

RESOLUTION NO. 24-03

ENLARGING THE CORPORATE BOUNDARIES OF THE CITY OF WESTMINSTER BY ANNEXING INTO THE CITY CERTAIN PROPERTY CONTAINING ± 3.186 ACRES, CONTIGUOUS TO AND ADJOINING THE CITY'S EXISTING CORPORATE BOUNDARIES, CONSISTING OF REAL PROPERTY LOCATED AT 535 OLD WESTMINSTER PIKE, WESTMINSTER, MARYLAND 21157, ALSO IDENTIFIED AS TAX ACCOUNT NUMBER 07-024304, MAP 0046, GRID 0015, PARCEL 0017, AND COMPRISING ± 2.5389 ACRES, AND ± 0.6471 ACRES OF RIGHT-OF-WAY CONTAINING A PORTION OF OLD WESTMINSTER PIKE, BELONGING TO THE COMMISSIONERS OF CARROLL COUNTY.

(Annexation No. 77)

WHEREAS, pursuant to Local Government Article, Title 4, Subtitle 4 of the Annotated Code of Maryland, and §164-6 of the Code of the City of Westminster, the Mayor and Common Council of Westminster ("the City") is vested with the authority and discretion to enlarge the corporate boundaries of the City; and

WHEREAS, Covington Properties, LLC ("Owner") is the owner of certain real property located at 535 Old Westminster Pike, Westminster, MD 21157, containing ± 2.5389 acres and zoned C-2 Commercial Medium Intensity District under the zoning laws of Carroll County ("the Property"), by virtue of a Deed dated January 4, 2024, recorded in the Land records of Carroll County at Liber 11174, Folio 211, and further identified as Tax Account Number 07-024304, Map 0046, Grid 0015, parcel 0017; and

WHEREAS, Petitioner wishes to have the Property annexed into the City's boundaries; and

WHEREAS, the County Commissioners of Carroll County ("CCoCC") owns certain real property containing a portion of the roadbed for Old Westminster Pike, which roadbed extends from the Property on the north extending southeast approximately 995 feet to the City's existing

boundaries at the intersection of Old Westminster Pike and Willow Ave; and

WHEREAS, Petitioners propose that the City annex a portion of the CCoCC's property containing \pm 0.647 acres of land ("the CCoCC Property") along with the Property; and

WHEREAS, the Property and the CCoCC Property collectively comprise of \pm 3.186 acres ("the Annexation Area"); and

WHEREAS, the improvements Petitioner wishes to construct at the Property constitute a change in use and require a new water and sewer allocation from the City; and

WHEREAS, the City has only a limited quantity of water available for new development and provides that water to new development in accordance with the City's adopted Water and Sewer Allocation Policy, which policy requires that property eligible for annexation under State law be annexed as a condition of receiving water from the City's system; and

WHEREAS, Petitioner understands that new water and sewer allocations are conditioned upon the annexation of the Property; and

WHEREAS, Petitioner is the sole owner of the Property proposed to be annexed and its petition for annexation under Local Gov't Article § 4-404 meets the requirement of Local Gov't Art., § 4-403 that the City have consent of the owners of at least 25% of the assessed value of the property to be annexed; and

WHEREAS, there are no persons residing within the area to be annexed and from whom consent to annexation is required by Md. Code Ann., Local Gov't Art., § 4-403; and

WHEREAS, the Annexation Area comprises land contiguous to and adjoining the City's existing corporate boundaries and the annexation of the Annexation Area will not create any unincorporated area that is bounded on all sides by real property presently or by this legislative action or by a combination of both within the corporate limits of the City.

IT IS THEREFORE RESOLVED, by the Mayor and Common Council of Westminster, that the tracts or parcels of land herein designated as the Annexation Area, as shown on the Annexation Plat, Exhibit A hereto, and described in a metes and bounds description set forth in Exhibit B hereto, be added to the corporate boundaries of the City of Westminster, generally subject to the provisions of the Charter, City Code, Ordinances and other rules and regulations of the City of Westminster;


AND BE IT FURTHER RESOLVED, pursuant to §164-6 and all other related and applicable sections of the City Code that the Zoning Map of the City of Westminster shall be amended to designate the portion of the annexation area comprising the Property Owner's property (Lot 535) and a portion of right of way of Old Westminster Pike abutting Lot 535 and the adjacent lots 541, 543, and 547 as "B-Business Zone" and to designate the right-of-way of Old Westminster Pike from the eastern corner of Lot 547 to the City's pre-annexation boundary "R-10,000 Residential Zone" for, which zones permit uses substantially similar to and of substantially similar density to that permitted by Carroll County in the C-2 Commercial Medium Intensity District and R-10,000 Residence District, respectively;

