300</td>
<td>As of 01/01/2021 As of 07/01/2020 As of 07/01/2021</td>
</tr>
<tr>
<td>Improvements</td>
<td>169,200</td>
<td>193,200</td>
<td></td>
</tr>
<tr>
<td>Total:</td>
<td>306,600</td>
<td>342,500</td>
<td>300,500 310,633</td>
</tr>
<tr>
<td>Preferential Land:</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
</tbody>
</table>

Transfer Information

Seller: APPLES UNITED CH OF CHRIST
Type: NON-ARMS LENGTH OTHER
Deed1: /12973/ 00302
Deed2:

Date: 05/16/2010
Price: $0

Seller: HARBAUGH ROSCOE
Type: NON-ARMS LENGTH OTHER
Deed1: /12973/ 00298
Deed2:

Date: 05/16/2010
Price: $0

Exemption Information

Partial Exempt Assessments:
Class: 07/01/2020 07/01/2021
County: 700 306,600.00 319,633.00
State: 700 306,600.00 319,633.00
Municipal: 700 0.00 0.00

Special Tax Recapture: None

Homeowner's Tax Credit Application Information

Homeowner's Tax Credit Application Status: No Application

Date:

1. This screen allows you to search the Real Property database and display property records.
2. Click here for a glossary of terms.
October 15, 2021

Thurmont Board of Commissioners:

This letter is to request your consideration to annex 0.2711 acres of property into the corporate boundaries of Thurmont. The property is owned by the Commissioners of Thurmont and is part of the overall parcel located at 7906 Apples Church Road, the location of our Well House #7. For unknown reasons, the town’s municipal boundaries bisect the property, leaving this 0.2711 sliver located in the county. I am requesting annexation to align the municipal boundary with the existing property line.

The current county zoning classification of the property is “Agriculture”. I am requesting the town zoning classification to be “Agriculture”, matching the remainder of the parcel.

Thank you for your consideration.

Sincerely,

James C. Humerick
Chief Administrative Officer

Attachments
Real Property Data Search
Search Result for FREDERICK COUNTY

View Map
View Ground Rent Redemption
View Ground Rent Registration

Special Tax Recapture: None
Account Identifier: District - 15 Account Number - 338296

Owner Information
Owner Name: COMMISSIONERS OF THURMONT
Use: EXEMPT COMMERCIAL
Principal Residence: NO
Deed Reference: /01002/ 00574

Mailing Address: PO BOX 17
THURMONT MD 21788-0017

Location & Structure Information
Premises Address: EVLER RD
Legal Description: LT 5 SECT 2 34295 SQ
SIMMERS SUB NON TAX

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
019F 9 0000 30000.11 0000 2 5 2021 20

Town: None

Primary Structure Built: Above Grade Living Area: Finished Basement Area: Property Land Area: County Use:
1989 888 SF

Stories Baseme tet Type: Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements:
STORAGE WAREHOUSE/ C4

Value Information
Base Value
Value
Phase-in Assessments
As of
As of
As of
Land: 124,700
Improvements: 50,300
Total: 175,000
184,200
184,200
0

Transfer Information
Seller:
Type: Date: Price: Deed:
Deed2:

Seller:
Type: Date: Price: Deed:
Deed2:

Seller:
Type: Date: Price: Deed:
Deed2:

Exemption Information
Partial Exempt Assessments: Class:
County: 570
State: 570
Municipal: 570

Special Tax Recapture: None

Homestead Application Information
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information
Homeowners' Tax Credit Application Status: No Application Date:
November 15, 2022

Mayor and Board of Commissioners:

At our October 27, 2021 meeting, the Thurmont Planning & Zoning Commission discussed the proposed annexation of 4.8789 acres known as the Apples United Church of Christ and a portion of the Town’s Well #7 property on Apples Church Road. The application submitted by Apples United Church of Christ requested the property be annexed because they are interested in obtaining municipal water and sewer service. There is no proposed change in use of either property. After discussion, the Planning and Zoning Commission made a motion to recommend the unconditional annexation of the two properties. They found that the annexation is consistent with the Thurmont Master Plan and the municipal growth element; the availability of public facilities and services can meet the demand of the existing use; and the viability and practicality of available services is adequate. The Planning and Zoning Commission, in compliance with the Thurmont Master plan, recommended the properties be zoned Institutional upon annexation. The Commission voted unanimously to forward the annexation petition to the Bcard of Commissioners with the recommendation of approval.

Thank you.
Sincerely,
Randy Cubbedge
Chair of the Planning & Zoning Commission
Description of the Corporate Bounds
of the
Town of Thurmont
(as of January 1, 2001)

Thurmont Election District No. 15
Frederick County, Maryland

Beginning for the said Corporate Limits at a concrete monument at the junction of the east side
of Jintown Road (Maryland Route #550), leading from Thurmont to Creagerstown, and on the
south side of Rocky Ridge Road (Maryland Route #77), leading from Thurmont to Rocky
Ridge, thence with the original 1947 Corporate Limit line

1). South 73° 30' 00" West, 503.14' to a capped rebar ("Fox & Assoc"), thence leaving said
corporate line

2). South 50° 27' 06" East, 47.57' to a capped rebar ("Fox & Assoc"), thence

3). South 34° 32' 10" West, 789.97' to a capped rebar ("Fox & Assoc"), thence

4). South 52° 45' 56" West, 655.49' to a capped rebar ("Fox & Assoc"), thence

5). South 31° 46' 08" West, 571.07' to a planted stone at a fence line intersection,
thence

6). South 60° 56' 41" West, 676.98' to a planted stone and referenced by a capped
rebar (#8644), thence

