

RESOLUTION NO. 2025-01-Annexation

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF FUNKSTOWN, MARYLAND TO ENLARGE THE CORPORATE BOUNDARIES AND THEREBY AMEND THE APPENDIX OF THE CHARTER OF THE TOWN AND AT THE SAME TIME ESTABLISH THE ZONING CLASSIFICATION FOR THE PROPERTY LOCATED IN THE AREA TO BE ANNEXED.

RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF FUNKSTOWN, adopted pursuant to the authority of Article XI-E of the Constitution of the State of Maryland and MD Code, Local Government, §4-401 *et seq.*, the Town of Funkstown, a municipal corporation existing under and by virtue of the laws of the State of Maryland (the "Town") desires to enlarge the corporate boundaries of the Town as defined by the Charter of the Town of Funkstown, Appendix, "Metes and Bounds Description of the Town of Funkstown" (the "Charter") by annexing thereto that certain parcel of real property consisting of +/- 0.58 acres which is immediately adjacent to and adjoining the present corporate boundary of the Town and which is shown and identified on the "Annexation Plat" prepared by Frederick Seibert & Associates, Inc. and dated September 22, 2023, a copy of which is attached hereto and incorporated herein as Exhibit A, and which is described by metes and bounds in the legal description attached hereto and incorporated herein as Exhibit B;

WHEREAS, the proposal to enlarge the corporate boundaries of the Town by annexing thereto the above described area, is contained in the Petition for Annexation (the "Petition") submitted by DAVID C. LYLES DEVELOPERS, LLC, a Maryland limited liability company and 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 area to be annexed, said Petition being attached hereto and incorporated herein as Exhibit C;

WHEREAS, the Mayor, who is the presiding officer of the legislative body of the Town, has caused to be made a verification of the signatures on said Petition, and has ascertained that the requirements of MD Code, Local Gov't. §4-401, *et seq.*, as more fully appears from the certificate of verification subscribed by Brenda Haynes, Town Clerk, which certificate has been appended to the Petition;

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

WHEREAS, the proposed zoning for the lands to be annexed was referred to and reviewed by the Town's Planning Commission in relation to the Comprehensive Plan, the Zoning Ordinance, and other applicable land-use ordinances of the Town, and the needs of the particular neighborhood and vicinities of the area to be annexed, and said Planning Commission has agreed that the TR (Town Residential) zoning is proper and desirable under all of the circumstances and should be accomplished at this time;

WHEREAS, Petitioner's planned development of the Property is for two (2) single-family residential lots (the "**Planned Development**") does not require the express approval from the Washington County Board of County Commissioners ("**Express Approval**"); and

WHEREAS, in the event Petitioner's Planned Development for the Property changes within five (5) years of the effective date of this Resolution to either (x) include land uses substantially different than the uses authorized by the current Washington County zoning classification of RT (Residential, Transition), including but in no way limited to single-family attached ("townhouse") units or multi-family dwellings ("apartments" or "condominiums"); or (y) increase the density of any single-family residential development to more than 4.35 units per acre (i.e. more than 50% higher than that permitted in the County's RT (Residential, Transition) zoning), then Express Approval will be required from the Washington County Board of County Commissioners prior to the Town's approval of any such development.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Town Council that the boundaries of the Town, pursuant to MD Code, Local Government, §4-401 *et seq.*, be and hereby are amended and enlarged so as to annex and include within said Town all that certain +/- 0.58 acre area of land which is shown and identified on the "Annexation Plat" attached hereto and incorporated herein as **Exhibit A**, and which is described by metes and bounds in the legal description attached hereto and incorporated herein as **Exhibit B**;

AND BE IT FURTHER RESOLVED that the annexation of the said area be made subject to the terms and conditions set forth in the Petition attached hereto and incorporated herein as **Exhibit C**.

AND BE IT FURTHER RESOLVED that the subject Property to be annexed shall have a zoning classifications of TR (Town Residential) and that the engineer or acting engineer for the Town be and hereby is authorized and directed to amend and change the Zoning Map of the Town to identify the Property as part of the Town with the zoning classification described herein.

AND BE IT FURTHER RESOLVED that express approval from the Washington County Board of County Commissioners shall be required prior to and as a condition of the Town's approval of any proposed development of the Property within five (5) years of the effective date of this Resolution that either (x) includes land uses substantially different than the uses authorized by the current Washington County zoning classification of RT (Residential, Transition), including but in no way limited to single-family attached ("townhouse") units or multi-family dwellings ("apartments" or "condominiums"); or (y) increases the density of any single-family residential development to more than 4.35 units per acre (i.e. more than 50% higher than that permitted in the County's RT (Residential, Transition) zoning.

