



The Mayor and Commissioners
of the Town of Elkton

Annexation Resolution A4-2024
Tax Map 026I, Parcel 0573
Tax Map 026I, Parcel 0052 (Part)

COPY

A RESOLUTION of the Mayor and Commissioners of the Town of Elkton, adopted pursuant to the authority of Article XI-E., Constitution of the State of Maryland, and Section 4-401, et. seq., Subtitle 4, Title 4, Division II, Local Government Article, Annotated Code of Maryland, for the enlargement of the corporate boundaries of the Town of Elkton by the annexation of certain land contiguous and adjoining to the existing corporate boundaries of Elkton.

WHEREAS, in accordance with Section 4-404, et seq., Subtitle 4, Title 4, Division II, Local Government Article, Annotated Code of Maryland, a **Petition for Annexation** was presented to the Mayor and Commissioners of the Town of Elkton on February 19, 2025 by Mr. Tom Miner, representing Triumph Industrial Development LLC, (“Petitioner”); and

WHEREAS, upon presentation of the Petition for Annexation to the Mayor and Commissioners of the Town of Elkton, the Mayor, the presiding officer, caused to be made a verification of the signature(s) of the Petitioners; and

WHEREAS, the improved land subject to annexation is owned entirely by the Petitioner, Triumph Industrial Development, LLC; and

WHEREAS, the Mayor and Commissioners of the Town of Elkton accepted this Resolution for introduction on the date written hereinafter with the intent to annex the hereinafter described land into the corporate boundaries of the Town of Elkton.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Commissioners of the Town of Elkton that the corporate boundaries of the Town of Elkton, as filed by the Town, the Clerk of the Circuit Court for Cecil County, the Maryland Department of Legislative Services, and as described in the Charter of the Town of Elkton, shall be amended to include the following described parcel of land:

A 4.8267 Acre Parcel of Land to be Annexed into the Town of Elkton, Maryland, Located at Triumph Industrial Park, 505 Blue Ball Road, Third Election District, Cecil County, Maryland

BEGINNING for the same on the southwesterly side of Technology Drive, a privately maintained road heretofore laid out in the Triumph Industrial Park, in and 209.29 feet from the

beginning of the fifth or South 23°15'08" East 890 feet course of that tract or parcel of land described in a Resolution by the Mayor and Commissioners of the Town of Elkton dated July 22, 1974 as recorded among the Land Records of Cecil County in Liber WAS 335, folio 204. Said point of beginning also bears coordinates, referenced to the Maryland Coordinate System (NAD83/2011) of North 712780.8806 and East 1635250.6017. Thence, from the point of beginning and binding on a part of said fifth course, as now surveyed;

1) South 31°08'11" East 20.01 feet. Thence, leaving the outlines of the aforesaid annexation and running through and across Map 309 Parcel 52 of those tracts or parcels of land conveyed by James E. Waters, II, T/A Triumph Industrial Park to Triumph Industrial Development, LLC by a deed dated December 29, 2006 as recorded among the land records of Cecil County in Liber WLB 2277, folio 630, the four following courses;

2) South 60°44'24" West, along the southerly side of a drainage ditch, 47.78 feet to a point of curvature. Thence, continuing along or near the ditch,

3) by a curve tangent curve to the right, in a southwesterly direction, of radius 75.00 feet, an arc length of 47.91 feet and, subtended by a chord; South 79°02'24" West 47.10 feet to a point of tangency,

4) North 82°39'37" West, along the southerly side of a drainage ditch, 144.38 feet to a point near the end of the ditch at its intersection with another ditch,

5) North 73°58'29" West 219.20 feet to intersect the easternmost outline of Lot 5A as depicted on a plat entitled "Major Resubdivision, Lot 5A, The Lands of Triumph Industrial Development, LLC" as recorded among the land record of Cecil County in Plat Cabinet PC 1117, folio 67. Thence, binding on the outlines of Lot 5A, the six following courses;

6) South 20°42'05" West 507.97 feet to a magnetized nail found in the present paving of a private road known as Elk Park Way. Thence, binding in Elk Park Way (but not necessarily in the center), and in part on the northerly outline of Lot 19 as shown on a plat entitled "Preliminary - Final Major Subdivision, Lot 19, Triumph Industrial Park" as recorded among the land records of Cecil County in Plat Cabinet 1, folio 2,

