

CHARTER

[HISTORY: Adopted by the Commissioners (now Mayor and Council) of the Town of Leonardtown 2-13-1989 by Res. No. 2-89. Due to the nature of the Charter, no substantive or nonsubstantive changes have been made during publication. Amendments noted where applicable.]

PREAMBLE

We, the People of Leonardtown, the oldest incorporated Town of Maryland, the State's Mother County, grateful to God for our heritage of religious and political freedom, our legacy of a beautiful natural resource in Breton Bay and possessing a belief in fundamental principles of Democracy, do adopt, ordain and establish for our government this CHARTER OF LEONARDTOWN, ST. MARY'S COUNTY, MARYLAND.

ARTICLE I
INCORPORATION**Section 101. Corporate name**

This charter is the municipal corporation charter of the town of Leonardtown, the corporate name of which is "The Commissioners of Leonardtown."

Section 102. Definitions

The terms "town," "city," "municipality," or "municipal corporation" in this charter shall be construed as synonymous.

Section 103. Municipal status

The municipal corporation here continued, under its corporate name, has all the privileges of a body corporate, by that name to sue and be sued, to plead and be impleaded in any court of law or equity, to have and use a common existence are legally abrogated.

Section 104. Description of corporate boundaries

a. The Commissioners shall cause to be accurately established and bounded the taxable and corporate limits of the said town, and may extend the Southern or Harbor boundary to the center of the channel of Breton Bay, and a full description of same to be filed with the Clerk of the Circuit Court for St. Mary's County, to be recorded in one of the deed records of said County. (P.L.L., 1930, Art. 19, sec. 95 1904, ch. 401, sec. 60; 1914 chs. 423 and 594, sec. 60.)

b. 1939 annexation

Beginning for the same at the present northeast corner, thence running through the land of Kenneth B. Duke, North 33 deg. 32 min. West 1484 ft. to a stake now set up on the east side of the State road leading from Leonardtown to Hollywood, thence with the east side of the said State road North 19 deg. 46 min. East 305 ft. thence across the said road North 54 deg. 29 min. West 40 ft. to the northwest corner of J.I. Weiner's lot, thence with the same bearing and the north line of the said Weiner's land 424.3 feet. Thence with the same bearing 291.7 ft. to the northeast corner of T. Lee Mattingly's land, thence with the east line of the said Mattingly's land South 27 deg. West 2336 ft. to a stake now set up on the east line of the aforesaid Mattingly's land, thence running through the said T. Lee Mattingly's land North 56 deg. 47 min. West 878 ft. to the northeast corner of the Methodist cemetery lot, thence with the same bearing and the north line of the said cemetery 211 ft. to the northwest corner of the said cemetery, thence with the west line of the said cemetery South 33 deg. West 219 ft. to stake now set up on the north side of the State road leading from Leonardtown to Mechanicsville, thence with the north side of the said road North 57 deg. West 450 ft. to a stake now set up on the north side of the said road, thence across the said road South 33 deg. West 50 ft. thence through Clarence E. Bright's land the same bearing 217 ft. thence with the same land South 55 deg. 52 min. East 1794.7 ft. to where it intersects the present west line of Leonardtown.

c. 1945 annexation

Beginning for the same at the northeast boundary of Leonardtown as surveyed in 1915, thence running North 19 degrees 45 minutes East 3510 feet to a boundary set in a field on the property of Jas. B. Russell, thence with a right-angle or North 70 degrees 15 minutes West 922 feet to a boundary set on the east side of the State road leading from Leonardtown to Hollywood, thence across the said road 40 feet, thence with same line North 70 degrees 15 minutes West 2810 feet to a boundary set on the property of J. Ign. Hayden, thence with a right angle or South 19 degrees 45 minutes West 4250 feet to a boundary set on the north side of the State road leading from Leonardtown towards Washington, D.C. the northwest boundary as surveyed in 1939, thence across the said road 50 feet, thence South 19 degrees 45 min. West 4980 feet to a boundary set in a marsh on "Breton's Bay", thence in an easterly direction with said marsh and the shore of Breton's Bay to the southwest boundary of Leonardtown as surveyed in 1915.

d. 1967 annexation

All that lot, tract, piece or parcel of land, situate, lying and being in the Third Election District of St. Mary's County, Maryland and bordering on the Westerly boundary of the corporate limits of Leonardtown, which is particularly described as follows:

Beginning for the same at a concrete monument found on the northerly right of way line of Maryland Route 5, said beginning point being further located as being near the Southwesterly corner of the Edward Long property 1750 feet, more or less, from the intersection of Maryland Route 245 and Maryland Route 5, in Leonardtown, Maryland, and running from said beginning point so fixed and binding on the Northerly right of way line of said Maryland Route 5, and in a Northwesterly direction 3630 feet, more or less, to a point, said

point being the intersection of said Northerly right of way of Maryland Route 5 and the Southeasterly right of way line of said Maryland Route 243; thence leaving the Northerly line of Route 5 and crossing said right of way on the Southeasterly right of way line of said Maryland Route 243, and in a Southwesterly direction 990 feet, more or less, to the intersection of said right of way line and the McIntosh Run; thence leaving the Southeasterly right of way line of said Maryland Route 243 and running and binding with the meanderings of the waters edge of McIntosh Run and in a general Southeasterly direction 9240 feet, more or less, to a concrete monument found at the Southwesterly boundary of the present Corporate Limits of Leonardtown in a northerly direction to the place of beginning and containing 289 acres of land, more or less, as shown on the attached Plat of the proposed extension of the Corporate Limits of Leonardtown, Maryland, prepared by J.R. McCrone, Jr., Inc., Registered Professional Engineers and Surveyors.

e. 1988 Annexation

(a) Beginning for the same at an iron rod set in the Northerly "right-of-way of Maryland Route #5, a variable width right-of-way as shown on Maryland State Highway Administration Plats numbered 39042 and 39043. The said beginning point being the Southwesterly corner of a tract or parcel of land now or formerly standing in the name of Sophie M. Gough, as recorded among the Land Records of St. Mary's Count, Maryland in Liber CBG 13 at Folio 271. The said beginning point being further described as the most Southerly corner of the herein described. Thence leaving the point of beginning so fixed and running and binding on the said right-of-way line, the following twenty-one courses and distances, (1) North 72 degrees 44 minutes 12 seconds West 20.14 feet, (2) North 71 degrees 48 minutes 34 seconds West 39.14 feet, (3) North 74 degrees 42 minutes 48 seconds West 48.96 feet to the point of curvature of a curve to the right. Thence with the arc of said curve scribed as having a delta angle of 01 degrees 00 minutes 00 seconds, a radius of 2,803.79 feet, an arc length of 48.93 feet, and a long chord bearing and distance of, (4) North 71 degrees 22 minutes 24 seconds West 48.93 feet, (5) North 71 degrees 32 minutes 38 seconds West 48.95 feet, (6) North 70 degrees 32 minutes 35 seconds West 48.97 feet, (7) North 70 degrees 42 minutes 40 seconds West 49.03 feet, (8) North 47 degrees 14 minutes 40 seconds West 37.53 feet to the point of curvature of a curve to the right. Thence with the arc of the said curve scribed as having a delta angle of 00 degrees 48 minutes 00 seconds, a radius of 2,794.79 feet, and arc length of 39.02 feet and a long chord bearing and distance of, (9) North 66 degrees 45 minutes 11 seconds West 39.02 feet, (10) South 23 degrees 38 minutes 42 seconds West 13.00 feet, (11) North 66 degrees 57 minutes 36 seconds West 170.87 feet, (12) North 63 degrees 32 minutes 18 seconds West 49.15 feet, (13) North 63 degrees 42 minutes 09 seconds West 49.20 feet, (14) North 62 degrees 28 minutes 55 seconds West 29.97 feet, (15) North 61 degrees 05 minutes 15 seconds West 69.56 feet, (16) North 60 degrees 15 minutes 51 seconds West 72.03 feet, (17) North 29 degrees 42 minutes 28 seconds East 25.00 feet to the point of curvature of a curve to the left. Thence with the arc of the said curve scribed as having a delta angle of 00 degrees 04 minutes 48 seconds, a radius of 28,717.90 feet, an arc length of 40.09 feet, and a long chord bearing and distance of, (18) North 60 degrees 19 minutes 55 seconds West 40.09 feet, (19) South 29 degrees 37 minutes 26 seconds West 10.00 feet, (20) north 81 degrees 54 minutes 57 seconds West 40.92 feet to the point of curvature of a curve to the left. Thence with the arc of the said curve scribed as having a delta angle of 01 degrees 25 minutes 28 seconds, a radius of 28,692.90 feet an arc length of 713.29 feet, and a long chord bearing and distance of (21) North 61 degrees 09 minutes 37 seconds West 713.27 feet to an iron rod set at the most Southerly

corner of a tract or parcel of land now or formerly standing in the name of Mary E. Mattingly as recorded among the aforementioned Land Records in Liber DBK 204 at Folio 381. Thence running and binding on the division line between the said Mattingly land and the herein described the following three courses and distances, and running generally with a wire fence line, (22) North 18 degrees 09 minutes 11 seconds East 2,213.24 feet to a concrete monument found, (23) North 80 degrees 35 minutes 07 seconds West 155.05 feet to a concrete monument found, (24) North 19 degrees 20 minutes 59 seconds East 417.15 feet to a concrete monument found in the Southerly outline of a tract or parcel of land now or formerly standing in the name of John Mattingly as recorded among the aforementioned Land Records in Liver 142 at Folio 366. Thence running and binding on the division line between the last mentioned Mattingly lands and the herein described, generally following and old wire fence, the following twelve courses and distances, (25) north 79 degrees 30 minutes 06 seconds East 241.50 feet, (26) South 84 degrees 49 minutes 54 seconds East 198.60 feet, (27) South 74 degrees 23 minutes 54 seconds East 239.60 feet, (28) South 73 degrees 05 minutes 54 seconds East 138.40 feet, (29) South 74 degrees 56 minutes 54 seconds East 224.40 feet, (30) South 57 degrees 40 minutes 54 seconds East 166.50 feet, (31) South 63 degrees 05 minutes 54 seconds East 182.70 feet, (32) South 70 degrees 22 minutes 54 seconds East 149.70 feet to an iron rod set, (33) North 50 degrees 58 minutes 53 seconds East 205.14 feet, (34) North 55 degrees 58 minutes 29 seconds East 233.85 feet, (35) North 39 degrees 39 minutes 22 seconds East 229.72 feet, (36) North 30 degrees 29 minutes 42 seconds East 287.52 feet to an iron rod set in the Southerly outline of a tract or parcel of land now or formerly standing in the name of John L. Alvey et.al. as recorded among the aforementioned Land Records in Liber 107 at Folio 239. Thence running and binding on the division line between the said Alvey lands and the herein described and generally with an old wire fence the following two courses and distances, (37) South 63 degrees 47 minutes 57 seconds East 303.20 feet, (38) South 61 degrees 57 minutes 47 seconds East 323.71 feet to a point at the intersection of the said division line with the existing Corporate Limits of the town of Leonardtown. Thence running through the lands of the grantors herein and running and binding on the said corporate limits line, (39) South 18 degrees 56 minutes 28 seconds West 3,752.62 feet to a point in the Northerly right-of-way line of Maryland Route #5, as aforesaid. Thence running and binding on the said right-of-way line, the following fifteen courses and distances, (40) North 59 degrees 44 minutes 15 seconds West 37.99 feet, (41) North 60 degrees 44 minutes 21 seconds West 50.72 feet, (42) North 61 degrees 44 minutes 26 seconds West 50.75 feet, (43) North 63 degrees 52 minutes 12 seconds West 50.75 feet, (44) North 63 degrees 35 minutes West 50.81 feet, (45) North 64 degrees 44 minutes 40 seconds West 50.84 feet, (46) North 66 degrees 52 minutes 19 seconds West 50.84 feet, (47) North 66 degrees 44 minutes 49 seconds West 50.89 feet, (48) North 67 degrees 44 minutes 54 seconds West 50.93 feet, (49) North 68 degrees 45 minutes 00 seconds West 50.96 feet, (50) North 70 degrees 52 minutes 28 seconds West 50.96 feet, (51) North 70 degrees 45 minutes 08 seconds West 51.02 feet, (52) North 72 degrees 55 minutes 30 seconds West 52.60 feet, (53) North 71 degrees 48 minutes 19 seconds West 63.11 feet, (54) North 72 degrees 44 minutes 14 seconds West 21.80 feet to the point and place of beginning and containing 172.32 acres of land, more or less, as described August 18, 1988 by McCrone Inc.

Being part of that land conveyed unto George E. Clarke by deed dated June 29, 1956, from L. Roger richardson and Vera C. Richardson, his wife, as recorded among the Land Records of St. Mary's County, Maryland in Liber CBG 63 at Folio 481; part of that land conveyed unto Edward Long and Agnes Long, his wife, by deed dated October 27, 1960, from John Roland Bennett and Agnes L. Bennett, his wife, as recorded among the aforementioned

Land Records in Liber CBG 91 at Folio 290; part of that land conveyed unto Massey Connelly mentioned Land Records in Liber DBK 189 at Folio 10; part of that land conveyed unto Joseph Marion Gough and Sophie M. Gough, widow, as recorded among the aforementioned Land Records in Liber CBG 59 at Folio 119 and part of that land conveyed unto J. Marion Gough and Sophie Gough, his wife, by deed dated February 19, 1942 from S. Paul Hayden, widower, as recorded among the aforementioned Land Records in Liber CBG 13 at Folio 271. Being subject to Title Search.

(B) Beginning for the same at a point in the Northwesterly right-of-way line of Maryland State Route #243 a variable width right-of-way as shown on S.R.C. plats #34697 and #34029. Said beginning point being further described as being the most Easterly corner of a parcel of land now or formerly standing in the name of George Klear as recorded among the Land Records of St. Mary's County Maryland in Liber EBA 18 at Folio 38. Said beginning point being even further described as being the most Southerly corner of the herein described. Thence leaving the beginning point so fixed and running and binding on the said Klear outline, (1) North 76 degrees 14 minutes 37 seconds West 313.92 feet to a point in the Southerly outline of a tract or parcel of land now or formerly standing in the name of Mark W. Mattingly as recorded among the aforementioned Land Records in Liver DBK 171 at Folio 158. Thence running and binding on the said Clarke outline the following fifteen courses and distances, (2) North 11 degrees 46 minutes 28 seconds East 94.38 feet, (3) North 26 degrees 30 minutes 28 seconds West 210.32 feet, (4) South 83 degrees 09 minutes 55 seconds West 76.89 feet, (5) North 33 degrees 26 minutes 33 seconds West 46.23 feet, (6) North 87 degrees 0 minutes 0 seconds West 49.60 feet, (7) North 40 degrees 23 minutes 56 seconds West 246.10 feet, (8) North 21 degrees 06 minutes 09 seconds East 98.66 feet, (9) North 63 degrees 33 minutes 46 seconds West 136.34, (10) North 34 degrees 46 minutes 21 seconds West 77.38 feet, (11) North 03 degrees 46 minutes 31 seconds East 59.08 feet, (12) North 73 degrees 51 minutes 18 seconds West 54.77 feet, (13) North 47 degrees 40 minutes 49 seconds West 167.84 feet, (14) North 28 degrees 22 minutes 18 seconds East 41.56 feet, (15) North 19 degrees 59 minutes 57 seconds West 48.54 feet, (16) North 22 degrees 36 minutes 08 seconds East 64.02 feet. Thence leaving the said Mattingly outline and running through the land of the grantor herein and with a new line of division, (17) North 49 degrees 22 minutes 20 seconds East 860.40 feet to a point in the Southwesterly right-of-way line of Maryland State Route #5 a variable width right-of-way as shown on S.R.C. #34027 and #34028 and #34029. Thence running and binding on said right-of-way line of Route #5 the following five courses and distances (18) South 42 degrees 23 minutes 52 seconds East 160.42 feet, (19) South 40 degrees 37 minutes 40 seconds East 493.53 feet, (20) South 41 degrees 30 minutes 10 seconds East 110.00 feet, (21) South 42 degrees 01 minutes 22 seconds East 110.00 feet, (22) South 05 degrees 37 minutes 13 seconds East 141.52 feet to the aforementioned Northwesterly right-of-way line of Maryland Route #243. Thence running and binding on the said right-of-way line the following ten courses and distances, (23) South 29 degrees 15 minutes 18 seconds West 61.08 feet, (24) South 32 degrees 47 minutes 13 seconds West 63.34 feet, (25) South 27 degrees 37 minutes 0 seconds West 47.76 feet, (26) South 20 degrees 36 minutes 01 seconds West 57.41 feet, (27) South 18 degrees 36 minutes 14 seconds West 52.24 feet, (28) South 11 degrees 06 minutes 55 seconds West 155.77 feet, (29) South 08 degrees 40 minutes 32 seconds West 197.50 feet, (30) South 14 degrees 42 minutes 50 seconds West 48.19 feet, (31) South 14 degrees 23 minutes 41 seconds West 46.90 feet, (32) South 20 degrees 15 minutes 11 seconds West 201.69 feet to the point and place of beginning containing a total of 27.126 acres of land more or less.

Being a portion of a larger tract or parcel of land called and known by the name of "Cockburn Purchase", "Part of Crackburn", or "Cragstone Purchase", conveyed unto Gordon H. Ragan, from Mary Patricia Ragan by deed dated June 12, 1978 and recorded among the Land Records of St. Mary's County, Maryland in Liber MRB 014 at Folio 498, Being subject to all rights-of-ways and easements of record and being further subject to Title Search.

f. Eastern Annexation 1989. A DESCRIPTION OF A NEW AND ADDITIONAL CORPORATE LIMITS BOUNDARY LINE FOR THE TOWN OF LEONARDTOWN, THIRD ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

Beginning for the same at a point where the S 19° 45' W 1,641.29 feet or the existing Easterly Corporate Boundary of Leonardtown Annexed by resolution of the Commissioners of Leonardtown on August 1, 1967 intersects the Northerly Mean High Water Line of Breton Bay as shown on a Plat by J. R. McCrone, Jr. Inc. Dated July 24, 1981, entitled "PLAT OF THE CORPORATE LIMITS OF THE TOWN OF LEONARDTOWN, THIRD ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND." Said beginning point being further described as being the same intended point shown on a Survey by George W. Joy, Jr. dated March 6, 1945 said beginning point being even further described as being the most South Westerly corner of the here in described.

Thence leaving the beginning point so fixed and running and binding on the aforesaid Corporate Boundary Line (1) N 19° 45' 00" E 8,628.12 feet to a point thence still with the Corporate Boundary as surveyed by George W. Joy and annexed by ordinance on April 30, 1945 (2) N 70° 15' 00" W 922 feet, more or less to a point in the Easterly Right of Way line of Maryland State Route #245, a 60' wide State Right of Way as shown on S.R.C. Plat 6413 thence running and binding on the said Right of Way line with the arc of a curve to the left described as having a delta angle of 03° 01' 20" a radius of 5,699.58' (3) 170' more or less to a point of intersection with the division line between a tract of land now or formerly standing in the name of Paul B. Russell and a tract or parcel now or formerly standing in the name of Mattingly as recorded among the Land Records of St. Mary's County, Maryland in Libers 74 and 114 at Folios 63 and 361 respectively as shown on a Plat of Survey by James L. Dunlop and Associates Inc. dated January 20, 1972, thence running and binding on the said division line and the Northerly outline of a tract or parcel of land now or formerly standing in the name of James B. Russell, as recorded among the aforesaid Land Record in Liber CBG 101 at Folio 88, as shown on the said Dunlop Plat the following 3 (three) courses and distances (4) N 65° 23' 20" W 1,160.31 feet (5) N 68° 25' 39" W 609.83 feet (6) N 76° 45' 46" W 896.43 feet thence, (7) still with the said Russell outline until it intersects the Westerly outline of a tract or parcel of land now or formerly standing in the name of Lester A. Mattingly as recorded among the Land Records of St. Mary's County, Maryland in Liber DBK 180 at Folio 485, said outline believed to be the Center Line of Town Run, thence running and binding on the division line of the two mentioned tracts following the meanderings of said Run (8) in a Southerly direction 1,425 feet, more or less to a point. Said point marking the most South East corner of the said Russell tract and the most North East corner of a 112.935 acre tract or parcel of land now or formerly standing in the name of the Commissioners of St. Mary's County as recorded among the aforementioned Land Records in Liber MRB 213 at Folio 107 as shown on a Plat of Survey by C. R. Bob Moore Inc. Dated June 3, 1974 entitled "Thornley or Leonard Hall" thence running and binding on the Easterly outline of said tract and the meanderings of said Run, as shown on said Moore Survey and still with the said Mattingly outline the following 32 courses and

distances (9) S 51° 45' 01" E 81.31 feet (10) S 32° 33' 03" W 43.90 feet (11) S 09° 21' 28" W 84.12 feet (12) S 31° 11' 13" W 86.78 feet (13) S 55° 06' 10" W 21.08 feet (14) S 26° 37' 38" W 189.38 feet (15) S 49° 33' 48" W 67.82 feet (16) S 02° 50' 41" E 52.72 feet (17) S 24° 37' 51" E 115.01 feet (18) S 43° 30' 28" W 71.24 feet (19) S 10° 41' 45" W 128.02 feet (20) S 69° 17' 55" W 35.14 feet (21) S 01° 03' 06" E 161.64 feet (22) N 86° 36' 31" W 38.05 feet (23) S 50° 46' 31" W 91.66 feet (24) S 18° 36' 44" W 74.36 feet (25) S 33° 03' 29" W 55.42 feet (26) S 46° 38' 37" E 93.85 feet (27) S 20° 26' 02" W 82.95 feet (28) S 45° 37' 41" E 18.23 feet (29) S 12° 30' 47" E 81.12 feet (30) S 45° 59' 51" W 72.83 feet (31) S 30° 59' 50" W 99.48 feet (32) S 19° 01' 47" W 31.97 feet (33) S 49° 44' 13" W 62.47 feet (34) S 17° 39' 28" W 218.69 feet (35) S 35° 04' 09" W 73.16 feet (36) S 72° 24' 51" W 71.64 feet (37) S 17° 56' 40" W 116.91 feet (38) S 76° 30' 24" E 26.26 feet (39) S 12° 47' 41" E 33.70 feet (40) S 41° 44' 12" W 60.91 feet to a point in intersection with the Northerly outline or S 68° 25' 50" E 214.50 feet course of a tract or parcel of land now or formerly standing in the name of Robert E. Wentworth as recorded among the aforementioned Land Records in Liber 282 and 241 at Folios 164 and 78 respectively as shown on a Plat of Survey by J. R. McCrone, Jr. Inc. for Academy Development Co. Inc., said course shown on the C. R. Bob Moore Plat as N 76° 20' 45" W 191.54 feet, thence leaving the said Commissioners of St. Mary's tract and running and binding on the said Wentworth outline as shown on the said J.R. McCrone Plat the following 4 (four) courses and distances (41) S 68° 25' 50" E 22.96 feet (42) S 56° 40' 50" E 61.30 feet to a point on the East side of Town Run said point intersecting the division line between the said Mattingly tract and a tract or parcel of land now or formerly standing in the name of Victoria P. Mattingly as recorded among the Land Records of St. Mary's County, Maryland in Liber MRB 47 at Folio 60 said point also marking the most Easterly point of the said Wentworth tract. Thence running and binding on the said Victoria P. Mattingly outline the following 3 (three) courses and distances (43) S 81° 56' 50" W 104.10 feet (44) S 26° 26' 50" W 781.35 feet to a point. Said point marking a common corner of the Wentworth tract, the Mattingly tract and a tract or parcel of land now or formerly standing in the name of Academy Development Co. Inc. as recorded among the aforementioned land records in Liber MRB 47 at Folio 52, thence leaving the said Wentworth tract and running and binding on the said Academy Development Co. Inc. outline (45) S 79° 12' 20" E 882.03 feet to a point, said point marking a common corner of the said Academy Development Co. Inc. tract and a tract or parcel of land now or formerly standing in the name of Ralph Abell as recorded among the aforementioned land records in Liber JMM 10 at Folio 252, thence leaving the said Mattingly tract and running and binding on the Westerly outline of the said Abell tract (46) S 19° 57' 40" W 2047.54 feet to a point, said point marking a common corner of the Academy Development Co. Inc., Ralph Abell and a tract or parcel of land now or formerly standing in the name of Dr. Michael Barbarich and Lloyd Gobel as recorded among the Land Records of St. Mary's County, Maryland in Libers CBG 96 and DBK 174 at Folios 213 and 181 respectively, thence running and binding on the division line between the said Abell and Gobel tracts (47) Due East 120 feet, more or less to a point in the Westerly Right of Way line of Cedar Lane Road, a 40 foot wide County Right of Way, (48) thence running and binding on the said Right of Way in a due South direction 820 feet, more or less to the point of intersection with the Northerly Right of Way line of Maryland State Route #5, a 120 foot wide Right of Way, thence running and binding on the said Right of Way with the arc of a curve to the left described as having a delta angle of 13° 54' 40" a radius of 1552.41 feet an arc length of 125.01 feet (49) N 65° 38' 50" W 124.98 feet to the P.C. of the total curve shown as Station 27+79.65 on S.R.C. Plat #13270, thence still with the said Right of Way (50) N 67° 67' 15" W 1,377 feet more or less to the Center Line of Town Run, thence with the Center Line of Town Run thence crossing the said Maryland State Route 5 and running with the

meanderings of said Run as shown on a Plat by J.R. McCrone Jr. Inc. Dated April 1970 the following two courses and distances (51) S 17° 07' 25" W 1,747.80 feet (52) S 543° 20' 30" W 296.28 feet to the Mean High Water Line of Breton Bay, thence, running and binding on the said Mean High Water Line as shown on said Plat the following 3 (three) courses and distances (53) N 13° 35' 45" W 126.09 feet (54) N 40° 15' 50" W 368.25 feet (55) N 58° 36' 05" W 260 feet, more or less to the point and place of beginning containing 275 acres of land, more or less.

g. Annexation effective 9-10-1989 - Lindsay/Alvey

Beginning for the same at an iron pipe set on the north side of the 20 foot road leading from the County Road to the residence of the said Parties of the Second Part, said pipe bearing North 61 deg. East 91 feet from the northeast corner of said residence; thence with the north side of said 20 foot road South 66 deg. 30 min. East 124 feet to an iron pipe set on the north side of the said 20 foot road; thence South 24 deg. West 262 feet to an iron pipe set in a field, thence North 66 deg. West 313.5 feet to an iron pipe set near the corner of a fence, thence North 26 deg. 30 min. East 302.8 feet to an iron pipe set in a wire fence line, thence South 65 deg. 30 min. East 168.3 feet to an iron pipe set in the corner of said fence, thence South 13 deg. West 42 feet to the point of beginning, containing Two and one one hundredths (21/100) acres of land, more or less, according to a survey thereof made by George W. Joy, Jr. Registered Land Surveyor, on May 3, 1963.