7). South 60° 58' 30" West, 701.83' to a fence post on the north side of Moser Road, thence

8). South 60° 58' 30" West, 26.39' to a point in the center of Moser Road, thence running
by ard with said road the following three courses,

9). South 41° 15' 22" East, 1056.64' to a point, thence

10). South 40° 34' 22" East, 210.24' to a point, thence

11). South 40° 46' 34" East, 1248.36' to a point, thence leaving said road

12). South 44° 06' 54" West, 268.29' to a capped rebar (#8644), thence

13). South 40° 55' 12" East, 759.99' to a capped rebar (#8644), thence

14). South 44° 04' 34" West, 105.15' to a capped rebar (#8644), thence

15). South 27° 39' 43" East, 512.07' to a capped rebar (#8644), thence
16. South 49° 03’ 40” West, 618.60’ to a capped rebar (#8644), thence
17. North 05° 32’ 56” West, 449.45’ to a capped rebar (#8644), thence
18. South 46° 28’ 09” West, 531.87’ to a capped rebar (#8644), thence
19. North 17° 00’ 15” West, 618.87’ to a capped rebar (#8644), thence
20. South 09° 15’ 09” West, 923.52’ to a fencepost, thence
21. South 86° 14’ 50” West, 507.25’ to a planted stone, thence
22. North 04° 09’ 35” West, 198.00’ to a point on a stone fence line, thence
23. North 29° 2’ 31” West, 323.96’ to a point on a stone fence line intersection, thence
24. South 73° 25’ 49” West, 390.87’ to a point on a stone fence line, thence
25. North 13° 05’ 04” West, 725.42’ to a capped rebar (#8644), thence
26. South 88° 37’ 57” West, 101.26’ to a capped rebar (#8644), thence
27. North 50° 34’ 00” West, 312.21’ to a point, thence
28. South 88° 32’ 39” West, 342.14’ to a point, thence
29. North 14° 44’ 26” West, 177.48’ to a point, thence
30. South 88° 17’ 41” West, 454.47’ to a capped rebar (#8644), thence
31. North 32° 52’ 27” West, 189.51’ to a stonepile, thence
32. North 17° 46’ 44” West, 330.89’ to a capped rebar (#8644) on the east side of an existing Potomac Edison TCC simple right-of-way, thence with said east side
33. North 12° 12’ 51” East, 212.81’ to a point, thence leaving said right-of-way
34. North 66° 3’ 15” East, 527.18’ to a capped rebar (#8644), thence
35. South 01° 55’ 54” East, 132.00’ to a capped rebar (#8644), thence
36. North 62° 08’ 53” East, 1649.34’ to a capped rebar (#8644), thence
37. North 61° 56’ 59” East, 508.03’ to a point in the center of Moser Road, thence running by arid with said center of road the following two courses
38. North 41° 2’ 29” West, 1788.17’ to a point, thence
39). North 41° 21' 29" West, 1.10' to a point on the 1947 corporate limit line, thence with said line

40). South 73° 30' 00" West, 293.98' to a concrete monument along the west edge of the Old Hagerstown & Frederick Railroad right-of-way, said point also being at the end of 207.33' on the east or South 24° 23' 26" West, 849.98' line on a plat entitled "Boundary Survey of part of the remaining lands of R.C. Wells Property, P/O Libri 1903 Folio 161", and recorded in Plat Book 68 page 121 of the abovementioned Land Records, thence running by and with the remainder of the east or South 24° 23' 26" West, 849.98' line, as shown on the aforesaid plat,

41). South 24° 23' 26" West, 642.65' to a capped rebar set (TMA #411), thence

42). North 72° 42' 58" West, 565.99' to a capped rebar set (TMA #411), thence

43). South 49° 15' 32" West, 519.54' to a capped rebar set (TMA #411) thence

44). North 38° 51' 38" West, 247.50' to a capped rebar set (TMA #411) in a stone pile, thence

45). North 03° 08' 22" West, 82.50' to a capped rebar set (TMA #411) in or near High Run Branch, thence

46). North 82° 5' 38" West, 313.50' to a capped rebar set (TMA #411), said point also being point #254 as shown on a plat entitled "Combined Preliminary/Final Plat, Lot 1, Section 1, High Run Branch" and recorded in Plat Book 67 page 155 of the abovementioned Land Records, thence by and with the southern limits of said Lot 1 as delineated on the abovenoted plat for the following three courses, and also by and with the lands of K.E. Myers property as recorded in Liber 2312 Folio 138, the following three courses,

47). South 63° 06' 22" West, 115.50' to a capped rebar set (TMA #411) near the north bank of High run Branch, thence

48). North 86° 2' 38" West, 330.00' to a capped rebar set (TMA #411) on the north bank of High Run Branch, thence

49). North 45° 2' 38" West, 165.00' to a stone marked "N-7" found, thence running by and with two courses of Lot 2 of a plat entitled "Final Plat, Lot 2, Section 2, Thurmont Business Park" as recorded in Plat Book 34 page 196, rotated for this description,

50). South 52° 33' 48" West, 134.35' to an uncapped T-bar, thence

51). North 72° 04' 36" West, 302.58' to an uncapped T-bar set on the east margin of Frederick Road (Maryland Route #806), thence with said east margin the following ten courses, rotated for this description,