AND BE IT FURTHER RESOLVED that the description of the corporate boundaries of the Town, as referred to and incorporated in the Charter, is hereby amended and replaced in its entirety by the "Corporate Boundary Survey" prepared by Fox & Associates, Inc. which is attached hereto and incorporated herein as **Exhibit D** and by the metes and bounds legal

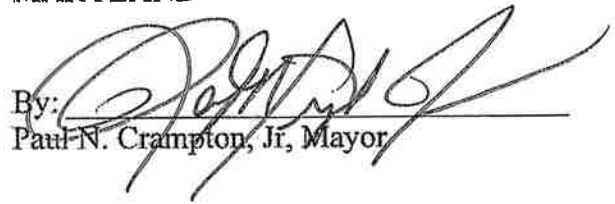
description of the new corporate limits of the Town of Funkstown which is attached hereto and incorporated herein as Exhibit E.

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 AND ATTEST
AS TO CORPORATE SEAL

BY ORDER OF THE MAYOR AND THE
TOWN COUNCIL OF FUNKSTOWN,
MARYLAND

Brenda L. Haynes
Brenda L. Haynes
Town Clerk

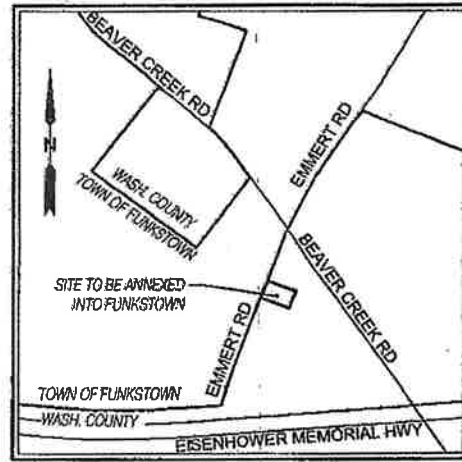
By: 
Paul N. Crampton, Jr., Mayor

Date Introduced: 4/14/2025
Final Enactment: 5/12/2025 - Passage
Effective Date: 6/26/2025

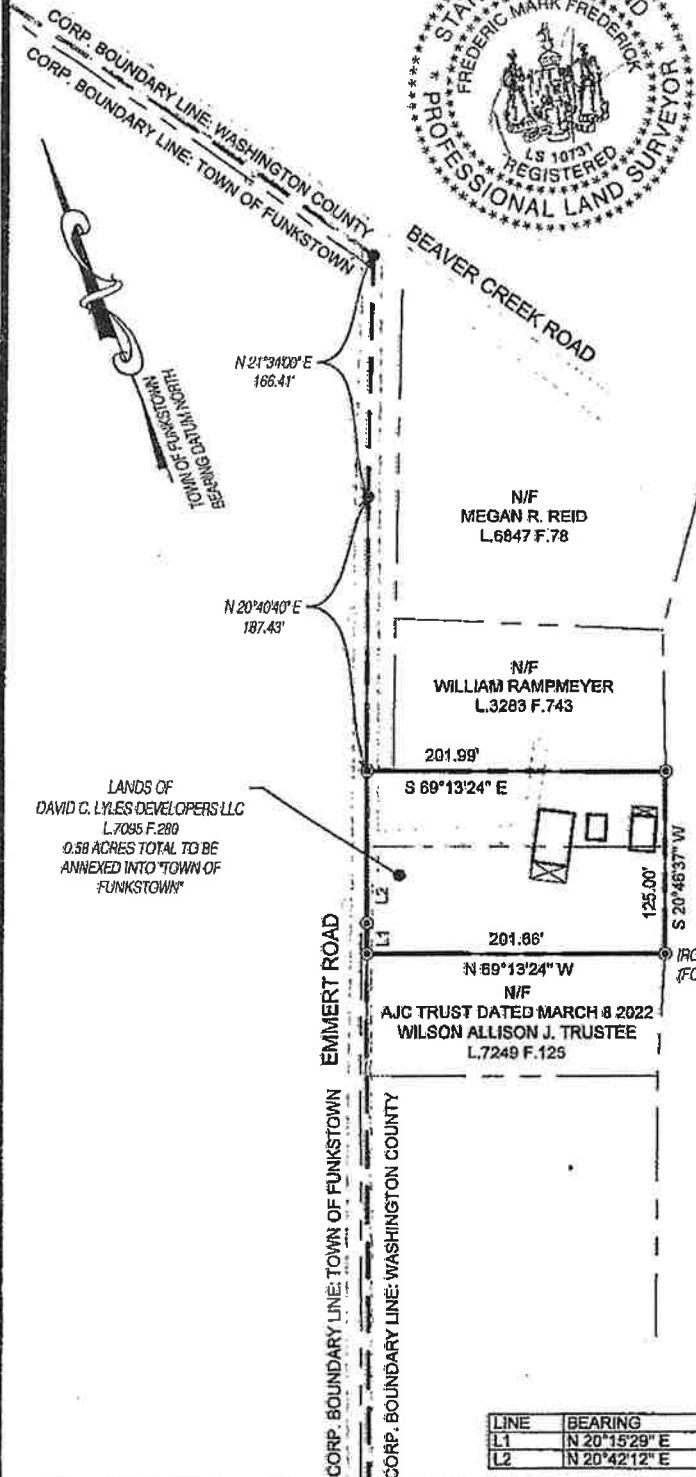
Exhibit A
(Annexation Plat – Area to be Annexed)