March 20, 1989

Legal Description

Lindsay Family Limited Partnership

BEGINNING for the same at a point at the end of the centerline of a 30' Right-of-way (r.o.w.) known as Greenbrier Road; said point also being in the centerline of a gravel farm road; thence leaving said point and running along the end of said Greenbrier Road

S 67° 53' 12" W - 14.88 feet to a point; thence running with said end of said Greenbrier Road and a parcel owned by Alfred S. Mattingly, as recorded among the Land Records of St. Mary's County, Maryland in Liber M.R.B. 122 at Folio 410

S 82° 58' 13" W - 12.78 feet to a point; thence running with said Mattingly parcel

N 35° 41' 57" W - 28.46 feet to a point; thence running

N 71° 36' 52" W - 46.98 feet to a point; thence running

N 63° 44' 43" W - 105.94 feet to a point; thence running

N 66° 54' 38" W - 45.36 feet to a point; thence running

S 85° 22' 20" W - 42.54 feet to a point; thence running

S 29° 01' 26" W - 279.02 feet to an iron pipe found at a fence corner; said pipe being the northeast corner of a parcel owned by George E. Clark, Jr., as recorded among

aforesaid Land Records in Liber C.B.G. 063 at Folio 481; thence leaving said Mattingly Parcel and running with said Clark Parcel and said fence

N 62° 04' 34" W - 283.40 feet to a point; thence running

N 58° 07' 34" W - 249.60 feet to a point; thence running

N 60° 31' 34" W - 499.00 feet to a point at the corner of said fence; thence leaving said fence and running

N 60° 18' 25" W - 443.96 feet to a post found; said post being on the easterly boundary of a parcel owned by John F. Mattingly, as recorded among aforesaid Land Records in Liber M.R.F. 142 at Folio 366; thence leaving said Clark Parcel and running with said Mattingly Parcel

N 33° 16' 25" E - 248.69 feet to an 18" walnut tree; thence running

N 57° 19' 01" W - 525.70 feet to a point; thence running

N 46° 39' 05" W - 305.96 feet to a point at the end of a fence; thence running with said fence

N 51° 46' 35" W - 330.32 feet to a point; thence running

N 49° 01' 33" W - 270.73 feet to a point; thence running

N 44° 43' 51" W - 131.64 feet to a point; thence running

N 51° 00' 38" W - 220.59 feet to a 24" black gum tree in said fence line; thence running still with said fence line

N 32° 57' 02" W - 253.28 feet to a stone found in said fence line; thence running still with said fence line

N 55° 10' 51" W - 154.66 feet to a point; thence running

N 48° 27' 50" W - 388.75 feet to a point past the fence corner and in the centerline of McIntosh Run; thence leaving said Mattingly Parcel and running with said McIntosh Run and a parcel owned by Phillip H. Dorsey (no deed found)

N 27° 57' 50" E - 54.07 feet to a point; thence running

N 75° 46' 14" E - 132.68 feet to a point; thence running

S 83° 05' 44" E - 42.02 feet to a point; thence running

S 79° 39' 37" E - 29.02 feet to a point; thence running

S 83° 22' 32" E - 35.17 feet to a point; thence running
N 34° 33' 51" E - 59.14 feet to a point; thence running
N 17° 46' 10" E - 46.88 feet to a point; thence running
N 28° 57' 02" E - 60.57 feet to a point; thence running
N 01° 34' 55" E - 98.64 feet to a point; thence running
S 70° 11' 13" W - 139.29 feet to a point; thence running
S 81° 04' 26" W - 13.77 feet to a point; thence running
N 15° 50' 49" W - 19.05 feet to a point; thence running
N 25° 42' 44" E - 117.81 feet to a point; thence running
N 56° 56' 01" E - 113.46 feet to a point; thence running
N 88° 52' 41" E - 72.19 feet to a point; thence running
N 59° 07' 48" E - 41.40 feet to a point; thence running
N 27° 22' 27" W - 79.81 feet to a point; thence running
N 36° 45' 13" E - 132.04 feet to a point; thence running
S 63° 04' 39" E - 39.41 feet to a point; thence running
N 59° 52' 19" E - 105.46 feet to a point; thence running
N 88° 59' 19" E - 54.92 feet to a point; thence running
N 00° 56' 15" E - 31.80 feet to a point; thence running
N 32° 02' 19" W - 58.65 feet to a point; thence running
N 05° 15' 48" E - 51.02 feet to a point; thence running
N 00° 45' 05" E - 83.16 feet to a point; thence running
N 13° 30' 18" E - 71.49 feet to a point; thence running
N 05° 43' 36" E - 107.87 feet to a point; thence running
N 26° 19' 24" W - 70.69 feet to a point; thence running

N 12° 38' 02" W - 118.54 feet to a point; thence running

N 20° 55' 44" E - 104.65 feet to a point; thence running

N 80° 26' 23" E - 117.34 feet to a point; thence running

N 36° 46' 21" E - 140.91 feet to a point; thence running

N 14° 55' 18" W - 68.21 feet to a point; thence running

N 06° 50' 48" E - 182.80 feet to a point; thence running

S 54° 56' 09" E - 227.66 feet to a point; thence running

N 72° 46' 04" E - 65.24 feet to a point; thence running

N 39° 43' 18" E - 136.58 feet to a point; thence running

N 83° 51' 14" W - 52.39 feet to a point; thence running

N 32° 44' 29" W - 71.78 feet to a point; thence running

N 58° 46' 01" E - 57.59 feet to a point; thence running

N 14° 05' 36" W - 157.49 feet to a point; thence running

N 54° 21' 06" E - 205.61 feet to a point; thence running

N 06° 59' 54" E - 59.39 feet to a point on the southerly boundary of a parcel owned by John M. Hodges, Jr., as recorded in aforesaid Land Records in Liber M.R.B. 094 at Folio 402; thence leaving said McIntosh Run and running with said Hodges Parcel

S 83° 45' 56" E - 91.66 feet to a point; thence running

S 18° 08' 37" W - 85.44 feet to a point; thence running

S 60° 24' 56" E - 188.68 feet to a point; thence running

N 42° 35' 15" E - 56.57 feet to a point; thence running

N 16° 26' 55" W - 41.23 feet to a point; thence running

N 53° 53' 51" E - 36.06 feet to a point; thence running

S 69° 47' 33" E - 130.00 feet to a point; thence running

S 24° 12' 50" E - 53.85 feet to a point; thence running

N 56° 37' 25" E - 174.93 feet to a point; thence running

N 14° 41' 25" E - 136.01 feet to a point; thence running

N 73° 33' 05" E - 41.23 feet to a point; thence running

S 06° 29' 53" E - 70.18 feet to a point; thence running

N 87° 35' 14" E - 45.00 feet to a point; thence running

N 27° 50' 38" E - 97.95 feet to a point on the southwesterly boundary of a parcel owned by Debra A Hayden, et. al. as recorded in aforesaid Land Records in Liber D.B.K 263 at Folio 180; thence leaving said Hodges Parcel and running with said Hayden Parcel

S 35° 48' 12" E - 43.83 feet to a 12" maple tree in a fence line; thence running still with said Hayden Parcel and said fence line

S 81° 24' 07" E - 20.86 feet to a 32" sycamore tree in said fence line; thence running with said fence line

S 45° 23' 18" E - 503.40 feet to a point; thence running

S 07° 44' 38" E - 33.12 feet to a point; thence running

S 26° 14' 05" E - 72.37 feet to a point; thence running

S 27° 19' 12" E - 109.83 feet to a point; thence running

S 19° 24' 28" E - 105.33 feet to a point; thence running

S 38° 06' 22" E - 103.75 feet to a point; thence running

S 39° 14' 35" E - 103.40 feet to a point; thence running

S 21° 32' 29" E - 239.41 feet to a point; thence running

S 45° 42' 00" E - 19.07 feet to a point where said fence line intersects a stream; thence running still with said fence line

S 22° 08' 51" E - 74.20 feet to a point; thence running

S 50° 59' 42" E - 78.02 feet to a point; thence running

S 41° 29' 27" E - 48.47 feet to a 24" maple tree in said fence line; thence running still with said fence line

S 39° 00' 52" E - 65.52 feet to a point; thence running

S 41° 47' 36" E - 110.24 feet to a point; thence running

N 74° 35' 28" E - 39.77 feet to a point; thence running

S 49° 04' 41" E - 45.15 feet to a point; thence running

S 33° 41' 21" E - 154.55 feet to a point; thence running

S 14° 38' 41" E - 49.69 feet to a point; thence running

S 37° 08' 16" E - 49.84 feet to a point where said fence line intersects said stream;
thence running still with said fence line

S 51° 02' 21" E - 64.75 feet to a 30" stump in said fence line; thence running

S 59° 56' 59" E - 84.22 feet to a point where said fence line intersects said stream;
thence running

S 48° 18' 25" E - 48.89 feet to a point; thence running

S 51° 37' 29" E - 69.21 feet to a point where said fence line intersects said stream;
thence running still with said fence line

S 44° 51' 38" E - 32.54 feet to a point; thence running

S 76° 59' 29" E - 42.80 feet to a point; thence running

N 87° 40' 35" E - 59.05 feet to a point where said fence line intersects said stream;
thence running still with said fence line

S 83° 47' 03" E - 41.65 feet to a point; thence running

S 77° 24' 18" E - 86.65 feet to a point; thence running

N 74° 59' 00" E - 72.04 feet to a 30" beech tree in said fence line; thence running

N 63° 19' 58" E - 66.35 feet to a stump in said fence line; thence running still with
said fence line

N 72° 42' 59" E - 175.94 feet to a point; thence running

N 89° 51' 10" E - 48.27 feet to a point; thence running

S 62° 51' 19" E - 54.15 feet to a point; thence running

S 80° 32' 39" E - 48.08 feet to a point at the corner of said fence line; said point
also being at the northwest corner of a parcel owned by Walter V. Hayden, as recorded among

said Land Records in Liber M.R.B. 089 at Folio 144; thence leaving said Debra Hayden Parcel and running with said Walter Hayden Parcel and still with said fence line

S 11° 22' 47" W - 119.54 feet to an 18" oak tree in said fence line; thence running

S 14° 59' 19" W - 2395.75 feet to a point in the centerline of a gravel farm road; thence running still with said Walter Hayden Parcel and said farm road

S 13° 05' 09" W - 260.23 feet to a point; thence running

S 05° 00' 23" W - 63.56 feet to a point; thence running

S 08° 56' 48" E - 58.09 feet to a point; thence running

S 19° 23' 20" E - 28.59 feet to a point; thence running

S 26° 02' 58" E - 73.22 feet to a point; thence running

S 32° 22' 30" E - 45.86 feet to the point of beginning. Containing 244.749 acres, more or less, as surveyed by the D. H. Steffens Company.

Saving and excepting the two parcels of land as described in the Land Records namely Mary R. Fowler to James Leach Alvey and Mary Eva Alvey recorded in Liber C.B.G. 107, Folio 237 containing 2.1 acres of land, more or less, and the parcel from James Leach Alvey and Mary Eva Alvey, John Louis Alvey and Mary Jane Alvey and Leonard S. Alvey to Leonard Jackson Alvey and Lois Ann Alvey, recorded in Liber C.B.G. 77 at Folio 388 containing 0.904 acres of land more or less.

November 30, 1988
Parcel "E" Frank Hayden Estate to
Lindsay for new right of way

BEGINNING for the same at a point situated S 20° 56' 40" W - 62.21 feet from the northwest corner of Parcel 1 of the deed from Joseph I. Hayden to Frank A. Hayden, said deed being recorded among the land records of St. Mary's County in Liber D.B.K. 263, Folio 172, thence running

S 68° 57' 55" E - 280.82 feet to a point on the existing 80 foot right of way (r.o.w.) as described in the deed from Walter V. Hayden to Walter V. Hayden and Janice W. Hayden recorded in Liber M.R.B. 089, Folio 144, thence binding along the south side of said r.o.w. and running

S 56° 28' 48" E - 370.05 feet to a point thence leaving the existing r.o.w. and running

N 68° 57' 55" W - 641.99 feet to a point on the boundary between the Walter V. Hayden property and the Frank Hayden Estate property thence binding along said boundary and running

N 20° 56' 40" E - 80.00 feet to the place of beginning. Containing 0.847 acres of land more or less as surveyed by the D. H. Steffens Company.

November 30, 1988
Description of Parcel "G"
Walter V. Hayden to Lindsay

BEGINNING for the same at a point on the Eastern boundary line of the Walter V. Hayden property as described in the deed from Walter V. Hayden to Walter V. Hayden and Janice W. Hayden said deed being recorded among the land records of St. Mary's County, Maryland in Liber M.R.B. 089, Folio 144, said point being situated on said boundary line N 20° 56' 40" E - 347.80 feet from the southwest corner of Parcel 1, of the the deed from Joseph I. Hayden to Frank A. Hayden, said deed being recorded in Liber D.B.K. 263, Folio 172, thence leaving said boundary and running along the south side of a new 80 foot right of way (r.o.w.)

N 68° 57' 55" W - 1493.89 feet to the eastern boundary of the Lindsay Family Limited Partnership property as described in the deed from John Louis Alvey and Mary Jane Alvey to the Lindsay Family Limited Partnership said deed being recorded in Liber 256, Folio 35, thence binding along said boundary and running

N 14° 59' 19" E - 80.45 feet to a point, thence leaving said Lindsay boundary and running along the north side of a new 80 foot r.o.w.

S 68° 57' 55" E - 1502.24 feet to a point on the previously mentioned boundary of Parcel I of the Frank A Hayden property (D.B.K. 263-172) thence binding along said boundary and running

S 20° 56' 40" W - 80.00 feet to the place of beginning. Containing 2.751 acres of land more or less surveyed by the D. H. Steffens Company.

November 30, 1988
Parcel "F" Existing right of way to be used
by Lindsay Partnership

BEGINNING for the same at a point on the westerly side of Maryland Route 245 as shown on Maryland State Road Commission Plat #6413, where said right of way (r.o.w.) is intersected by the north side of an existing 80 foot r.o.w. as described in the deed from Walter V. Hayden to Walter V. Hayden and Janice W. Hayden, said deed being recorded among the land records of St. Mary's County in Liber M.R.B. 089, Folio 144, thence binding along Maryland Route 245 r.o.w. and running

S 23° 47' 21" W - 47.17 feet to a point, thence leaving Maryland Route 245 and running

N 68° 57' 55" W - 155.00 feet to a point on the south side of the existing right of way (r.o.w.) previously referred to herein, thence binding along said r.o.w. and running

N 56° 28' 48" W - 370.05 feet to a point, thence running across said r.o.w.

S 68° 57' 55" E - 370.05 feet to a point on the north side of said existing r.o.w. thence binding along said existing r.o.w. and running

S 56° 28' 48" E - 152.11 feet to the place of beginning. Containing 0.563 acres of land more or less as surveyed by the D.H. Steffens Company.

November 30, 1988

Description of Parcel "C" to Lindsay Partnership
for new right of way from Frank Hayden Estate

BEGINNING for the same at a point on the westerly right of way (r.o.w.) line of Maryland Route 245 as shown on Maryland State Road Commission Plat #6413, said point being the northeast corner of the 80 foot right of way (r.o.w.) as described in the deed from Walter V. Hayden to Walter V. Hayden and Janice W. Hayden said deed being recorded among the land records of St. Mary's County in Liber M.R.B. 089, Folio 144, thence leaving Maryland Route 245 and binding along said existing r.o.w. and running

N 56° 28' 48" W -152.11 feet to a point, thence running

S 68° 57' 55" E - 150.10 feet to a point on the westerly side of Maryland Route 245, thence binding along the westerly r.o.w. line of Maryland Route 245 and running

S 23° 47' 21" W - 32.92 feet to the place of beginning. Containing 0.057 acres of land more or less as surveyed by the D. H. Steffens Company.

h. Annexation adopted 4-26-1990

A DESCRIPTION OF 22.914 ACRES OF LAND, MORE OR LESS, "PART OF COCKSBURN PURCHASE", "PART OF CRAGSBONE PURCHASE", SITUATED AT THE SOUTHWESTERLY INTERSECTION OF MARYLAND ROUTES 5 and 243 AT LEONARDTOWN, THIRD ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND.

BEGINNING for the same at an iron pipe set in the Southwesterly right-of-way line of Maryland Route 5, as shown on Maryland State Roads Commission Plats numbered 34027, 34028, and 34029. Said beginning point being further located as being the Northeasterly corner of the herein described portion of a larger tract or parcel of land conveyed unto Gordon H. Ragan from Mary Patricia Ragan, by deed dated June 12, 1978, and recorded among the Land Records of St. Mary's County, Maryland, in Liber MRB 014 at Folio 498. Said beginning point being further described as being the most Easterly corner of a tract or parcel of land standing in the name of W. Clarke Mattingly as recorded among the aforesaid Land Records in Liber DBK 171 at Folio 185 and running from said beginning point so fixed and running and binding on the Southwesterly right-of-way line of said Route #5, the following 9 courses and distances, (1) S 38° 58' 39" E 106.42 feet. Thence (2) S 41° 58' 04" E 617.02 feet. Thence, (3) S 37° 50' 27" E 47.09 feet. Thence, (4) S 41° 30' 10" E 252.00 feet. Thence, (5) S 37° 16' 57" E 95.25 feet. Thence, (6) S 42° 23' 52" E 119.64 feet. Thence, (7) S 49° 22' 20" W 860.40 feet.

Thence, (8) N 22° 36' 08" E 25.67 feet. Thence, (9) N 00° 23' 20" E 53.03 feet. Thence, (10) N 59° 27' 19" W 37.76 feet. Thence, (11) N 37° 31' 06" W 57.08 feet. Thence, (12) N 20° 09' 31" E 130.26 feet. Thence, (13) N 06° 49' 00" W 77.68 feet, (14) N 49° 13' 01" W 62.22 feet. Thence, (15) N 70° 01' 09" W 43.02 feet. Thence, (16) N 48° 11' 27" W 200.46 feet. Thence, (17) S 22° 39' 38" W 53.00 feet. Thence, (18) N 80° 49' 57" W 177.25 feet. Thence, (19) N 55° 15' 51" W 134.05 feet. Thence, (20) N 32° 35' 16" E 47.87 feet. Thence, (21) N 03° 25' 38" E 46.50 feet. Thence, (22) N 52° 55' 03" W 55.49 feet. Thence, (23) N 32° 55' 01" N 38.64 feet to a point, (24) N 16° 13' 31" W 451.63 feet to an iron pipe set. Thence, (25) N 60° 28' 41" E 650.00 feet to the point and place of beginning containing 22.914 acres of land, more or less.

BEING a portion of a larger tract or parcel of land called and known by the name of "Cockburn Purchase", "Part of Crackburn", or "Cragstone Purchase", conveyed unto Gordon H. Ragan, from Mary Patricia Ragan by deed dated June 12, 1978 and recorded among the Land Records of St. Mary's County, Maryland, in Liber MRB 014 at Folio 498.

As per survey by McCrone, Inc., dated August 3, 1988.

i. 1-15-1996 annexation

Legal Description of a parcel of Land Lying in the 3rd Election District, St. Mary's County, Maryland

Being the same lands belonging to Joseph G. McKay as described in the Land Records of said county in Liber CBG 070, folio 388; Liber CBG 125, folio 181 and Liber DBK 260, folio 118, and described below:

BEGINNING for the same at an iron rod set with cap numbered 49 in the westerly right-of-way (r.o.w.) line of Maryland State Route 5 variable r.o.w. as shown on SRC Plat #34029, said iron rod marking the common corner of the property herein described and that of the State Roads Commission of Maryland as recorded among said Land Records in Liber JMM 006, folio 409; thence leaving said r.o.w. line and running with said State Roads land.

South 45 degrees 00 minutes 40 seconds west — 309.38 feet to an iron rod set with a cap numbered 49 at the common corner of said State Roads land, the property herein described and another parcel belonging to the State Roads Commission of Maryland as recorded among said Land Records in Liber CBG 013, folio 219, at 292.46 feet along this line passing over an iron pipe found on line; thence continuing with said second State Roads parcel

South 44 degrees 52 minutes 04 seconds west — 357.40 feet to an iron rod set with a cap numbered 49 in the easterly r.o.w. line of Maryland State Route 243 — variable r.o.w. as shown on SRC plats #38881 and #38882, said iron rod also marking the most southerly corner of the property herein described; thence leaving said state Roads parcel and running with said Route 243 the following nine (9) courses:

North 09 degrees 08 minutes 40 seconds east — 25.04 feet; thence

North 05 degrees 51 minutes 31 seconds east — 141.62 feet; thence

North 05 degrees 51 minutes 33 seconds east — 63.29 feet; thence

North 04 degrees 19 minutes 48 seconds east — 50.04 feet; thence

North 06 degrees 33 minutes 46 seconds east — 144.70 feet; thence

North 11 degrees 08 minutes 58 seconds east — 48.57 feet; thence

North 05 degrees 20 minutes 27 seconds east — 51.14 feet; thence

North 05 degrees 02 minutes 19 seconds east — 101.71 feet; thence

North 32 degrees 23 minutes 47 seconds east — 81.24 feet to a point marking the common corner of said Route 243, said Route 5 and the property herein described; thence leaving said Route 243 and continuing with said Route 5 the following seven (7) courses:

South 75 degrees 01 minutes 15 seconds east — 83.85 feet; thence

South 52 degrees 15 minutes 24 seconds east — 45.00 feet; thence

South 53 degrees 24 minutes 09 seconds east — 50.01 feet; thence

South 53 degrees 50 minutes 05 seconds east — 36.31 feet; thence

South 54 degrees 44 minutes 49 seconds east — 64.42 feet; thence

South 56 degrees 30 minutes 19 seconds east — 50.55 feet to a point at the beginning of a non-tangent curve; thence running with the curve to the left having a radius of 2,590.43 feet, an arc of 94.64 feet, and a chord bearing and distance of south 55 degrees 50 minutes 33 seconds east — 94.63 feet to the point of beginning.