52). North 02° 01' 38" East, 61.24' to a capped T-bar (#2046), thence
53). North 01° 27’ 00” East, 287.76’ to a capped T-bar (#2046), thence
54). North 01° 09’ 10” East, 131.83’ to a point, thence
55). North 01° 56’ 51” West, 103.52’ to a point, thence
56). North 07° 13’ 49” West, 190.73’ to a point of curvature, thence
57). 135.31’ along an arc deflecting to the right, having a radius of 260.00’, a central angle of
29° 49’ 05”, a chord bearing of North 09° 05’ 39” East and a chord of 133.79’,
thence
58). North 24° 00’ 03” East, 63.05’ to a point, thence
59). North 28° 17’ 07” East, 59.18’ to a point, thence
60). North 30° 55’ 32” East, 48.24’ to a point, thence
61). North 31° 26’ 35” East, 41.48’ to a point, thence crossing Frederick Road
62). South 82° 07’ 06” West, 77.60’ to a point on the west margin of said road as shown on
Maryland State Roads Commission Right-of-Way Plat #13732 and 46850, said
point also being point #117 on a plat entitled “Combined Preliminary/Final Plat,
Pizza Hut of Thurmont, Lots 1, 2, & 3, Sec. 1” and recorded in Plat Book 39
Page 198, thence running with the right-of-way on said plats the following three
courses and the abovesaid plat the following eleven courses, rotated for this
description,
63). North 11° 05’ 01” West, 35.00’ to a point 50.00’ right of Station 2+44.00 as shown on
said plats, thence
64). South 72° 55’ 17” West, 206.49’ to a point 100.00’ right of station 112+52.00 as shown on
said plats, thence
65). South 28° 40’ 41” West, 659.02’ to an iron pipe, passing over an iron pipe at the end of
202.51’, thence leaving said right-of-way and thence running with property
conveyed from Lester L. Moser and Virginia L. Moser to the Vestry of Catoctin
Parish of Frederick County (Liber 954 Folio 582),
66). South 67° 36’ 59” East, 262.55’ to a capped T-bar (#2046), thence
67). South 82° 55’ 12” East, 199.62’ to a capped T-bar (#2046) on the west margin of
Frederick Road (Maryland Route #806), thence with said west margin the
following six courses;
68). North 00° 59’ 50” East, 130.55’ to a point, thence
69). North 02° 06’ 11” West, 99.86’ to a point, thence
70). North 07° 23’ 09” West, 177.12' to a point of curvature, thence

71). 170.06' along an arc deflecting to the right, having a radius of 334.31’, a central angle of 29° 08’ 48” a chord bearing of North 07° 11’ 15” East and a chord of 168.24' to a point of compound curvature, thence

72). 145.49' along an arc deflecting to the right, having a radius of 875.00' a central angle of 09° 31’ 36”, a chord bearing of North 26° 31’ 29” East, and a chord of 145.32' to a point, thence

73). North 33° 5’ 23” East, 31.66' to a point, thence re-crossing said road

74). North 82° 07’ 06” East, 77.60' to a point on the east margin of said road, thence

75). North 73° 28’ 00” West, 14.63' to a point, thence crossing U.S. Route 15, (also known as Catoctin Mountain Highway)

76). North 19° 30’ 00” West, 812.73' to a point on the western right-of-way line of U.S. Route 15, as shown on Maryland State Highway Administration Right-of-Way Plats #46850, 46851 and 47699, thence running by and with said western right-of-way line the following six courses, rotated for this description,

77). South 45° 00’ 49” West, 129.76' to a point, thence

78). South 20° 15’ 46” West, 101.30' to a point, thence

79). South 36° 55’ 44” West, 176.49' to a point, thence

80). South 36° 55’ 20” West, 25.21’ to a point, thence

81). South 31° 34’ 03” West, 134.94' to a point, thence

82). South 30° 57’ 42” West, 349.59' to a point, thence leaving said right-of-way line and running with a part of the outline of Thurmont Overlook

83). North 74° 39’ 18” West, 48.23' to an iron pipe found, thence

84). South 36° 15’ 21” West, 316.72' to an iron pipe, thence

85). North 71° 00’ 40” West, 596.64' to a capped rebar (#8644), thence

86). North 06° 43’ 48” East, 462.00' to a capped rebar (#8644), thence

87). North 82° 39’ 40” West, 570.90' to a capped rebar (#8644) at the intersection of two stone fences, thence

88). North 01° 0’ 09” East, 997.83' to a point in Pryor Road, thence leaving said road and running with the outline of Lot 3 as delineated on a plat entitled "Section 1, Lots
1, 2, & 3, Altogether and recorded in Plat Book 11 Page 104 the following four courses, rotated for this description,

89). North 78° 10' 28" East, 286.50' to a capped rebar (#8644), thence

90). North 01° 50' 46" East, 160.00' to a capped rebar (#8644) on the southern right-of-way line of Gateway Drive West (50' R/W), thence by and with said Lot 3 & said right-of-way line

91). South 78° 10' 28" West, 254.61' to a capped rebar (#8644), thence

92). South 40° 00' 37" West, 30.91' to a capped rebar (#8644), thence leaving said Lot 3 and running so as to cross Gateway Drive West, and with the east right-of-way line of Pryor Road, (50' R/W) as delineated on the aforesaid plat

93). North 01° 50' 46" East, 102.92' to a capped rebar (#8644), thence by and with said Lots 1 & 2 of the abovementioned plat and still running by and with the east right-of-way line of Pryor Road

94). North 01° 50' 46" East, 321.41' to a capped rebar (#8644), thence

95). North 87° 56' 01" West, 25.01' to a point in Pryor Road said point being on the original boundary perimeter as shown on a plat entitled “Section 1, Lots 1-7, Yellow Hill” and recorded in Plat Book 16 Page 172 thence with said boundary the following five courses, rotated for this description,