ANNEXATION PLAT

(TOWN OF FUNKSTOWN)



VICINITY MAP
SCALE 1"=2000'



Land Surveyor's Certification
I hereby certify that the plat shown hereon is correct and that existing monumentation was held as the property corner where such monumentation closely agrees with the recorded deed calls and that according to my professional opinion, the property shown and described hereon and the surveys on which it is based were prepared and performed in accordance with Title 9, Subtitle 13, Chapter 6.03 of the Annotated Code of Maryland and the Guidelines and Requirements for Annexation Surveys for the Town of Funkstown, and that I am a duly licensed Professional Land Surveyor under the Laws of the State of Maryland, License No. LS-10731 Expiration Date 1/16/2024.

Date: Sept. 20, 2023

Professional Land Surveyor

Mayor's Certificate
I hereby certify that the intent of this annexation plat is to incorporate this parcel into the corporate limits of the Town of Funkstown. The legal owners of record is David C. Lyles Developers, LLC.

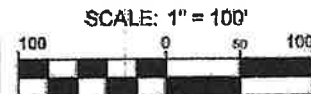
Date: _____

Mayor of the Town of Funkstown

Declaration of Intent to Annex
I hereby certify that the intent of this annexation plat is to incorporate this parcel, of which I am the legal owner of record, into the corporate limits of the Town of Funkstown.

David Lyles, Managing Partner

LINE	BEARING	DISTANCE
L1	N 20°15'29" E	21.61'
L2	N 20°42'12" E	103.39'



PROPERTY INFORMATION	
58-07-231	
DWN BY MTJ	DATE 09-22-2023
PROJECT MANAGER FFrederick	EMAIL FFrederick@fsa-inc.com
SCALE 1" = 100'	
SHEET 01 OF 01	



CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS

128 SOUTH POTOMAC STREET
HAGERSTOWN, MD 21740
301.791.3550

20 WEST BALTIMORE STREET
GREENCASTLE, PA 17225
717.597.1007

505 SOUTH HANOVER STREET
CARLSLE, PA 17013
717.701.8111

15 EAST MAIN STREET
NEW BLOOMFIELD, PA 17068
717.275.7631

PROJECT NO.
2023-0272

Exhibit B
(Legal Description – Area to be Annexed)

September 20, 2023

Suggested description of the land to be annexed into the Town of Funkstown, Maryland.

Situate along the east side of Emmert Road, in Election District No. 10, Washington County, Maryland, and being more particularly described in accordance with a survey made by Frederick, Seibert and Associates, as follows:

Beginning at a point on the existing Corporate Boundary of the Town of Funkstown, said point being in or near the center of Emmert Road, and N 20°15'29" E 767.72 feet from the intersection of the Corporate Boundary of the Town of Funkstown and the northern right of way line of Interstate Route 70, thence running with bearings matching the existing Corporate Boundary of the Town of Funkstown, with the said Corporate Boundary and in or near the center of Emmert Road, the following two courses: N 20°15'29" E 21.61 feet to a point and N 20°42'12" E 103.39 feet to a point, thence leaving Emmert Road and binding on the lands now or formerly of David C. Lyles Developers, LLC, (Liber 7095, folio 280), the following three courses: S 69°13'24" E 201.99 feet to a point, S 20°46'37" W 125.00 feet to a point, and N 69°13'24" W 201.67 feet to a to the point of beginning;

Containing 25,237 square feet or 0.58 acres of land, more or less.

Said lands being all of the lands conveyed by Antares Properties, LLC, to David C. Lyles Developers, by deed dated August 31, 2022, and recorded in Liber 7095, folio 280, among the Land Records of Washington County, Maryland.

Dhh/2023-0272

P:\Projects\2003s\2023-0272\Docs\Annex Description

Exhibit C
(Annexation Petition)

Exhibit D
(New Corporate Boundary – Plat/Survey)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAN IS CORRECT AND THAT THIS PLAN WAS PERSONALLY PREPARED BY ME, OR THAT I WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED HEREON, ALL IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN COMAR 05.13.06.12 IN EFFECT AT THE TIME THIS SURVEY WAS PERFORMED.

DATE _____
 GEORGE E. NAGEL
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 21052
 EXPIRATION/RENEW DATE: 08/24/2026

NOTES

- THIS PLAN IS BEING RECORDED PURSUANT TO THE PROVISIONS OF ARTICLE 23A (1977) OF THE ANNOTATED CODE OF MARYLAND TO REGISTER THE CORPORATE BOUNDARIES OF THE GEOGRAPHICAL AREAS CONTAINED WITHIN THE MUNICIPAL BOUNDARIES OF THE TOWN OF FUNKSTOWN, MARYLAND. SAID BOUNDARIES ARE INCORPORATED AND MADE A PART OF §4 OF THE CHARTER OF THE TOWN OF FUNKSTOWN, MARYLAND, EFFECTIVE NOVEMBER 30, 1994.
- THIS PLAN IS EXEMPT FROM THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF WASHINGTON COUNTY, MARYLAND, PURSUANT TO §202.50 THEREOF.