Containing 3.475 acres as surveyed by the D. H. Steffens Company.

j. 6-1998 annexation - Miles, Mattingly, Roberts and Cedar Point Credit Union

ALL that piece or parcel of land lying along the southerly side of Maryland Route 5, 3rd Election District, St. Mary's County, Maryland, and being more particularly described as follows;

BEGINNING for the same at a point on the existing boundary of the Town of Leonardtown, said point being the southwesterly corner of the lands now or formerly George E. Clark, Jr. recorded in deed Liber No. 1153 at Folio 321 among the land records of St. Mary's County, Maryland. Said point also being the southeasterly corner of the residue of the lands of Mary Edwards Mattingly and Maguire Mattingly, Jr as recorded in deed Liber No. MRF 204 at Folio 381 among the foresaid land records. Said point also being along the northerly right-of-way margin of Maryland Route 5, thence with the Maryland Route 5 and the lands of Mattingly for the next fifteen courses and, thence

1. North 69 degrees 40 minutes 35 seconds West, 27.08 feet to a point, thence
2. North 69 degrees 06 minutes 17 seconds West, 15.95 feet to a point, thence
3. 404.55 feet along the arc of a curve to the right, said curve having a radius of 42,926.96 feet and a chord bearing a distance of North 68 degrees 50 minutes 05 seconds West, thence leaving the northerly right-of-way margin of Maryland Route 5 and with the lands now or formerly belonging to the Cedar Pointe Federal Credit Union as recorded in deed Liber No. 438 at Folio 427 among the aforesaid land records for the next four course at distances
4. North 24 degrees 58 minutes 38 seconds East, 98.47 feet to a point, passing over an iron pipe found at 15.15 feet, thence
5. North 18 degrees 00 minutes 41 seconds East, 71.04 feet to a point, thence
6. North 70 degrees 08 minutes 40 second West, 238.02 feet to a point, thence
7. South 21 degrees 08 minutes 40 second West, 162.01 feet to a point, passing over an iron pipe found at 146.83 feet, thence leaving the lands of the Cedar Pointe Federal Credit Union and with Maryland Route 5
8. 134.37 feet along an arc of a curve to the right, said curve having a radius of 42,926.96 feet and chord bearing and distance of North 68 degrees 09 minutes 40 seconds West, thence
9. North 68 degrees 04 minutes 17 second West, 225.59 feet to a point, thence
10. 189.31 feet along the arc of a curve to the right, said curve having a radius of 3024.33 feet and a chord bearing and distance of North 66 degrees 16 minutes 42 seconds West, thence
11. North 61 degrees 48 minutes 26 second West, 98.53 feet to a point, thence
12. North 62 degrees 23 minutes 07 second West, 24.61 feet to a point, thence
13. North 27 degrees 50 minutes 53 second East, 35.00 feet to a point, thence
15. North 61 degrees 34 minutes 19 second West, 63.30 feet to a point, thence, leaving the Mattingly land and now with the lands of Robert and Margaret L. Miles as recorded in deed Liber No. 81 at Folio 445 and deed Liber 1440 at folio 261 among the aforesaid land records and continuing with the northerly right-of-way margin of Maryland Route 5
16. North 61 degrees 17 minutes 17 second West, 39.83 feet to a point, thence
17. North 61 degrees 08 minutes 11 second West, 13.32 feet to a point, thence
18. South 29 degrees 01 minutes 02 second West, 33.00 feet to a point, thence

19. North 60 degrees 40 minutes 56 second West, 26.47 feet to a point, thence
20. North 59 degrees 49 minutes 15 second West, 49.03 feet to a point, thence
21. North 58 degrees 42 minutes 17 second West 49.03 feet to a point, thence
22. North 54 degrees 05 minutes 03 second West, 49.09 feet to a point, thence
23. South 51 degrees 48 minutes 50 second East, 11.28 feet to a point, thence
24. North 54 degrees 49 minutes 24 second West, 37.72 feet to a point, thence
25. North 54 degrees 11 minutes 00 second West, 48.93 feet to a point, thence
26. North 53 degrees 04 minutes 01 second West, 48.91 feet to a point, thence
27. North 52 degrees 58 minutes 05 second West, 62.28 feet to a point, thence
28. North 53 degrees 50 minutes 10 second West, 36.32 feet to a point, thence
29. North 54 degrees 32 minutes 52 second West, 50.04 feet to a point, thence
30. North 53 degrees 24 minutes 07 seconds West, 50.01 feet to a point, thence
31. North 54 degrees 49 minutes 32 seconds West, 22.29 feet to point, thence
32. North 53 degrees 09 minutes 54 seconds West, 29.33 feet to a point, thence
33. North 53 degrees 09 minutes 59 seconds West, 35.92 feet to a point, thence leaving the northerly right-of-way margin of Maryland Route 5 and with the easterly side of Maypole Road for the next sixteen courses and distances
34. North 10 degrees 40 minutes 35 seconds West, 108.76 feet to a point, thence
35. North 17 degrees 43 minutes 54 seconds East, 60.03 feet to a point, thence
36. North 18 degrees 53 all minutes 48 seconds East, 77.01 feet to a point, thence
37. North 60 degrees 39 minutes 00 seconds East, 30.48 feet to a point, thence
38. North 04 degrees 40 minutes 00 seconds East, 23.83 feet to a point, thence
39. North 71 degrees 22 minutes 15 seconds West, 20.00 feet to a point, thence
40. North 18 degrees 05 minutes 21 seconds East, 18.72 feet to a point, thence
41. North 18 degrees 14 minutes 41 seconds East, 46.47 feet to a point, thence

42. North 18 degrees 25 minutes 52 seconds East, 5.61 feet to a point, thence
43. North 09 degrees 44 minutes 50 seconds East, 52.10 feet to a point, thence
44. North 02 degrees 20 minutes 26 seconds East, 52.18 feet to a point, thence
45. North 02 degrees 46 minutes 11 seconds East, 102.99 feet to a point, thence
46. North 01 degrees 02 minutes 51 seconds East, 51.30 feet to a point, thence
47. North 01 degrees 42 minutes 34 seconds East, 35.77 feet to a point, thence
48. North 02 degrees 32 minutes 38 seconds West, 15.23 feet to a point, thence
49. North 04 degrees 49 minutes 47 seconds West, 50.04 feet to a point, thence
50. North 02 degrees 32 minutes 21 seconds West, 50.00 feet to a point, thence leaving the easterly right-of-way margin of Maypole Road and crossing to the centerline of said road
51. North 87 degrees 27 minutes 47 seconds East, 25.00 feet to a point, thence with the centerline of Maypole road for the next ten courses and distances
52. North 00 degrees 36 minutes 47 seconds West, 151.77 feet to a point, thence
53. North 00 degrees 54 minutes 09 seconds West, 305.00 feet to a point, thence
54. North 00 degrees 05 minutes 51 seconds East, 312.00 feet to a point, thence
55. North 01 degrees 21 minutes 45 seconds East, 267.00 feet to a point, thence
56. North 03 degrees 21 minutes 45 seconds East, 146.00 feet to a point, thence
57. North 01 degrees 51 minutes 45 seconds East, 210.00 feet to a point, thence
58. North 03 degrees 51 minutes 45 seconds East, 136.00 feet to a point, thence
59. North 10 degrees 21 minutes 45 seconds East, 124.70 feet to a point, thence
60. North 18 degrees 51 minutes 45 seconds East, 105.00 feet to a point, thence
61. North 05 degrees 48 minutes 09 seconds East, 16.05 feet to a point, thence leaving the center line of Maypole Road
62. South 60 degrees 48 minutes 09 seconds East, 303.80 feet to a point passing over a concrete monument 20.00 feet along said line
63. South 20 degrees 26 minutes 50 seconds West, 65.34 feet to a point, thence

64. South 03 degrees 56 minutes 51 seconds West, 68.64 feet to a point, thence
65. South 25 degrees 30 minutes 09 seconds East, 145.31 feet to a point, thence
66. South 24 degrees 51 minutes 00 seconds West, 200.00 feet to a Beech Tree, thence
67. South 25 degrees 31 minutes 17 seconds West, 176.42 feet to an iron pipe found, thence
68. South 25 degrees 31 minutes 17 seconds West, 104.07 feet to an iron pipe found, thence
69. South 32 degrees 50 minutes 48 seconds East, 708.16 feet to a point in the approximate centerline of Creek, thence leaving Creek
70. South 71 degrees 33 minutes 27 seconds East, 276.07 feet to a point, thence with a fence for the remainder of the courses and distances
71. South 44 degrees 26 minutes 54 seconds East 251.26 feet to a point, thence
72. North 73 degrees 44 minutes 24 seconds East, 360.32 feet to a point, thence
73. North 69 degrees 33 minutes 15 seconds East; 446.75 feet to a concrete monument found, thence with the existing line of the Town of Leonardtown for the next three courses and distances
74. South 12 degrees 16 minutes 46 seconds West, 417.03 feet to a concrete monument found, thence
75. South 87 degrees 39 minutes 19 seconds East, 155.05 feet to a concrete monument found, thence
76. South 11 degrees 04 minutes 59 seconds West, 2213.24 feet to the place of beginning.

THE above described parcel contains 97.9023 acres, more or less.

k. 12-1998 annexation

Schedule A
St. Mary's Home for the Elderly, Inc.
Part of Landsdale Containing 4.5082 acres

Beginning at Pipe No. 1 at the southwest corner of the property; thence N. 01 deg. 36 min. 50 sec. E., 322.90 feet to a point; thence N. 02 deg. 26 min. 02 sec. W., 167.88 feet to a point; thence N. 06 deg. 34 min. 11 sec. E., 44.16 feet to a point thence along a curve to the

right with a radius of 80.54 feet, angle of 109.08 feet, chord bearing N. 48 deg. 54 min. 58 sec. E., to a distance of 100.94 feet to a point; thence N. 88 deg. 38 min. 53 sec. E., 120.24 feet to a pipe; thence S. 01 deg. 12. min. 10 sec. W., 299.85 feet to a pipe; thence S. 89 deg. 04 min. 50 sec. E., 85.16 feet to a pipe; thence S. 79 deg. 17 min. 22 sec. E., 191.33 feet to a pipe; thence S. 16 deg. 46 min. 32 sec. W. 346.84 feet to a pipe; thence N. 80 deg. 00 min. 00 sec. W., 375.76 feet to the place of beginning, containing 4.5082 acres.

Being a portion of the land conveyed unto Elizabeth G. Mattingly, now called and known as Elizabeth G. Mattingly Church, by Veronica E. Hutchins, et vir., by Deed dated October 16, 1940 and recorded among the land records of St. Mary's County, Maryland in Liber C.B.G. No. 12, folio 325, as surveyed by Ben Dyer Associates, Inc. in February 1971.

1. 4-12-1999 annexation

ALL THOSE THREE (3) PIECES OR PARCELS OF GROUND, situate, lying, and being in the Third (3rd) Election District of Saint Mary's County and Parcel 1 being further situate, lying, and being within the Corporate Limits of Leonardtown, Saint Mary's County, and being more particularly described as follows:

PARCEL 1

BEGINNING FOR THE FIRST (1ST) AT a point in the southwesterly right of way line and existing right of way line of Md. Rte. 5, leading from Md. Rte. 243 to Washington Street Road, said point of beginning being the intersection of the aforesaid southwesterly right of way line and existing right of way line (Md. Rte 5) and a line of division previously established as the southeasterly right of way line of Md. Rte 943 as shown on the State Roads Commission of Maryland's plats numbered 34029 (Rev 10-30-67) and lettered "DVN", recorded or intended to be recorded among the Land Records of Saint Mary's County.

SAID POINT OF BEGINNING BEING situated 48 feet measured radially to the right of station 390+02.75 of the base line of right of way (Md. Rte. 5), as said base line of right of way is delineated on the State Highway Administration - State Roads Commission of Maryland's plat numbered 52965 (Rev. 8-27-97), recorded or intended to be recorded among the Land Records of Saint Mary's County, running thence and binding along the aforesaid southwesterly right of way line and existing right of way line (Md. Rte. 5), as now surveyed, the following two (2) courses and distances viz.: (1) by a curve to the left having a radius of 2,613.52 feet for an arc length of 38.76 feet, said curve being subtended by a chord bearing S-60°51'55"-E for a chord distance of 38.75 feet, thence (2) S-61°17'24"-E 53.08 feet to intersect the center line of Macintosh Run, running thence and binding thereon, as now surveyed, the following seven (7) courses and distances viz: (1) S-36°05'40"-W 6.68 feet, thence (2) S-45°28'50"W 35.06 feet, thence (3) S-63°30'57"-W 53.67 feet, thence (4) S-43°38'32"-W 50.02 feet, thence (5) S-32°00'22"-W 50.80 feet, thence (6) S-32°17'02"-W 50.76 feet, thence (7) S-52°13'24"-W 39.32 feet to intersect the first (1st) or S-37°07'00"-E 101.7 foot line of a deed from Ernest Moore, unmarried, to the County Commissioners of Saint Mary's County Maryland, a body corporate, recorded October 18, 1955 among the Land Records of Saint Mary's County in liber C.B.G. no. 59 folio 492, running thence and binding thereon, reversed and as now surveyed, N-45°15'53"-W 96.02 feet to intersect the aforesaid line of division previously established as the southeasterly right of way line (Md. Rte. 943) as shown on the

aforementioned State Roads Commission of Maryland's plats numbered 34029 (Rev. 10-30-67) and lettered "DVN", recorded or intended to be recorded among the Land Records of Saint Mary's County, running thence and binding thereon, as now surveyed, N-46°10'47"-E 255.59 feet to the place of beginning.

CONTAINING: 22,985 square feet or 0.5277 of an acre plus or minus and being further designated as "Parcel 1" shown shaded thus:  on the State Highway Administration - State Roads Commission of Maryland's plat numbered 52965 (Rev 8-27-97), recorded or intended to be recorded among the Land Records of Saint Mary's County.

BEING PART OF THE LAND which by deed recorded January 21, 1976 among the Land Records of Saint Mary's County in liber D.B.K. no. 243 folio 200 was conveyed by Charles E. Mattingly Et Ux to the State of Maryland to the use of the State Highway Administration of the Department of Transportation.

THE ABOVE DESCRIBED PARCEL OF LAND being subject to the Perpetual Easement for Stream Change shown cross-hatched thus:  on the State Highway Administration - State Roads Commission of Maryland's plat numbered 52965 (Rev. 8-27-97), recorded or intended to be recorded among the Land Records of Saint Mary's County.

Insert diagram in paragraph

THE ABOVE DESCRIBED PARCEL OF LAND being subject to the Perpetual Easement to Discharge Flow of Water from or into Existing Waterway or Natural Drainage Course shown thus:  on the State Highway Administration - State Roads Commission of Maryland's plat numbered 52965 (Rev 8-27-97), recorded or intended to be recorded among the Land Records of Saint Mary's County.

PARCEL 2

THE GRANTORS DO HEREBY GRANT, convey, and quit claim unto all right, title, and interest of the Grantors in and to the bed of the road of Former Md. Rte. 943 shown shaded thus:  lying between right of station 389+68.27 and right of station 390+02.75 of the base line of right of way (Md. Rte. 5), and lying between right of station 0+72 and right of station 2+50 of the baseline of right of way (Md. Rte. 243), as said base lines of right of way are delineated on the State Highway Administration - State Roads Commission of Maryland's plat numbered 52965 (Rev 8-27-97), recorded or intended to be recorded among the Land Records of Saint Mary's County, and being more particularly described as follows:

BEGINNING FOR THE SECOND (2nd) AT a point in the southwesterly right of way line and existing right of way line (Md. Rte. 5), leading from Md. Rte. 243 to Washington Street Rd., said point of beginning being the intersection of the aforesaid right of way line and existing right of way line (Md. Rte. 5) and a line of division previously established as the southeasterly right of way line of Md. Rte. 943 as shown on the State Roads Commission of Maryland's plats numbered 34029 (Rev 10-30-67), 34697 (Rev 10-30-67) and lettered "DVN",

recorded or intended to be recorded among the Land Records of Saint Mary's County, said point of beginning further being the point of beginning of Parcel 1, above described.

SAID POINT OF BEGINNING BEING situated 48 feet measured radially to the right of station 390+02.75 of the base line of right of way (Md. Rte. 5), as said base line of right of way is delineated on the State Highway Administration - State Roads Commission of Maryland's plat numbered 52965 (Rev 8-27-97), recorded or intended to be recorded among the Land Records of Saint Mary's County, running thence and binding along the aforesaid line of division previously established as the southeasterly right of way line (Md. Rte. 943), as shown on the aforementioned State Roads Commission of Maryland's plats numbered 34029 (Rev 10-30-67), 34697 (Rev 10-30-67), and lettered "DVN", recorded or intended to be recorded among the Land Records of Saint Mary's County, and for a portion hereof the eleventh (11th) or N-46°10'47"-E 255.59 Foot line of Parcel 1, above described, reversed and as now surveyed, S-46°10'47"-W 865.67 feet, thence continuing along the aforesaid line of division previously established as the southeasterly right of way line (Md.Rte.943), as shown on the aforementioned State Roads Commission of Maryland's plats numbered 34697 (Rev 10-30-67) and lettered "DVN", recorded or intended to be recorded among the Land Records of Saint Mary's County, as now surveyed, S-40°29'22"-W 37.63 feet to intersect the easterly right of way line of Md. Rte. 243, hereby established for the purpose of this Grant, running thence and binding thereon, as now surveyed, N-11°30'22"-E 184.99 feet to intersect a line of division previously established as the northerly right of way line of the connection between Md. Rte. 943 and Md. Rte. 243 as shown on the aforementioned State Roads Commission of Maryland's plat numbered 34697 (Rev 10-30-67), recorded or intended to be recorded among the Land Records of Saint Mary's County, running thence and binding thereon, as now surveyed, S-79°47'47"-E 76.01 feet to intersect a line of division previously established as the northwesterly right of way line (Md. Rte. 943) as shown on the aforementioned State Roads Commission of Maryland's plats numbered 34029 (Rev 10-30-67), 34697 (Rev 10-30-97), and lettered "DVN", recorded or intended to be recorded among the Land Records of Saint Mary's County, running thence and binding thereon, as now surveyed, N-46°10'47"-E 718.63 feet to intersect the aforesaid southwesterly right of way line (Md. Rte. 5), running thence and binding thereon, as now surveyed, S-26°43'24"-E 41.86 feet to the place of beginning.

CONTAINING: 39,168 square feet or 0.8996 of an acre plus or minus and being

further designated as "Parcel 2" shown shaded thus:  on the State Highway Administration - State Roads Commission of Maryland's plat numbered 52965 (Rev 8-27-97), recorded or intended to be recorded among the Land Records of Saint Mary's County.

BEING PART OF THE BED of the road of Former Md. Rte. 943, said road also being known previously as Md. Rte. 243.

BEING PART OF THE LAND WHICH by deed recorded December 12, 1941 among the Land Records of Saint Mary's County in liber C.B.G. no. 12 folio 219 was conveyed by J. Louis Mattingly Et Ux to the State of Maryland to the use of the State Roads Commission of Maryland.

IT BEING PART OF LAND which was acquired from J. Louis Mattingly through condemnation proceedings by the State of Maryland to the use of the State Roads Commission of Maryland in No. 4363 Law in the Circuit Court of Saint Mary's County.

BEING PART OF THE LAND conveyed by Matilda Abell to the State of Maryland to the use of the State Roads Commission by State Roads Commission of Maryland's deed plat lettered "DVN" dated November 15, 1922 and recorded among the Land Records of Saint Mary's County.

THE ABOVE DESCRIBED PARCEL OF LAND being subject to the fifty (50) foot perpetual easement for ingress and egress the limits of which are as shown on the State Highway Administration-State Roads Commission of Maryland's plat numbered 52965 (Rev 8-27-97), recorded or intended to be recorded among the Land Records of Saint Mary's County.

PARCEL 3

BEGINNING FOR THE THIRD (3RD) AT a point in the southwesterly right of way line of Md. Rte. 5, leading from Md. Rte. 243 to Washington Street Rd., said point of beginning being the intersection of the aforesaid southwesterly right of way line of Md. Rte. 5 and a line of division previously established as the northwesterly right of way line of Md. Rte. 943 as shown on the State Highway Administration - State Roads Commission of Maryland's plats numbered 34029 (Rev 10-30-67), 34697 (Rev 10-30-67), and lettered "DVN", recorded or intended to be recorded among the Land Records of Saint Mary's County, said point further being the end of the fifth (5th) or N-46°10'47"-E 718.63 foot line of Parcel 2, above described.

SAID POINT OF BEGINNING BEING situated 25 feet measured radially to the right of station 389+68.27 of the base line of right of way (Md. Rte. 5), as said base line of right of way is delineated on the State Highway Administration - State Roads Commission of Maryland's plat numbered 52965 (Rev 8-27-97), recorded or intended to be recorded among the Land Records of Saint Mary's County, running thence and binding along the aforesaid line of division previously established as the northwesterly right of way line of Md. Rte. 943 as shown on the aforementioned State Roads Commission of Maryland's plats numbered 34029 (Rev 10-30-67), 34697 (Rev 10-30-67), and lettered "DVN", recorded or intended to be recorded among the Land Records of Saint Mary's County, and the fifth (5th) or N-46°10'47"-E" 718.63 foot line of Parcel 2, above described, reversed and as now surveyed, S-46°10'47"-W 718.63 feet to intersect a line of division previously established as the northerly right of way line of the connection between Former Md. Rte. 943 and Md. Rte. 243, as shown on the aforementioned State Roads Commission of Maryland's plat numbered 34697 (Rev 10-30-67), recorded or intended to be recorded among the Land Records of Saint Mary's County, said line further being the fourth (4th) or S-79°47'47"-E 76.01 foot line of Parcel 2, above described, running thence and binding thereon, reversed and as now surveyed, N-79°47'47"-W 76.01 feet to intersect the easterly right of way line (Md. Rte. 243), running thence and binding thereon, as now surveyed, the following two(2) courses and distances viz.: (1) N-12°15'02"-E 51.82 feet, thence (2) N-09°08'38"-E 29.08 feet to intersect the second (2nd) or S-54°08'10"-W 430.40 foot line of a deed from J. Louis Mattingly Et Ux to the State of Maryland to the use of the State Roads Commission of Maryland recorded December 12, 1941 among the Land Records of Saint Mary's County in liber C. B. G. no. 13 folio 219, running thence and binding thereon, reversed and as now surveyed, N-45°02'57"-E 353.79 feet to intersect the third (3rd) or parallel with the

first 317.60 foot line of a deed from Cliffie M. Mattingly, Et Vir to the State of Maryland to the use of the State Roads Commission of Maryland recorded August 19, 1929 among the Land Records of Saint Mary's County in liber J.M.M. no. 6 folio 409, running thence and binding thereon, as now surveyed, N-46°10'47"-E 313.54 feet to intersect the aforesaid southwesterly right of way line (Md. Rte. 243), running thence and binding thereon, as now surveyed, by a curve to the left having a radius of 2,590.52 feet for an arc length of 118.75 feet, said curve being subtended by a chord bearing S-58°21'27"-E for a chord distance of 118.74 feet to the place of beginning.

CONTAINING: 81,309 square feet or 1.8666 acres plus or minus and being

further designated as Parcel 3 shown shaded thus:  on the State Highway Administration - State Roads Commission of Maryland's plat numbered 52965 (Rev 8-27-97), recorded or intended to be recorded among the Land Records of Saint Mary's County.

BEING ALL OF THE LAND which by deed recorded August 17, 1929 among the Land Records of Saint Mary's County in liber J.M.M. no. 6 folio 409 was conveyed by Cliffie M. Mattingly, Et Vir, to the State of Maryland to the use of the State Roads Commission of Maryland.

BEING PART OF THE LAND which by deed recorded December 12, 1941 among the Land Records of Saint Mary's County in liber C.B.G. no. 13 folio 219 was conveyed by J. Louis Mattingly, Et Ux to the State of Maryland to the use of the State Roads Commission of Maryland.

THE ABOVE DESCRIBED PARCEL OF LAND being subject to the Reversible Easement for Supporting Slopes of the State Highway Administration - State Roads Commission of Maryland shown hatched thus:  on the State Highway Administration - State Roads Commission of Maryland's plat numbered 52965 (Rev 8-27-97), recorded or intended to be recorded among the Land Records of Saint Mary's County.

THE ABOVE DESCRIBED PARCEL OF LAND being subject to the fifty(50) foot perpetual easement for ingress and egress the limits of which are as shown on the State Highway Administration - State Roads Commission of Maryland's plat numbered 52965 (Rev 8-27-97), recorded or intended to be recorded among the Land Records of Saint Mary's County.

m. 4-2000 annexation

BEGINNING for the same at a point in the easterly right-of-way line of Cedar Lane, a variable width right-of-way as shown on Maryland S.R.C. plat number 51162. Said beginning point being further described as being the southwesterly corner of a parcel of land standing in the name of the St. Mary's County Home For The Elderly, Inc. as recorded among the Land Records of St. Mary's County, Maryland in Liber DBK 207 at Folio 228. Said beginning point being even further described as being the most northwesterly corner of the herein described.

THENCE leaving the beginning point so fixed and running and binding on the said St. Mary's Home For The Elderly, Inc.,

1. South 87 degrees 45 minutes 11 second East 189.21 feet to a point marking the northwesterly corner of a parcel of land standing in the name of the St. Mary's County Home For The Elderly II, Inc. as recorded in Liber MRB 118 at Folio 63.

THENCE running and binding on the said St. Mary's Home For The Elderly II, Inc. the following two courses and distances;

2. South 02 degrees 14 minutes 49 seconds West 12.50 feet to a point,

3. South 78 degrees 45 minutes 11 seconds East 192.53 feet to a point in the westerly outline of a parcel of land standing in the name of Helen S. Mattingly as recorded in Liber MRB 101 at Folio 454.

THENCE running and binding on the said Mattingly outline, the following two (2) courses and distances;

4. South 04 degrees 43 minutes 09 seconds West 208.84 feet to a point.

5. South 16 degrees 15 minutes 27 seconds West 152.34 feet to a point in the northerly right-of-way line of Maryland State Route 5 as shown on Maryland S.R.C. plat number 51163.

THENCE running and binding on the said Route 5, the following two (2) courses and distances: Thence with the arc of a curve to the left scribed as having a radius of 1552.41 feet, an arc length of 293.90 feet, an a long chord bearing and distance of;

6. North 55 degrees 11 minutes 42 seconds West 293.46 feet to a point marking the P.T. of said curve and the P.C. of a second curve to the left. Thence with the arc of the second curve to the left scribed as having a radius of 5644.58, an arc length of 146.80 feet, and a long chord bearing and distance of

7. North 36 degrees 17 minutes 33 seconds West 146.80 feet to a point marking the P.C. of a curve to the left marking the right-of-way line of the aforementioned Cedar Lane.

THENCE running and binding on the said Cedar Lane right-of-way line and with the arc of said curve scribed as having a radius of 920.08 feet, an arc length of 126.53 and a long chord bearing and distance of;

8. North 04 degrees 39 minutes 46 seconds East 126.43 feet to the point and place of beginning containing a total of 2.34 acres of land more or less.

BEING all that remaining parcel of land conveyed unto the St. Mary's Medical Arts Building, a partnership by deed dated August 1, 1980 from the St. Mary's Medical Arts Building, Inc. as recorded among the Land Records of St. Mary's County, Maryland in Liber MRB 075 at Folio 445, as surveyed by Little Silences Rest, Inc. on March 22, 2000.

n. 9-12-2005 annexation.

DEED DESCRIPTION FOR 86.462 ACRES OF LAND, MORE OR LESS
THIRD ELECTION DISTRICT, ST. MARY'S COUNTY, MARYLAND

Beginning at a point set at the intersection of the southwesterly right-of-way lines of Maryland Route 5, a variable width right-of-way, with the easterly right-of-way lines of Cedar Lane South, a.k.a. Camp Calvert Road, a variable width right-of-way, as shown on the State of Maryland, Department of Transportation, State Highway Administration, State Roads Commission Plat No. 51163, said point being the northerly corner of this tract herein described, thence, leaving the right-of-way lines of Cedar Lane South, a.k.a. Camp Calvert Road, and running with the southwesterly right-of-way lines of Maryland Route 5 as shown on the aforesaid State Roads Commission Plat No. 51163, and No. 52611, and No. 52612.