AND BE IT FURTHER RESOLVED, that the Petitioners shall pay all administrative, engineering and legal fees incurred on behalf of the City of Westminster prior to the effective date of this Resolution;

AND BE IT FURTHER RESOLVED, that this Resolution shall become effective forty-five (45) days following its passage and approval by the Mayor and Common Council of Westminster, unless within forty-five (45) days of the date of enactment the City receives a Petition for Referendum filed in accordance with the provisions of Md. Code Ann., Local Gov't Article, §§ 4-408 through 4-410.

AND BE IT FURTHER RESOLVED, that the City Administrator shall, on or after the effective date of the Resolution, promptly send a copy of this resolution with the new boundaries to the Clerk of the Circuit Court for Carroll County, and the Department of Legislative Services for the State of Maryland.

INTRODUCED this 26th day of February 2024



Douglass A. Barber, City Clerk

PASSED this 28th day of May, 2024



Douglass A. Barber, City Clerk

APPROVED this 28th day of May, 2024



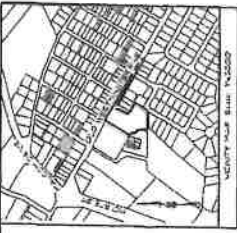
Dr. Mona Becker, Mayor

APPROVED AS TO FORM AND SUFFICIENCY
this 10th day of June, 2024



Elissa D. Levan, City Attorney

EXHIBIT A



NOTE:


- 1. THE PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF PUBLIC WORKS AND THE BOARD OF ESTIMATES AND FINANCE OF THE CITY OF WESTMINSTER, MARYLAND.
- 2. THE BOARD OF PUBLIC WORKS AND THE BOARD OF ESTIMATES AND FINANCE OF THE CITY OF WESTMINSTER, MARYLAND, ARE THE FINAL AUTHORITY IN THE MATTER OF THE ANNEXATION.
- 3. LANDABLE IN ACCORDANCE WITH THE PROPOSED ANNEXATION.
- 4. CURVE DATA.
- 5. THE PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF PUBLIC WORKS AND THE BOARD OF ESTIMATES AND FINANCE OF THE CITY OF WESTMINSTER, MARYLAND.

DATA TABULATIONS:

- 1. AREA OF LAND TO BE ANNEXED: 1.14 ACRES
- 2. AREA OF LAND TO BE ANNEXED: 1.14 ACRES
- 3. TOTAL AREA OF ANNEXATION: 1.14 ACRES