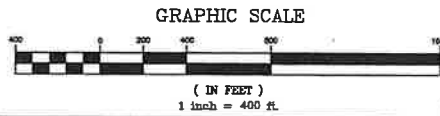
AREA TABULATION

REVISED AREA OF THE CORPORATE LIMITS OF
 FUNKSTOWN PER MISC. PLAT No. 1041 342.34030 Ac.
 + T.M. 58, P. 231 0.57954 Ac.
 TOTAL AREA OF THE CORPORATE LIMITS 342.91984 Ac.

MISC. PLAT No. _____
 DATE _____
 WASHINGTON COUNTY

L101	882.000	65.1000
L1	N 81°02'27" E	210.97
L2	S 65°20'20" E	182.45
L3	S 77°30'40" E	313.19
L4	S 70°25'54" E	101.25
L5	S 68°16'32" E	304.53
L6	N 67°21'20" E	44.44
L7	N 75°18'18" W	617.67
L8	N 72°13'11" W	468.17
L9	N 81°14'37" W	305.00
L10	N 81°14'37" W	305.00
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FUNKSTOWN-MARYLAND

CORPORATE BOUNDARY SURVEY
 PREVIOUSLY RECORDED AT MISC. PLAT No. 1041

DRAWN BY: R.E.N.	DATE: 9-6-2024	FOX & ASSOCIATES, INC. ENGINEERS • SURVEYORS • PLANNERS 881 MT. AETHA ROAD HAGERSTOWN, MARYLAND 21740 PHONE: (301)733-6553 FAX: (301)733-1853	FOX & ASSOCIATES INC.
CHECKED BY: G.E.N.	DATE: 9-6-2024		
SCALE: 1" = 400'			
DISTRICT: 10		TAX MAP No. 49 & 50	
DWG. No. C-3897			

Exhibit E
(New Corporate Boundary – Description)



ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

981 Mt. Aetna Road
Hagerstown, MD 21740
Phone: 301-733-8503
Fax: 301-733-1853
Email: foxhagerstown@foxassociatesinc.com

September 6, 2024

DESCRIPTION OF THE CORPORATE LIMITS OF THE TOWN OF FUNKSTOWN

Situate west of U.S. Route 40 and north of Interstate 70 in District Number 10, Washington County, Maryland, and being more particularly described as follows:

Beginning for the outlines of the corporate boundary of the Town of Funkstown at a point along the southern bank of the Antietam Creek and running with the Antietam Creek the following twelve (12) courses;

- 1) North 69° 48' 15" East 299.56 feet, thence
- 2) North 81° 02' 27" East 210.27 feet, thence
- 3) South 85° 29' 20" East 122.45 feet, thence
- 4) South 77° 30' 49" East 313.19 feet, thence
- 5) South 70° 25' 34" East 151.85 feet, thence
- 6) South 66° 16' 32" East 304.53 feet, thence
- 7) North 87° 21' 20" East 44.44 feet, thence
- 8) North 76° 28' 37" East 131.87 feet, thence
- 9) North 53° 48' 37" East 121.26 feet, thence
- 10) North 38° 22' 37" East 162.60 feet, thence
- 11) North 27° 27' 37" East 191.67 feet, thence
- 12) North 24° 12' 37" East 162.38 feet, thence leaving the Antietam Creek and running with the southern line of a parcel of land conveyed from Margaret L. Harrison to Margaret L. Harrison Holdings, LLC by deed dated May 21, 2012 and recorded in Liber 4288 at folio 120 among the Land Records of Washington County, Maryland
- 13) South 60° 13' 54" East 455.81 feet to the northwest corner of a Parcel No. 1 as described in a deed from Jason A. Ralls to Michael G. Duncan, dated July 22, 2016 and recorded in Liber 5303 at folio 414 among the Land Records of Washington County, Maryland, thence with the western line of said Parcel No. 1 and the lands of Robert E. Grove, Carol R. Grove and Elaine Grove Mann (Liber