96). North 14° 51' 03" West, 90.65' to a point in Pryor Road, thence

97). North 07° 12' 39" East, 179.47' to a point on the southern right-of-way line of Foxville Road (Maryland Route #77) (60' R/W), thence with said right-of-way line the following three courses

98). North 69° 25' 50" East, 585.00' to a point, thence

99). North 80° 56' 39" East, 330.06' to a point, thence

100). North 61° 26' 46" East, 260.13' to a point, thence leaving said right-of-way line and running with the original corporate limits of the Town of Thurmont, as described in a 1947 survey, the following thirteen courses

101). North 19° 30' 00" West, 1322.79' to a concrete marker near an old cherry tree, thence along the lands of the recreational demonstration projects, Catoctin Area, Frederick County, Maryland Tract No. 80Am Option No. 2, as shown on Drawing No. 3L D-MD4, dated June 11, 1936, Drawing No. AC-42, the following 11 courses

102). North 59° 28' 00" West, 290.40' to a point, thence

103). North 72° 13' 00" West, 115.50' to a point, thence
104). North 18° 17' 00'' East, 198.00' to a point, thence

105). North 74° 28' 00'' West, 356.40' to a point, thence

106). North 03° 47' 00'' East, 825.00' to a point, thence

107). South 78° 13' 00'' East, 655.40' to a point, thence

108). North 03° 47' 00'' East, 363.00' to a point, thence

109). South 78° 13' 00'' East, 412.50' to a point, thence

110). North 35° 47' 00'' East, 1008.10' to a point, thence

111). South 76° 43' 00'' East, 115.50' to a point, thence

112). North 23° 32' 00'' East, 544.50' to a concrete monument, thence

113). North 34° 27' 00'' East, 1570.69' to a point on the eastern right-of-way line of the Western Maryland Railroad Co., thence with said right-of-way line

114). North 15° 25' 53'' West, 1308.53' to a point, thence leaving said right-of-way line

115). North 66° 07' 19'' East, 604.43' to a planted stone, thence

116). North 55° 42' 22'' East, 287.26' to an angle iron, thence

117). South 15° 00' 14'' East, 439.00' to an iron pipe, thence

118). North 76° 57' 44'' East, 494.62' to an iron pipe, thence

119). South 11° 25' 31'' East, 674.65' to a point, thence

120). South 01° 07' 44'' West, 136.43' to a point, thence crossing Sabillasville Road

121). South 89° 34' 53'' East, 177.36' to a concrete monument on the eastern right-of-way line of Sabillasville Road (Maryland Route 550), said monument also being at the northwest corner of Lot No. 10 as delineated on a plat entitled "Plat of Property belonging to Joseph Eyler" as recorded in Plat Book 3 Page 67, thence by and with the common property line between Lots 10 & 11 of the above-said plat

122). South 89° 34' 53'' East, 150.00' to an iron pipe, thence with the eastern line of Lot 11

123). North 00° 25' 07'' East, 46.00' to an iron pipe at the northeast corner of Lot 11 on the southern boundary of the Frederick County Board of Education for Catoctin High School as recorded in Liber 701 Folio 069, thence with a part of said Board of Education property;
124). South 46° 14' 47" East, 373.67' to a point on the northern right-of-way line of U.S. Route 15 (variable width R/W), as delineated on Maryland State Highway Administration Right-of-Way Plat #40781, thence by and with said right-of-way line the following three courses,

125). South 62° 55' 34" West, 144.14' to a point, thence

126). South 65° 23' 00" West, 47.99' to a point, thence

127). North 85° 34' 51" West, 104.01' to an iron pipe, on the eastern property line of Lot 6 of the aforementioned plat thence running by and with part of Lot 6 and all of Lots 7, 8 and 9

128). North 00° 25' 07" East, 230.04' to a point at the common corner of Lot 9 and Lot 10, thence by and with the boundary line between Lots 10 and 9

129). North 89° 34' 53" West, 150.00' to a concrete monument on the eastern right-of-way line of Sabillasville Road, thence with the western boundary of Lot 10 and said eastern right-of-way line

130). North 03° 34' 37" East, 60.08' to a concrete monument previously described at the end of the 119th course of this description, thence re-crossing said road

131). North 89° 34' 53" West, 177.36' to a point, thence

132). South 01° 07' 44" West, 338.28' to a concrete monument on the original Corporate Limits of the Town, thence with said limits

133). South 70° 23' 00" East, 1508.60' crossing over U.S. Route 15 right-of-way (variable width R/W) to a point, thence

134). North 18° 30' 03" East, 27.88' to a point, thence

135). North 64° 25' 27" West, 501.22' to a point on the eastern right-of-way line of U.S. Route 15 (also known as Catoctin Mountain Highway) as shown on Maryland State Highway Administration Right-of-Way Plats #13741, 13742, & 39371, thence running by and with said right-of-way line two courses, rotated for this description,

136). 603.75' along an arc deflecting to the left, having a radius of 5829.58', a central angle of 05° 56' 02", a chord bearing of North 46° 36' 22" East, and a chord of 603.48' to a point, said point being opposite station 213+33.22 and 100' right of the aforesaid centerline of Route 15, to a point of tangency, thence

137). North 43° 38' 21" East, 316.78' to a point on said right-of-way line opposite road station 216+50.00 and 100' right of said centerline, thence leaving the right-of-way of Route 15
138). South 46° 21' 39" East, 103.10' to a point on the western right-of-way line of Emmitsburg Road (Maryland Route #806) as delineated on Maryland State Highway Administration Right-of-Way Plat #11063 for the following nine courses

139). South 23° 07' 49" West, 43.84' to a point 18.8' left of station 45+00, thence