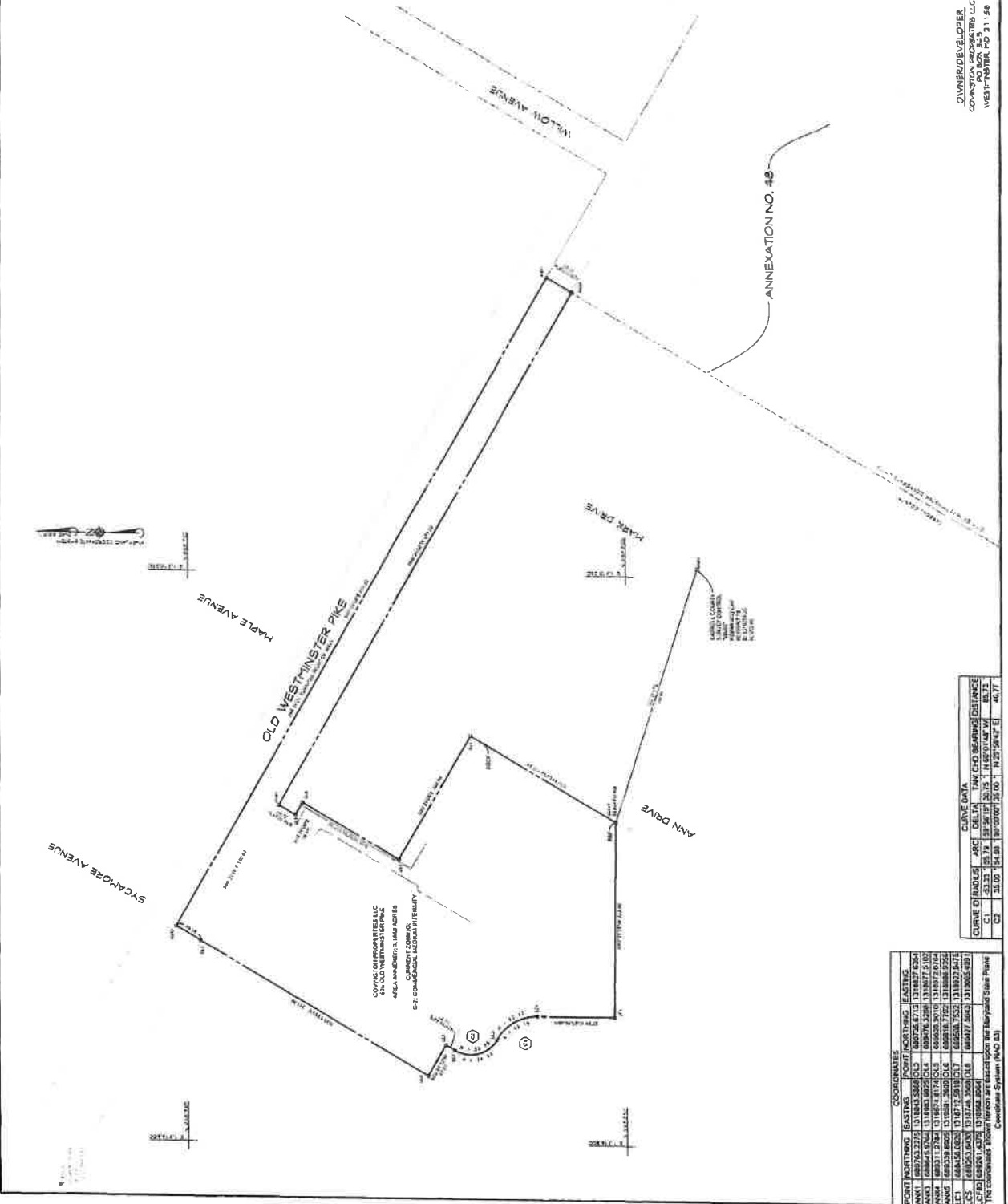
ANNEXATION PLAT
KNIT CENTRE PARK

CITY OF WESTMINSTER - CARROLL COUNTY, MARYLAND



429 East 7th Street, Westminster, MD 21157-8329
(410) 844-1790 Fax: (410) 844-1791

NO.	DATE	DESCRIPTION	BY	CHKD.



OWNER/DEVELOPER
CONANTON ASSOCIATES, LLC
WESTMINSTER, MD 21158

POINT	NORTHING	EASTING
ANX1	689733.2714	1318625.8962
ANX2	689733.2714	1318625.8962
ANX3	689733.2714	1318625.8962
ANX4	689733.2714	1318625.8962
ANX5	689733.2714	1318625.8962
ANX6	689733.2714	1318625.8962
ANX7	689733.2714	1318625.8962
ANX8	689733.2714	1318625.8962
ANX9	689733.2714	1318625.8962
ANX10	689733.2714	1318625.8962

CURVE DATA	ARC	CHORD	BEARING	DISTANCE
C1	53.32	25.73	19° 56' 19"	30.75
C2	38.00	14.58	18° 00' 00"	25.00
C3	54.58	18° 00' 00"	25.00	11 29' 58" E
C4	45.77			

Resolution No. 24-03 (Annexation No. 77)

EXHIBIT B

Carroll County Commissioners
RECORDATION TAX
AMT: \$190.00
DATE: 1/4/2024
INITIALS: JS

**NO TITLE EXAMINATION
NO CONSIDERATION**

Assessed value of unimproved land being transferred (0.047 acres) is \$18,630 (23% of assessed total land)
Recordation tax: \$190.00
Transfer tax: \$93.15

3:15
115

DEED OF EXPANSION AND CONFIRMATORY DEED

THIS DEED OF EXPANSION AND CONFIRMATORY DEED, made this 3rd day of January, 2024, by and between **COVINGTON PROPERTIES LIMITED LIABILITY COMPANY**, a Maryland limited liability company, and **543 OLD WESTMINSTER PIKE, LLC**, a Maryland limited liability company, (hereinafter sometimes collectively referred to as "Grantors") and **COVINGTON PROPERTIES LIMITED LIABILITY COMPANY**, a Maryland limited liability company, (Grantee).