- 505, folio 544); and Samantha Carey and Stephanie Carey (Liber 5926, folio 181), thence
- 14) South 51° 57' 37" West 156.48 feet, thence with the southern lines of the lands of Samantha Carey and Stephanie Carey (Liber 505, folio 544) the following two (2) courses; the first being a non-tangent curve to the right having a radius of 250.63 feet, an arc length of 50.34 feet, a delta of 11° 30' 29", and a chord of
 - 15) South 43° 44' 48" East 50.25 feet, thence
 - 16) South 38° 02' 23" East 100.00 feet to the western right of way for South Edgewood Drive, thence with the western right of way for South Edgewood Drive
 - 17) South 51° 57' 37" West 50.00 feet to the northeast corner of a parcel of land conveyed by Ricky L. Harbaugh and Kathryn D. Harbaugh to Mark Bannon Bader by deed dated August 23, 2019 and recorded in Liber 6079 at folio 311 among the Land Records of Washington County, Maryland, thence with the northern lines of said parcel the following two (2) courses;
 - 18) North 38° 02' 23" West 100.00 feet, thence with a tangent curve to the left, having a radius of 203.11 feet, an arc length of 50.53 feet, a delta of 14° 15' 11", and a chord of
 - 19) North 45° 10' 51" West 50.40 feet, thence with the western line of the lands of Mark Bannon Bader (Liber 6079, folio 311); Edgar Rios Rios and Bertha Ramirez-Santiago (Liber 6091, folio 393); Cheryl Lynn Eckard (Liber 948, folio 929); Junior L. Shoemaker and Linda S. Shoemaker (Liber 5406, folio 199); Bonita K. Cunningham (Liber 1057, folio 6); Kirk Gorsira and Nadia Gorsira (Liber 6044, folio 238); and Darryl G. Sensenbaugh and Crystal L. Krockner (Liber 3552, folio 585)
 - 20) South 51° 57' 37" West 413.70 feet to the northern line of a parcel of land conveyed by Virginia E. Nichols, et al. to Beth Henson by deed dated February 14, 2020 and recorded in Liber 6194 at folio 445 among the Land Records of Washington County, Maryland, thence with a portion of the northern line of said parcel
 - 21) North 38° 02' 23" West 34.28 feet to the northwest corner of said parcel, thence with a portion of the western line of said parcel
 - 22) South 42° 44' 37" West 98.37 feet to the east end of the northern or North 46° 15' West, 215.72 foot line of Parcel No. 2 as shown on a plat entitled "Plat of Lands of Ruth M. Renner", said plat being recorded as Plat No. 1273 among the Land Records of Washington County, Maryland, thence with a portion of said northern line
 - 23) South 46° 15' 38" East 174.90 feet to South Edgewood Drive, thence along Stouffer Avenue
 - 24) South 14° 38' 08" West 1,070.00 feet, thence along Beave Creek Road
 - 25) South 67° 03' 06" East 200.00 feet, thence

- 26) South 09° 12' 42" West 387.00 feet, thence
- 27) South 69° 32' 03" East 305.29 feet to the northern line of Funkstown Park, thence with the northern line of Funkstown Park the following nine (9) courses;
- 28) South 70° 57' 03" East 130.90 feet, thence
- 29) South 70° 55' 06" East 173.46 feet, thence
- 30) North 15° 16' 27" East 345.13 feet, thence
- 31) South 85° 02' 19" East 20.08 feet, thence
- 32) South 68° 48' 30" East 232.97 feet, thence
- 33) South 69° 05' 44" East 97.28 feet, thence
- 34) South 57° 42' 00" East 107.22 feet, thence
- 35) South 56° 36' 55" East 116.28 feet, thence
- 36) North 31° 39' 55" East 96.21 feet to the southern right of way of Beaver Creek Road, thence with Beaver Creek Road the following seven (7) courses;
- 37) South 47° 16' 07" East 113.79 feet, thence
- 38) South 31° 18' 11" East 150.00 feet, thence
- 39) South 22° 09' 45" West 14.00 feet, thence
- 40) South 56° 35' 15" East 65.15 feet, thence
- 41) South 50° 17' 57" East 90.00 feet, thence
- 42) South 29° 45' 02" West 16.76 feet, thence
- 43) South 50° 25' 25" East 529.74 feet to the western line of a parcel of land conveyed from Darrow Glaser, Trustee, to Roy Lee Stottlemeyer and Betty Stottlemeyer by deed dated April 26, 1971, and recorded in Liber 521, at folio 534 among the Land Records of Washington County, Maryland, thence with said western line, thence
- 44) South 37° 14' 58" West 731.60 feet to the southwest corner of the lands of Roy Lee Stottlemeyer and Betty Stottlemeyer (Liber 521, folio 534), thence with the southern line of the lands of Roy Lee Stottlemeyer; K. Scott Allen and Vicky J. Allen (Liber 3353, folio 719)
- 45) South 53° 02' 51" East 124.53 feet to the southeast corner of the lands of Roy Lee Stottlemeyer and Betty Stottlemeyer, thence with the southern line of the lands of Kenneth Scott Alen and Vicky J. Allen (Liber 5182, folio 449); Lynn K.

