

**RESOLUTION NO. 2018-09**

**A RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE TOWN OF PERRYVILLE, ADOPTED PURSUANT TO THE AUTHORITY OF ARTICLE XI-E OF THE CONSTITUTION OF MARYLAND AND THE PROVISIONS OF THE LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND, TO ENLARGE THE CORPORATE BOUNDARIES OF THE TOWN OF PERRYVILLE BY ANNEXING LAND OWNED BY PRINCIPIO IRON COMPANY, LP, AND CONSISTING OF 11.741 ACRES, MORE OR LESS, LOCATED AT SAINT MARKS ROAD, SEVENTH ELECTION DISTRICT, CECIL COUNTY, MARYLAND, WHICH IS CONTIGUOUS TO AND ADJOINING THE BOUNDARIES OF THE EXISTING CORPORATE AREA OF THE TOWN OF PERRYVILLE.**

WHEREAS, Principio Iron Company, LP, the sole owner of the real property described herein, has submitted a written petition to the the Town of Perryville Mayor and Board of Commissioners to enlarge the corporate boundaries of the Town of Perryville by annexing the real property described herein, which is contiguous to and adjoining the existing corporate boundaries of the Town of Perryville; and

WHEREAS, the annexation of the property will not create any unincorporated area which is bounded on all sides by real property presently within the corporate limits of the Town of Perryville, or by real property proposed to be within the corporate limits of the Town of Perryville, or by any combination of such properties; and

WHEREAS, the Mayor and Commissioners of the Town of Perryville have determined that it may be in the best interests of the residents of the Town of Perryville to effect such an enlargement of its corporate boundaries; and

WHEREAS, no persons reside upon the property within the area to be annexed; and

WHEREAS, based on the foregoing petition, the Mayor and Commissioners of the Town of Perryville have determined to initiate a Resolution to enlarge and extend the boundaries of the Town of Perryville to include the hereinafter described real property, as requested in the petition, and to make applicable to that area all laws, regulations, and taxes which are now in force and effect, or which may hereafter be enacted, in the Town of Perryville.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND COMMISSIONERS OF THE TOWN OF PERRYVILLE, AS FOLLOWS:

SECTION 1. The corporate boundaries of the Town of Perryville and the same are hereby enlarged by annexing thereto the property that is contiguous to and adjoining the present corporate boundaries as more particularly described in the metes and bounds description prepared by Morris & Ritchie Associates, Inc., and dated May 14, 2018, and depicted on the “BOUNDARY EXHIBIT A PRINCIPIO IRON COMPANY L.P.” dated 8/25/14, and prepared by Morris & Ritchie Associates, Inc., attached hereto respectively as Exhibits A and B and incorporated by reference herein.

SECTION 2. The property within the area hereby annexed, consisting of 11.741 acres, more or less, owned by Principio Iron Company, LP (hereinafter referred to as “the Property”), shall be classified as C2 Zoning District, as defined in the Town of Perryville Zoning Ordinance from the effective date of the annexation until such zoning is changed as provided by law, and the Town’s Comprehensive Zoning Maps shall be amended to reflect the annexation of such property and its zoning as provided by this Resolution.

SECTION 3. After the effective date of the amendment to the boundaries of the Town of Perryville provided for by this Resolution, the property annexed into the Town of Perryville by this Resolution, and all owners of such property and all persons residing within the areas annexed, shall be subject to the Charter, laws, ordinances and resolutions of the Town of Perryville.

SECTION 4. Promptly after the introduction and first reading of this Resolution by the Mayor and Commissioners of Perryville, the Town Administrator shall cause to be published a public notice, briefly and accurately describing the proposed change and the conditions and circumstances applicable. The aforesaid notice shall be published two (2) times at not less than weekly intervals in a newspaper or newspapers of general circulation in the Town of Perryville and the area to be annexed. The aforesaid public notice shall state a time, not less than fifteen (15) days after the second (2<sup>nd</sup>) publication thereof, and place within the Town of Perryville, at which a public hearing shall be held to consider public comment to consider this Resolution. The public hearing may be continued or rescheduled in accordance with the requirements set forth in Local Government Article, Section 4-406(e), of the Annotated Code of Maryland. Immediately upon the first publication of the specified public notice, a copy of the public notice and other


relevant documents shall be provided to the County Executive and County Council of Cecil County, the Maryland State Department of Planning, the Director of the Cecil County Department of Planning and Zoning, the Planning Commission of the Town of Perryville and to any other regional or state planning agency having jurisdiction over the property.

SECTION 5. This Resolution shall become effective forty-five (45) days after its enactment by the Mayor and Commissioners of the Town of Perryville, provided that a proper petition for referendum hereon is not filed as permitted by law.