WHEREAS, **COVINGTON PROPERTIES LIMITED LIABILITY COMPANY** (hereinafter sometimes referred to as "COVINGTON") owns a parcel of land containing approximately 4.0198 acres, more or less, originally obtained by a Deed of Edmund N. Baxter, Sr., et al., dated November 28, 1995 and recorded among the Land Records of Carroll County in Liber LWS No. 1747, Folio 93, etc., which said land is in two portions (Phase One and Phase Two), both of which are subject to a Declaration for the Knit Centre Park Condominium, recorded among the Land Records of Carroll County in Liber DBS No. 5246, Folio 474, etc., and which are improved with condominium developments (the aforereferenced land hereinafter sometimes referred to as the "Covington Property"); and

WHEREAS, **COVINGTON** desires to slightly enlarge Phase Two of its condominium regime, as currently shown on a plat entitled "*First Sup*



Condominium Subdivision KNIT CENTRE PARK CONDOMINIUM, Phase Two", of record among the Land Records of Carroll County in Plat Book No. 55, Pages 12-18 (hereinafter sometimes referred to as the "Prior Plat") (identified further as Tax Account #07-024304), said enlargement to be accomplished by adding a small portion of an adjacent property owned by 534 OLD WESTMINSTER PIKE, LLC, an entity owned or controlled by David Baxter, who also owns or controls Phase Two of the "Covington Property"; and

WHEREAS, 543 OLD WESTMINSTER PIKE, LLC, owns a parcel of land containing 9,000 square feet, more or less, which lies directly adjacent to the "Covington Property" and which was obtained by a Deed of Betty Lee Groth, dated July 6, 2018 and recorded among the Land Records of Carroll County in Liber DBS No. 9074, Folio 185, etc. (identified further as Tax Account #07-027583); and

WHEREAS, Grantor, 543 OLD WESTMINSTER PIKE, LLC has agreed to convey a small portion of its property (specifically **0.047 acres**, more or less) to the Grantee, COVINGTON, and the Grantee is combining that land with its existing parcel as described herein above in one tract, described below by a new survey, and both parties join in this Deed of Expansion and Confirmatory Deed as Grantors to effectuate their intent; and

WHEREAS, the "Covington Property" has now been surveyed in a modern survey in connection with the above described amended plat process, and a small area of land was found to have been unaccounted for in prior surveys. This unaccounted for area (hereinafter referred to as the "Area of Mistake") is comprised of a 18.18' wide strip of land running along the northside of the South 59 degrees 58 minutes 36 seconds East 180.00 foot line of the "Prior Plat", and contains 2,982.25 square feet of land, more or less; and

WHEREAS, COVINGTON also executes this Deed to correct and confirm the land and to memorialize the modern survey as including the "Area of Mistake".

NOW, THEREFORE, in consideration of the sum of ZERO DOLLARS (\$0.00), and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, **COVINGTON PROPERTIES LIMITED LIABILITY COMPANY**, a Maryland limited liability company, and **543 OLD WESTMINSTER PIKE, LLC**, a Maryland limited liability company, do hereby grant and convey unto the said **COVINGTON PROPERTIES LIMITED LIABILITY COMPANY**, a Maryland limited liability company its successors and assigns, forever in fee simple, all that lot tract or parcel of land situate in the Seventh (7th) Election District of Carroll County, containing **2.539 acres of land, more or less**, as described in a metes and bounds description and exhibit plat of BPR Land Surveying & Civil Engineering, dated December 19, 2023, and attached hereto and incorporated herein collectively as **EXHIBIT A**.

BEING as to **0.047 acres**, a part of all of that lot tract or parcel of land conveyed unto 543 OLD WESTMINSTER PIKE, LLC, by a Deed of Betty Lee Groth, dated July 6, 2018 and recorded among the Land Records of Carroll County in Liber DBS No. 9074, Folio 185, etc. (Tax Account #07-027583); and **BEING** as to **2.492 acres** a portion of all that same lot or parcel of land conveyed unto COVINGTON PROPERTIES LIMITED LIABILITY COMPANY, by a Deed of Edmund N. Baxter, Sr., et al., dated November 28, 1995 and recorded among the Land Records of Carroll County in Liber LWS No. 1747, Folio 93, etc., and more specifically being that same area shown as "Phase Two" on the Prior Plat (Tax Account #07-024304), as now corrected

to reflect an accurate survey of the area which said land also includes the "Area of Mistake" referenced above.

TOGETHER with the buildings and improvements thereon, and all and singular the rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining; **SUBJECT, HOWEVER**, to any liens or easements of record; and **ESPECIALLY SUBJECT TO** a Declaration for the Knit Centre Park Condominium, dated May 21, 2007 and recorded among the Land records of Carroll County in Liber DBS No. 5246, Folio 474, etc., and Bylaws for the Knit Centre Park Condominium, dated May 21, 2007 and recorded among the Land Records of Carroll County in Liber DBS No. 5246, Folio 494, etc..