Schlossberg; and David G. Armstrong and Angela R. Armstrong (Liber 6058, folio 123)

- 46) South 53° 49' 22"East 760.20 feet to the southeast corner of the lands of David G. Armstrong and Angela R. Armstrong (Liber 6058, folio 123), thence with the eastern line of the lands of David G. Armstrong and Angela R. Armstrong
- 47) North 37° 28' 35"East 584.82 feet to the southern right of way for Beaver Creek Road, thence with the southern right of way for Beaver Creek Road the following three (3) courses;
- 48) South 35° 11' 53"East 136.18 feet, thence
- 49) South 35° 11' 53"East 136.18 feet, thence
- 50) South 34° 04' 41"East 165.24 feet to a point at or near the center of Emmert Road, thence with Emmert Road the following *three (3) courses*;
- 51) South 21° 50' 53"West 166.41 feet, thence
- 52) South 20° 57' 30"West 157.98 feet, thence
- 53) South 20° 59' 05"West *29.19 feet to the northwest corner of a parcel of land conveyed by Antares Properties, LLC to David C. Lyles, LLC by deed dated August 31, 2022, and recorded in Liber 7095, at folio 280 among the Land Records of Washington County, Maryland, thence the northern line of said parcel of land*
- 54) *South 68° 55' 00" East* 202.10 feet the northeast corner of said parcel of land, thence with the eastern line of said parcel of land
- 55) *South 21° 05' 00" West* 125.00 feet to a rebar found at the southeast corner of said parcel of land, thence with the southern line of said parcel of land
- 56) *North 38° 55' 00" West* 201.72 feet to a point at or near the centerline of Emmert Road, thence with Emmert Road
- 57) South 20° 32' 22"West 767.97 feet to the northern right of way for Interstate 70, thence with the northern right of way for Interstate 70 the following two (2) courses;
- 58) South 86° 06' 37"West 319.66 feet, thence with a tangent curve to the right, having a radius of 5,579.58 feet, an arc length of 1,850.76 feet, a delta of 19° 00' 19", and a chord of
- 59) North 84° 23' 15" West 1,842.29 feet to the eastern right of way for U.S. Alternate Route 40, thence with the eastern right of way for U.S. Alternate Route 40 the following two (2) courses;
- 60) North 20° 25' 59" West 174.71 feet, thence
- 61) North 20° 29' 32" West 1,568.22 feet, thence crossing U.S. Alternate Route 40

- 62) North 54° 20' 39" West 48.67 feet, thence
- 63) South 84° 42' 28" West 42.32 feet to the northeast corner of a parcel of land conveyed from Joanne Desantis and David Mayonado to Joanne Desantis by deed dated February 9, 2018, and recorded Liber 5703, at folio 443 among the Land Records of Washington County, Maryland, thence with the northern line of the lands of Joanne Desantis (Liber 5703, folio 443) the following two (2) courses;
- 64) South 82° 43' 50" West 226.20 feet, thence
- 65) South 84° 27' 49" West 204.30 feet to the northwest corner of the lands of Joanne Desantis (Liber 5703, folio 443), thence with the western line of the lands of Joanne Desantis
- 66) South 10° 02' 50" West 474.25 feet to the southwest corner of the lands of Joanne Desantis (Liber 5703, folio 443), said point being the northwest corner of Lot 2 as shown on a plat entitled "Preliminary/Final Subdivision Plat , Lots 1 & 2, Artz Farm" and being recorded as Plat No. 5189 & 5190 among the Land Records of Washington County, Maryland, thence with the western line of said Lot 2 and the western line of the Northwest Parcel P/O North Farm as shown on a plat entitled "Boundary Survey Lands of Estate of Joyce H. Artz" being recorded as Miscellaneous Plat No. 616 among the Land Records of Washington County, Maryland
- 67) South 09° 15' 48" West 496.70 feet, thence continuing with the western line of the aforesaid Northwest Parcel P/O North Farm the following two (2) courses;
- 68) South 26° 27' 16" East 68.38 feet, thence
- 69) South 26° 45' 40" East 147.35 feet to the northern right of way for Interstate 70, thence the northern right of way for Interstate 70 the following five (5) courses;
- 70) North 65° 02' 25" West 67.41 feet, thence
- 71) North 51° 00' 13" West 103.08 feet, thence
- 72) North 65° 02' 25" West 50.00 feet, thence
- 73) North 79° 04' 35" West 103.08 feet, thence
- 74) North 65° 02' 24" West 1,240.38 feet to the Antietam Creek, thence with the Antietam Creek the following twenty-seven (27) courses;
- 75) North 39° 18' 06" East 211.16 feet, thence
- 76) North 52° 49' 13" East 145.29 feet, thence
- 77) North 58° 24' 27" East 186.82 feet, thence
- 78) North 68° 50' 14" East 170.86 feet, thence