- 1) S 37-45-36 E 157.41 feet to a point, thence,
- 2) S 35-57-44 E 102.43 feet to a point, thence,
- 3) S 40-15-36 E 204.70 feet to a point, thence,
- 4) S 33-26-00 E 103.58 feet to a point, thence,
- 5) S 51-11-11 E 309.37 feet to a point, thence,
- 6) S 36-44-31 E 364.49 feet to a point, thence,
- 7) S 87-17-05 E 193.60 feet to a point, thence,
- 8) S 50-58-32 E 201.96 feet to a point, thence,
- 9) S 43-57-28 E 308.86 feet to a point, thence,
- 10) S 50-39-59 E 205.16 feet to a point, thence,
- 11) S 74-06-52 E 105.05 feet to a point, thence,
- 12) S 57-34-16 E 200.00 feet to a point, thence,
- 13) S 69-44-53 E 203.85 feet to a point, thence,
- 14) N 33-08-08 E 8.05 feet to a point, thence,
- 15) S 57-19-35 E 57.10 feet to a point set at the northerly corner of that tract of land known as "Hanover at Breton Bay" as recorded in Plat Book 53 page 106 among the plat records of St. Mary's County, Maryland, thence, leaving the southwesterly right-of-way lines of Maryland Route 5 and running with the northerly lines of "Hanover at Breton Bay" and the centerline of Glebe Run, a tributary stream of Breton Bay,

- 16) S 82-25-00 W 59.95 feet to a point, thence,
- 17) S 88-26-50 W 48.87 feet to a point, thence,
- 18) S 78-09-01 W 131.63 feet to a point, thence,
- 19) S 80-56-26 W 139.11 feet to a point, thence,
- 20) S 58-11-37 W 39.46 feet to a point, thence,
- 21) S 49-33-36 W 62.54 feet to a point, thence,
- 22) S 82-56-11 W 125.35 feet to a point, thence,
- 23) S 65-25-37 W 65.42 feet to a point, thence,
- 24) S 44-53-47 W 191.57 feet to a point, thence,
- 25) S 58-34-53 W 78.87 feet to a point, thence,
- 26) S 75-34-45 W 61.57 feet to a point, thence,
- 27) S 49-10-07 W 68.61 feet to a point, thence,
- 28) S 16-12-14 W 68.75 feet to a point, thence,
- 29) S 03-08-55 E 123.29 feet to a point, thence,
- 30) S 24-21-49 W 67.22 feet to a point, thence,
- 31) S 30-36-43 W 300.30 feet to a point, thence,
- 32) S 33-40-41 W 370.17 feet to a point, thence,
- 33) S 30-42-28 W 132.19 feet to a point, thence,
- 34) S 24-47-57 W 114.96 feet to a point, thence,
- 35) S 46-16-52 W 152.49 feet to a point, thence,
- 36) S 49-52-11 W 125.02 feet to a point on the shoreline of Breton Bay, thence, leaving the lands of "Hanover at Breton Bay" and Glebe Run, and running with the shoreline of Breton Bay,
- 37) N 72-07-30 W 22.50 feet to a point, thence,
- 38) S 46-38-02 W 159.26 feet to a point, thence,

- 39) N 80-48-11 W 6.15 feet to a point, thence,
- 40) N 15-08-55 E 89.23 feet to a point, thence,
- 41) N 28-41-44 E 23.10 feet to a point, thence,
- 42) N 61-24-40 E 106.51 feet to a point, thence,
- 43) N 25-40-28 E 176.10 feet to a point, thence,
- 44) N 49-23-28 E 108.19 feet to a point, thence,
- 45) N 29-27-52 E 13.11 feet to a point, thence,
- 46) N 09-54-01 E 52.91 feet to a point, thence,
- 47) N 04-46-41 W 33.55 feet to a point, thence,
- 48) N 10-58-38 W 56.60 feet to a point, thence,
- 49) N 18-32-23 W 113.41 feet to a point, thence,
- 50) N 19-00-44 E 11.02 feet to a point, thence,
- 51) N 58-48-10 E 12.37 feet to a point, thence,
- 52) S 66-00-17 E 79.70 feet to a point, thence,
- 53) N 31-50-02 E 38.28 feet to a point, thence,
- 54) N 46-04-59 E 41.52 feet to a point, thence,
- 55) N 24-13-30 E 113.22 feet to a point, thence,
- 56) N 16-07-48 E 83.92 feet to a point, thence,
- 57) N 43-49-52 W 10.91 feet to a point, thence,
- 58) S 24-38-42 W 21.67 feet to a point, thence,
- 59) S 37-02-31 W 177.11 feet to a point, thence,
- 60) S 63-52-02 W 211.94 feet to a point, thence,
- 61) S 51-33-49 W 72.80 feet to a point, thence,
- 62) S 31-48-46 W 65.28 feet to a point, thence,

- 63) N 52-51-31 W 117.77 feet to a point, thence,
- 64) N 28-52-30 W 55.19 feet to a point, thence,
- 65) N 08-15-11 W 133.24 feet to a point, thence,
- 66) N 14-04-34 W 185.26 feet to a point, thence,
- 67) N 12-13-20 W 60.56 feet to a point, thence,
- 68) N 18-49-40 W 146.66 feet to a point, thence,
- 69) N 46-50-12 W 275.93 feet to a point, thence,
- 70) N 37-50-43 W 166.46 feet to a point, thence,
- 71) N 53-32-52 W 161.46 feet to a point, thence,
- 72) N 66-58-28 W 210.22 feet to a point, thence,
- 73) N 79-57-37 W 76.41 feet to a point, thence,
- 74) N 63-46-33 W 62.32 feet to a point, thence,
- 75) S 74-35-00 W 229.45 feet to a point, thence,
- 76) S 31-25-13 W 105.48 feet to a point, thence,
- 77) S 35-50-26 W 73.07 feet to a point, thence,
- 78) S 59-47-44 W 82.26 feet to a point, thence,
- 79) S 77-46-30 W 68.61 feet to an iron rod set at the southeasterly corner of that parcel of land now or formerly owned by the Board of County Commissioners as recorded in Liber JAC 1 folio 39 among the land records of St. Mary's County, Maryland, thence, leaving the shoreline of Breton Bay and running with the lands of the Board of County Commissioners,
- 80) N 52-19-40 E 140.08 feet to an iron rod set, thence,
- 81) N 30-19-40 E 198.00 feet to an iron pipe found, thence,
- 82) N 41-49-40 E 74.25 feet to an iron pipe found, thence,
- 83) N 47-43-09 W 83.40 feet to an iron pipe found on the southeasterly right-of-way lines of the aforesaid Cedar Lane South, a.k.a. Camp Calvert Road, thence, leaving the lands of the Board of County Commissioners and running with the southeasterly right-of-way lines of Cedar Lane South, a.k.a. Camp Calvert Road,

- 84) N 33-23-44 E 281.00 feet to a point, thence,
- 85) N 32-53-06 E 194.82 feet to a point, thence,
- 86) 110.26 feet along the arc of a curve to the left having a radius 813.36 feet, a chord bearing of N 29-06-25 E, a chord distance of 110.18 feet, and a delta angle of 07-46-02 to a point, thence,
- 87) N 25-27-15 E 42.15 feet to a point, thence,
- 88) N 25-45-25 E 56.90 feet to a point, thence,
- 89) N 22-34-06 E 247.96 feet to a point, thence,
- 90) N 21-34-13 E 282.23 feet to a point, thence,
- 91) N 22-17-57 E 131.04 feet to a point, thence,
- 92) S 67-10-30 E 15.09 feet to a point, thence,
- 93) N 22-49-30 E 98.25 feet to a point, thence,
- 94) 107.43 feet along the arc of a curve to the right having a radius of 440.61 feet, a chord bearing of N 41-07-11 E, a chord distance of 107.17 feet, and a delta angle of 13-58-13 to a point, thence,
- 95) N 48-15-49 E 173.70 feet to a point, thence,
- 96) S 41-44-11 E 20.00 feet to a point, thence,
- 97) 143.98 feet along the arc of a curve to the left having a radius of 289.11 feet, a chord bearing of N 39-24-21 E, a chord distance of 142.50 feet, and a delta angle of 28-32-05 to a point, thence,
- 98) N 75-41-26 E 21.03 feet to the point of beginning. Containing 86.462 Acres of land, more or less.

Subject to any and all rights-of-way and/or easements of record.

- o. 10-9-2006 annexation.

**A DESCRIPTION OF 2.492 ACRES OF LAND MORE OR LESS
SITUATED IN THE THIRD ELECTION DISTRICT,
ST. MARY'S COUNTY, MARYLAND
TAX MAP 32, BLOCK 15, PARCEL 350 (PART THEREOF)**

Beginning for the same at an iron rod set in the northerly boundary of a parcel of land standing in the name of the State Roads Commission, now known as the State of Maryland, State

Highway Administration, Department of Transportation, (as recorded among the Land Records of St. Mary's County, Maryland in Liber M.R.F. 142 at Folio 132, and as shown on State Roads Commission Plats #34029 & 24698. Said beginning point being further described as being the most southeasterly corner of a parcel of land standing in the names of Southern Maryland Electric Cooperative, as recorded in the said Land Records in Liber M. R.B. 19 at Folio 01 and Liber C.B.G. 76 at folio 495. Said beginning point being even further described as being the most southwesterly of the herein described. Said beginning point being even further described as having a North American Datum 1983 Maryland Grid coordinate value of North 232944.5926 East 1410289.6256.

Thence leaving the beginning point so fixed and running and binding on the said SMECO land the following 3 courses and distances;

1. North 02°38'39" East, a distance of 432.49 feet to a point in a 15" oak tree thence;
2. South 82°41'39" West, a distance of 60.07 feet to an iron rod set thence;
3. North 01°41'35" West, a distance of 300.05 feet to an iron pipe found in a southerly boundary of the land standing in the name of Kenneth and Edna Wentworth as recorded in the Land Records in Liber E.W.A. 2371 at folio 107 thence running with the Wentworth land the following course and distance;
4. North 89°36'32" East, a distance of 209.85 feet to an iron rod set by a tall iron pipe found in the 40' right-of-way line of Maypole Road, an apparent county right-of-way as shown on plat 5 page 98 thence with the said right-of-way the following course and distance;
5. South 01°43'21" East, a distance of 159.82 feet to a point in the aforementioned State Highway parcel and right-of-way thence with the said State Highway parcel and right-of-way the following 12 courses and distances;
6. South 87°25'45" West, a distance of 12.91 feet to a point;
7. South 01°56'12" East, a distance of 72.00 feet to a point;
8. South 02°34'15" East, a distance of 43.23 feet to a point;
9. South 01°51'35" West, a distance of 33.84 feet to a point;
10. South 03°22'38" West, a distance of 48.52 feet to a point;
11. South 00°28'38" West, a distance of 48.59 feet to a point;
12. South 08°11'43" West, a distance of 48.60 feet to a point;
13. South 11°11'54" West, a distance of 48.47 feet to a point;
14. South 15°22'47" West, a distance of 48.46 feet to a point;

15. South 19°34'08" West, a distance of 48.39 feet to a point;
16. South 23°23'33" West, a distance of 127.03 feet to a point;
17. South 75°30'09" West, a distance of 59.31 feet to the Point and Place of Beginning. Containing 2.492 ACRES, more or less.

Being all the remaining tract or parcel of land conveyed unto William L. & Delores Bowles, by deed dated 13 May 1978, from Darrell E. & Nancy M. Fritts, as recorded in the land records of St. Mary's County, Maryland in Liber D.B.K. 210 at Folio 229. Being subject to and together with all easements and rights-of-way of record. As now surveyed by Chesapeake Trails Surveying, LLC.

**A DESCRIPTION OF 5.021 ACRES OF LAND MORE OR LESS
SITUATED IN THE THIRD ELECTION DISTRICT,
ST. MARY'S COUNTY, MARYLAND
TAX MAP 32, BLOCK 15, PARCEL 203**

Beginning for the same at an iron rod set in the northerly boundary of a parcel of land standing in the name of the State Roads Commission, now known as the State of Maryland, State Highway Administration, Department of Transportation, (as recorded among the Land Records of St. Mary's County, Maryland in Liber M.R.F. 113 at Folio 310, and as shown on State Roads Commission Plat #34027, 34028, 38665 and 38666). Said beginning point being further described as being a southerly boundary corner of a parcel of land standing in the names of Kenneth and Edna Wentworth as recorded in the land records in Liber EWA 2371 at Folio 107. Said beginning point being even further described as being the most southwesterly of the herein described. Said beginning point being even further described as having a North American Datum 1983 Maryland Grid coordinate value of North 233838.8026 East 1409228.1498.

Thence leaving the beginning point so fixed and running and binding on the said Wood land the following two (2) courses and distances;

1. North 34°20'15" East, a distance of 548.77 feet to an iron pipe found;
2. South 53°09'24" East, a distance of 408.07 feet to an iron pipe found;

Thence running and binding with the said Wentworth property and a parcel standing in the name of Southern Maryland Electric Cooperative, as recorded in the said land records in Liber M.R.B. 19 at Folio 01 and Liber C.B.G. 76 at Folio 495, the following course and distance;

3. South 34°20'16" West, a distance of 550.38 feet to an iron rod set in the said right-of-way of Maryland State Route 5, passing over iron pipes found at 104.34' and 541.69' along said course.

Thence running leaving the said Southern Maryland Electric Cooperative parcel and running and binding on the aforesaid northerly right-of-way line of Maryland State Route 5, the

following ten (10) courses and distances, with the arc of a curve to the left, described as having a delta angle of $0^{\circ}31'08''$, a radius of 2355.55 feet and a arc distance of 21.33' and a long chord bearing and distance of

4. North $48^{\circ}15'45''$ West a distance of 21.33 feet to a point;
5. North $34^{\circ}41'35''$ West, a distance of 55.97 feet to a point;
6. North $34^{\circ}55'43''$ West, a distance of 26.67 feet to a point;
7. North $50^{\circ}49'48''$ West, a distance of 30.92 feet to a point;
8. North $63^{\circ}57'08''$ West, a distance of 47.36 feet to a point;
9. North $60^{\circ}43'12''$ West, a distance of 51.72 feet to a point;
10. North $55^{\circ}18'17''$ West, a distance of 51.17 feet to a point;
11. North $56^{\circ}32'52''$ West, a distance of 51.15 feet to a point;
12. North $57^{\circ}47'27''$ West, a distance of 51.13 feet to a point;
13. North $59^{\circ}07'16''$ West, a distance of 26.76 feet to the Point and place of Beginning. Containing 5.021 ACRES, more or less.

Being the remaining tract or parcel of land conveyed unto David K. Hall and Nancy L. Hall, husband and wife, by deed dated 27 January 2003, from Margaret G. Schlosser and Brady Bounds, III, personal representative of the estate of Elsie A. Graves, as recorded in the land records of St. Mary's County, Maryland in Liber E.W.A. 1928 at Folio 645, Being subject to and together with all easements and rights-of-way of record. Being as now surveyed by Chesapeake Trails Surveying, LLC, updated from a survey and description dated 8-4-03.

**A DESCRIPTION OF 5.464 ACRES OF LAND MORE OR LESS
SITUATED IN THE THIRD ELECTION DISTRICT,
ST. MARY'S COUNTY, MARYLAND
TAX MAP 32, BLOCK 15, PARCEL 349**

Beginning for the same at an iron rod set in the northerly boundary of a parcel of land standing in the name of the State Roads Commission, now known as the State of Maryland, State Highway Administration, Department of Transportation, (as recorded among the Land Records of St. Mary's County, Maryland in Liber D.B.K. 161 at Folio 305 and Liber D.B.K. 145 at Folio 387, and as shown on State Roads Commission Plats #38665, 38666, 34028 and 34029. Said beginning point being further described as being the most southeasterly corner of a parcel of land standing in the names of David K. and Nancy L. Hall, as recorded in the said Land Records in Liber E.W.A. 1928 at Folio 645. Said beginning point being even further described as being the most southwesterly of the herein described. Said beginning point being

even further described as having a North American Datum 1983 Maryland Grid coordinate value of North 233439.8863 East 1409788.8315.

Thence leaving the beginning point so fixed and running and binding on the said Hall land the following course and distance;

1. North $34^{\circ}20'24''$ East, a distance of 446.04 feet to an iron pipe found; thence leaving the said Hall land and running with the land of Kenneth and Edna Wentworth as recorded in the land records in Liber EWA 2371 at folio 107 the following 2 courses and distances;
2. South $53^{\circ}11'12''$ East, a distance of 232.55 feet to an iron pipe found feet thence;
3. North $89^{\circ}44'09''$ East, a distance of 14.51 feet to an iron pipe found thence leaving the said Wentworth land and running with the land standing in the name of William L. and Delores Bowles as recorded in Liber D.B.K. 210 at folio 229 the following 23 courses and distances
4. South $01^{\circ}41'35''$ East, a distance of 300.05 feet to and iron rod set thence;
5. North $82^{\circ}41'39''$ East, a distance of 60.07 feet to a point in a 15" oak tree thence;
6. South $02^{\circ}38'39''$ West, a distance of 432.49 feet to an iron rod set in the aforementioned State Highway parcel and right-of-way, thence leaving the said Bowles land and running with the State Highway parcel and right-of-way the following 10 courses and distances;
7. South $75^{\circ}30'09''$ West, a distance of 22.52 feet;
8. North $46^{\circ}14'51''$ West, a distance of 63.10 feet;
9. North $46^{\circ}22'17''$ West, a distance of 40.89 feet;
10. North $47^{\circ}22'43''$ West, a distance of 9.77 feet;
11. North $43^{\circ}13'14''$ West, a distance of 46.72 feet;
12. North $45^{\circ}00'53''$ West, a distance of 102.17 feet to the beginning of a curve to the left a radius of 2355.55 feet and a arc distance of 97.93 feet and a central angle of $2^{\circ}22'55''$ and being subtended by a chord of
13. North $38^{\circ}42'16''$ West, a distance of 97.92 feet thence;
14. North $36^{\circ}02'36''$ West, a distance of 51.28 feet thence;
15. North $46^{\circ}13'57''$ West, a distance of 51.28 feet to the beginning of a curve concave to the southwest having a radius of 2355.55 feet and an arc distance of 231.15 feet and a central angle of $5^{\circ}37'21''$ and being subtended by a chord which bears

16. North 45°11'30" West 231.06 feet; to the Point and Place of Beginning. Containing 5.464 ACRES, more or less.

Being all the same tract or parcel of land conveyed unto Southern Maryland Electric Cooperative, by deed dated 19 July 1978, from Daniel W. and Lucille A. Wood, as recorded In the land records of St. Mary's County, Maryland in Liber M.R.B. 19 at folio 01 and the property conveyed unto Southern Maryland Electric Cooperative, by deed dated 8 September 1958, from Daniel W. and Lucille A. Wood, as recorded In the land records of St. Mary's County, Maryland in Liber C.B.G. 76 at folio 495. Being subject to and together with all easements and rights-of-way of record. As now surveyed by Chesapeake Trails Surveying, LLC.

**A DESCRIPTION OF 1.031 ACRES OF LAND MORE OR LESS
SITUATED IN THE THIRD ELECTION DISTRICT,
ST. MARY'S COUNTY, MARYLAND
TAX MAP 32, BLOCK 15, PARCEL 151**

Beginning for the same at an iron rod set in the northerly boundary of a parcel of land standing in the name of the State Roads Commission, now known as the State of Maryland, State Highway Administration, Department of Transportation, (as recorded among the Land Records of St. Mary's County, Maryland in Liber D.B.K. 161 at Folio 305, and as shown on State Roads Commission Plats #38665, 38666, 34027 and 34028. Said beginning point being further described as being the most southeasterly corner of a parcel of land standing in the names of Roger B. and Carroll R. Bussler, as recorded in the said Land Records in Liber E.W.A. 954 at Folio 111. Said beginning point being even further described as being the most southwesterly of the herein described. Said beginning point being even further described as having a North American Datum 1983 Maryland Grid coordinate value of North 233838.8026 East 1409228.1498.

Thence leaving the beginning point so fixed and running and binding on the said Bussler land the following course and distance;

1. North 31°37'25" East, a distance of 126.83 feet; to a bent iron rod found, thence leaving the said Bussler land and running with the land standing in the name of Kenneth and Edna Wentworth as recorded in the land records in Liber EWA 2371 at folio 107 the following 4 courses and distances;
2. South 80°39'49" East, a distance of 100.01 feet to and iron rod found thence;
3. South 87°55'04" East, a distance of 64.02 feet to and iron rod found thence;
4. South 59°21'01" East, a distance of 103.59 feet to and iron rod found thence;
5. South 34°21'06" West, a distance of 205.78 feet to an iron rod set in the aforementioned State Highway right-of-way line; thence leaving the said Wentworth

land and running and binding on the said State Highway parcel and right-of-way the following 3 courses and distances;

6. North 59°07'16" West, a distance of 186.91 feet to a point;
7. North 46°52'39" West, a distance of 50.22 feet to a point;
8. North 59°31'49" West, a distance of 5.91 feet to the Point and place of Beginning. Containing 1.031 ACRES, more or less.

Being all the same tract or parcel of land conveyed unto THACHARA, LLC, by deed dated 21 June 2001, from Alice V. Bailey and Stephen G. Vallandingham, as recorded in the land records of St. Mary's County, Maryland in Liber E.W.A. 1659 480 at folio 439. Being subject to and together with all easements and rights-of-way of record. The afore described being as now surveyed by Chesapeake Trails Surveying, LLC. Correcting said previous description for typographic errors and for the right-of-way line as now surveyed.

- p. 2012 Hayden Farm Annexation (3-12-2012).

BEING all of the land acquired by The Board of County Commissioners for St. Mary's County, Maryland from Debra A. Griffin, Walter V. Hayden, Jr., Ellen K. Emmart, Mary Catherine Knapp, Joseph E. Hayden and Richard I. Hayden, Sr. by deed dated April 28, 2009, as recorded in Liber 3287, Folio 576 among the Land Records of St. Mary's County, Maryland. Also all of the land acquired by The Board of County Commissioners for St. Mary's County, Maryland from Janice W. Hayden by deed dated April 28, 2009, as recorded in Liber 3287, Folio 585 among said land records.

TRACT NO. 1

BEGINNING for the same at a rebar and cap on the North side of Leonards Grant Parkway an 80 foot right-of-way. Said beginning point being further described as the Southeasterly corner of the herein described parcel. Said beginning point being even further described as the Southwesterly corner of a tract or parcel of land standing in the name of Charles B. Hayden and James A. Kenny, III as recorded among the land records of St. Mary's County, Maryland in Liber EWA 587, Folio 204.

