

TOWN OF HAMPSTEAD

**RESOLUTION NO. 45
ANNEXATION OF THE STAG HAMPSTEAD, LLC PROPERTY**

WHEREAS, a Petition for Annexation has been presented to and accepted by The Mayor and Council of the Town of Hampstead requesting it to enlarge the corporate boundaries of the Town by the annexation of land adjoining and contiguous to the existing corporate boundaries in accordance with the Annotated Code of Maryland, Local Government Article, Subtitle §4, formerly cited as Article 23A, §9 and §19, and the Code of the Town of Hampstead; and

WHEREAS, the Town Manager has caused to be made a verification of the signatures upon said Petition and has determined that the technical filing requirements of the Annotated Code of Maryland and the Code of the Town of Hampstead have been met.

IT IS, THEREFORE, RESOLVED, by the Mayor and Council of the Town of Hampstead, that all of the tract or parcel of land located along the western side of Maryland Rte. 30 in the Eighth Election District, Carroll County, Maryland, and also known as the Stag Property, and described more particularly as follows:

BEGINNING FOR THE SAME at a PK Nail found on the center or close to the center Western Maryland Railroad, said PK Nail being Point number 64 as shown on the Plat entitled "Hampstead Industrial Exchange" and recorded among the Land Records of Carroll County, Maryland in Plat Book 44 at Page 192, said PK Nail being at the beginning of the S 20° 49' 06" E 1,081.40 foot line of the said Plat entitled "Hampstead Industrial Exchange"; thence leaving said Point number 64 and binding with said center of said Railroad and binding with a portion of said S 20° 49' 06" E 1,081.40 foot line of said Plat, as surveyed by CLSI, with all bearings herein being referenced to the Maryland Coordinate System (NAD'83-1991), as follows,

1. **S 20° 49' 06" E for 981.40 feet** to a Point on the on the center of said Railroad, said Point also being on the 5th or S 12° E 348.5 foot line of the tract of land described in a deed by and between Bral 902 Main Street, L.L.C. unto PAL 900 Main Street, LLC, dated August 8, 2008 and recorded among the said Land Records in Liber 5612, Folio 430; thence, leaving said center of said Railroad and leaving said 5th line of Liber 5612, Folio 430,
2. **S 69° 10' 54" W for 153.00 feet** to a Point; thence,

3. **S 20° 49' 06" E for 100.00 feet** to a Rebar and Cap found, said Rebar and Cap being at the beginning of the S 52° 55' 24" W 1,771.46 foot line of the southern boundary line of Lot 1 of said "Hampstead Industrial Exchange"; thence binding on the division line between Lot 1, and Lot 2 the next six (6) lines,
4. **S 52° 55' 24" W for 1,771.46 feet** passing over a Rebar and Cap found at the end of 1,756.46 to a Point; thence,
5. **N 36° 31' 05" W for 391.86 feet** passing over a Rebar and Cap found at the end of 55.00 feet to a Rebar and Cap found; thence,
6. **S 53° 28' 55" W for 465.00 feet** to a Rebar and Cap found; thence,
7. **N 36° 31' 05" W for 60.00 feet** to a Rebar and Cap found; thence,
8. **N 53° 28' 55" E for 465.00 feet** to a Rebar and Cap set; thence,
9. **N 36° 31' 05" W for 546.52 feet** to a Rebar and Cap found, said Rebar and Cap being on the southeast side of N Houcksville Road; thence, running with said southeast side of N Houcksville Road,
10. **N 27° 00' 24" E for 144.23 feet** to a Rebar and Cap found; thence,
11. By a curve to the right, having a radius of 641.00 feet, an arc of 336.92 feet and subtended by a chord bearing of **N 42° 03' 51" E 333.05 feet** to a Rebar and Cap found; thence,
12. **N 57° 07' 19" E for 1,759.28 feet** to the **POINT OF BEGINNING** and **CONTAINING 2,231,675 square feet** or **51.2322 acres** of land, more or less.

BEING a portion of that same tract of land as described in a deed by and between Hampstead 2004, LLC unto Stag Hampstead, LLC, dated August 21, 2013 and recorded among the Land Records of Carroll County, Maryland in Liber 7463, Folio 304 and also being a portion of Lot 1 as shown on the Plat entitled "Hampstead Industrial Exchange" and recorded among the Land Records of Carroll County, Maryland in Plat Book 44 at Page 192, said parcel of land for Annexation being more particularly described above, according to an ANNEXATION PLAT prepared by CLSI dated January 31, 2024, to wit:

Be added to the corporate boundaries of the Town of Hampstead and any persons residing in said area, and businesses operating in said area, shall be generally subject to the provisions of the Charter, Ordinances and other rules and regulations of the Town of Hampstead;

AND BE IT FURTHER RESOLVED, that the Zoning Map of the Town of Hampstead shall be amended to include this newly annexed property and in its entirety it shall be designated as Restricted Industrial zoning district.

AND BE IT FURTHER RESOLVED, that this Resolution shall become effective forty five (45) days following its passage and approval, in accordance with the Annotated Code of Maryland, Local Government Article §4-407(b).

INTRODUCED THIS 13th DAY OF Feb., 2024.


Clerk of the Council

PASSED THIS 9th DAY OF April, 2024.


Clerk of the Council

APPROVED THIS 9th DAY OF April, 2024


Mayor Christopher M. Nevin

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