79)	North 74° 54' 56" East	290.66 feet, thence
80)	North 84° 45' 22" East	422.38 feet, thence
81)	North 88° 17' 50" East	362.42 feet, thence
82)	North 74° 20' 14" East	64.35 feet, thence
83)	North 38° 27' 55" East	30.10 feet, thence
84)	North 39° 53' 30" East	72.50 feet, thence
85)	North 25° 56' 26" East	71.56 feet, thence
86)	North 12° 00' 11" East	113.89 feet, thence
87)	North 37° 40' 02" West	220.16 feet, thence
88)	North 60° 56' 29" West	80.31 feet, thence
89)	North 74° 22' 22" West	199.99 feet, thence
90)	North 88° 05' 44" West	386.72 feet, thence
91)	North 72° 27' 13" West	269.72 feet, thence
92)	North 80° 30' 52" West	174.19 feet, thence
93)	North 72° 38' 37" West	391.94 feet, thence
94)	North 54° 04' 55" West	211.59 feet, thence
95)	North 45° 13' 49" West	296.84 feet, thence
96)	North 27° 06' 40" West	70.31 feet, thence
97)	North 02° 47' 57" East	81.76 feet, thence
98)	North 27° 15' 43" East	141.80 feet, thence
99)	North 20° 48' 12" East	153.01 feet, thence
100)	North 12° 19' 52" East	308.57 feet, thence
101)	North 00° 19' 56" East	246.86 feet, thence
102)	North 31° 16' 45" West	217.92 feet to the north side of Oak Ridge Drive, thence with the north side of Oak Ridge Drive the following two (2) courses;
103)	North 79° 43' 06" West	76.07 feet, thence

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|-----------------------------|--|
| 104) North 75° 06' 30" West | 60.36 feet to a point along the southern line of a parcel of land known as Ravenswood Heights as shown on a plat entitled "Boundary/Title Survey Lands of Ravenswood Heights" being recorded as Plat No. 4853 among the Land Records of Washington County, Maryland, thence the southern lines of Ravenswood Heights the following four (4) courses; |
| 105) North 08° 13' 02" East | 264.80 feet, thence |
| 106) North 69° 19' 18" West | 617.67 feet, thence |
| 107) North 68° 55' 32" West | 218.05 feet, thence |
| 108) South 19° 05' 59" West | 678.35 feet to the northern right of way for Oak Ridge Drive, thence with the northern right of way for Oak Ridge Drive |
| 109) North 75° 13' 11" West | 468.37 feet, thence with the western lines of the aforesaid Ravenswood Heights the following three (3) courses; |
| 110) North 19° 14' 44" East | 727.09 feet, thence |
| 111) North 69° 14' 37" West | 305.00 feet, thence |
| 112) North 19° 34' 58" East | 818.76 feet to the northwest corner of Ravenswood Heights, thence with the northern lines of Ravenswood Heights the following seven (7) courses; |
| 113) South 73° 10' 54" East | 733.75 feet, thence |
| 114) South 82° 30' 55" East | 260.31 feet, thence |
| 115) South 02° 26' 18" East | 224.98 feet, thence |
| 116) South 02° 25' 16" East | 209.18 feet, thence |
| 117) South 50° 11' 39" East | 297.46 feet, thence |
| 118) North 81° 49' 55" East | 199.97 feet, thence |
| 119) North 53° 28' 16" East | 388.87 feet to the western right of way for U.S. Alternate 40, thence with the western right of way for U.S. Alternate 40 the following four (4) courses; |
| 120) South 31° 45' 49" East | 30.56 feet, thence |
| 121) South 26° 01' 50" East | 202.55 feet, thence with a tangent curve to the right, having a radius of 1,135.06, an arc length of 157.60, a delta of 07° 57' 20", and a chord of |
| 122) South 22° 03' 09" East | 157.48 feet, thence |
| 123) South 18° 27' 30" East | 116.09 feet, thence crossing U.S. Alternate Route 40 |
| 124) North 23° 06' 20" East | 99.47 feet, thence |

- | | |
|-----------------------------|--|
| 125) North 69° 10' 30" East | 212.46 feet, thence crossing the Antietam Creek |
| 126) South 12° 19' 30" East | 98.98 feet to the Point of Beginning, containing 14,937,593 square feet or 342.91994 acres of land more or less. |

The basis of bearings for this survey is Washington County Miscellaneous Plat No. 2

This description was either personally prepared by me or I was in responsible charge of the preparation and the surveying work reflected in it, all in compliance with the requirements set forth in COMAR 09.13.06.12 in effect at the time of this work.

George E. Nagel
Professional Land Surveyor
Maryland Registration No. 21052
Expiration/Renewal Date: August 24, 2026

EXHIBIT E
(SDAT Prop. Info.)