THENCE leaving the beginning point so fixed and running and binding on the said Leonards Grant Parkway an 80 foot right-of-way;

1. North 79°01'56" West, 1502.24 feet to a point marking the Southeasterly corner of Adjusted Parcel G of Leonards Grant standing in the name of Quality Built Homes Inc. as recorded in Liber 3323, Folio 147 among said land records;

THENCE leaving the said 80 foot right-of-way and running and binding on the said Quality Built Home Inc. property;

2. North 04°55'18" East, 792.33 feet to a point marking the Southeasterly corner of a tract or parcel of land standing in the name of Leonard Alvey as recorded in Liber 77, Folio 389 among said land records;

THENCE leaving the said Quality Built Homes Inc. property and running and binding on the said Alvey property;

3. North 04°55'18" East, 235.67 feet to a point marking the Southeasterly corner of the residue parcel of Leonards Grant standing in the name of Quality Built Homes Inc. as recorded in Liber 2318, Folio 28 among said land records;

THENCE leaving the said Alvey property and running and binding on the said Quality Built Homes Inc property for the following thirty-eight (38) courses and distances;

4. North 04°55'18" East, 1129.94 feet to a point; thence,
5. North 01°17'48" East, 119.19 feet to a point; thence,
6. South 89°24'10" West, 48.08 feet to a point; thence,
7. North 72°54'30" West, 54.15 feet to a point; thence,
8. South 79°47'59" West, 48.27 feet to a point; thence,
9. South 62°39'48" West, 175.94 feet to a point; thence,
10. South 53°16'47" West, 66.35 feet to a point; thence,
11. South 64°55'49" West, 72.04 feet to rebar and cap found; thence,
12. North 87°27'29" West, 86.65 feet to a point; thence,
13. South 86°09'46" West, 41.65 feet to a point; thence,
14. South 77°37'24" West, 59.05 feet to a point; thence,
15. North 87°02'40" West, 42.80 feet to a rebar and cap found; thence,
16. North 54°54'49" West, 32.54 feet to a point; thence,
17. North 61°40'40" West, 69.21 feet to a point; thence,
18. North 58°21'36" West, 48.89 feet to a point; thence,
19. North 70°00'10" West, 84.22 feet to a point; thence,
20. North 61°05'32" West, 64.75 feet to a point; thence,
21. North 47°11'27" West, 49.84 feet to a point; thence,
22. North 24°41'52" West, 49.69 feet to a point; thence,

23. North 43°44'32" West, 154.55 feet to a point; thence,
24. North 59°07'52" West, 45.15 feet to a point; thence,
25. South 64°32'17" West, 39.77 feet to a point; thence,
26. North 51°50'47" West, 110.24 feet to a point; thence,
27. North 49°04'03" West, 65.52 feet to a point; thence,
28. North 51°32'38" West, 48.47 feet to a point; thence,
29. North 61°02'53" West, 78.02 feet to a rebar and cap found; thence,
30. North 32°12'02" West, 74.20 feet to a point; thence,
31. North 55°45'11" West, 19.07 feet to a point; thence,
32. North 31°35'40" West, 239.41 feet to a point; thence,
33. North 49°17'46" West, 103.40 feet to a point; thence,
34. North 48°09'33" West, 103.75 feet to a rebar and cap found; thence,
35. North 29°27'39" West, 105.33 feet to a point; thence,
36. North 37°22'23" West, 109.83 feet to a point; thence,
37. North 36°17'16" West, 72.37 feet to a point; thence,
38. North 17°47'49" West, 33.12 feet to a point; thence,
39. North 55°26'29" West, 503.40 feet to a point; thence,
40. South 88°32'42" West, 20.86 feet to a point; thence,
41. North 45°51'23" West, 26.67 feet to a point marking an Easterly corner of a tract or parcel of land standing in the name of Beatrice Marie Hodges as recorded in Liber 110, Folio 131 among said land records;

THENCE leaving the said Quality Built Homes Inc. property and running and binding on the said Hodges property and generally with the centerline of McIntosh Run for the following sixteen (16) courses and distances;

42. North 09°19'26" West, 120.66 feet to a point; thence,
43. North 62°21'07" East, 40.60 feet to a point; thence,

44. South 77°57'09" East, 36.81 feet to a point; thence,
45. South 38°53'13" East, 62.21 feet to a point; thence,
46. North 78°29'44" East, 34.58 feet to a point; thence,
47. North 44°04'32" East, 77.09 feet to a point; thence,
48. North 61°19'46" East, 75.86 feet to a point; thence,
49. North 27° 41' 46" East, 43.45 feet to a point; thence,
50. North 71° 27' 46" West, 67.33 feet to a point; thence,
51. North 15° 26' 39" West, 46.02 feet to a point; thence,
52. North 01° 53' 46" East, 66.05 feet to a point; thence,
53. North 29° 30' 36" East, 85.30 feet to a point; thence,
54. North 78° 26' 03" East, 28.90 feet to a point; thence,
55. South 54° 29' 38" East, 48.53 feet to a point; thence,
56. North 80° 42' 06" East, 40.74 feet to a point; thence,
57. North 62° 44' 48" East, 120.76 feet to a point marking the Southwesterly corner of a tract or parcel of land standing in the name of Southern Maryland Electric Cooperative Inc. no deed reference of record found;

THENCE leaving the said Hodges property and running and binding on the said Southern Maryland Electric Cooperative Inc. property and still generally with the centerline of McIntosh Run for the following fourteen (14) courses and distances;

58. North 81° 41' 04" East, 244.41 feet to a point; thence,
59. North 35° 42' 02" East, 82.91 feet to a point; thence,
60. South 44° 06' 16" East, 106.23 feet to a point; thence,
61. North 78° 27' 43" East, 92.90 feet to a point; thence,
62. South 52° 15' 31" East, 59.59 feet to a point; thence,
63. North 76° 30' 24" East, 23.69 feet to a point; thence,
64. North 15° 19' 52" East, 96.83 feet to a point; thence,

65. North 71° 59' 56" East, 63.81 feet to a point; thence,
66. North 28° 27' 28" East, 126.71 feet to a point; thence,
67. South 69° 16' 58" East, 195.13 feet to a point; thence,
68. South 31° 30' 26" East, 52.61 feet to a point; thence,
69. North 65° 37' 19" East, 214.80 feet to a point; thence,
70. South 75° 06' 02" East, 121.91 feet to a point; thence,
71. North 48° 03' 49" East, 55.85 feet to a point marking the Northwesterly corner of a tract or parcel of land standing in the name of Carla E. Neeley and Linda M. Neeley as recorded in Liber 249, Folio 258 among said land records;

THENCE leaving the said Southern Maryland Electric Cooperative Inc. property and running and binding on the said Neeley property for the following five (5) courses and distances;

72. South 08° 26' 20" West, 289.70 feet to an iron pipe found; thence,
73. South 02° 11' 19" East, 638.54 feet to a point; thence,
74. South 51° 24' 45" East, 98.11 feet to a point; thence,
75. South 74° 15' 33" East, 244.44 feet to an iron pipe found; thence,
76. South 59° 39' 03" East, 110.33 feet to an iron pipe found marking the Northwesterly corner of a tract or parcel of land standing in the name of Reverend Patrick A. Oboyle, no deed of record found;

THENCE leaving the said Neeley property and running and binding on the said Oboyle property;

77. South 41° 19' 26" East, 493.17 feet to a rebar and cap found marking the South side of Cemetery Road a 40 foot right-of-way;

THENCE leaving the said Oboyle property and running and binding along the said Cemetery Road a 40 foot right-of-way for the following two (2) courses and distances;

78. South 64° 28' 04" East, 566.49 feet to a point; thence,
79. 193.81 feet along the arc of a tangent curve deflecting to the left, having a radius of 3431.24 feet and a chord of South 66° 05' 09" East, 193.78 feet to a point marking the Northwesterly corner of Lot 1 of Part of Woodbury and standing in the name of Richard Ignatius Hayden and Judy Ann Hayden as recorded in Liber 466, Folio 206 among said land records;

THENCE leaving the said Cemetery Road a 40 foot right-of-way and running and binding on the said Richard and Judy Hayden property for the following two (2) courses and distances;

80. South 29° 40' 55" West, 397.22 feet to a rebar and cap found; thence,
81. South 56° 13' 29" East, 158.11 feet to a rebar and cap found marking the Southwesterly corner of Lot 2 of Part of Woodbury standing in the name of Walter Vincent Hayden. Jr. and Catherine Lynn Hayden as recorded in Liber 466, Folio 204 among said land records;

THENCE leaving the said Richard and Judy Hayden property and running and binding on the said Walter and Catherine Hayden property for the following two (2) courses and distances;

82. South 56° 13' 29" East, 150.38 feet to a point; thence,
83. North 29° 40' 55" East, 471.92 feet to an iron rod found on the South side of the aforementioned Cemetery Road a 40 foot right-of-way;

THENCE leaving the said Walter and Catherine Hayden property and running and binding on the said Cemetery Road a 40 foot right-of-way for the following five (5) courses and distances;

84. South 76° 09' 12" East, 230.61 feet to a point; thence,
85. South 73° 56' 03" East, 213.66 feet to a point; thence,
86. 86.19 feet along the arc of a tangent curve deflecting to the right, having a radius of 120.00 feet and a chord of South 53° 21' 24" East, 84.35 feet to a point; thence,
87. South 32° 46' 44" East, 214.23 feet to a point; thence,
88. 119.20 feet along the arc of a non-tangent curve deflecting to the left, having a radius of 453.04 feet and a chord of South 38° 58' 14" East, 118.85 feet to a rebar and cap found marking the Northwesterly corner of a tract or parcel of land standing in the name of Erin Kathleen Shoemaker as recorded in Liber 2564, Folio 85 among said land records;

THENCE leaving the said Cemetery Road a 40 foot right-of-way and running and binding on the said Shoemaker property;

89. South 10° 46' 09" West, 690.54 feet to a rebar and cap found marking the Northwesterly corner of a tract or parcel of land standing in the name of Mabel C. Hayden as recorded in Liber 265, Folio 48 among said land records;

THENCE leaving the said Shoemaker property and running and binding on the said Mabel Hayden property;

90. South 10° 44' 08" West, 652.08 feet to a rebar and cap found marking the Northwesterly corner of a tract or parcel of land standing in the name of Davis Office Park, LLC as recorded in Liber 1105, Folio 45 among said land records;

THENCE leaving the said Mabel Hayden property and running and binding on the said Davis Office Park, LLC property;

91. South 10° 43' 44" West, 250.78 feet to an iron pipe found marking the Northwesterly corner of a tract or parcel of land standing in the name of Helen H. Hasel as recorded in Liber 263, Folio 174 among said land records;

THENCE leaving the said Davis Office Park, LLC property and running and binding on the said Hasel property;

92. South 10° 44' 28" West, 250.86 feet to a rebar and cap found marking the Northwesterly corner of a tract or parcel of land standing in the name of Charles B. Hayden and James A. Kenney, III as recorded in Liber 587, Folio 284 among said land records;

THENCE leaving the said Hasel property and running and binding on the said Hayden and Kenney property for the following two (2) courses and distances;

93. South 10° 27' 58" West, 291.31 feet to a rebar and cap found; thence,

94. South 10° 52' 39" West, 144.14 feet to a rebar and cap found and the point of beginning.

The above-described parcel contains 6,918,847 square feet or 158.8349 acres of land, more or less.

TRACT NO. 2

BEGINNING for the same at a rebar and cap found on the South side of Leonards Grant Parkway an 80 foot right-of-way. Said beginning point being further described as the Northeasterly corner of the herein described. Said beginning point being even further described as the Northwesterly corner of a tract or parcel of land standing in the name of Charles B. Hayden and James A. Kenney, III as recorded among the land records of St. Mary's County, Maryland in Liber EWA 587, Folio 204.

THENCE leaving the beginning point so fixed and running and binding on the said Hayden and Kenney property;

1. South 11° 09' 22" West, 115.66 feet to an iron pipe found marking the Northeasterly corner of a tract or parcel of land standing in the name of Southern Maryland Electric Cooperative Inc. as recorded in Liber 549, Folio 25 among said land records;

THENCE leaving the Hayden and Kenney property and running and binding on the Southern Maryland Electric Cooperative Inc. property for the following nine (9) courses and distances;

2. South 81° 43' 14" West, 327.70 feet to a point; thence,
3. South 79° 46' 31" West, 232.73 feet to an iron pipe found; thence,
4. South 84° 14' 54" West, 129.49 feet to an iron pipe found; thence,
5. North 77° 11' 14" West, 160.23 feet to an iron pipe found; thence;
6. South 58° 40' 47" West, 85.60 feet to an iron pipe found; thence,
7. South 80° 12' 07" West, 102.10 feet to an iron pipe found; thence,
8. South 65° 06' 51" West, 67.86 feet to a point; thence,
9. South 48° 49' 22" West, 114.97 feet to an iron pipe found; thence,
10. South 86° 37' 43" West, 122.91 feet to an iron pipe found marking the corner of a tract or parcel of land standing in the name of Southern Maryland Electric Cooperative Inc. as recorded in Liber 283, Folio 261 among said land records;

THENCE still with the land of Southern Maryland Electric Cooperative Inc.;

11. North 76° 53' 56" West, 98.37 feet to an iron pipe found on the North side of Greenbrier Road a 30 foot right-of-way;

THENCE leaving the Southern Maryland Electric Cooperative Inc. property and running and binding on the said Greenbrier Road a 30 foot right-of-way;

12. South 44° 11' 04" West, 10.96 feet to a point marking an Easterly corner of Parcel A of Leonards Grant standing in the name of Quality Built Homes Inc. as recorded in Liber 2318, Folio 28 among said land records;

THENCE leaving the said Greenbrier Road and running and binding on the said Quality Built Homes Inc. property for the following seven (7) courses and distances;

13. North 42° 26' 31" West, 4.90 feet to a point; thence,
14. North 36° 06' 59" West, 73.22 feet to a point; thence,
15. North 29° 27' 21" West, 28.59 feet to a point; thence,
16. North 19° 00' 49" West, 58.09 feet to a point; thence,
17. North 05° 03' 37" West, 63.56 feet to a point; thence,

18. North 03° 01' 08" East, 260.23 feet to a point; thence,

19. North 04° 55' 18" East, 157.37 feet to a point on the South side of the aforementioned Leonards Grant Parkway an 80 foot right-of-way;

THENCE leaving the said Quality Built Homes Inc. property and running and binding on the said Leonards Grant Parkway an 80 foot right-of-way;

20. South 79° 01' 56" East, 1493.89 feet to a rebar and cap found and the point of beginning.

The above-described parcel contains 537,843 square feet or 12.3471 acres of land, more or less.

q. **2013 Davis Office Park Annexation (8-12-2012).**

BEING the same property described in a deed dated November 7, 1996 from William D. Boyd, II and James Carroll Boyd to Davis Office Park, LLC and recorded among the Land Records of St. Mary's County at Liber 1105, Folio 045.

BEGINNING at a point set on the westerly right of way line of Maryland State Route 245, said right of way being shown on M.S.H.A. Plat #6413, said point of land now or formerly owned by John Hayden is recorded in Liber 265, Folio 48, among the Land Records of St. Mary's county, Maryland; thence leaving the lands of Hayden and running with the westerly right of way line of Maryland State Route 245,

(1) South 10 degrees 36 minutes 00 seconds West 252.32 feet to a point set at the northeasterly corner of that parcel of land now or formerly owned by Helen Hasel as recorded in Liber 263, Folio 174 among the aforesaid Land Records; thence leaving the right of way of Maryland State route 245 and running with the lands of Hasel,

(2) North 73 degrees 04 minutes 54 seconds West 778.33 feet to a point set on the Easterly lines of that property now or formerly owned by Walter Hayden as recorded in Liber 89, folio 144 among the aforesaid Land Records; thence leaving the lands of Hasel and running with the lands of Walter Hayden,

(3) North 17 degrees 15 minutes 31 seconds East 250.82 feet to a point set at the southwesterly corner of the aforesaid John Hayden property; thence running with the lands of John Hayden,

(4) South 73 degrees 04 minutes 54 seconds East 746.45 feet to the point of beginning, containing 4.39 acres of land, more or less.

r. 2015 Annexation [Gass Property, Jones Property, R. Hayden Property, Miller Property, J. Hayden Property, Wathen Trust Property One, Hutchison Property, Hasel Property, Hayden/Kenney Property, Wathen Trust Property Two, Quality Built Homes, Inc. Tract One, Quality Built Homes, Inc. Tract Two, SMECO Property (8-10-2015)].

TRACT NO. 1

Tax Map 32, Parcel 340 (South)

BEGINNING for the same at a point on the westerly right of way line of Maryland Route 245, a sixty (60) foot right of way, said point also marking the northeastern most corner of a piece or parcel of land standing in the name of Southern Maryland Electric Cooperative, Inc. as recorded among the Land Records of St. Mary's County, Maryland in Liber 256 at Folio 87; thence running with the northerly outline of said Southern Maryland Electric Cooperative, Inc. parcel.

1. North 79° 44' 47" West, 781.68 feet to a point intersecting the easterly line of a piece or parcel of land standing in the name of The Board of County Commissioners for St. Mary's County, Maryland as recorded among the Land Records of St. Mary's County, Maryland in Liber 3287 at Folio 585; thence running with a portion of the easterly outline of said Board of County Commissioners parcel;
2. North 10° 42' 40" East, 232.14 feet to a point marking the southeastern most corner of a piece or parcel of land standing in the name of Southern Maryland Electric Cooperative, Inc. as recorded among the Land Records of St. Mary's County, Maryland in Liber 549 at Folio 25; thence binding on the easterly outline of said Southern Maryland Electric Cooperative, Inc. lands;
3. North 11° 09' 21" East, 115.66 feet to a point intersecting the southerly right of way line of Leonard's Grant Parkway, an eighty (80) foot right of way; thence running with the southerly right of way line of said Leonard's Grant Parkway the following two (2) courses and distances;
4. South 79° 01' 55" East, 751.86 feet to a point; thence,
5. South 34° 01' 57" East, 58.81 feet to a point intersecting the westerly right of way line of said Maryland Route 245; thence running with a portion of the westerly right of way line of said Maryland Route 245 the following two (2) courses and distances;
6. South 13° 54' 11" West, 81.37 feet to a point; thence,
7. 215.33 feet along the arc of a curve deflecting to the left, having a radius of 5759.58 feet and a chord of South 12° 49' 55" West, 215.31 feet to the point and place of beginning.

BEING a portion of all that piece or parcel of land conveyed by Frank A. Hayden to Charles B. Hayden, Trustee and James A. Kenney, Trustee by deed dated April 4, 1991 and recorded among the land records of Charles County, Maryland in Liber 587 at Folio 284.

TRACT NO. 2

Tax Map 32, Parcel 340 (North)

BEGINNING for the same at a point on the westerly right of way line of Maryland Route 245, a sixty (60) foot right of way, said point also marking the southeastern most corner of a piece or parcel of land standing in the name of Helen H. Hasel as recorded among the Land Records of St. Mary's County, Maryland in Liber 263 at Folio 174; thence running with a portion of the westerly right of way line of said Maryland Route 245 the following two (2) courses and distances.

1. 345.95 feet along the arc of a curve deflecting to the right, having a radius of 2834.79 feet and a chord of South 10° 24' 25" West, 345.74 feet to a point; thence,
2. South 13° 54' 11" West, 69.16 feet to a point intersecting the northerly right of way line of Leonard's Grant Parkway, an eighty (80) foot right of way; thence running with the northern right of way line of said Leonard's Grant Parkway the following two courses and distances;
3. South 55° 58' 03" West, 52.45 feet to a point; thence,
4. North 79° 01' 57" West, 764.62 feet to a point marking the southeastern most corner of a piece or parcel of land standing in the name of The Board of County Commissioners for St. Mary's County, Maryland as recorded among the Land Records of St. Mary's County, Maryland in Liber 3287 at Folio 576; thence running with said Board of County Commissioners parcel the following two (2) courses and distances;
5. North 10° 52' 38" East, 144.14 feet to a point; thence,
6. North 10° 27' 57" East, 291.31 feet to a point marking the southwestern most corner of said Helen Hasel parcel; thence binding on the southern outline of said Helen Hasel parcel;
7. South 80° 12' 11" East, 804.81 feet to the point and place of beginning.

The above described parcel contains 8.2059 acres (357451 sq. ft.) more or less.

BEING a portion of all that piece or parcel of land conveyed by Frank A. Hayden to Charles B. Hayden, Trustee and James A. Kenney, Trustee by deed dated April 4, 1991 and recorded among the land records of Charles County, Maryland in Liber 587 at Folio 284.

Tax Map 32, Parcel 341

BEGINNING for the same at a point on the westerly right of way line of Maryland Route 245, a sixty (60) foot right of way, said point also marking the southeastern most corner of a piece or parcel of land standing in the name of Davis Office Park, LLC as recorded among the Land Records of St. Mary's County, Maryland in Liber 1105 at Folio 45; thence running with a portion of the westerly right of way line of said Maryland Route 245 the following two (2) courses and distances.

1. South 03° 29' 36" West, 82.86 feet to a point; thence,

2. 169.09 feet along the arc of a curve deflecting to the right, having a radius of 2834.79 feet and a chord of South 05° 12' 07" West, 169.06 feet to a point marking the northeasterly most corner of a piece or parcel of land standing in the name of Charles B. Hayden and James A. Kenney as recorded among the Land Records of St. Mary's County, Maryland in Liber 587 at Folio 284; thence running with said Hayden, Kenney parcel;
3. North 80° 12' 11" West, 804.81 feet to a point intersecting the easterly outline of a piece or parcel of land standing in the name of The Board of County Commissioners for St. Mary's County, Maryland as recorded among the Land Records of St. Mary's County, Maryland in Liber 3287 at Folio 576; thence running with a portion of the easterly outline of said Board of County Commissioners parcel;
4. North 10° 45' 03" East, 250.96 feet to a point marking the southwestern most corner of said Davis Office Park; thence running with the southerly outline of said Davis Office Park;
5. South 80° 11' 58" East, 777.99 feet to the point and place of beginning.

The above described parcel contains 4.5664 acres (198913 sq. ft.) more or less.

BEING a portion of all that piece or parcel of land conveyed by Joseph I. Hayden to Helen H. Hasel by deed dated October 24, 1976 and recorded among the land records of Charles County, Maryland in Liber 263 at Folio 174.

TRACT NO. 3

Tax Map 33, Parcel 104
Part One:

BEGINNING for the same at a point lying on the southerly right of way line of Maryland Route 245, a sixty (60) foot right of way, said point also marking the northwestern most corner of a piece or parcel of land standing in the name of Charles Doering as recorded among the Land Records of St. Mary's County, Maryland in Liber 3455 at Folio 119 and Liber 3455 at Folio 557; thence leaving the beginning point so fixed and running with the western outline of said Doering parcels.

1. South 21° 04' 16" East, 563.05 feet to a point; thence,
2. North 68° 54' 47" East, 49.93 feet to a point marking the northwestern most corner of a piece or parcel of land standing in the name of Gregory S. Dameron as recorded among the Land Records of St. Mary's County, Maryland in Liber 84 at Folio 300; thence departing the Doering parcel and binding on the outline of said Dameron lands the following four (4) courses and distances;
3. South 21° 05' 13" East, 50.00 feet to a point; thence,
4. North 68° 54' 47" East, 161.21 feet to a point; thence,

5. South 21° 05' 13" East, 394.99 feet to a point; thence,
6. North 61° 14' 05" East, 314.49 feet to a point intersecting the westerly outline of a piece or parcel of land standing in the name of Joseph B. Bowles and Margaret E. Bowles as recorded among said land records in Liber 550 at Folio 203; thence running with a portion of the westerly outline of said Bowles lands and the lands of George and Fern Connelly as recorded among the Land Records of St. Mary's County, Maryland in Liber 437 at Folio 472 and Liber 1749 at Folio 218, the following three (3) courses and distances;
7. South 49° 40' 00" East, 531.19 feet to a point; thence,
8. South 49° 41' 44" East, 118.18 feet to a point; thence,
9. South 50° 21' 33" East, 84.58 feet to a point marking the northwestern most corner of a piece or parcel of land standing in the name of Daniel Johnson as recorded among the Land Records of St. Mary's County, Maryland in Liber 2748 at Folio 601; thence binding on said Johnson parcel the following three (3) courses and distances;
10. South 49° 54' 11" East, 44.44 feet to a point; thence,
11. South 50° 40' 38" East, 172.43 feet to a point; thence,
12. South 50° 37' 18" East, 82.83 feet to a point marking the northwestern most corner of a piece or parcel of land standing in the name of Lewis Bowles as recorded among the Land Records of St. Mary's County, Maryland in Liber 146 at Folio 249; thence running with the westerly outline of said Bowles lands;
13. South 44° 57' 39" East, 493.69 feet to a point marking the northwestern most corner of a piece or parcel of land standing in the name of Aubrey F. Mattingley, et al as recorded among the Land Records of St. Mary's County, Maryland in Liber 2450 at Folio 149 and Liber 2450 at Folio 156; thence running with said Mattingley lands the following two courses and distances;
14. South 04° 20' 43" East, 1296.86 feet to a point; thence,
15. South 23° 26' 08" West, 148.12 feet to a point marking the northwestern most corner of a piece or parcel of land standing in the name of Joseph Lumpkins as recorded among the Land Records of St. Mary's County, Maryland in Liber 1552 at Folio 582; thence binding on the outline of said Lumpkins parcel the following three (3) courses and distances;
16. South 77° 25' 53" West, 63.02 feet to a point; thence,
17. South 88° 39' 00" West, 104.24 feet to a point; thence,

18. South $84^{\circ} 26' 27''$ West, 84.91 feet to a point marking the southeastern most corner of a piece or parcel of land standing in the name of Southern Maryland Electric Cooperative, Inc. as recorded among the Land Records of St. Mary's County, Maryland in Liber 258 at Folio 255; thence running with said Southern Maryland Electric Cooperative, Inc. parcel;
19. North $57^{\circ} 16' 40''$ West, 2853.48 feet to a point intersecting the easterly outline of a piece or parcel of land standing in the name of Bennett Homes, LLC as recorded among the Land Records of St. Mary's County, Maryland in Liber 2801 at Folio 713; thence running with said Bennett Homes, LLC lands;
20. North $10^{\circ} 48' 21''$ East, 65.16 feet to a point marking the southeastern most corner of a piece or parcel of land standing in the name of Herbert Rush and Rose Rush as recorded among the Land Records of St. Mary's County, Maryland in Liber 1074 at Folio 268; thence running with said Rush lands the following two courses and distances;
21. North $10^{\circ} 49' 41''$ East, 139.29 feet to a point; thence,
22. North $02^{\circ} 01' 48''$ East, 175.90 feet to a point marking the southeastern most corner of a piece or parcel of land standing in the name of David McRae and Georgia McRae as recorded among the Land Records of St. Mary's County, Maryland in Liber 2969 at Folio 561; thence running with said McRae lands the following five (5) courses and distances;
23. North $12^{\circ} 35' 07''$ East, 62.92 feet to a point; thence,
24. North $07^{\circ} 34' 24''$ East, 323.68 feet to a point; thence,
25. North $04^{\circ} 30' 22''$ East, 69.55 feet to a point; thence,
26. North $00^{\circ} 54' 43''$ East, 278.80 feet to a point; thence,
27. North $04^{\circ} 00' 03''$ West, 155.11 feet to a point marking the southwestern most corner of a piece or parcel of land standing in the name of Kenneth Chase as recorded among the Land Records of St. Mary's County, Maryland in Liber 23 at Folio 230; thence running with said Chase lands the following two courses and distances;
28. North $66^{\circ} 46' 17''$ East, 158.17 feet to a point; thence,
29. North $19^{\circ} 20' 43''$ West, 175.00 feet to a point intersecting the southern right of way line of said Maryland Route 245; thence binding on a portion of the southern right of way line of said Maryland Route 245 the following two courses and distances;
30. North $67^{\circ} 41' 50''$ East, 44.59 feet to a point; thence,

31. 428.47 feet along the arc of a curve deflecting to the right, having a radius of 2834.79 feet and a chord of North 72° 01' 38" East, 428.06 feet to the point and place of beginning.

The above described parcel contains 102.7714 acres (4476720 sq. ft.) more or less.