140). South 22° 45' 20" West, 50.36' to a point 21.2' left of station 44+50, thence

141). South 21° 45' 51" West, 60.82' to a point 24.0' left of station 43+89.66, thence

142). South 21° 02' 07" West, 39.70' to a point 25.7' left of station 43+50, thence

143). South 19° 51' 28" West, 50.01' to a point 26.8' left of station 43+00, thence

144). South 18° 46' 36" West, 50.00' to a point 27.0' left of station 42+50, thence

145). South 18° 26' 59" West, 50.00' to a point 26.9' left of station 42+00, thence

146). South 18° 42' 44" West, 50.00' to a point 27.0' left of station 41+50, thence

147). South 18° 35' 51" West, 349.52' to a point 27.0' left of station 38+00.48, thence crossing said road

148). South 74° 37' 52" East, 51.10' to a point on the eastern right-of-way line of said road, thence leaving said right-of-way and road

149). South 74° 37' 52" East, 200.58' to a capped rebar (#9693), said rebar also being at the southwest corner of Lot 1 as delineated on a plat entitled “Combined Preliminary/Final Plat, Lots 1 & 2, Section Two, Staub’s Thurmont Acres” and recorded in Plat Book 38 Page 146, thence running by and with the western property line of said Lot 1 and five additional courses, rotated for this description,

150). North 18° 39' 56" East, 769.47' to a capped rebar (#9693), said rebar also being on the eastern right-of-way line of Staub Road (variable width R/W), thence still with Lot 1 and said right-of-way line,

151). South 68° 02' 10" East, 62.81' to a concrete monument, thence

152). North 21° 57' 54" East, 25.00' to a point, thence

153). North 24° 32' 40" East, 67.19' to a point of curvature, thence

154). 31.90' along an arc deflecting to the right, having a radius of 973.45', a central angle of 01° 52' 40", a chord bearing of North 25° 28' 57" East and a chord of 31.90' to a point of compound curvature, said point also being on the southern right-of-way line of Albert Staub Court as shown on a plat entitled “Final Plat, Lots 3 & 4, Section III, Staub’s Thurmont Acres” and recorded in Plat Book 44 Page 45,
155). 61.62' along an arc deflecting to the right, having a radius of 25.00', a central angle of 141° 12' 51", a chord bearing of South 82° 58' 23" East and a chord of 47.16' to a point of reverse curvature, thence

156). 19.16' along an arc deflecting to the left, having a radius of 50.00', a central angle of 21° 57' 23", a chord bearing of South 23° 20' 42" East and a chord of 19.04' to a concrete monument, thence leaving said right-of-way line and running by and with the common property line of Lots 2 & 3 and 2 & 4 as shown on the aforesaid Staub plats, the following two courses,

157). South 17° 47' 23" West, 266.07' to a concrete monument, thence

158). South 74° 37' 52" East, 546.37' to an iron pin, said pin also being on the western or North 143° 03' 05" East, 887.97' line of a plat entitled "Section 1, Lot 5, Eyler Subdivision" and recorded in Plat Book 10 Page 10, thence running by and with a part of said western property line and the following four courses, rotated for this description,

159). North 37° 02' 38" East, 231.88' to a capped rebar (#8644), thence

160). South 62° 15' 30" East, 819.05' to a capped rebar (#8644), thence

161). South 27° 22' 29" West, 494.89' to a capped rebar (#8644), thence

162). North 65° 17' 27" West, 298.41' to a capped rebar (#8644), thence

163). South 44° 51' 07" West, 685.68' to a capped rebar (#8644), thence

164). South 27° 45' 27" East, 691.88' to a capped rebar (#8644), thence

165). South 27° 45' 27" East, 0.42' to a concrete monument, thence

166). North 63° 43' 24" East, 414.55' to a stump with fencing, thence

167). South 26° 37' 30" West, 307.11' to a capped rebar (RE#53), thence

168). South 26° 30' 18" West, 11.94' to a point on the original Corporate Limits of the Town of Thurnont, as described in a 1947 survey, thence with said limits

169). South 80° 26' 00" East, 543.90' to a point on the west or North 14° 56' 36" East, 133.58' line as delineated on a plat entitled "Combined Preliminary/Final Plat, Section One, Lot One, Three Oaks Subdivision" and recorded in Plat Book 18 Page 89, thence leaving said original corporate limits and running by and with the outline of said Lot 1 three courses, rotated for this description,

170). North 06° 18' 20" East, 60.49' to a point, thence
171). North 54° 37' 14" East, 109.13' to a point, thence

172). South 71° 43' 55" East, 7.76' to a large fence post at the southwest corner of property now or formerly owned by Eugene and Patricia Miller (Liber 747 Folio 239), thence by and with said Miller property

173). North 49° 5" 06" East, 115.65' to an iron pipe at the southwest corner of property now or formerly owned by Robert and Hazel Shaffer (Liber 726 Folio 432), thence by and with the Shaffer property the following four courses,

174). North 44° 16' 07" East, 9.50' to a point, thence

175). North 03° 43' 54" West, 95.00' to a point, thence

176). South 71° 43' 54" East, 287.00' to a point on the west margin of Roddy Road (50' R/W), thence by and with said right-of-way line

177). South 06° 43' 54" East, 106.61' to a point on the northern property line of the abovementioned Miller property, thence by and with said Miller property two courses,

178). South 71° 43' 54" East, 29.57' to a point in the center of Roddy Road, thence with said road

179). South 04° 04' 54" East, 106.41' to a point, thence

180). North 71° 43' 54" West, 32.44' to a point of curvature on the western right-of-way line of Roddy Road at the northeast corner of Lot 1 of the abovedescribed "Three Oaks Subdivision" plat, thence along said R/W line and Lot 1