TO HAVE AND TO HOLD the above described property unto the said **COVINGTON PROPERTIES LIMITED LIABILITY COMPANY**, a Maryland limited liability company, its successors and assigns, forever in fee simple.

AND the said **Grantor(s)** hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such other and further assurances of the same as may be requisite.

THE RECITALS are incorporated herein.

WITNESS the hand and seal of the within Grantors herein.

NO TITLE EXAMINATION

[Signatures on following pages]

COVINGTON PROPERTIES
LIMITED LIABILITY
COMPANY, a Maryland limited
liability company:

Shacy P. Shaffer
WITNESS

[Signature] (SEAL)

BY: David Baxter

ITS: Managing Member

STATE OF MARYLAND)

) TO WIT:

COUNTY OF Carroll)

ON THIS, the 3rd day of January 2024, before me, a Notary Public, the undersigned officer, personally appeared David Baxter, who acknowledged himself/herself to be a managing member of **COVINGTON PROPERTIES LIMITED LIABILITY COMPANY**, a Maryland limited liability company and that he/she, as such managing member, being authorized so to do, executed the foregoing instrument for the purpose therein contained and further certified that the actual consideration was ZERO DOLLARS (\$0.00).

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Shacy P. Shaffer (Seal)
Notary Public

My Commission expires 10/16/2026

LR - Deed (w Taxes)	
Recording only ST 75.00	
Name: Covington	
Properties Limited	
Liability C	
Ref:	
LR - Deed (with Taxes)	
Surcharge	40.00
LR - Deed State	
Transfer Tax	93.15
LR - NR Tax - 1kd	0.00
SubTotal:	208.15
Total:	208.15
01/04/2024 10:11	
#17805603 CC0502	
Carroll	
County/CC05-02-02	
Register 02	

LR - Deed (w Taxes)	
Recording only ST75.00	
Name: Covington	
Properties Limited	
Liability C	
Ref:	
LR - Deed (with Taxes)	
Surcharge	40.00
LR - Deed State	
Transfer Tax	93.15
LR - NR Tax - 1kd	0.00
SubTotal:	208.15
Total:	5 208.15
01/04/2024 10:11	
CC06-KM	
#17805603 CC0502	

543 OLD WESTMINSTER PIKE,
LLC, a Maryland limited liability
company:

Stacy P. Shaffer
WITNESS

[Signature] (SEAL)

BY: David Baxter

ITS: Managing member

STATE OF MARYLAND)

) TO WIT:

COUNTY OF CARROLL)

ON THIS, the 3rd day of January 2024, before me, a Notary Public, the undersigned officer, personally appeared David Baxter, who acknowledged himself/herself to be a Managing member of 543 OLD WESTMINSTER PIKE, LLC, a Maryland limited liability company and that he/she, as such Managing member, being authorized so to do, executed the foregoing instrument for the purpose therein contained and further certified that the actual consideration was ZERO DOLLARS (\$0.00).

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Stacy P. Shaffer (Seal)
Notary Public

My Commission expires 10/14/2026

I certify that I am duly authorized to practice law in the State of Maryland, and that I have prepared the foregoing Deed.

1/1/2024
DATE

Stacy P. Shaffer
STACY P. SHAFER

I HEREBY CERTIFY THIS 4th DAY OF JAN
20 24 THAT ALL PUBLIC TAXES,
ASSESSMENTS AND CHARGES FOR THE CURRENT
YEAR AND ALL PRIOR YEARS ON THE PROPERTY
DESCRIBE HEREIN HAVE BEEN PAID.

Jessamyn D. Hobbs
6 COLLECTOR

UNRECORDED COPY OF THIS INSTRUMENT IS FILED IN THE PUBLIC RECORDS OF THE STATE OF MARYLAND, COUNTY OF CARROLL, ON 01/03/2024 AT 11:17 AM. DATE AVAILABLE IN PUBLIC RECORDS: 01/03/2024.