Part Two:

BEGINNING for the same at a point lying on the northerly outline of a piece or parcel of land standing in the name of John L. Wathen, Trustee as recorded among the Land Records of St. Mary's County, Maryland in Liber 2377 at Folio 174, said point also marking the southeastern most corner of a piece or parcel of land standing in the name of Leonardtown Baptist Church as recorded among the Land Records of St. Mary's County, Maryland in Liber 465 at Folio 102; thence leaving the beginning point so fixed and running with the eastern line of said Leonardtown Baptist Church.

1. North 22° 13' 05" West, 349.80 feet to a point marking the southeastern most corner of Lot 5 as shown on a plat entitled "Green Hills" and recorded among the Plat Records of St. Mary's County, Maryland in Plat Book 28 at Folio 88; thence running with said Lot 5 the following two courses and distances;
2. North 14° 08' 47" West, 64.73 feet to a point; thence,
3. North 04° 43' 38" West, 178.18 feet to a point marking the southeastern most corner of Farmstead 1 as shown on a plat entitled "Farmstead 1 and Blap Lots 5 and 6, Centerline Enterprises Subdivision" and recorded among the Plat Records of St. Mary's County, Maryland in Plat Book 66 at Page 117; thence running with said Farmstead 1 the following three courses and distances;
4. North 10° 58' 07" West, 440.99 feet to a point; thence,
5. North 06° 21' 26" West, 287.68 feet to a point; thence,
6. North 10° 48' 21" East, 182.11 feet to a point marking the southwestern most corner of a piece or parcel of land standing in the name of Southern Maryland Electric Cooperative, Inc. as recorded among the Land Records of St. Mary's County, Maryland in Liber 258 at Folio 255; thence running with said Southern Maryland Electric Cooperative, Inc. parcel;
7. South 57° 16' 40" East, 2556.85 feet to a point intersecting the northern outline of a piece or parcel of land standing in the name of Joseph Lumpkins as recorded among the Land Records of St. Mary's County, Maryland in Liber 1552 at Folio 582; thence binding on the northern outline of said Lumpkins parcel the following four (4) courses and distances;
8. South 86° 09' 21" West, 492.96 feet to a point; thence,
9. South 87° 24' 10" West, 737.16 feet to a point; thence,

10. North 87° 31' 47" West, 69.72 feet to a point; thence,
11. South 85° 50' 59" West, 219.74 feet to a point marking the northeastern most corner of said Wathen parcel; thence running with said Wathen lands;
12. South 89° 56' 28" West, 389.61 feet to the point and place of beginning.

The above described parcel contains 34.7335 acres (1512992 sq. ft.) more or less.

BEING all that piece or parcel of land conveyed by Catherine W. Doering and Joseph A. Wilkinson Sr. to Quality Built Homes, Inc. by deed dated November 15, 2010 and recorded among the Land Records of St. Mary's County, Maryland in Liber 3508 at Folio 57.

Tax Map 33, Parcel 216

BEGINNING for the same at a point lying on the easterly outline of Farmstead 1 as shown on a plat entitled "Farmstead 1 and Blap Lots 5 and 6, Centerline Enterprises Subdivision" and recorded among the Plat Records of St. Mary's County, Maryland in Plat Book 66 at Page 117, said point also lying distant South 10° 48' 21" West, 65.16 feet from the southeastern most corner of Lot 4 as shown on a plat entitled "Lots 2, 3 & 4, Centerline Enterprises" and recorded among said Plat Records in Plat Book 41 at Page 117, said point further being the southwestern most corner of Tract One of a piece or parcel of land standing in the name of Quality Built Homes, Inc. as recorded among the Land Records of St. Mary's County, Maryland in Liber 3508 at Folio 57; thence leaving the beginning point so fixed and running with the southern line of said Quality Built Homes, Inc.

1. South 57° 16' 40" East, 2853.48 feet to a point intersecting the northerly outline of a piece or parcel of land standing in the name of Southern Maryland Electric Cooperative, Inc. as recorded among the Land Records of St. Mary's County, Maryland in Liber 220 at Folio 199; thence running with the northerly outline of said Southern Maryland Electric Cooperative, Inc. parcel;
2. South 87° 05' 50" West, 283.27 feet to a point marking the eastern most corner of Tract Two of said Quality Built Homes, Inc. parcel; thence binding on the northern outline of said Tract Two;
3. North 57° 16' 40" West, 2556.85 feet to a point intersecting said easterly outline of Farmstead 1; thence running with a portion of said Farmstead 1;
4. North 10° 48' 21" East, 177.85 feet to the point and place of beginning.

The above described parcel contains 10.2467 acres (446347 sq. ft.) more or less.

BEING all that piece or parcel of land conveyed by Joseph P. Wilkinson, Jr. and Helen B. Wilkinson to Southern Maryland Electric Cooperative, Inc. by deed dated July 12, 1976 and recorded among the land records of St. Mary's County, Maryland in Liber 258 at Folio 255.

Tax Map 32, Parcel 175

BEGINNING for the same at a point lying on the easterly right of way line of Maryland Route 245, a sixty (60) foot right of way, said point also marking the southwestern most corner of a piece or parcel of land standing in the name of Catherine L. Lacey as recorded among the Land Records of St. Mary's County, Maryland in Liber 2246 at Folio 149; thence leaving the beginning point so fixed and running with the southern outline of said Lacey parcel and the southern outline of a piece or parcel of land standing in the name of John A. Long and Frances H. Long as recorded among the Land Records of St. Mary's County, Maryland in Liber 2102 at Folio 619.

1. South 77° 30' 10" East, 567.49 feet to a point; thence continuing with said Long parcel;
2. North 40° 45' 09" East, 165.56 feet to a point marking the southeastern most corner of a piece or parcel of land standing in the name of John A. Long, Jr. as recorded among the Land Records of St. Mary's County, Maryland in Liber 2327 at Folio 733; thence running with said Long parcel;
3. North 12° 06' 50" East, 347.94 feet to a point intersecting the southerly outline of a piece or parcel of land standing in the name of Leonardtown Baptist Church as recorded among the Land Records of St. Mary's County, Maryland in Liber 465 at Folio 102; thence running with the southerly outline of said Leonardtown Baptist Church parcel;
4. South 86° 27' 53" East, 1367.88 feet to a point marking the southwestern most corner of a piece or parcel of land standing in the name of Quality Built Homes, Inc. as recorded among the Land Records of St. Mary's County, Maryland in Liber 3508 at Folio 57; thence running with said Quality Built Homes parcel;
5. North 89° 56' 28" East, 389.61 feet to a point marking the northwestern most corner of a piece or parcel of land standing in the name of Joseph Lumpkins as recorded among the Land Records of St. Mary's County, Maryland in Liber 1552 at Folio 582; thence running with said Lumpkins parcel;
6. South 00° 23' 17" East, 1414.62 feet to a point; thence continuing with said Lumpkins parcel;
7. South 26° 18' 14" West, 134.48 feet to a point intersecting the northerly outline of a piece or parcel of land standing in the name of Richard F. Russell and Michael W. Russell as recorded among the Land Records of St. Mary's County, Maryland in Liber 3959 at Folio 786; thence running with said Russell lands the following four (4) courses and distances;
8. North 84° 49' 48" West, 895.42 feet to a point; thence,
9. North 76° 35' 46" West, 610.75 feet to a point; thence,
10. North 73° 29' 33" West, 1045.47 feet to a point; thence,

11. North 13° 49' 10" East, 5.84 feet to a point marking the southeastern most corner of a piece or parcel of land standing in the name of John L. Wathen as recorded among the Land Records of St. Mary's County, Maryland in Liber 2377 at Folio 171; thence binding on said Wathen parcel, the lands of Paul E. Miller as recorded in said land records in Liber 4004 at Folio 790, the lands of Randolph E. Hayden as recorded in said land records in Liber 3426 at Folio 386, the lands of Harry C. Jones, et ux as recorded in said land records in Liber 157 at Folio 279, the lands of Joseph A. Gass, Sr. as recorded in said land records in Liber 293 at Folio 492, the lands of Janice W. Hayden as recorded in said land records in Liber 3426 at Folio 383 and the lands of Jill L. Hutchison as recorded in said land records in Liber 3438 at Folio 621;
12. North 13° 49' 10" East, 525.00 feet to a point; thence continuing with said Hutchison lands;
13. North 73° 06' 30" West, 126.01 feet to a point intersecting the easterly right of way line of said Maryland Route 245; thence binding on the easterly right of way line of said Maryland Route 245;
14. 209.17 feet along the arc of a curve deflecting to the left, having a radius of 2894.79 feet and a chord of North 11° 35' 50" East, 209.13 feet to the point and place of beginning.

The above described parcel contains 73.2003 acres (3188606 sq. ft.) more or less

BEING a portion of all that piece or parcel of land conveyed by John L. Wathen to John L. Wathen Revocable Trust by deed dated September 14, 2004 and recorded among the Land Records of St. Mary's County, Maryland in Liber 2377 at Folio 174.

Tax Map 32, Parcel 41

BEGINNING for the same at a point on the easterly right of way line of Maryland Route 245, a sixty (60) foot right of way, said point also marking the southwestern most corner of a piece or parcel of land standing in the name of Paul E. Miller III and Michelle R. Miller as recorded among the Land Records of St. Mary's County, Maryland in Liber 4004 at Folio 790; thence running with a portion of the southerly outline of said Miller parcel.

1. South 73° 06' 30" East, 125.19 feet to a point intersecting the westerly outline of a piece or parcel of land standing in the name of John L. Wathen, Trustee as recorded among the Land Records of St. Mary's County, Maryland in Liber 2377 at Folio 174; thence running with a portion of said Wathen lands;
2. South 13° 49' 10" West, 75.11 feet to a point intersecting the northerly outline of a piece or parcel of land standing in the name of Richard F. Russell as recorded among the Land Records of St. Mary's County, Maryland in Liber 3959 at Folio 786; thence binding on a portion of the northerly outline of said Russell parcel;

3. North 73° 06' 30" West, 123.10 feet to a point intersecting the easterly right of way line of said Maryland Route 245; thence running with the easterly right of way line of Maryland Route 245;
4. 75.25 feet along the arc of a curve deflecting to the right, having a radius of 5699.58 feet and a chord of North 12° 13' 54" East, 75.25 feet to the point and place of beginning.

The above described parcel contains 0.2139 acres (9317 sq. ft.) more or less.

BEING all that piece or parcel of land conveyed by John L. Wathen to John L. Wathen, Trustee of the John L. Wathen Revocable Trust by deed dated September 14, 2004 and recorded among the land records of St. Mary's County, Maryland in Liber 2377 at Folio 171.

Tax Map 32, Parcel 40

BEGINNING for the same at a point on the easterly right of way line of Maryland Route 245, a sixty (60) foot right of way, said point also marking the southwestern most corner of a piece or parcel of land standing in the name of Randolph E. Hayden as recorded among the Land Records of St. Mary's County, Maryland in Liber 3426 at Folio 386; thence running with a portion of the southerly outline of said Hayden parcel.

1. South 73° 06' 30" East, 126.28 feet to a point intersecting the westerly outline of a piece or parcel of land standing in the name of John L. Wathen, Trustee as recorded among the Land Records of St. Mary's County, Maryland in Liber 2377 at Folio 174; thence running with a portion of said Wathen lands; thence,
2. South 13° 49' 10" West, 75.11 feet to a point intersecting the northerly outline of a piece or parcel of land standing in the name of John L. Wathen, Trustee of the John L. Wathen Revocable Trust as recorded among the Land Records of St. Mary's County, Maryland in Liber 2377 at Folio 171; thence binding on a portion of the northerly outline of said Wathen parcel;
3. North 73° 06' 30" West, 125.19 feet to a point intersecting the easterly right of way line of said Maryland Route 245; thence running with the easterly right of way line of Maryland Route 245;
4. 75.17 feet along the arc of a curve deflecting to the right, having a radius of 5699.58 feet and a chord of North 12° 59' 16" East, 75.17 feet to the point and place of beginning.

The above described parcel contains 0.2166 acres (9436 sq. ft.) more or less.

BEING all that piece or parcel of land conveyed by Paul E. Miller, III to Paul E. Miller III and Michelle R. Miller by deed dated January 17, 2014 and recorded among the land records of St. Mary's County, Maryland in Liber 4004 at Folio 790.

Tax Map 32, Parcel 39

BEGINNING for the same at a point on the easterly right of way line of Maryland Route 245, a sixty (60) foot right of way, said point also marking the southwestern most corner of a piece or parcel of land standing in the name of Harry C. Jones and Marjorie A. Jones as recorded among the Land Records of St. Mary's County, Maryland in Liber 157 at Folio 279; thence running with a portion of the southerly outline of said Jones parcel.

1. South 73° 06' 30" East, 126.42 feet to a point intersecting the westerly outline of a piece or parcel of land standing in the name of John L. Wathen, Trustee as recorded among the Land Records of St. Mary's County, Maryland in Liber 2377 at Folio 174; thence running with a portion of said Wathen lands; thence,
2. South 13° 49' 10" West, 75.11 feet to a point intersecting the northerly outline of a piece or parcel of land standing in the name of Paul E. Miller III and Michelle R. Miller as recorded among the Land Records of St. Mary's County, Maryland in Liber 4004 at Folio 790; thence binding on a portion of the northerly outline of said Miller parcel;
3. North 73° 06' 30" West, 126.28 feet to a point intersecting the easterly right of way line of said Maryland Route 245; thence running with the easterly right of way line of Maryland Route 245 the following two courses and distances;
4. 53.44 feet along the arc of a curve deflecting to the right, having a radius of 5699.58 feet and a chord of North 13° 38' 04" East, 53.44 feet; thence,
5. North 13° 54' 11" East, 21.67 feet to the point and place of beginning.

The above described parcel contains 0.2177 acres (9481 sq. ft.) more or less.

BEING all that piece or parcel of land conveyed by Randolph E. Hayden and Danielle L. Hayden to Randolph E. Hayden by deed dated April 5, 2010 and recorded among the land records of St. Mary's County, Maryland in Liber 3426 at Folio 386.

Tax Map 32, Parcel 38

BEGINNING for the same at a point on the easterly right of way line of Maryland Route 245, a sixty (60) foot right of way, said point also marking the southwestern most corner of a piece or parcel of land standing in the name of Joseph Allen Gass Sr as recorded among the Land Records of St. Mary's County, Maryland in Liber 293 at Folio 492; thence running with a portion of the southerly outline of said Gass parcel;

1. South 73° 06' 30" East, 126.31 feet to a point intersecting the westerly outline of a piece or parcel of land standing in the name of John L. Wathen, Trustee as recorded among the Land Records of St. Mary's County, Maryland in Liber 2377 at Folio 174; thence running with a portion of said Wathen lands;
2. South 13° 49' 10" West, 75.11 feet to a point intersecting the northerly outline of a piece or parcel of land standing in the name of Randolph E. Hayden as recorded among

the Land Records of St. Mary's County, Maryland in Liber 3426 at Folio 386; thence binding on a portion of the northerly outline of said Miller parcel;

3. North 73° 06' 30" West, 126.42 feet to a point intersecting the easterly right of way line of said Maryland Route 245; thence running with the easterly right of way line of Maryland Route 245;
4. North 13° 54' 11" East, 75.10 feet to the point and place of beginning.

The above described parcel contains 0.2176 acres (9478 sq. ft.) more or less.

BEING all that piece or parcel of land conveyed by John C and Lorraine F. Grossglass to Harry Conrad Jones and Marjorie Ann Jones by deed dated February 11, 1970 and recorded among the Land Records of St. Mary's County, Maryland in Liber 157 at Folio 279.

Tax Map 32, Parcel 37

BEGINNING for the same at a point on the easterly right of way line of Maryland Route 245, a sixty (60) foot right of way, said point also marking the southwestern most corner of a piece or parcel of land standing in the name of Janice W. Hayden as recorded among the Land Records of St. Mary's County, Maryland in Liber 3426 at Folio 383; thence running with a portion of the southerly outline of said Hayden parcel.

1. South 73° 06' 30" East, 126.20 feet to a point intersecting the westerly outline of a piece or parcel of land standing in the name of John L. Wathen, Trustee as recorded among the Land Records of St. Mary's County, Maryland in Liber 2377 at Folio 174; thence running with a portion of said Wathen lands.
2. South 13° 49' 10" West, 75.11 feet to a point intersecting the northerly outline of a piece or parcel of land standing in the name of Harry Conrad Jones and Marjorie Ann Jones as recorded among the Land Records of St. Mary's County, Maryland in Liber 157 at Folio 279; thence binding on a portion of the northerly outline of said Jones parcel;
3. North 73° 06' 30" West, 126.31 feet to a point intersecting the easterly right of way line of said Maryland Route 245; thence running with the easterly right of way line of Maryland Route 245;
4. North 13° 54' 11" East, 75.10 feet to the point and place of beginning.

The above described parcel contains 0.2174 acres (9469 sq. ft.) more or less.

BEING all that piece or parcel of land conveyed by Joseph Allen Gass and Margaret C. Gass to Joseph Allen Gass Sr. by deed dated June 25, 1986 and recorded among the land records of St. Mary's County, Maryland in Liber 293 at Folio 492.

Tax Map 32, Parcel 223

BEGINNING for the same at a point on the easterly right of way line of Maryland Route 245, a sixty (60) foot right of way, said point also marking the southwestern most corner of a piece or parcel of land standing in the name of Jill L. Hutchinson recorded among the Land Records of St. Mary's County, Maryland in Liber 3438 at Folio 621; thence running with a portion of the southerly outline of said Hutchinson parcel.

1. South 73° 06' 30" East, 126.09 feet to a point intersecting the westerly outline of a piece or parcel of land standing in the name of John L. Wathen, Trustee as recorded among the Land Records of St. Mary's County, Maryland in Liber 2377 at Folio 174; thence running with a portion of said Wathen lands;
2. South 13° 49' 10" West, 75.11 feet to a point intersecting the northerly outline of a piece or parcel of land standing in the name of Joseph Allen Gass Sr. as recorded among the Land Records of St. Mary's County, Maryland in Liber 293 at Folio 492; thence binding on a portion of the northerly outline of said Gass parcel;
3. North 73° 06' 30" West, 126.20 feet to a point intersecting the easterly right of way line of said Maryland Route 245; thence running with the easterly right of way line of Maryland Route 245;
4. North 13° 54' 11" East, 75.10 feet to the point and place of beginning.

The above described parcel contains 0.2172 acres (9461 sq. ft.) more or less.

BEING all that piece or parcel of land conveyed by John W. Wise to Janice W. Hayden by deed dated April 22, 2010 and recorded among the land records of St. Mary's County, Maryland in Liber 3426 at Folio 383.

Tax Map 32, Parcel 224

BEGINNING for the same at a point on the easterly right of way line of Maryland Route 245, a sixty (60) foot right of way, said point also marking the southwestern most corner of a piece or parcel of land standing in the name of John L. Wathen, Trustee as recorded among the Land Records of St. Mary's County, Maryland in Liber 2377 at Folio 174; thence running with the outline of said Wathen parcel for the following two (2) courses and distances.

1. South 73° 06' 30" East, 126.01 feet; thence,
2. South 13° 49' 10" West, 74.35 feet to a point intersecting the northerly outline of a piece or parcel of land standing in the name of Janice W. Hayden as recorded among the Land Records of St. Mary's County, Maryland in Liber 3426 at Folio 383; thence binding on a portion of the northerly outline of said Hayden parcel;
3. North 73° 06' 30" West, 126.09 feet to a point intersecting the easterly right of way line of said Maryland Route 245; thence running with the easterly right of way line of Maryland Route 245 for the following two courses and distances;

4. North 13° 54' 11" East, 62.44 feet; thence,
5. 11.91 feet along the arc of a curve deflecting to the left having a radius of 2894.79 feet and a chord bearing and distance of North 13° 47' 07" East, 11.91 feet to the point and place of beginning.

The above described parcel contains 0.2148 acres (9358 sq. ft.) more or less.

BEING all that piece or parcel of land conveyed by Cecilia A. Guy to Jill L. Hutchinson by deed dated May 24, 2010 and recorded among the Land Records of St. Mary's County, Maryland in Liber 3438 at Folio 621.

ARTICLE 2 THE COUNCIL

Section 201. Number of councilpersons; selection; term [Amended 11-8-2004 by Charter Amendment No. CA-04-04]

To the extent permitted by the Constitution and laws of Maryland the legislative powers of the town are vested in a council consisting of five councilpersons who shall be elected as hereinafter provided and who shall hold office for a term of two years, except that beginning with the elections in May, 2005, and May, 2006, councilpersons shall be elected for terms as provided in section C-609. The regular term of councilpersons shall expire on the second Monday in May following the election of their successors.

Section 202. Qualifications of councilperson

Councilpersons shall be at least twenty-one years old, have resided in the town for at least one year immediately preceding their election and be qualified voters of the town. A councilperson must retain these qualifications during the term of office.

Section 203. Salary of councilpersons

Each councilperson may receive an annual salary which shall be equal for all councilperson and shall be a specified from time to time by an ordinance passed by the council in the regular course of its business; provided, however, that the salary specified at the time any council takes office shall not be changed during the period for which that council was elected. The ordinance making any change in the salary paid to the several councilperson, either by way of increase or decrease, shall be finally ordained prior to the municipal election for members of the next succeeding council and to the municipal election for members of the next succeeding council and shall take effect only as to the members of the next succeeding council.

Section 204. Meetings of council [Amended 11-8-2004 by Charter Amendment No. CA-04-03]

The council shall meet at 4:00 PM on the second Monday in May following each election for the purpose of organization, after which the council shall meet regularly at such times as may be prescribed by its rules but not less frequently than once each month. Special meetings shall be called by the Town Administrator upon the request of the mayor or a majority of the members of the council. All meetings of the council shall be open to the public, except for such meetings as may be closed in accordance with the laws of the state of Maryland. Meetings of the council to which the Maryland Open Meetings Act does not apply may be closed for the same reasons and under the same procedures as apply to meetings covered by that act. The rules of the council shall provide that residents and owners of real estate and businesses in the town shall have a reasonable opportunity to be heard at any open meeting of the council in regard to any municipal question, concern or matter.

Section 205. Council to be judge of qualifications of its members

The council shall be the judge of the qualification of its members. If anyone questions the continuing qualifications of a councilperson or the mayor, the matter shall be determined by vote of the council. By qualification is meant those requirements for office as set forth in Section 202 and 302 of this charter.

Section 206. President and vice-president of council

The mayor shall serve as president of the council. The mayor may take part in all discussion, but he or she shall have no vote. The council shall elect a vice-president of the council who, in the absence of the president of the council, shall preside.

Section 207. Quorum

A majority of the members of the council shall constitute a quorum for the transaction of business, but no ordinance shall be approved nor any other action taken without the favorable votes of at least three councilpersons.

Section 208. Rules and order of business; journal

The council shall promulgate rules and order of business. It shall keep a journal of its proceedings and enter therein the yeas and nays upon final action on any question, resolution, or ordinance. The journal shall be open to public inspection.

Section 209. Passage of ordinances; publication; effective date

No ordinance shall be passed at the meeting at which it is introduced. At any regular or special meeting of the council held not less than six nor more than sixty days after the meeting at which an ordinance was introduced, it shall be passed, or passed as amended, or rejected or its consideration deferred to some specified future date. In cases of emergency, the provision that an ordinance may not be passed at the meeting at which it is introduced may be suspended by the affirmative votes of four members of the council. Every ordinance, unless it be passed as an emergency ordinance, shall become effective at the expiration of twenty calendar days following approval by the mayor or passage by the council over his veto. A fair summary of the ordinance shall be published in a newspaper of general circulation in the municipality at least seven calendar days prior to its effective date. The intent of the publication requirement is to put the public on notice that an ordinance has been approved. It is not intended that the entire ordinance be published. It is the intent of this charter that publication costs be kept to a minimum. Therefore, fair summaries and a reduced size type is permissible. In lieu of publication the council can accept as a substitute a news article that has been published in a newspaper of general circulation in the town within the time prescribed above that presents a fair summary of the ordinance.

An emergency ordinance shall become effective on the date specified in the ordinance, but no ordinance shall become effective until approved by the mayor or passed over his veto by the council.

Section 210. Veto

All ordinances passed by the council shall within two days of passage be delivered by the Town Administrator to the mayor for approval or disapproval. If the mayor approves any ordinance, the mayor shall sign it. If the mayor disapproves any ordinance, the mayor shall not sign it. The mayor shall return all ordinances to the Town Administrator within seven days after delivery to the mayor (excluding the first day, including the last day, and excluding any Sunday) with the mayor's approval or disapproval. Any ordinance approved by the mayor shall be law. Any ordinance disapproved by the mayor shall be returned with a written message stating the reasons for its disapproval. Any disapproved ordinance shall not become a law unless subsequently passed by a favorable vote of four fifths of the whole council within forty calendar days from the date of the disapproval of the ordinance. If the mayor fails to return any ordinance within seven days of its delivery, it shall be deemed to be approved by the mayor and shall become law in the same manner as an ordinance signed by him.