181). 76.77' along an arc deflecting to the right, having a radius of 665.37' a central angle of 06° 36' 38" a chord bearing of South 01° 25' 36" West and a chord of 76.72' to a point on the original Corporate Limits of the Town of Thurmont, as described by a 1947 survey, thence with said limits and crossing Roddy Road

182). South 80° 26' 00" East, 55.70' to a point on the eastern right-of-way line of Roddy Road, said point being in Curve #1 of Lot 1 as delineated on a plat entitled "Final Plat, Section 1, Block A, Lots 1-11, Har-Land Heights" and recorded in Plat Book 53 Page 187, thence by and with the outline of said Lot 1 the following nine courses and with the outlines of Roddy Road and Holstein Court (50' R/W) the following five courses, rotated for this description,

183). 113.09' along an arc deflecting to the left, having a radius of 720.805' a central angle of 08° 59' 21" a chord bearing of North 00° 19' 07" West and a chord of 112.97' to a capped rebar (#8644), thence

184). North 04° 48' 48" West, 93.18' to a capped rebar (#8644), thence

185). North 42° 1¢ 19" East, 40.89' to a capped rebar (#8644), thence
186. North 89° 17’ 25” East, 243.69’ to a capped rebar (#8644) at the point of curvature, thence

187. 60.12’ along an arc deflecting to the left, having a radius of 279.169’, a central angle of 12° 20’ 17”, a chord bearing of North 83° 07’ 17” East, and a chord of 60.00’ to a capped rebar (#8644), thence leaving said court right-of-way

188. South 20° 56’ 37” West-South 20° 59’ 39” West (by field survey), 155.64’ to a capped rebar (#8644), thence

189. South 86° 47’ 42” West, 169.81’ to a capped rebar found (#8644), thence

190. North 67° 13’ 35” East 150.00’ to a point in a 10” tree, thence

191. South 69° 33’ 53” East, 190.00’ to a capped rebar found (#8644), thence

192. South 37° 56’ 33” West, 735.80’ to a capped rebar set (Corp. 194), thence

193. South 32° 25’ 22” East, 39.76’ to a capped rebar set (Corp. 194), thence

194. North 45° 02’ 00” West, 224.00’ to a point on the existing Corporate limits of the town of Thurmont 343.23’ from an concrete Monument at the beginning of said line (erroneously described as South 00° 33’ 33” East 1491.36), thence with said line now corrected.

195. South 01° 54’ 41” 1148.14’ to a point at the end of said line said point on the northern or South 57° 57’ 37” East, 580.00’ line as shown on a plat entitled “Addition Plat, Simmers Addition to Lot 2, Section 2, Albert Zentz Subdivision” and recorded in Plat Book 45 Page 168, thence leaving the original corporate limits and running by and with said Addition Plat the following three courses, rotated for this description

189.—North 86° 50’ 37” West, 75.00’ to a capped rebar (#8644), thence

190.—South 03° 40’ 41” East, 120.65’ to a capped rebar (#8644), thence

191.—South 74° 02’ 55” West, 37.76’ to a point on the original 1947 Corporate Limit line as described in a 1947 survey, thence with said limits line the following two courses;

192.—South 80° 26’ 00” East, 10.77’ to a concrete monument, thence

193.—South 09° 33’ 33” East, 1491.36’ to a point on the northern or South 57° 57’ 37” East, 580.00’ line as shown on a plat entitled “Addition Plat, Simmers Addition to Lot 2, Section 2, Albert Zentz Subdivision” and recorded in Plat Book 45 Page 168, thence leaving the original corporate limits and running by and with said Addition Plat the following three courses, rotated for this description;

196. South 60° 13’ 21” East, 119.63’ to a concrete monument, thence
197). South 75° 22' 26" East, 720.00' to a concrete monument, thence

198). South 09° 32' 47" West, 127.40' to a capped rebar (#411), thence

199). South 80° 27' 13" East, 203.16' to a capped rebar (#411) on the western right-of-way line of Graceham Road (60' R/W), thence running with said right-of-way line the following six courses,

200). South 04° 56' 24" West, 57.04' to a capped rebar (#411), thence

201). 168.56' along an arc deflecting to the left, having a radius of 300.00', a central angle of 32° 11' 33", a chord bearing of South 11° 07' 23" East, and a chord of 166.35' to a cAPPED rebar (#411), thence

202). South 27° 12' 09" East, 77.04' to a cAPPED rebar (#411), thence

203). North 85° 20' 06" East, 2.04' to a point on the western right-of-way line of Graceham Road (60' R/W) as shown on an unrecorded plat prepared by R.F. Gauss & Assoc. (Job #19B-P7) of the K.E. Simmers Property, thence with said right-of-way line the following two courses, rotated for this description,

204). South 26° 50' 04" East, 830.27' to a point of curvature, thence

205). 130.82' along an arc deflecting to the left, having a radius of 280.07', a central angle of 26° 45' 48" a chord bearing of South 40° 12' 58" East and a chord of 129.64' to a point, thence leaving said right-of-way line and running in or near the center of Graceham Road the following course as shown on an unrecorded plat prepared by R.F. Gauss & Associates (Job # 19P-30) of the J. Vernon Summers, et.al. Property

206). North 26° 50' 04" West, 321.89' to a mag nail, thence leaving said road

207). North 35° 06' 38" East, 806.74' to a capped rebar (#9693), thence

208). South 84° 07' 09" East, 1661.29' to a planted stone, thence

209). South 06° 32' 13" West, 1076.03' to a planted stone, thence

210). North 89° 17' 52" West, 546.80' to a planted stone, thence

211). South 07° 05' 38" West, 125.65' to a point on the northern right-of-way line of Graceham Road (now 50' R/W), thence with said right-of-way line