LAND SURVEYING & CIVIL ENGINEERING
150 Airport Drive, Suite 4
Westminster, Maryland 21157 | 410-867-9030
WWW.BPRSURVEYING.COM

DESCRIPTION:
2.539 Acres
Expansion

PORTIONS OF COVINGTON PROPERTIES, LLC (PARCEL 17) AND, 543 OLD WESTMINSTER PIKE LLC, (PARCEL 977), PROPERTIES SITUATED ON THE SOUTHWEST SIDE OF OLD WESTMINSTER PIKE, IN THE SEVENTH (7TH) ELECTION DISTRICT OF CARROLL COUNTY, MARYLAND, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point on the southwesternmost right of way line of Old Westminster Pike, said point also being at the beginning of the South 60 degrees 22 minutes 37 seconds East 180.00 foot perimeter boundary line of Phase Two, as laid out and shown on a plat entitled "First Supplemental Plat of Condominium Subdivision, Knit Centre Park Condominium Phase Two," dated May 6, 2017, and recorded among the Plat Records of Carroll County, Maryland in Plat Book 55 page 12, and, said point also being at the end of the fourth (4th) or North 52 ½ degrees West 180 foot line of the land as described in the first (1st) parcel of a deed from Edmund N. Baxter, Sr. and David Baxter to Covington Properties LLC, dated November 28, 1995 and recorded among the Land Records of Carroll County, Maryland in Book 1747 Page 93, thence leaving the place of beginning and running with and binding on said southwesternmost right of way line of Old Westminster Pike, and, also running with and binding on the aforesaid perimeter boundary line of the aforesaid First Supplemental Plat, and, also running reversely with and binding on said fourth (4th) line of the first (1st) parcel to Covington Properties, LLC, with all bearings herein being referred to Maryland State Grid Meridian N.A.D. 83/91 and, as now surveyed by BPR, LLC, Viz:

1. South 60 degrees 20 minutes 06 seconds East 180.00 feet to a point at the beginning of the second (2nd) or South 37 ¼ degrees West 150 foot line of the land as described in a deed from Betty Lee Groth to 543 Old Westminster Pike LLC, dated July 6, 2018 and recorded among the Land Records of Carroll County, Maryland in Book 9074 Page 185, thence leaving the southwesternmost right of way line of Old Westminster Pike, and, running with and binding on a part of said second (2nd) line, and, also running with and binding on part of the South 29 degrees 57 minutes 53 seconds West 166.92 foot perimeter boundary line of aforementioned "Phase Two" of the aforementioned first supplemental plat of condominium subdivision Knit Centre Park Condominium, Viz:
2. South 30 degrees 00 minutes 24 seconds West 22.73 feet, thence leaving the outline of "Phase Two" First Supplemental Plat, and, also leaving the outline of the land from Betty Lee Groth to 543 Old Westminster Pike, LLC, and running for new lines of division through the land as described in said deed, of which the land now being described is, in part a part of, the two (2) following courses, Viz:
3. South 60 degrees 20 minutes 06 seconds East 16.41 feet to a point near the end of a block retaining wall, thence running along or near the back of said block retaining wall, Viz:
4. South 30 degrees 10 minutes 52 seconds West 127.28 feet to a point on the third (3rd) or South 52 ¾ degrees East 60 foot line of the land as described in the aforesaid deed from Goth to 543 Old Westminster Pike LLC at the distance of 16.02 feet measured along said line from the beginning thereof, thence running with and binding on a part of said line, Viz:
5. South 60 degrees 20 minutes 06 seconds East 43.98 feet to a point at the beginning of the second (2nd) or South 52 ¾ degrees East 60.00 foot line of the land as described in a deed from Deborah J. Hooper to 543 Old Westminster Pike, LLC dated July 30, 2007, and, recorded among the Land Records of Carroll County, Maryland in Book 5325 Page 679, thence leaving the outline of the land as described in the deed from Goth to 543 Old Westminster Pike, LLC, and recorded among the Land Records of Carroll County, Maryland in Book 5325 Page 679, thence leaving the outline of the land as described in the deed from Goth to 543 Old Westminster Pike, LLC and, running with and binding on said second (2nd) line, Viz:
6. South 60 degrees 20 minutes 06 seconds East 60.00 feet to a point at the beginning of the second (2nd) or South 52 ¾ degrees East 60 foot line of the land as described in a deed from Covington Main, LLC to Grace J. Usdin, dated October 18, 2019 and recorded among the Land Records of Carroll County, Maryland in Book 9512 Page 61, thence leaving the outline of the land as described in the aforementioned deed from Hooper to 543 Old Westminster Pike LLC, and running with and binding on said second (2nd) line, Viz:
7. South 60 degrees 20 minutes 06 seconds East 60.06 feet to a point at the end of the fourth (4th) or North 37 5/8 East 11.35 perch line of the second (2nd) land as described in the first (1st) aforementioned deed, thence leaving the outline of the land as described in the aforementioned deed from Covington Main, LLC to Grace J. Usdin, and running reversely with and binding on a part of said fourth (4th) line, Viz:
8. South 30 degrees 11 minutes 55 seconds West 18.18 feet to a rebar and cap found at the beginning of the South 30 degrees 09 minutes 24 seconds West 174.19 foot perimeter boundary line of the land as laid out and shown on the aforementioned "First Supplemental Plat of Condominium Subdivision, Knit Centre Park Condominium, Phase Two," thence running with and binding on the perimeter boundary of "Phase Two," as shown thereon, the seven (7) following courses, Viz:
9. South 30 degrees 11 minutes 55 seconds West 174.04 feet to a rebar found, thence,
10. North 89 degrees 25 minutes 55 seconds West 222.46 feet to a point, thence,