Section 211. Referendum

If, before the expiration of twenty calendar days following approval of any ordinance by the mayor or passage of any ordinance over the mayor's veto, a petition is filed with the Town Administrator containing the signatures of not less than twenty per centum (20%) of the then registered and qualified voters of the town and requesting that the ordinance, or any part thereof, be submitted to a vote of the registered and qualified voters of the town for their approval or disapproval, the council shall have the ordinance or the part thereof requested for referendum submitted to a vote of the qualified voters of the town at the next regular town election or, in the council's discretion, at a special election occurring before the next regular election. No ordinance, or the part thereof requested for referendum, shall become effective following the receipt of such petition until and unless approved at the election by a majority of the registered and qualified voters voting on the question. An emergency ordinance, or the part thereof requested for referendum, shall continue in effect for no longer than sixty days following receipt of such petition. If the question of approval or disapproval of any emergency ordinance, or any part thereof, has not been submitted to the qualified voters within sixty days following receipt of the petition, the operation of the ordinance, or the part thereof requested for referendum, shall be suspended until approved by a majority of the qualified voters voting on the question at any election. Any ordinance, or part thereof, disapproved by the voters, shall stand repealed. The provisions of this section shall not apply to any ordinance, or part thereof, levying taxes, but the provisions of this section shall apply to any ordinance, or any part thereof, levying special assessment charges under the provisions of Article 10 of this Charter. The provisions of this section shall be self-executing, but the council may adopt ordinances resolutions or rules, as appropriate, in furtherance of these provisions and not in conflict with them.

Section 212. File of ordinances

Ordinances shall be permanently filed by the secretary and shall be kept available for public inspection.

Section 213. Ordinances, resolutions, rules and regulations

These words shall have their ordinary meaning. Where permitted the council shall promulgate such resolutions, rules, and regulations as are necessary to implement an ordinance. While there shall be no publication requirement, resolutions, rules and regulations shall be appropriately numbered and maintained in separate records. Resolutions, rules and regulations shall be binding from one council to the next and shall remain in effect until changed, amended, repealed or superseded by the council.

ARTICLE 3
THE MAYOR

Section 301. Selection and term [Amended 11-8-2004 by Charter Amendment No. CA-04-04]

The mayor shall be elected as hereinafter provided and shall hold office for a term of two years or until a successor is elected and qualified, except that beginning with the election in May, 2005, the mayor shall be elected for a term as provided in section C-609. The newly elected mayor shall take office on the second Monday of May following the mayoral election.

Section 302. Qualifications

The mayor shall be at least twenty one (21) years of age, have resided in the town for at least one year immediately preceding the mayoral election and must be a qualified voter of the town. The mayor must retain these qualifications during the term of office.

Section 303. Salary

The mayor may receive an annual salary as set from time to time by an ordinance passed by the council in the regular course of business. No change shall be made in the salary for any mayor during the term for which the mayor was elected. The ordinance making any change in the salary paid to the mayor, either by way of increase or decrease, shall be finally ordained prior to the municipal election to elect the next succeeding mayor and shall take effect only as to the next succeeding mayor.

Section 304. Powers and duties

(a) The Mayor shall see that the ordinances of the Town are faithfully executed and shall be the Chief Executive Officer and the head of the administrative branch of the Town government.

(b) The Mayor, with the approval of the Council, shall appoint the head of all offices, departments, and agencies of the Town government as established by this charter or by ordinance. All office, department, and agency heads shall serve at the pleasure of the Mayor. All subordinate officers and employees of the offices, departments, and agencies of the Town government shall be appointed and removed by the Mayor, in accordance with rules and regulations in any merit system which may be adopted by the Council.

(c) The Mayor each year shall report to the Council the condition of municipal affairs and make such recommendations as he deems proper for the public good and the welfare of the Town.

(d) The Mayor shall have complete supervision over the financial administration of the Town government. He shall prepare or have prepared annually a budget and submit it to the Council. He shall supervise the administration of the budget as adopted by the Council. He shall supervise the disbursement of all moneys and have control over all expenditures to assure that budget appropriations are not exceeded.

(e) All powers and duties listed in paragraphs (a), (b), (c), and (d), above, shall be executed by the Town Administrator - Article 4.

(f) The Mayor shall have the power to veto ordinances passed by the council as provided in section 210.

(g) The Mayor shall be recognized as the head of the Town Government for all ceremonial purposes.

(h) The Mayor shall have such other powers and perform such other duties as may be prescribed by this Charter or as may be required of him by the Council, not inconsistent with this charter.

ARTICLE 4
TOWN ADMINISTRATOR

Section 401. Appointment

The council shall appoint an officer of the town who shall have the title of Town Administrator and shall have the powers and perform the duties as provided in this charter. Neither the Mayor nor any member of the council shall receive such appointment during the term for which he shall have been elected, nor within one year after the expiration of his term.

Section 402. Qualifications

The Town Administrator shall be chosen on the basis of his/her executive ability and administrative qualifications with special reference being made to his actual experience in, or knowledge of, accepted practice in respect to the duties of his/her office, as hereinafter set forth. The Town Administrator need not be a resident of the town, but must be a resident of St. Mary's County, Maryland.

Section 403. Salary

The Town Administrator shall receive such compensation as the Council shall determine from time to time.

Section 404. Removal

The Council shall appoint the Town Administrator an indefinite term and may remove him by majority vote of its members. At least thirty days before such removal shall become effective, the Council shall, by a majority vote of its members, adopt a preliminary resolution stating the reason for his removal. The Administrator may reply in writing and may request a public hearing, which shall be held not earlier than twenty days nor later than thirty days after filing of such a request. After such public hearing, if one be requested, and after full consideration, the Council, by majority vote of its members, may adopt a final resolution of removal. By the preliminary resolution the Council may suspend the Administrator from duty, but shall in any case cause to be paid him/her any unpaid balance of his/her salary and his/her salary for the next two calendar months following adoption of the preliminary resolution.

Section 405. Powers and duties of Town Administrator

(a) The Town Administrator shall assume such powers and duties of the Mayor as enumerated in Paragraphs (a), (b), (c), and (d), of section 304.

(b) The Town Administrator shall attend all Council meetings and may take part in the discussion, but he/she shall have no vote.

(c) The Town Administrator shall perform such other duties as may be prescribed by this charter or required of him/her by the Council at the direction of the mayor, not inconsistent with this charter.

Section 406. Interference in Administration

Neither the Council nor any of its members shall direct or request the appointment of any person to, or his removal from, office by the Town Administrator or by any of his/her subordinates. Except for the purpose of inquiry, the Council and its members shall deal with the administrative service solely through the Town Administrator and neither the Council nor any

member thereof shall give orders to any subordinates of the Town Administrator either publicly or privately.

ARTICLE 5
POWERS OF THE TOWN

Section 501. Powers of council enumerated

(1) General powers. - The council shall have the power to pass all such ordinances not contrary to the Constitution and laws of the State of Maryland or this charter as it may deem necessary for the good government of the town; for the protection and preservation of the town's property, rights, and privileges; for the preservation of peace and good order; for securing persons and property from violence, danger, or destruction; and for the protection and promotion of the health, safety, comfort, convenience, welfare, and happiness of the residents of and visitors to the town.

(2) Specific powers. - The council shall have, in addition, the power to pass ordinances not contrary to the laws and Constitution and laws of this State, for the specific purposes provided in the remaining subsections of this section.

(3) Advertising. - To provide for advertising for the purposes of the town, for printing and publishing statements as to the business of the town. Where practical, the most economical method of publication should be pursued.

(4) Aisles and doors. - To regulate and prevent the obstruction of aisles in public halls, churches and places of amusement, and to regulate the construction and operation of the doors and means of egress therefrom.

(5) Amusements. - To provide in the interest of the public welfare for licensing, regulating, or restraining theatrical or other public amusements.

(6) Appropriations. - To appropriate municipal moneys for any purpose within the powers of the council.

(7) Auctioneers. - To regulate the sale of all kinds of property at auction within the town and to license auctioneers.

(8) Band. - To establish a municipal band, symphony orchestra or other municipal organization, and to regulate by resolution the conduct and policies thereof.

(9) Billboards. - To license, tax and regulate, restrain or prohibit the erection or maintenance of billboards within the town, the placing of signs, bills and posters of every kind and description on any building, fence, post, billboard, pole, or other place within the town.

(10) Boards, commissions and committees. - To appoint such boards, commissions and committees as may be necessary to the health, welfare and safety of the citizens. The authority

and responsibility for each such group appointed shall be prescribed in the ordinance or resolution which creates it.

(11) Bridges. - To erect and maintain bridges.

(12) Buildings. - To make reasonable regulations in regard to buildings and signs to be erected, constructed, or reconstructed in the town, and to grant building permits for them; to formulate a building code and a plumbing code and to appoint a building inspector and a plumbing inspector, and to require reasonable charges for permits and inspections; to authorize and require the inspection of all buildings and structures and to authorize the condemnation thereof in whole or in part when dangerous or insecure, and to require that such buildings and structures be made safe or be taken down.

(13) Cemeteries. - To regulate or prohibit the interment of bodies within the municipality and to regulate cemeteries.

(14) Codification of ordinances. - To provide for the codification of ordinances.

(15) Community services. - To provide, maintain, and operate community and social services for the preservation and promotion of the health, recreation, welfare, and enlightenment of the inhabitants of the town.

(16) Cooperative activities. - To make agreements with other municipalities, counties, districts, bureaus, commissions, and governmental authorities for the joint performance of or for cooperation in the performance of any governmental function.

(17) Curfew. - To prohibit the youth of the town from being in the streets, lanes, alley or public places at unreasonable hours of the day or night.

(18) Dangerous improvements. - To compel persons about to undertake dangerous improvements to execute bonds with sufficient sureties conditioned that the owner or contractor will pay all damages resulting from such work which may be sustained by any persons or property.

(19) Departments. - To create, change, and abolish offices, departments, or agencies, other than the offices, departments, and agencies established by this charter; to assign additional functions or duties to offices, departments, or agencies established by this charter, but not including the power to discontinue or assign to any other office department, or agency any function or duty assigned by this charter to a particular office, department, or agency.

(20) Dogs. - To regulate the keeping of dogs in the town and to provide, for the licensing and taxing of them; to provide for the disposition of homeless dogs and of dogs for which no license fee or taxes are paid.

(21) Elevators. - To require the inspection and licensing of elevators and to prohibit their use when unsafe or dangerous or without a license.

(22) Explosives and combustibles. - To regulate or prevent the storage of gunpowder, oil, or any other explosive or combustible matter; to regulate or prevent the use of firearms, fireworks, bonfires, explosives, or any similar things which may endanger persons or property.

(23) Fees and charges. - Subject to the limitations imposed by the provisions of Article 81 of the Annotated Code of Maryland, to establish and collect reasonable fees and charges:

(a) For the franchises, licenses or permits authorized by law to be granted by a municipal corporation; or

(b) Associated with the exercise of any governmental or proprietary function authorized by law to be exercised by a municipal corporation.

(24) Filth. - To compel the occupant and owner of any premises, building, or outhouse situated in the town, if it has become filthy or unwholesome, to abate or cleanse the condition; and after reasonable notice to the owners and occupants to authorize such work to be done by the proper officers and to assess the expense thereof against the property, making it collectible by taxes or against the occupant or occupants.

(25) Finances. - To levy, assess, and collect ad valorem property taxes; to expend municipal funds for any public purpose; to have general management and control of the finances of the town.

(26) Fire. - To suppress fires and prevent the dangers thereof and to establish and maintain a fire department; to contribute funds to volunteer fire companies serving the town; to inspect buildings for the purpose of reducing fire hazards, to issue regulations concerning fire hazards, and to forbid and prohibit the use of fire-hazardous buildings and structures permanently or until the conditions of town fire-hazard regulation are met; to install and maintain fireplugs where and as necessary, and to regulate their use; and to take all other measures necessary to control and prevent fires in the town.

(27) Food. - To inspect and to require the condemnation of, if unwholesome, and to regulate the sale of any food products.

(28) Franchises. - To grant and regulate franchises to water companies, cable communication companies, electric light companies, gas companies, telegraph and telephone companies, transit companies, taxicab companies and any others which may be deemed advantageous and beneficial to the town, subject to the limitations and provisions of the Annotated Code of Maryland; to grant one or more exclusive or non-exclusive franchises for a community antenna system or other cable television system that utilizes any public right-of-way, highway, street, road, lane alley or bridge, to impose franchise fees, and to establish rate, rules, and regulations for franchises granted under this section. No franchise shall be granted for a longer period than fifty years.

(29) Garbage. - To prevent the deposit of any unwholesome substance either on private or public property and to compel its removal to designated points; to require slops, garbage, ashes, and other waste or other unwholesome materials to be removed to designated points, or to require the occupants of the premises to place them conveniently for removal.

(30) Grants-in-aid. - To accept gifts and grants of federal or of State funds from the federal or State governments or any agency thereof, and to expend the funds for any lawful purpose, agreeably to the conditions under which the gifts or grants were made.

(31) Hawkers. - To license, tax, regulate, suppress, and prohibit hawkers and itinerant dealers, peddlers, pawnbrokers, and all other persons selling any articles in the town, and to revoke such licenses for any action or threat of action by such a licensee in the course of his occupation which causes or threatens harm or injury to inhabitants of the town or to their welfare or happiness.

(32) Health. - To protect and preserve the health of the town and its inhabitants; to prevent the introduction of contagious diseases into the town; to establish quarantine regulations, and to authorize the removal and confinement of persons having contagious or infectious diseases; to prevent and remove all nuisances; to inspect, regulate, and abate any buildings, structures, or places which cause or may cause unsanitary conditions or conditions detrimental to health; but nothing herein shall be construed to affect in any manner any of the powers and duties of the Secretary of Health and Mental Hygiene, the county board of health, or any public, general or local law relating to the subject of health.

(33) House numbers. - To regulate the numbering of houses and lots and to compel owners to renumber them, or in default thereof to authorize and require the work to be done by the town at the owner's expense, such expense to constitute a lien upon the property collectible as tax moneys.

(34) Jail. - To establish and regulate a station house or lockup for temporary confinement of violators of the laws and ordinances of the town or to use the county jail for such purpose.

(35) Licenses. - Subject to any restrictions imposed by the public general laws of the State, to license and regulate all persons beginning or conducting transient or permanent business in the town for the sale of any goods, wares, merchandise, or services, to license and regulate any business, occupation, trade, calling or place of amusement business; to establish and collect fees and charges for all licenses and permits issued under the authority of this charter.

(36) Liens. - To provide that any valid charges, taxes, or assessments made against any real property within the town shall be liens upon the property, to be collected as municipal taxes are collected.

(37) Lights. - To provide for the lighting of the town.

(38) Livestock. - To regulate and prohibit the running at large of cattle, horses, swine, fowl, sheep, goats, dogs, or other animals; to authorize the impounding, keeping, sale, and redemption of such animals when found in violation of the ordinance in such cases provided.

(39) Markets. - To obtain by lease or rent, own, construct, purchase, operate, and maintain public markets within the town.

(40) Minor privileges. - to regulate or prevent the use of public ways, sidewalks, and public places for signs-awnings, posts, steps, railings, entrances, racks, posting handbills and advertisements, and display of goods, wares, and merchandise.

(41) Noise. - To regulate or prohibit unreasonable ringing of bells, crying of goods, or sounding of whistles and horns.

(42) Nuisances. - to prevent or abate by appropriate ordinance all nuisances in the town which are so defined at common law, by this charter, or by the laws of the State of Maryland. Whether they be herein specifically named or not; to regulate, to prohibit, to control the location of, or to require the removal from the town of all trading in, handling of, or manufacture of any commodity which is or may become offensive, obnoxious, or injurious to the public comfort or health. In this connection the town may regulate, prohibit, control the location of, or require the removal from the town of such things as stockyards, slaughterhouses, cattle or hog pens, tanneries and renderies. This listing is by way of enumeration, not limitation.

(43) Obstructions. - To remove all nuisances and obstructions from the streets, lanes, and alleys and from any lots adjoining thereto, or any other places within the limits of the town.

(44) Parking facilities. - To license and regulate and to establish, obtain by purchase, by lease or by rent, own, construct, operate, and maintain parking lots and other facilities for off-street parking.

(45) Parking meters. - To install parking meters on the streets and public places of the town in such places as by ordinance they determine, and by ordinance to prescribe rates and provisions for the use thereof.

(46) Parks and recreation. - To establish and maintain public parks, gardens, playgrounds, and other recreational facilities and programs to promote the health, welfare, and enjoyment of the inhabitants of the town.

(47) Police force. - To establish, operate, and maintain a police force.

(48) Police powers. - To enforce all laws of the town and state equally within the town limits; to enforce all laws relating to disorderly conduct and the suppression of nuisances equally within the limits of the town and beyond those limits for one half mile or for so much of this distance as does not conflict with the powers of another municipal corporation.

(49) Property. - To acquire by conveyance, purchase, or gift, real or leasable property for any public purposes; to erect buildings and structures thereon for the benefit of the town and its inhabitants; and to convey any real or leasehold property when no longer needed for the public use, after having given at least twenty days public notice of the proposed conveyance; to control, protect, and maintain public buildings, grounds, and property of the town.

(50) Quarantine. - To establish quarantine regulations in the interest of the public health.

(51) Regulations. - To adopt by ordinance and enforce within the corporate limits police, health, sanitary, fire, building, plumbing, traffic, speed, parking, and other similar regulations not in conflict with the laws of the State of Maryland or with this charter.

(52) Sidewalks. - To regulate the use of sidewalks and all structures in, on, under, or above them; to require the owner or occupant of premises to keep the sidewalks in front thereof from snow, weeds, trash, dirt or other obstructions; to prescribe hours for cleaning sidewalks.

(53) Sweeping. - To regulate or prevent the throwing or depositing of sweepings, dust, ashes, offal, garbage, paper, handbills, dirty liquids, or other unwholesome materials into any public way or any public or private property in the town.

(54) Taxicabs. - To license, tax and regulate public hackmen, taxicabmen, draymen, drivers, cabmen, porters and expressmen, and all other persons pursuing like occupations.

(55) Vehicles. - To regulate and license wagons and other vehicles not subject to the licensing powers of the State of Maryland.

(56) Voting machines. - To purchase, lease, borrow, install, and maintain voting machines for use in town elections.

(57) Zoning. - To exercise the powers as to planning and zoning, conferred upon municipal corporations generally.

(58) General authority. - In addition to all the powers granted to the council by this charter or any other provision of law, the council may exercise any power or perform any function which is not now or hereafter denied to it by the Constitution of Maryland, this charter, or any applicable law passed by the General Assembly of Maryland. The enumeration of powers and functions in this charter or elsewhere shall not be deemed to limit the power and authority granted by this.

Section 502. Exercise of powers

For the purpose of carrying out the powers granted in this charter, the council may pass all necessary ordinances. All the powers of the town shall be exercised in the manner prescribed by this charter, or if the manner be not prescribed, then in such manner as may be prescribed by ordinance.

Section 503. Enforcement of ordinances

To ensure the observance of the ordinances of the town, the council has the power to provide that violation thereof shall be a misdemeanor, unless otherwise declared to be a municipal infraction, and has the power to affix thereto penalties of a fine not exceeding \$1,000 or imprisonment not exceeding six months, or both such fine and imprisonment. Any person subject to any penalty has the right of appeal within ten days to the circuit court of the county in which the penalty was imposed. The council may provide that, if the violation is of a continuing

nature and is persisted in, a conviction for one violation shall not be a bar to a conviction for a continuation of the offense subsequent to the first or any succeeding conviction.

ARTICLE 6 MUNICIPAL ELECTIONS

Section 601. Qualifications of voters

The town shall maintain a register of all persons eligible to vote in the town elections. Those qualified to vote shall be entitled to vote in all town elections. All voters must be a citizen of the United States and at least eighteen years of age. In addition, for a period of at least thirty days preceding the election, each voter must have lived within the town.

Section 602. Election Judge

There shall be an Election Judge who shall be appointed by the mayor with the approval of the council on or before the first Monday in March in every second odd-numbered year. The term of the Election Judge shall begin on the first Monday in March in the year in which he/she is appointed and run for four years. The Election Judge shall be a qualified voter of the town and shall not hold or be a candidate for any elective office during their term of office. Vacancy shall be filled by the mayor with the approval of the council for the remainder of the unexpired term. Compensation, if any, shall be determined by the council.

Section 603. Removal of Judge

An Election Judge may be removed for good cause by the council, if in the judgement of the council the judge is not properly performing or will not properly perform the duties of the position. Before removal, the Election Judge shall be given a written copy of the charges and shall have a public hearing on them before the council if so requested within ten days after receiving the written copy of the charges.

Section 604. Duties

The Election Judge shall be in charge of the registration of voters, nominations, and all town elections. The council may appoint election clerks or other employees to assist the judge in any of his/her duties.

Section 605. Notice of registration days and elections

The Election Judge shall give at least two weeks notice of every registration day and every election by an advertisement published in at least one newspaper of general circulation in the town and by posting a notice thereof in some public place or places in town.

Section 606. Registration

Registration shall be permanent, and no person is entitled to vote in town elections unless he is registered. The Election Judge shall keep the registration lists up to date by striking from the lists persons known to have died or to be moved out of the town or who are otherwise not qualified. The council, by ordinance, shall adopt and enforce any provisions necessary to establish and maintain a system of permanent registration and provide for a reregistration when necessary. The judge shall prescribe procedures for registration of voters.

Section 607. Appeal from action of the Election Judge

If any person is aggrieved by the action of the Election Judge in refusing to register or in striking off the name of any person, or by any other action he/she may appeal to the council. Any decision or action of the council upon such appeals may be appealed to the circuit court for the county within the time allowed for such appeals.

Section 608. Filing certificate of nomination

Persons may be nominated for elective office in the town by filing a certificate of nomination at the town office on or before the third Monday in April next preceding the town election. No person shall file for nomination to more than one elective town public office or hold more than one elective town public office at any one time.

Section 609. Election of mayor and councilmembers [Amended 11-8-2004 by Charter Amendment No. CA-04-04]

On the first Tuesday in May, the mayor and councilmembers shall be elected as follows:

a. For the election in 2005, the voters shall elect a mayor to serve for a term of three years, and for the election in 2008 and every four years thereafter, the voters shall elect a mayor to serve for a term of four years.

b. For the election in 2005, the voters shall elect two councilmembers to serve for terms of three years, and for the election in 2008 and every four years thereafter, the voters shall elect two councilmembers to serve for terms of four years.

c. For the election in 2006 and every four years thereafter, the voters shall elect three councilmembers to serve for terms of four years.

Section 610. Conduct of elections generally

It is the duty of the Election Judge to provide for each special and general election a suitable place or places for voting and suitable ballot boxes and ballots and/or voting machines. The

ballots and/or voting machines shall show the name of each candidate nominated for elective office in accordance with the provisions of this charter, arranged in alphabetical order by office with no party designation of any kind. The Election Judge shall keep the polls open from noon to 7:00 PM on election days or for longer hours if the council requires it.

Section 611. Special elections

All special town elections shall be conducted by the Election Judge of elections in the same manner as far as practicable, as regular town elections.

Section 612. Vote count

a. Immediately after closing the polls, the Election Judge shall determine all the votes cast, including regular and absentee ballots, for each candidate or question and shall certify the results of the election to the secretary of the town who shall record the results in the minutes of the council.

b. The candidate for mayor with the highest number of votes in the general election shall be declared elected mayor. The candidates for the council with the greatest number of votes shall be declared elected as councilmembers.

c. In the event of a tie vote for any office, a special run-off election among those tied shall be held within fifteen days. The Election Judge shall give at least five days notice of the time and place of this special election.

Section 613. Preservation of ballots

All ballots used in any town election shall be preserved for at least six months from the date of the election.

Section 614. Vacancies

In case of a vacancy in the office of mayor or council for any reason, the council shall elect some qualified person to fill the vacancy for the unexpired term. Any vacancies on the council or in the office of mayor shall be filled by the favorable votes of a majority of the remaining members of the council. The results of any such vote shall be recorded in the minutes of the council.

Section 615. Regulation and control by council

The council has the power to provide rule, resolution or ordinance in every respect not covered by the provisions of this charter for the conduct of registration, nomination, and town elections

and for the prevention of fraud in connection therewith, and for a recount of ballots in case of doubt or fraud.

Section 616. Absentee ballots

Any qualified voter registered to vote is entitled to vote in all town elections by absentee ballot. The Election Judge shall prescribe the procedures to so vote.

Section 617. Penalties

Any person who (1) fails to perform any duty required of him under the provisions of this subheading or any ordinances passed thereunder, (2) in any manner wilfully or corruptly violates any of the provisions of this subheading or any ordinances passed thereunder, or (3) wilfully or corruptly does anything which will tend to affect fraudulently any registration, nomination or town election, is guilty of a misdemeanor. Any officer or employee of the town government who is convicted of a misdemeanor under the provisions of this section shall immediately upon conviction thereof cease to hold such office or employment.

ARTICLE 7
FINANCE

Section 701. Treasurer [Amended 11-8-2004 by Charter Amendment No. CA-04-01]

There shall be a treasurer appointed by the mayor with the approval of the council. The treasurer shall serve at the pleasure of the mayor. The compensation of the treasurer shall be determined by the council. The treasurer shall be the chief financial officer of the town. The financial powers of the town, except as otherwise provided by this charter, shall be exercised by the treasurer under the direct supervision of the mayor.

Section 702. Same - powers and duties [Amended 11-8-2004 by Charter Amendment No. CA-04-01]

Under the supervision of the mayor, the treasurer shall have authority and shall be required to:

(1) Prepare at the direction of the mayor an annual budget to be submitted by the mayor to the council.

(2) Supervise and be responsible for the disbursement of all moneys and have control over all expenditures to assure that budget appropriations are not exceeded, diverted, misapplied or expended other than as budgeted.

(3) Maintain a general accounting system for the town in such form as the council may require, not contrary to State law.

(4) Submit at the end of each fiscal year, and at such other times as the council may require, a complete financial report to the council through the mayor.

(5) Ascertain that all taxable property within the town is assessed for taxation.

(6) Collect all taxes, special assessments, license fees, liens, and all other revenues (including utility revenues) of the town, and all other revenues for whose collection the town is responsible, and receive any funds receivable by the town.

(7) Have custody of all public monies belonging to or under the control of the town, except as to funds in the control of any set of trustees, and have custody of all bonds and notes of the town.