SECTION 6. The Town Administrator shall properly register the original and new corporate boundaries of the Town of Perryville with the Clerk of the Circuit Court of Cecil County and the Department of Legislative Services for the State of Maryland when this Resolution takes effect.

ATTEST:

MAYOR AND COMMISSIONERS OF THE  
TOWN OF PERRYVILLE

  
Denise Breder,  
Town Administration

By:   
Robert R. Ashby, Jr., Mayor

Date Introduced: August 7, 2018  
Date Enacted: September 4, 2018  
Effective Date: October 19, 2018

# MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,  
AND LANDSCAPE ARCHITECTS



May 14, 2018

11.741 Acre Parcel of Land to be Annexed onto the Town of Perryville, Located on the Northwest Side of Interstate Route 95, Seventh Election District, Cecil County, Maryland.

BEGINNING for the same at a point distant North 30° 27' 59" East 3.22 feet from a monument heretofore planted on the east side of a 150-foot-wide right of way conveyed by and described in a deed from Samuel J. Ryan to Susquehanna Transmission Company of Maryland, dated July 8, 1932 and recorded among the Land Records of Cecil County, Maryland in Liber SRA 16, Folio 524, said point also being distant South 75° 31' 43" East 1.76 feet from a disturbed monument heretofore planted on the aforesaid east side of the said right of way and at the end of the seventh or North 68 degrees 32 minutes 22 seconds West 744.99 feet line of Parcel 5 described in Annexation Resolution – 91-1, effective October 22, 1991, said point also being in the N 75°30'37" W 744.32' line in the southwesterly outline of "Remaining Lands Principio Iron Company" as shown on the plat entitled "Final Plat 4, Chesapeake Overlook" and recorded among the said Land Records in Liber PC No. 1112, Folio 68, thence binding reversely on the said seventh line to its beginning and on the outline of the said plat, as now surveyed, with bearings referred to the Maryland Coordinate System (NAD'83/91),

1. South 75° 31' 43" East 742.24 feet, thence continuing to bind on the outline of the aforesaid plat,
2. South 43° 05' 05" East 163.36 feet to a bent rebar heretofore set and to intersect the northwest right of way line of Interstate Route 95, John F. Kennedy Memorial Highway as shown on SHA Plat Nos. 14903, 14904, 52182, 52183, 52185, and 52283, thence binding thereon, four courses, viz:
3. South 38° 30' 29" West 464.12 feet to a pin and "MDTA" cap heretofore set,
4. South 49° 40' 42" West 329.62 feet to a pin and "MDTA" cap heretofore set,
5. South 49° 03' 42" West 177.70 feet to a pin and "MDTA" cap heretofore set, and
6. South 82° 50' 14" West 129.93 feet to a point and to intersect the east side of a 150-foot-wide right of way conveyed by and described in a deed from G. Ralph Campbell and Mary E. Campbell, his wife, to Susquehanna Transmission Company of Maryland, dated June 30, 1932 and recorded among the aforesaid Land Records in Liber SRA 16, Folio 522, thence binding thereon,
7. North 01° 36' 50" West 1011.52 feet to the first mentioned monument and to intersect a severed parcel of land now or formerly owned by the aforesaid Samuel J. Ryan, thence binding thereon and leaving the aforesaid right of way,
8. North 30° 27' 59" East 3.22 feet to the place of beginning.

3445-A Box Hill Corporate Center Drive, Abingdon, MD 21009 (410) 515-9000 Fax: (410) 515-9002 www.mragta.com

Abingdon MD ♦ Baltimore, MD ♦ Laurel MD ♦ Towson MD ♦ Georgetown, DE ♦ New Castle, DE ♦ Sterling, VA ♦ Raleigh, NC  
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11.741 Acre Parcel of Land to be Annexed onto the Town of Perryville