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Westminster, Maryland 21157
410-857-9030
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11. North 00 degrees 04 minutes 59 seconds West 88.33 feet to a point of curvature, thence,
12. 55.79 feet by an arc curving to the left, in a northwesterly direction, having a radius of 53.33 feet, the arc of which is subtended by a chord bearing and distance of North 30 degrees 03 minutes 40 seconds West 53.28 feet to a point of reverse curvature, thence,
13. 54.98 feet by an arc curving to the right in a northwesterly direction, having a radius of 35.00 feet, the arc of which is subtended by a chord bearing and distance of North 15 degrees 01 minute 19 seconds West 49.50 feet to a point, thence,
14. North 29 degrees 58 minutes 42 seconds East 11.77 feet to a point, thence,
15. North 60 degrees 01 minutes 18 seconds West 40.50 feet to a rebar and cap found, and, thence,
16. North 30 degrees 03 minutes 55 seconds East 299.66 feet to the place of beginning.

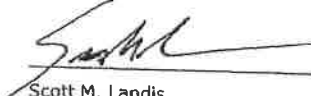
Containing 2.539 acres of land, more or less.

Being, in part, all of the land as laid out and shown as "Phase Two" on a plat entitled "First Supplemental Plat of Condominium Subdivision Knit Centre Park Condominium, Phase Two," dated May 19, 2017, and, recorded among the Plat Records of Carroll County, Maryland in Plat Book 55 Page 12.

Also being, in part, a part of the land which by deed dated November 28, 1995, and, recorded among the Land Records of Carroll County, Maryland in Book 1747 Page 93, was conveyed by Edmund N. Baxter, Sr.

And, also being, in part, a part of the land which by deed dated July 6, 2018, and, recorded among the Land Records of Carroll County, Maryland in Book 9074 Page 185, was conveyed by Betty Lee Groth to S43 Old Westminster Pike LLC.

A licensed Maryland Surveyor either personally prepared the metes and bounds description(s) as contained herein or was in responsible charge over its preparation and the surveying work reflected in it, in compliance with the Maryland Minimum Standards of Practice for Land Surveyors; COMAR 09.13.06.12.