212). 85.92' along an arc deflecting to the left, having a radius of 965.00', a central angle of 05° 06' 05" a chord bearing of North 72° 02' 28" West and a chord of 85.89' to a point, thence leaving said right-of-way line

213). North 05° 29' 19" West, 243.20' to a T-bar, thence
214). North 80° 05' 24" West, 240.61' to a mag nail, thence

215). South 55° 59' 13" West, 95.80' to a capped rebar (#9693), thence

216). South 08° 30' 03" West, 201.02' crossing Gracieham Road, to a point on the southern right-of-way line of said road (now 50' R/W), thence with said right-of-way line the following three courses

217). 87.89' along an arc deflecting to the left, having a radius of 931.00', a central angle of 05° 24' 33" a chord bearing of South 75° 41' 12" East and a chord of 87.86' to a point, thence

218). South 78° 23' 29" East, 216.40' to a point, thence

219). 105.96' along an arc deflecting to the right, having a radius of 915.00', a central angle of 06° 38' 07", a chord bearing of South 75° 04' 26" East and a chord of 105.90' to a capped rebar (#9693), thence leaving said right-of-way line

220). South 58° 20' 28" West, 151.40' to a capped rebar (#9693) on the northern margin of the Western Maryland Railroad Co. (also known as the Maryland Midland Railway), thence with and binding on said margin the following three courses

221). North 73° 00' 51" West, 278.86' to a point, thence

222). 401.32' along an arc deflecting to the right, having a radius of 1877.078', a central angle of 12° 15' 00" a chord bearing of North 66° 53' 21" West and a chord of 400.56' to a point, thence

223). North 60° 45' 51" West, 958.40' to a point of curvature, thence

224). 195.10' along an arc deflecting to the left, having a radius of 1461.63', a central angle of 07° 38' 53" a chord bearing of North 64° 35' 17" West and a chord of 194.96' to a point, thence leaving said margin

225). North 31° 44' 32" West, 119.48' to a concrete monument, thence

226). South 52° 15' 28" West, 91.03' to a point on the abovementioned northern margin, thence running by and with said margin, the following two courses

227). 359.68' along an arc deflecting to the left, having a radius of 1461.63', a central angle of 14° 65' 57" a chord bearing of North 81° 02' 52" West and a chord of 358.77' to a point, thence

228). North 88° 05' 51" West, 460.95' to a point on the original 1947 corporate limit line, thence with said limit line

229). South 00° 35' 47" East, 91.02' to a concrete monument on the southern margin of the aforesaid railroad property, thence with the said margin the following four courses;
230). South 88° 07' 37" East, 274.17' to a point of curvature with a curve of unknown radius, thence by a chord of said curve

231). South 74° 07' 03" East, 1022.88' to a point, thence

232). South 60° 36' 35" East, 626.84' to a point, thence

233). South 63° 15' 35" East, 353.61' to a concrete monument, thence leaving said southern margin and running by and with the eastern property lines of land now or formerly owned by Sign of the Dolphin, LP (Liber 2148 Folio 961), the following three courses

234). South 48° 10' 25" West, 188.00' to a concrete monument, thence

235). South 19° 25' 25" West, 371.25' to a concrete monument, thence

236). South 03° 47' 35" East, 151.45' to a concrete monument, thence

237). South 82° 36' 25" West, 482.00' to a concrete monument, said monument also being point #157 as shown on a plat entitled “Final Subdivision, East End, Section Four” and recorded in Plat Book 32 Page 57, thence running by and with said plat and also with part of a plat entitled “Final Subdivision, East End, Section Five” and recorded in Plat Book 32 Page 58, rotated for this description,

238). South 11° 16' 03" West, 463.70' to a planted stone, said stone being point #41 as shown on a plat entitled “Final Plat, Section IV, Lots 25-36, 39-50, Plat One, Thurmont East” and recorded in Plat Book 29 Page 53, thence running by and with the abovedescribed plat and also with a plat entitled “Section III, Lots 17-24, 37, 38, 51-66, Plat One, Thurmont East” and recorded in Plat Book 28 Page 122, rotated for this description,

239). South 24° 30' 15" East, 677.03' to a stone, thence still with said Thurmont East (Section III) plat,

240). South 62° 56' 45" West, 670.79' to an iron pipe at the northeast corner of lands now or formerly owned by Roland and Kathryn Beall (Liber 433 Folio 076), thence by and with said Beall property the following two courses

241). South 07° 49' 05" West, 222.14' to an iron pipe on the northern right-of-way line of Rocky Ridge Road (Maryland Route #77) (60' R/W), thence with said line

242). North 84° 56' 49" West, 343.58' to an iron pipe, thence leaving said Beall property and crossing said road

243). South 62° 56' 45" West, 56.06' to a point in the center of said Rocky Ridge Road, thence with said centerline of road

244). North 84° 39' 15" West, 112.32' to a point, thence leaving said center of road
245). South 01° 22' 12" East, 18.31' to a point at the northwest corner of property now or formerly owned by Ralph and Helen Fornwald (Liber 472 Folio 057), thence by and with said Fornwald lands

246). South 84° 52' 23" East, 339.59' to a point at the northwest corner of property now or formerly owned by Abel and Lydia Garman (Liber 623 Folio 232), thence by and with said Garman lands

247). South 84° 24' 56" East, 203.91' to a fence post on the northern property line of lands now or formerly owned by Gitil Company, Inc., (Liber 1424 Folio 597), thence running by and with said property the following five courses, rotated for this description,