May 14, 2018

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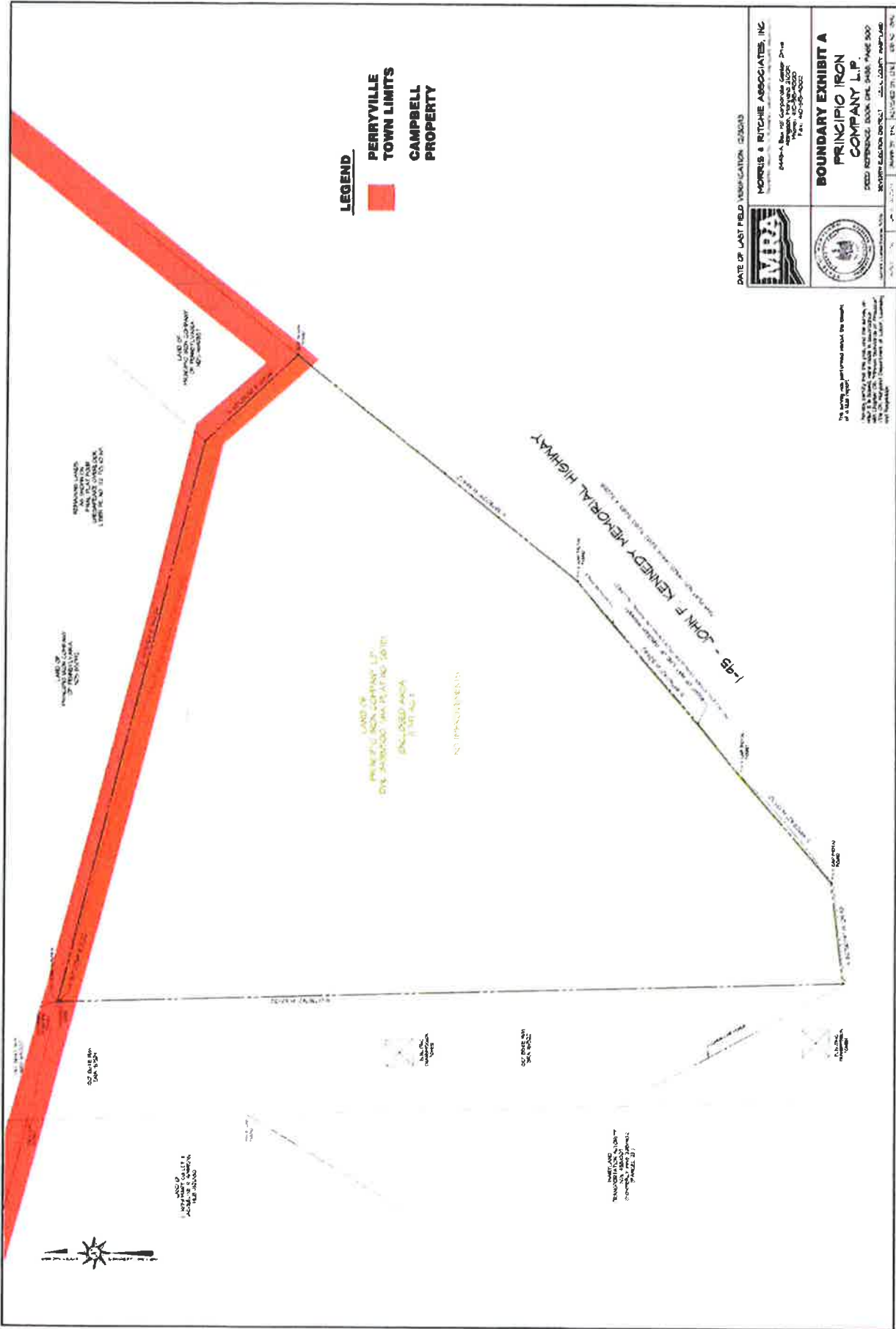
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CONTAINING 11.741 acres of land, more or less.

BEING the same and all the land conveyed by and described in a deed from the Maryland Transportation Authority, an agency of the State of Maryland to Principio Iron Company L.P., dated May 1, 2013 and recorded among the Land Records of Cecil County, Maryland in Liber DWL 3438, Folio 500; BEING ALSO all of the land shown on Maryland Transportation Authority Plat No. 58781, Revised 07-14-11.



(Current License Expires 5/2/20)



**LEGEND**

**PERRYVILLE  
TOWN LIMITS**

**CAMPBELL  
PROPERTY**



DATE OF LAST FIELD INVESTIGATION: 02/20/13



**MORRIS & RITCHE ASSOCIATES, INC.**

10000A, Blue Hill Corporate Center Drive  
 Raleigh, NC 27617-1000  
 Phone: 919-876-4200  
 Fax: 919-876-4202



**BOUNDARY EXHIBIT A**  
**PRINCIPAL IRON  
 COMPANY L.P.**

FIELD REFERENCE: BOOK 074, PAGE 500  
 RECORD ELECTION BOOKS: 100-10000-0000

The survey was performed in accordance with the standards of a Professional Surveyor. The survey was performed in accordance with the standards of a Professional Surveyor. The survey was performed in accordance with the standards of a Professional Surveyor.