7) North 86°39'15" West 405.33 feet to a point in the present paving of a private road known as of James Way. Thence, binding in James Way (but not necessarily in the center) and on the easterly outline of Lot 9 as shown on a plat entitled "Final Major Subdivision Plat of Part of the Lands of Triumph Industrial Park" as recorded among the land records of Cecil County in Plat Book NDS 12, folio 25,

8) North 19°41'28" East 238.79 feet. Thence, leaving James Way and binding reversely on a

part of the fifth and a part of the fourth courses of that tract or parcel of land conveyed by HBOS Manufacturing LP to Schult Business Center, LLC by a deed dated April 18, 2001 as recorded among the land records of Cecil County in Liber WLB 990, folio 309, the two following courses;

9) South 70°06'43" East 71.12 feet,

10) North 19°51'17" East 404.60 feet to a point lying South 19°51'17" West 185.91 feet from a pin and cap found at the beginning of said fourth course. Thence leaving the outlines of the last mentioned conveyance and binding on the division line between Lot 5 and Lot 4 as shown on the plat entitled "Preliminary-Final Subdivision Plat of Part of the Lands of Triumph Industrial Park" as recorded among the land records of Cecil County in Plat Book NDS 10, folio 79,

11) South 70°06'43" East 325.98 feet. Thence, leaving the said Lot 5 and again running through and across the aforesaid Map 309 Parcel 52 of those tracts or parcels of land conveyed in Liber WLB 2277, folio 630, and twenty feet equidistant, northerly of and parallel or concentric with the fifth, fourth, third and second courses described herein, the four following courses;

12) South 73°58'29" East 216.04 feet to a point near the intersection of two ditches. Thence, along the northerly side of a ditch, the three following courses;

13) South 82°39'37" East 142.86 feet to a point of curvature,

14) by a curve to the left, in a northeasterly direction, of radius 55.00 feet, an arc length of 35.13 feet and, subtended by a chord; North 79°02'24" East 34.54 feet,

15) North 60°44'24" East 47.12 feet to the point of beginning hereof.

CONTAINING 4.8267 acres (210,252 square feet) of land more or less as combined for the purpose of annexation into the municipal limits of the Town of Elkton and not for the purpose of transfer, conveyance or consolidation.

BEING all of Map 309 Parcel 573 and a part of Map 309 Parcel 52 of those tracts or parcels of land conveyed by James E. Waters, II, T/A Triumph Industrial Park to Triumph Industrial Development, LLC by a deed dated December 29, 2006 as recorded among the land records of Cecil County in Liber WLB 2277, folio 630.

BE IT FURTHER RESOLVED that the land currently is zoned by Cecil County as Heavy Industrial District (M2) and will be designated as Business Industrial (BI) by the Town of Elkton following the annexation; and

BE IT FURTHER RESOLVED that a copy of this Resolution, following its introduction, along with a plat detailing the area to be annexed, shall be available for public inspection at the Town of Elkton Administration Office, Elkton Municipal Building, 100 Railroad Avenue, Elkton, Maryland, during normal business hours [Monday - Friday 8:00 a.m. - 4:30 p.m.] and via the Town of Elkton's website at www.elkton.org; and

BE IT FURTHER RESOLVED that the aforementioned and described land shall upon annexation be subject to all provisions of the Charter and Code of the Town of Elkton heretofore and subsequently enacted by the Mayor and Commissioners of the Town of Elkton; and

BE IT FURTHER RESOLVED that the aforementioned and described land shall be subject to a levy of real and personal property taxes by the Town effective July 1, 2025; and

BE IT FURTHER RESOLVED that the Planning Commission of the Town of Elkton will consider the Petition for Annexation and Annexation Resolution A4-2024 at a regularly scheduled public meeting at **6:00 p.m.** on **April 7, 2025**; and

BE IT FURTHER RESOLVED that the **Mayor and Commissioners** of the Town of Elkton shall hold a **PUBLIC HEARING** on the annexation at **12:05 P.M.** on **April 16, 2025**, Elkton Municipal Building, 100 Railroad Avenue, Elkton, Maryland; and