248). North 71° 50' 04" East, 36.56' to a PK nail in said road, thence with said road

249). South 84° 55' 14" East, 73.95' to a PK nail in said road, thence leaving said road

250). South 28° 28' 06" East, 44.48' to a capped T-bar (#24) on the southern right-of-way line of said road (80' R/W), said T-bar also being a point on a plat entitled “Final Plat, Lots 101-125, Section 1, Bennett Estates” and recorded in Plat Book 58 Page 115, thence leaving said right-of-way line and running by and with the eastern or South 26° 21' 12" East, 344.90' line of said subdivision, rotated for this description,

251). South 28° 28' 06" East, 295.34' to a capped rebar (#603), thence leaving said Bennett Estates and running by and with the lands now or formerly owned by Carolyn Alexander (Liber 1212 Folio 413), and also by and with the lands now or formerly owned by the Free Family Partnership Property (Liber 2152 Folio 1202), as delineated on an unrecorded survey by Catoctin Mountain Surveys (Job #19P-75), for the following thirteen courses, rotated for this description,

252). North 00° 22' 48" West, 70.00' to a capped rebar (#603), thence leaving said Alexander property and running by and with the lands now or formerly owned by Anthony and Tammy Miller (Liber 1274 Folio 659), the following two courses

253). South 85° 30' 42" East, 100.00' to an iron pipe, thence

254). North 00° 47' 04" West, 200.00' to a capped rebar (#603), thence

255). North 00° 47' 04" West, 17.71' to a point in the center of Rocky Ridge Road (Maryland Route #77), thence by and with said center of road the following two courses

256). South 84° 58' 05" East, 164.92' to a point, thence

257). South 84° 43' 43" East, 151.80' to a point, thence leaving said center of road

258). South 22° 26' 54" East, 19.35' to a capped rebar (#603) on the southern margin of said road, thence with said south margin
259). South 85° 35' 02" East, 166.81' to a stone, thence leaving said margin

260). South 17° 26' 11" East, 323.17' to a capped rebar (#603), thence

261). North 73° 50' 14" East, 179.29' to a concrete monument, thence

262). South 32° 18' 32" East, 303.02' to a capped rebar (#603), thence

263). South 09° 07' 38" East, 133.98' to a rebar, thence

264). South 72° 18' 21" West, 631.00' to a point, thence leaving the aforesaid Free property and running by and with the remainder of the Emil Bennett property (Liber 2117 Folio 1012), the following course rotated for this description,

265). South 20° 35' 28" East, 391.27' to a rebar at the northwest corner of the lands now or formerly owned by Kenneth and Gloria Angleberger (Liber 952 Folio 827), thence with said Angleberger property the following seven courses, rotated for this description,

266). North 71° 14' 22" East, 555.57' to a rebar on the north right-of-way line of Long Road (50' R/W), thence with said right-of-way line the following six courses

267). South 28° 33' 26" West, 3.61' to a point of curvature, thence

268). 119.50' along an arc deflecting to the left, having a radius of 431.94', a central angle of 15° 51' 06" a chord bearing of South 32° 45' 04" West and a chord of 119.12' to a point, thence

269). South 24° 49' 31" West, 121.15' to a point of curvature, thence

270). 13.86' along an arc deflecting to the right, having a radius of 1271.237', a central angle of 00° 37' 28", a chord bearing of South 25° 08' 15" West and a chord of 13.86' to a point, thence

271). South 28° 33' 26" West, 137.82' to a point, thence

272). South 30° 58' 53" West, 316.96' to a point on the east or South 19° 28' 25" East, 490.64' line of the aforesaid Gilt Company, Inc., property, thence with a part of said line, rotated for this description, the following three courses,

273). South 21° 35' 18" East, 17.48' to a rebar in stone pile, thence

274). South 32° 06' 23" West, 426.89' to a fence post, thence

275). North 27° 49' 52" West, 46.34' to an iron pipe at the base of a 36' Elm tree at a corner of property now or formerly owned by Lawyer Custom Homes, Inc., (Liber 1887 Folio 919), thence by and with said Lawyer Lands the following three courses, rotated for this description,
276). South 82° 10' 08" West, 280.68' to a point in Jimtown Road (Maryland Route #550) (60' R/W), passing over a stone at the end of 238.25', thence with said road the following six courses,

277). North 04° 17' 53" West, 133.84' to a point, thence

278). North 22° 39' 16" West, 391.97' to a point on the west or South 87° 52' 53" West, 200.00' line of the abovementioned Gitil Company, Inc., property thence running with said Gitil lands the following four courses, rotated for this description,

279). South 85° 46' 00" West, 9.09' to a PK nail, thence

280). North 26° 43' 59" West, 33.98' to a PK nail, thence

281). North 41° 49' 15" West, 800.00' to a PK nail, thence

282). North 39° 12' 44" West, 374.70' to a PK nail, thence

283). North 38° 24' 57" West, 536.71' to a PK nail, thence leaving said Jimtown Road and running with the lands of David and Mary Akehurst (Liber 1493 Folio 514) the following four courses, rotated for this description,

284). South 71° 41' 18" West, 323.66' to a fence post, thence

285). North 49° 39' 26" West, 123.42' to a fence post, thence

286). North 45° 30' 17" East, 338.30' to a point in the abovedescribed road, thence

287). North 31° 49' 43" West, 60.48' to the point of beginning containing 1,937.963 1,942.8419 acres of Land, more or less

Revised: October 5, 2020 Field survey to add Apples Church and a small part of the towns adjoining property description will not Mathematically close