**MORRIS & RITCHE ASSOCIATES, INC.**  
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**CAMPBELL PROPERTY**  
 FOR  
**EXISTING ZONING**  
**EXHIBIT B**

JOB NUMBER: 181192  
 SCALE: NOT TO SCALE  
 DATE: 8/14/2017  
 DRAWN BY: DCR  
 DESIGN BY: DCR  
 REVIEW BY: JMK/JGD  
 SHEET:

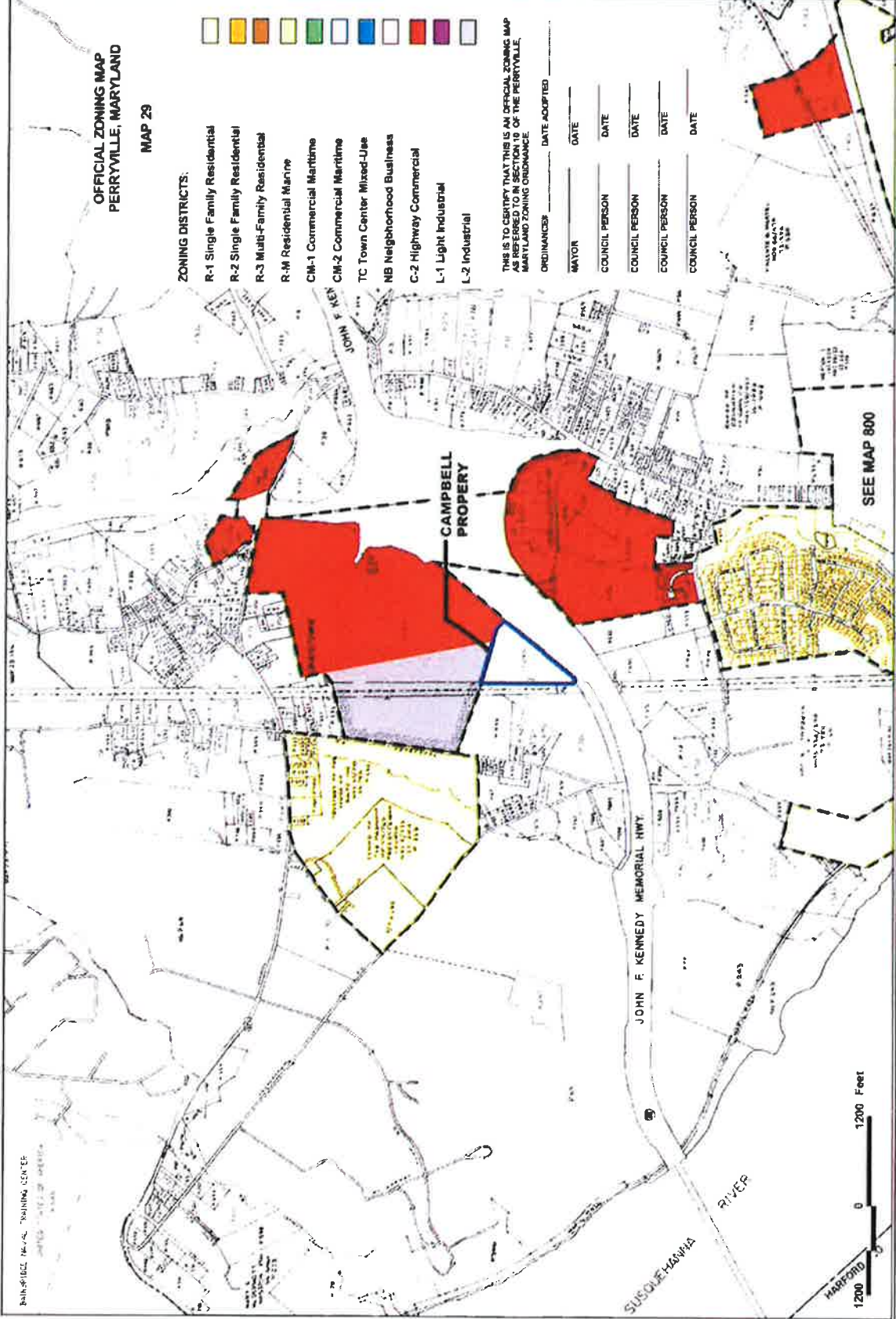
**OFFICIAL ZONING MAP**  
**PERRYVILLE, MARYLAND**  
**MAP 29**



- ZONING DISTRICTS:**
- R-1 Single Family Residential
  - R-2 Single Family Residential
  - R-3 Multi-Family Residential
  - R-M Residential Marine
  - CM-1 Commercial Maritime
  - CM-2 Commercial Maritime
  - TC Town Center Mixed-Use
  - NB Neighborhood Business
  - C-2 Highway Commercial
  - L-1 Light Industrial
  - L-2 Industrial

THIS IS TO CERTIFY THAT THIS IS AN OFFICIAL ZONING MAP AS REFERRED TO IN SECTION 18 OF THE PERRYVILLE, MARYLAND ZONING ORDINANCE.

ORDINANCES	DATE ADOPTED
MAYOR	DATE
COUNCIL PERSON	DATE
COUNCIL PERSON	DATE
COUNCIL PERSON	DATE
COUNCIL PERSON	DATE



PAINTSHELL M/A/4 TRAINING CENTER