Search Result for WASHINGTON COUNTY

View GroundRent Registration

Account Identifier: District - 10 Account Number - 012686

Owner Name:	DAVID C LYLES DEVELOPERS LLC	Use:	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	19638 LEITERSBURG PIKE STE 201	Deed Reference:	107095/00280
	HAGERSTOWN MD 21742-		

Premises Address: EMMERT RD
HAGERSTOWN 21740-0000

Legal Description: LOT 200X125 .57AC
E/S EMMERT RD

Town: None

Primary Structure Built Above Grade	Living Area	Finished Basement Area	Property Land Area	County Use
			25,000 SF	

Stories	Basement	Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
1					1 Detached	

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2022	As of 07/01/2024	As of 07/01/2025
Land:	57,500	57,500		
Improvements	9,400	9,400		
Total:	66,900	66,900	66,900	
Preferential Land:	0			

Seller: ANTARES PROPERTIES LLC	Date: 08/31/2022	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: 07095/ 00280	Deed2:
Seller: MOYLAN DANA L	Date: 08/29/2005	Price: \$225,000
Type: ARMS LENGTH MULTIPLE	Deed1: 02763/ 00016	Deed2:
Seller: LIGHTNER JAMES J	Date: 05/24/2004	Price: \$80,000
Type: NON-ARMS LENGTH OTHER	Deed1: 02337/ 00381	Deed2:

Partial Exempt Assessments:Class		07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00
Special Tax Recapture: None			

Homestead Application Status: No Application

Homeowners' Tax Credit Application Status: No Application **Date:**

Annexation Plan

ANNEXATION PLAN

Approved
Accepted
w/ Petition

Location of Property:

+/- 0.58 ac E/S Emmert Road
(TM 58, Parcel 231)

Owner:

David C. Lyles Developers, LLC

Annexation Plan

Pursuant to §4-415 of the Local Government Article of the Annotated Code of Maryland, herewith is a proposed outline for extension of services and public facilities into the area proposed to be annexed. It is also noted that any future amendments to the Annexation Plan may not be construed in any way as an amendment to the resolution, nor may they serve in any manner to cause a re-initiation of the annexation process.

I. Land Use Patterns of Areas Proposed to be Annexed

A. The area of annexation is +/- 0.58 acre.

B. The proposed zoning for the property to be annexed is TR (Town Residential). The purpose of the TR zoning district is as follows:

This district provides for somewhat higher densities than the Suburban Residential District. In the Town Residential District, centralized water and sewerage facilities exist, and future development of this type can safely proceed. The Town Residential District is intended to recognize existing Town development and its logical extension; it accommodates a variety of residential uses, plus limited "convenience" retail commercial uses desirable to serve only residential areas.

The existing Washington County zoning classifications for the property to be annexed is RT (Residential, Transition). The purpose of the RT zoning district is as follows:

The purpose of the Residential, Transition District is to provide appropriate locations for single-family and two-family residential development in Urban and Town Growth Areas. The Residential, Transition District is usually located on the outer fringes of the Growth Areas, rather than the inner core, and is intended to be the least dense residential district in the Growth Areas at a density of between 2 and 4 dwelling units per acres.

C. With the exception of permitting single-family attached "townhouse" dwellings and multi-family "apartment" and condominium dwelling

units by Special Exception, the TR (Town, Residential) zoning classification is generally consistent with the current RT (Residential, Transition) County zoning classification. See the comparison chart attached hereto as Exhibit 1.

- D. The property to be annexed are located within the Town's Growth Area, an area intended for new or expanded water and wastewater service, as defined in the Comprehensive Plan.
- E. The property is within the County's Urban Growth Boundary (UGA) and the State's designated Priority Funding Area (PFA).

II. Schedule and Method of Financing the Extension of Each Municipal Service Currently Performed Within the Town of Funkstown into the Area Proposed to be Annexed.

- A. The area of annexation currently has no Wastewater Service. If requested for existing development or new development, the property will be served by Town Wastewater. Sufficient capacity exists to serve the property.
- B. The area of annexation currently has no Water Service. If requested for existing development or new development, the property will be served by Town Water. Sufficient capacity exists to serve the property.
- C. Electrical service is currently provided by Potomac Edison.
- D. Platting of street rights of way and/or lots that occur after the effective date of the annexation shall be in accordance with the Town of Funkstown code, ordinances, rules and regulations and shall be approved through the Town's subdivision process. Any proposed construction of buildings and/or site improvements (including but not limited to motor vehicle parking, landscaping, paving, storm water management and other improvements) that occurs after the effective date of annexation shall be reviewed and approved by the Town of Funkstown.
- E. Parks and recreation facility expansion are not proposed for this annexation.
- F. All future persons within the area proposed to be annexed shall obtain or be entitled to existing benefits of the Town of Funkstown. They shall also be required to pay for all applicable utility services, charges, assessments, taxes, and other costs and expenses which are required of the residents of the Town of Funkstown.

III. Annexation Agreements

No Annexation Agreement with property owners or developers with interest in property subject to this annexation is included with this resolution. Should the Town decide to enter into such an agreement with property owners or developers at a later date, such agreement shall be adopted by Resolution as required by §4-405(b)(2) of the Local Government Article, Annotated Code of Maryland.

Return certification to:
Brenda Haynes, Town Manager
Town of Funkstown
30 E. Baltimore Street
P.O. Box 235
Funkstown, MD 21734