BE IT FURTHER RESOLVED that notice of the public hearing and of the proposed change to the corporate boundaries of the Town of Elkton shall be published in the Cecil Whig on the following dates: **February 26, 2025 and March 5, 2025, and on the Town of Elkton's Website at www.elkton.org**; and

BE IT FURTHER RESOLVED that immediately following its first publication a copy of the Resolution shall be provided to the County Council of Cecil County, the Cecil County Department of Planning, and the Maryland Department of Planning, which shall be entitled the right to be heard before the public at the public hearing on the proposed annexation; and

BE IT FURTHER RESOLVED that this Resolution shall be subject to adoption by the Mayor and Commissioners of the Town of Elkton on **April 16, 2025 following the PUBLIC HEARING** and, if adopted, it shall become effective **forty-five (45) days** after said adoption unless a petition for referendum hereon shall be filed in accordance with Section 4-408, et seq., Subtitle 4, Title 4, Division II, Local Government Article, Annotated Code of Maryland. A copy of this Resolution shall be posted at the Elkton Municipal Building, 100 Railroad Avenue, Elkton, Maryland, for public viewing until the **45th** day of the referendum period has elapsed; and

BE IT FURTHER RESOLVED that not less than thirty (30) days prior to PUBLIC HEARING, a


copy of the ANNEXATION PLAN shall be provided to the County Council of Cecil County, to the Cecil County Office of Planning and Zoning, and to the Maryland Department of Planning that outlines the extension of services and public facilities, as may be applicable, for the aforementioned land. The ANNEXATION PLAN shall be subject to public review and discussion at the PUBLIC HEARING, as well as subject to commentary received from Cecil County and the Maryland Department of Planning. The ANNEXATION PLAN shall contain a description of the proposed land use [BI]; and

BE IT FURTHER RESOLVED that upon the **effective date** of this Resolution, which shall be forty-five (45) days from the date of the Resolution's enactment, unless a Petition for Referendum is received by the Town, a copy of the Resolution shall be delivered to the Clerk of the Circuit Court for Cecil County, the Maryland Department of Legislative Services and the Federal Emergency Management Administration.

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ACCEPTED FOR INTRODUCTION BY the Mayor and Commissioners of the Town of Elkton at a regularly scheduled public meeting on the **19th** day of **February, 2025**, and directed to be published in accordance with Section 4-406, Subtitle 4, Title 4, Division II, Local Government Article, Annotated Code of Maryland.

**The Mayor and Commissioners
of the Town of Elkton**

Attest:


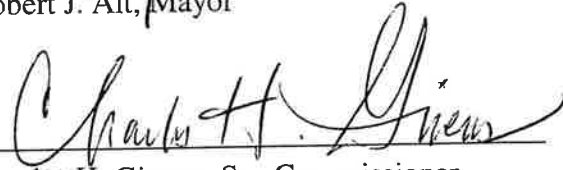
Lewis George, Town Administrator




Robert J. Alt, Mayor




Jean A. Broomell, Commissioner



Charles H. Givens, Sr., Commissioner



Robert M. Massimiano, Commissioner



Earl M. Piner, Sr., Commissioner

ADOPTED by the Mayor and Commissioners of the Town of Elkton at a regularly scheduled public meeting and following a PUBLIC HEARING this **16th day of April, 2025.**

**The Mayor and Commissioners
of the Town of Elkton**

Attest:



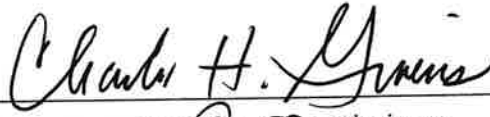
Lewis George, Town Administrator



Robert J. Alt, Mayor



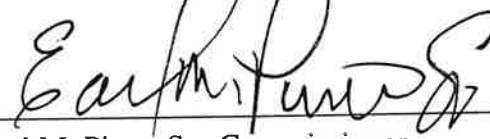
Jean A. Broomell, Commissioner



Charles H. Givens, Sr., Commissioner



Robert M. Massimiano, Commissioner



Earl M. Piner, Sr., Commissioner