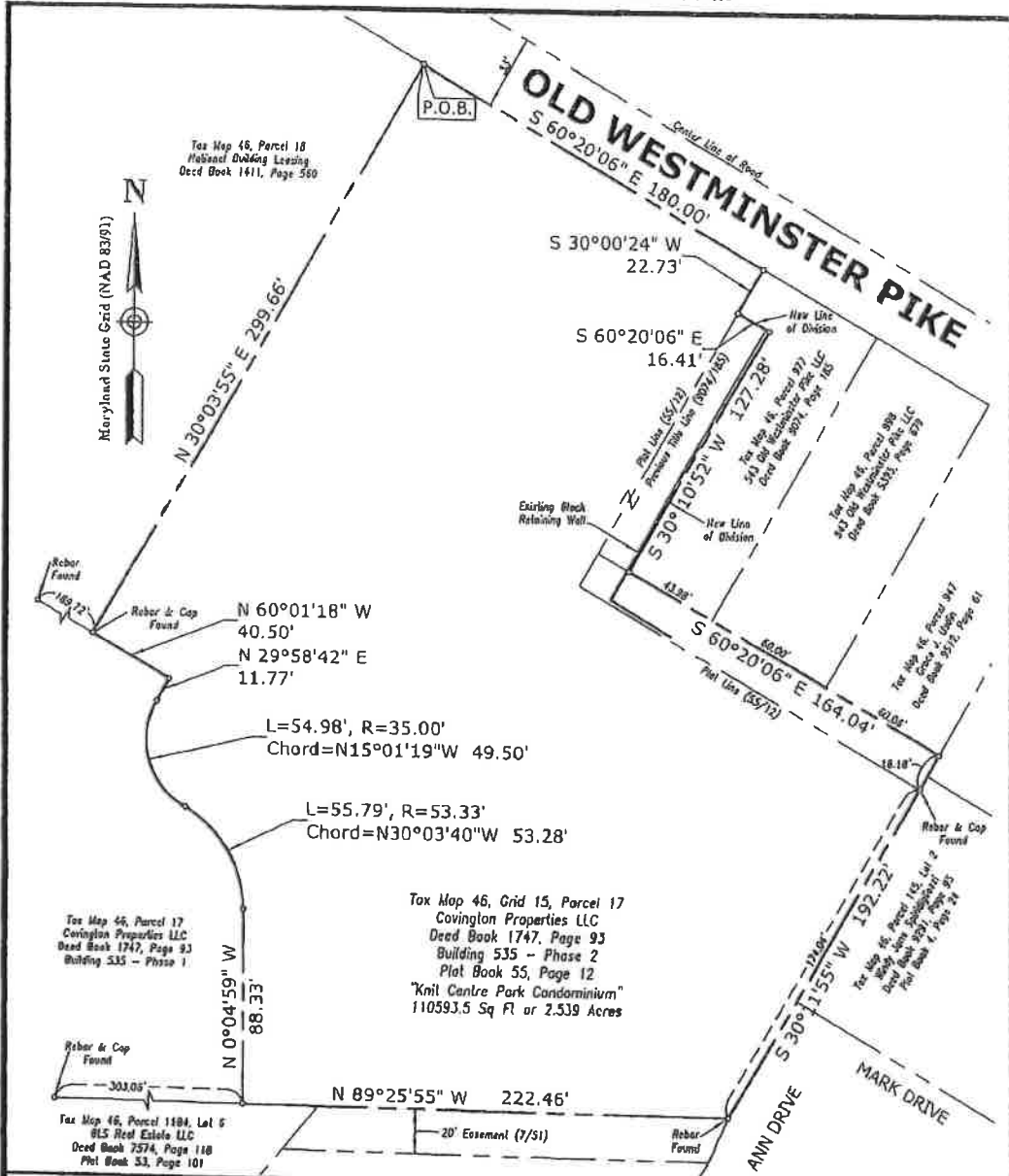


 Scott M. Landis
 Professional Land Surveyor - Maryland# 21613
 Expires/Renews: August 18, 2025

Date: 12/19/2023

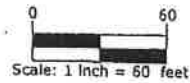


UNIVERSITY MICROFILMS INTERNATIONAL, 300 N ZEEB RD, ANN ARBOR MI 48106-1500



GENERAL NOTES

1. This survey was prepared without the benefit of a Title Report, which may reveal additional Easements, Right-of-Ways, and Building Restriction Lines that are not shown hereon.
2. For reference see:
Tax Map 46, Grid 15, Parcel 17
Deed Reference: Deed Book 1747, Folio 93 - Plat Reference: Plat Book 55, Page 12
3. The Boundary Survey for this plat was completed in November 2023, by BPR, LLC, Westminster, MD.
4. The Bearings Shown hereon are based on NAD 83/91, Determined by a GPS Session.



SURVEYOR'S CERTIFICATE

This is to certify that this survey was personally prepared by me or that I was in responsible charge over its preparation and the surveying work reflected in it and that this Boundary Survey is in compliance with COMAR Sections 09.13.06.12 of the Minimum Standards of Practice as now adopted by the board for Professional Land Surveyors.

Scott M. Landis 12/14/2023
 Scott M. Landis Date
 Professional Land Surveyor (Maryland No. 21613)
 Expires/Renews: 8-18-2025



EXHIBIT B
PARCEL 17 EXPANSION
COVINGTON PROPERTIES LLC
PROPERTY
 #535 OLD WESTMINSTER PIKE
 7th ELECTION DISTRICT
 CARROLL COUNTY, MARYLAND

Drawn: J. J. Matalavage
 Checked: S. M. Landis
 Date: 12/14/2023

Project No.: 16-045-000
 Scale: 1 inch = 60 feet
 Sheet: 1 of 1

BPR **LAND SURVEYING & CIVIL ENGINEERING**
 150 Airport Drive, Suite 4 | 410-857-9030
 Westminster, Maryland 21157 | WWW.BPRSURVEYING.COM

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE AVAILABLE TO PUBLIC 08/14/2024.