(8) Do such other things in relation to the fiscal or financial affairs of the town as the mayor or the council may require or as may be required elsewhere in this charter.

Section 703. Fiscal year

The town shall operate on an annual budget. The fiscal year of the town shall begin on the first day of July in any year and shall end on the last day of June in the following year. The fiscal year constitutes the tax year, the budget year, and the accounting year.

Section 704. Budget

The mayor, on such date as the council determines, but at least by May 20, of any fiscal year, shall submit a budget to the council. The budget shall provide a complete financial plan for the budget year and shall contain estimates of anticipated revenues and proposed expenditures for the coming year. The total of the anticipated revenues shall equal or exceed the total of the proposed expenditures. The budget shall be a public record in the office of the clerk-treasurer, open to public inspection during normal business hours.

Section 705. Same - adoption

Before adopting the budget the council shall hold a public hearing thereon after two weeks notice thereof in some newspaper having general circulation within the municipality. The council may insert new items or may increase or decrease the items of the budget. If the council increases the total proposed expenditures it shall also increase the total anticipated revenues in an amount at least equal to the total proposed expenditures. The budget shall be prepared and adopted in the form of an ordinance. A favorable vote of at least a majority of the total elected membership of the council is necessary for adoption.

Section 706. Appropriations

No public money may be expended without having been appropriated by the council. From the effective date of the budget, the several amounts stated therein as proposed expenditures shall be and become appropriated to the several objects and purposes named therein.

Section 707. Transfer of funds

Any transfer of funds between appropriations for different purposes by the mayor must be approved by the council before becoming effective.

Section 708. Over expenditures forbidden [Amended 11-8-2004 by Charter Amendment No. CA-04-05]

No officer or employee during any budget year may expend or contract to expend any money or incur any liability or enter into any contract which by its terms involves the expenditure of money for any purpose, in excess of the amounts available for expenditure in the fund to which the expenditure, contract or liability is to be charged. Any contract, verbal or written, made in violation of this charter is null and void. Nothing in this section contained, however, prevents the making of contracts or expenditure of money for capital improvements to be financed in whole or in part by the issuance of bonds, nor the making of contracts of lease or for services for a period exceeding the budget year in which the contract is made, when the contract is permitted by law.

Section 709. Appropriations lapse after one year

All appropriations lapse at the end of the budget year to the extent that they are not expended or lawfully encumbered. Any unexpended and unencumbered funds shall be considered a surplus at the end of the budget year and shall be included among the anticipated revenues for the next succeeding budget year.

Section 710. Checks [Amended 11-8-2004 by Charter Amendment No. CA-04-01; 11-8-2004 by Charter Amendment No. CA-04-02]

All checks issued in payment of salaries or other municipal obligations shall be issued and signed by the treasurer and shall be countersigned by the mayor or, in the absence of the treasurer or the mayor, signed or countersigned by the town administrator.

Section 711. Taxable property

All real property and all tangible personal property within the corporate limits of the town, or personal property which may have a situs there by reason of the residence of the owner therein, is subject to taxation for municipal purposes, and the assessment used shall be the same as that

for State and county taxes. No authority is given by this section to impose taxes on any property which is exempt from taxation by any act of the General Assembly.

Section 712. Budget authorizes levy

From the effective date of the budget, the amount stated therein as the amount to be raised by the property tax constitutes a determination of the amount of the tax levy in the corresponding tax year.

Section 713. Notice of tax levy [Amended 11-8-2004 by Charter Amendment No. CA-04-01]

Immediately after the levy is made by the council in each year, the treasurer shall give notice of the making of the levy by posting a notice thereof in some public place or places in the town. The treasurer shall make out and mail or deliver in person to each taxpayer or agent at the last known address a bill or account of the taxes due. This bill or account shall contain a statement of the amount of real and personal property with which the taxpayer is assessed, the rate of taxation, the amount of taxes due, and the date on which the taxes will bear interest. Failure to give or receive any notice required by this section shall not relieve any taxpayer of the responsibility to pay on the dates established by this charter all taxes levied.

Section 714. When taxes are overdue

The taxes provided for in this charter are due and payable on the first day of July in the year for which they are levied and are overdue and in arrears on the first day of the following October. They shall bear interest while in arrears at the rate established by the council for each month or fraction of a month until paid. All taxes not paid and in arrears after the first day of the following January shall be collected as provided below.

Section 715. Sale of tax-delinquent property [Amended 11-8-2004 by Charter Amendment No. CA-04-01]

A list of all property on which the town taxes have not been paid and which are in arrears as provided by this charter shall be turned over by the treasurer to the official of the county responsible for the sale of tax-delinquent property as provided in State law. All property listed thereon, if necessary, shall be sold for taxes by this county official, in the manner prescribed by State law. By an affirmative vote of the council the town may from time to time conduct its own tax sales.

Section 716. Fees

All fees received by an officer or employee of the town government in his/her official capacity shall belong to the town government and be accounted for to the town.

Section 717. Audit

The financial books and accounts of the town shall be audited annually as required by Section 40 of Article 19 of the Annotated Code of Maryland (1957 Edition, as amended).

Section 718. Tax anticipation borrowing

During the first six months of any fiscal year, the town may borrow in anticipation of the collection of the property tax levied for that fiscal year, and may issue tax anticipation notes or other evidences of indebtedness as evidence of such borrowing. Such tax anticipation notes or other evidences of indebtedness shall be a first lien upon the proceeds of such tax and shall mature and be paid not later than eighteen months after they are issued. No tax anticipation notes or other evidences of indebtedness shall be issued which will cause the total tax anticipation indebtedness of the town to exceed fifty per centum (50%) of the property tax levy for the fiscal year in which the notes or other evidences of indebtedness are issued. All tax anticipation notes or other evidences of indebtedness shall be authorized by ordinance before being issued. The council shall have the power to regulate all matters concerning the issuance and sale of tax anticipation notes.

Section 719. Authority for general obligation borrowings.[Added 9-25-2006 by Charter Amendment No. CA-06-02

(a) In addition to the authority provided for in Section 718 of this Charter with respect to tax anticipation borrowings, the Town shall have the power to borrow money for any proper public purpose and to evidence such borrowing by the issuance and sale of its general obligation bonds, notes or other evidences of indebtedness in the manner prescribed in this Section.

(b) As determined by or provided for in the authorizing ordinance and/or resolution of the Council, the general obligation bonds, notes or other evidences of indebtedness of the Town may be issued and sold:

(1) By private (negotiated) sale without advertisement or solicitation of competitive bids or by the solicitation of competitive bids at public sale after publication or dissemination of the notice of sale, as determined by the Council by ordinance or resolution;

(2) For a price or prices that may be at, above or below the par value of the bonds, notes or other evidences of indebtedness;

(3) At a rate of interest or rates of interest that may be fixed or variable or may be determined by a method approved or provided for by the Council; and

(4) For cash or other valuable consideration.

(c) The ordinance or resolution that authorizes the general obligation bonds, notes or other evidences of indebtedness may provide for their redemption prior to maturity, at such price or prices at or above par value as determined or provided for by the Council, and for the manner of publishing or otherwise giving notice of such redemption.

(d) The Town may enter into agreements with agents, banks, fiduciaries, insurers or others for the purpose of enhancing the marketability of or as security for the general obligation bonds, notes or other evidences of indebtedness and for securing any tender option granted to holders thereof.

(e) The official signatures and seals affixed to any of the general obligation bonds, notes or other evidences of indebtedness may be imprinted in facsimile.

(f) In connection with any sale of general obligation bonds, notes or other evidences of indebtedness by the solicitation of competitive bids at public sale, and as determined or provided for by the Council by ordinance or resolution, any such competitive bids may be delivered by electronic and/or facsimile means and/or by any other then-commercially reasonable manner for the sale of municipal obligations at competitive bid, any notice of sale may be published in whole and/or in summary form in a newspaper of general circulation in the Town and/or in a generally recognized financial journal such as The Bond Buyer, or any notice of sale may be disseminated solely in electronic form and/or by any other then-commercially reasonable manner for the sale of municipal obligations, and the date or dates of publishing or disseminating any notice of sale or summary thereof shall be determined or provided for by the Council by ordinance or resolution.

(g) Any resolution adopted by the Council pursuant to this Section 719 may be introduced and adopted in a single session and shall not be subject to petition to referendum, notwithstanding the provisions of any other section of this Charter.

(h) In connection with the authorization of its general obligation bonds, notes or other evidences of indebtedness, the Town may pledge to the payment thereof, or provide that such obligations shall be payable in the first instance from, any other sources of revenue available to the Town.

(i) The power conferred on the Town under this Section 719 of the Charter shall be deemed to be additional and supplemental to any other general obligation borrowing authority granted to the Town by Maryland public general or public local law, and the Town may authorize, issue and secure any such general obligation debt in conformity with this Charter and/or any other applicable law.

(j) The provisions of this Section 719 shall not apply to any tax anticipation borrowing incurred in accordance with Section 718 of this Charter.

(k) All general obligation bonds, notes or other evidences of indebtedness validly issued by the Town previous to the effective date of this Charter, as amended, and all ordinances and resolutions passed concerning them, are hereby declared to be valid, legal and binding and of full force and effect as if herein fully set forth.

Section 720. Previous issues

All bonds, notes, or other evidences of indebtedness validly issued by the town previous to the effective date of this charter and all ordinances passed concerning them are hereby declared to be valid, legal, and binding and of full force and effect as if herein fully set forth.

Section 721. Purchasing and contracts [Amended 11-8-2004 by Charter Amendment No. CA-04-01]

All purchases and contracts for the town government shall be authorized by the Town Administrator. The council may provide by ordinance or resolution for rules and regulations regarding the use of competitive bidding and contracts for all town purchases and contracts. The treasurer shall advertise for sealed bids, in such manner as may be prescribed by the council, for all such written contracts. The written contracts shall be awarded to the bidder who offers the lowest or best bid, quality of goods and work, time of delivery or completion, and responsibility of bidders being considered. All such written contracts shall be approved by the council before becoming effective. The treasurer may reject all bids and readvertise. The town at any time in its discretion may employ its own forces for the construction or reconstruction of public improvements without advertising for (or readvertising for) or receiving bids. All written contracts may be protected by such bonds, penalties, and conditions as the town may require.

**ARTICLE 8
PERSONNEL****Section 801. Secretary to council**

The Town Secretary shall serve as clerk to the council. The Town Secretary shall attend every meeting of the council and keep a full and accurate account of the proceedings of the council. The Town Secretary shall keep such other records and perform such other duties as may be required by this charter or the council.

Section 802. Town attorney

The mayor with the approval of the council may appoint a town attorney. The town attorney shall be a member of the bar of the Maryland Court of Appeals. The town attorney is the legal advisor of the town and shall perform such duties in this connection as may be required by the council or the mayor. Compensation of the town attorney shall be determined by the council. The town has the power to employ such legal consultants as it deems necessary from time to time.

Section 803. Authority to employ personnel

The town may employ such officers and employees as it seems necessary to execute the powers and duties provided by this charter or other State law and to operate the town government.

Section 804. Merit system authorized

The town may provide by ordinance for appointments and promotions in the administrative service on the basis of merit and fitness. To carry out this purpose the council may adopt such rules and regulations governing the operation of a merit system as it deems desirable or necessary. Among other things these rules and regulations may provide for competitive examinations, the use of eligible lists, a classification plan, a compensation plan, a probation period, appeals by employees included within the classified service from dismissal or other disciplinary action, and vacation and sick leave regulations. The town may request and avail itself of the facilities of the Commissioner of State Personnel for the administration of its merit system, as provided in State Law.

Section 805. Unclassified and classified service

(a) The civil service of the town shall be divided into the unclassified and classified service.

(b) Unclassified service - The unclassified service shall comprise the following offices and positions, which shall not be included within the merit system:

(1) The mayor, the councilpersons, and persons appointed to fill vacancies in these positions.

(2) The clerk-treasurer and the town attorney.

(3) The heads of all offices, departments, and agencies and members of town boards and commissions.

(4) Part-time, temporary, and unpaid offices and positions.

(c) Classified service. - The classified service shall comprise all positions not specifically included by this section in the unclassified service. All offices and positions included in the classified service shall be subject to any merit system rules and regulations which may be adopted.

Section 806. Prohibitions and penalties

(a) Prohibitions. - If a merit system is adopted, no person in the classified service of the town or seeking admission thereto shall be appointed, promoted, demoted, removed, or in any way favored or discriminated against because of political or religious opinions or affiliations or any other factors not related to ability to perform the work; no person shall wilfully or corruptly

commit or attempt to commit any fraud preventing the impartial execution of the personnel provisions of this charter or of the rules and regulations made thereunder; no officer or employee in the classified service of the town shall continue in such position after becoming a candidate for nomination or election to any public office; no person seeking appointment to or promotion in the classified service of the town shall either directly or indirectly give, render, or pay any money, service, or other valuable thing to any person for or on account of or in connection with the appointment, proposed appointment, promotion, or proposed promotion; no person holding a position in the classified service of the town shall make any contribution to the campaign funds of any political party or any candidate for public office or take any part in the management, affairs or political campaign of any political party or candidate for public office, further than in the exercise of his right as a citizen to express his opinion and to cast his vote.

(b) Penalties. - Any person who individually or with others wilfully or corruptly violates any of the provisions of this section is guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine or not more than five hundred dollars (\$500.00), or by imprisonment for a term not exceeding ninety days, or by both such fine and imprisonment. Any person who is convicted under this section for a period of five years is ineligible for appointment to or employment in a position in the town service, and, if the person be an officer or employee of the town, shall immediately forfeit the office or position he holds.

Section 807. Retirement system

The town may do all things necessary to include its officers and employees, within any retirement system or pension system under the terms of which they are admissible, and to pay the employer's share of the cost of any such retirement or pension system out of the general funds of the town.

Section 808. Compensation of employees

The compensation of all officers and employees of the town shall be set from time to time by an ordinance passed by the council, subject to the restrictions imposed upon establishing the salaries of the councilpersons and mayor.

Section 809. Employee benefit programs

The town by ordinance may provide for or participate in hospitalization or other forms of benefit or welfare programs for its officers and employees, and may expend public moneys of the town for such programs.

ARTICLE 9
PUBLIC WAYS AND SIDEWALKS

Section 901. Definition of public ways

The term "public ways" as used in this charter includes all streets, avenues, roads, highways, public thoroughfares, lanes, and alleys.

Section 902. Control of public ways

The town has control of all public ways in the town except those that are under the jurisdiction of the State Highway Administration. Subject to the laws of the State of Maryland and its charter, the town may do whatever it deems necessary to establish, operate, and maintain in good condition the public ways of the town.

Section 903. Powers of town as to public ways

The town may:

- (1) Establish, regulate, and change from time to time the grade lines, width, and construction materials of any town public way or part thereof, bridges, curbs, and gutters.
- (2) Grade, layout, construct, open, extend, and make new town public ways.
- (3) Grade, straighten, widen, alter, improve or close up any existing town public way or part thereof.
- (4) Pave, surface, repave, or resurface any town public way or part thereof.
- (5) Install, construct, reconstruct, repair, and maintain curbs and/or gutters along any town public way or part thereof.
- (6) Construct, reconstruct, maintain, and repair bridges.
- (7) Name town public ways.
- (8) Have surveys, plans, specifications, and estimates made for any of the above activities or projects or parts thereof.

Section 904. Powers of the town as to sidewalks

The town may:

(1) Establish, regulate, and change from time to time the grade lines, width, and construction materials of any sidewalk or part thereof along any public way or part thereof within the town.

(2) Grade, lay out, construct, reconstruct, pave, repave, repair, extend, or otherwise alter sidewalks on town property along any public way or part thereof within the town.

(3) Require that owners of any property abutting on a sidewalk keep the sidewalk clear of all ice, snow, weeds, dirt, trash and other obstructions.

(4) Require and order the owner of any property abutting on any public way in the town to perform any projects authorized by this section at the owner's expense according to reasonable plans and specifications. If, after due notice, the owner fails to comply with the order within a reasonable time, the town may do the work, and the expense shall be a lien on the property and shall be collectible in the same manner as are town taxes or by suit at law.

ARTICLE 10 WATER AND SEWERS

Section 1001. Powers of the town

The town may:

(1) Construct, operate and maintain a water system and water plant.

(2) Construct, operate, and maintain a sanitary sewerage system and a sewage treatment plant.

(3) Construct, operate, and maintain a storm water drainage system and storm water sewers.

(4) Construct, maintain, reconstruct, enlarge, alter, repair, improve, or dispose of all parts, installations, and structures of the above plants and systems.

(5) Have surveys, plans, specifications, and estimates made for any of the above plants and systems or parts thereof or the extension thereof.

(6) Do all things it deems necessary for the efficient operations and maintenance of the above plants and systems.

Section 1002. Placing structures in public ways

Any public service corporation, company, or individual, before beginning any construction of or placing of or changing the location of any main, conduit, pipe, or other structure in the public ways of the town, shall submit plans to the town and obtain written approval upon such conditions and subject to such limitations as may be imposed by the town. Any public service

corporation, company, or individual violating the provisions of this section is guilty of a misdemeanor punishable by a fine not exceeding \$1,000. If any unauthorized main, conduit, pipe, or other structure interferes either the operation of the water, sewerage, or storm water systems, the town may order it removed.

Section 1003. Obstructions

All individuals, firms or corporations, company having mains, pipes, conduits, or other structures, in, on, or over any public way in the town or in the county which impede the establishment, construction, or operation of any town sewer or water main, upon reasonable notice, shall remove or adjust the obstructions at their own expense to the satisfaction of the town. If necessary to carry out the provisions of this section, the town may use its condemnation powers.

Section 1004. Entering on county publicways

The town may enter upon or do construction in, on or over any county public way for the purpose of installing or repairing any equipment or doing any other things necessary to establish, operate, and maintain the water system, water plant, sanitary sewerage system, sewage treatment plant, or storm water sewers provided for in this charter. Unless required by the county, the town need not obtain any permit or pay any charge for these operations, but it must notify the county of its intent to enter on the public way and must leave the public way in a condition not inferior to that existing before.

Section 1005. Connections

The town shall provide a connection with water and sanitary sewer mains for all property abutting on any public way in which a sanitary sewer or water main is laid. When any water main or sanitary sewer is declared ready for operation by the town, all abutting property owners after reasonable notices shall connect all fixtures with the water or sewer main. The town may require that, if it considers existing fixtures unsatisfactory, satisfactory ones be installed at owner's expense and may require that all cesspools, sinkdrains, and privies be abandoned at owner's expense, filled removed or left in such a way as not to injure public health. All wells found to be polluted or a menace to health may be ordered to be abandoned or closed at owner's expense. Any violation of an ordinance passed under the provisions of this section shall be made a misdemeanor punishable by a fine not exceeding \$1,0000.

Section 1006. Same - Charge

The town may make a charge, the amount to be determined by the council, for each connection made to the town's water or sewer mains. This charge shall be uniform throughout the town, but may be changed from year to year. Arrangements for the payment of this charge shall be made before the connection is made.

Section 1007. Changes in plumbing, etc., to prevent waste or improper use

In order to prevent any leakage or waste of water or other improper use of the town's water system or sewage disposal system, the town may require such changes in plumbing, fixtures, or connections as it deems necessary to prevent such waste or improper use.

Section 1008. Private systems

The town by ordinance may provide that no water supply, sewerage, or storm water drainage system, and no water mains, sewers, drains, or connection therewith, shall be constructed or operated by any person or persons, firm, corporation, institution, or community, whether upon private premises or otherwise, and may provide that cesspools or other private methods of sewage disposal shall be operated and maintained in such a manner that they do not and will not be likely to affect adversely the public comfort and health and any cesspool or other private method of sewage disposal affecting or likely to affect adversely the public comfort and health may be deemed a nuisance and may be abated by the town. Any violation of an ordinance passed under the provisions of this section shall be made a misdemeanor punishable by a fine not exceeding \$1,000.

Section 1009. Extensions beyond boundaries

The town may extend its water or sewerage systems beyond the town limits.

Section 1010. Right of entry

Any employee or agent of the town, while in the necessary pursuit of his/her official duties with regard to the water or sewage disposal systems operated by the town, has a right of entry, for access to water or sewer installations, at all reasonable hours, and after reasonable advance notice to the owner, tenant or person in possession, upon any premises and into any building in the town or in the county served by the town's water or sewage disposal system. Any restraint or hindrance offered to the entry by any owner, tenant, or person in possession, or the agent of any of them, by ordinance, may be made a misdemeanor punishable by a fine not exceeding \$1,000.

Section 1011. Pollution of water supply

No person shall do anything which will discolor, pollute, or tend to pollute any water used or to be used in the town water supply system.

Section 1012. Contracts for service

The town, if it deems it advisable, may contract with any party or parties, inside or outside the town, to obtain water or to provide for the removal of sewage.

Section 1013. Charges

The town may charge and collect such service rates, water rents, ready-to-serve charges, or other charges as it deems necessary for water supplied and for the removal of sewage. These charges are to be billed and collected by the clerk-treasurer, and if bills are unpaid within thirty days, the service may be discontinued. All charges shall be a lien on the property, collectible in the same manner as town taxes or by suit at law.

Section 1014. Exception

The provisions of this subheading shall not extend to any town located in a sanitary district or special tax area or district authorized to discharge the powers provided in this subheading, as to the particular powers included in the authorization.

Section 1015. Additional fees and charges. [Added 6-12-2006by Charter Amendment No. CA-06-01]

In addition to other fees and charges authorized by this Article 10 or other law, the town may impose and collect fees and charges for the allocation of water and sanitary sewer capacity in the town's water and sanitary sewer systems, and to pay for the construction and expansion of, capital improvements to, and maintenance of the town's water and sanitary sewer systems.

ARTICLE 11
SPECIAL ASSESSMENT

Section 1101. Power of town to levy special assessments

The town may levy and collect taxes in the form of special assessments upon property in a limited and determinable area for special benefits conferred upon the property by the installation or construction, of water mains, sanitary sewer mains, storm water sewers, curbs, and gutters and by the construction, and paving of public ways and sidewalks or parts thereof, and it may provide for the payment of all or any part of the above projects out of the proceeds of the special assessment. The cost of any project, to be paid in whole or in part by special assessments may include the direct cost thereof, the cost of any land acquired for the project, the interest on bonds, notes, or other evidences of indebtedness issued in anticipation of the collection of special assessments, a reasonable charge for the services of the administrative staff of the town, and any other item of cost which may reasonably be attributed to the project.

Section 1102. Procedure

a. Provided. - The procedure for special assessments, wherever authorized in this charter, is as provided in this section.

b. Assessment of cost. - The cost of the project being charged for shall be assessed according to the front rule of apportionment or some other equitable basis determined by the council.

c. Amount. - The amount assessed against any property for any project or improvement shall not exceed the value of the benefits accruing to the property therefrom, nor shall any special assessment be levied which causes the total amount of special assessments levied by the town and outstanding against any property at any time, exclusive of delinquent installments, to exceed twenty five per centum (25%) of the assessed value of the property after giving effect to the benefit accruing thereto from the project or improvement for which assessed.

d. Uniformity of rates. - When desirable, the affected property may be divided into different classes to be charged different rates, but except for this, any rate shall be uniform.

e. Levy of charges; public hearing; notice. - All special assessment charges shall be levied by the council by ordinance. Before levying any special assessment charges, the council shall hold a public hearing. The clerk-treasurer shall cause notice to be given stating the nature and extent of the proposed project, the kind of materials to be used, the estimated cost of the project, the portion of the cost to be assessed, the number of installments in which the assessment may be paid, the method to be used in apportioning the cost, and the limits of the proposed area of assessment. The notice shall also state the time and place at which all persons interested, or their agents or attorney, may appear before the council and be heard concerning the proposed project and special assessment. Such notice shall be given by sending a copy thereof by mail to the owner of record of each parcel of property proposed to be assessed and to the person in whose name the property is assessed for taxation and by publication of a copy of the notice at least once in a newspaper of general circulation in the town. The clerk-treasurer shall present at the hearing a certificate of publication and mailing of copies of the notice, but failure of any owner to receive the mailed copy shall not invalidate the proceedings. The date of hearing shall be set at least ten and not more than thirty days after the clerk-treasurer shall have completed publication and service of notice as provided in this section. Following the hearing the council, in its discretion, may vote to proceed with the project and may levy the special assessment.

f. Right to appeal. - Any interested person feeling aggrieved by the levying of any special assessment under the provisions of this section shall have the right to appeal to the circuit court for the county within ten days after the levying of any assessment by the council.

g. Payments; interest. - Special assessments may be made payable in annual or more frequent installments over such period of time, not to exceed ten years, and in such manner as the council may determine. The council shall determine on what date installments shall be due and payable. Interest may be charged on installments at the rate to be determined by the council.

h. When due; lien on property; collection. - All special assessment installments are overdue six months after the date on which they become due and payable. All special assessments shall be liens on the property and all overdue special assessments shall be collected in the same manner as town taxes or by suit at law.

i. Clerk-treasurer. - All special assessments shall be billed and collected by the clerk-treasurer.

ARTICLE 12 TOWN PROPERTY

Section 1201. Acquisition, possession and disposal

The town may acquire real, personal or mixed property for any public purpose by purchase, gift, bequest, devise, lease, condemnation, or otherwise and may sell, lease, or otherwise dispose of any property belonging to the town. All municipal property, funds, and franchises of every kind belonging to or in the possession of the town (by whatever prior name known) at the time this charter becomes effective are vested in the town, subject to the terms and conditions thereof.

Section 1202. Condemnation

The town may condemn property of any kind, or interest therein or franchise connected therewith, in fee or as an easement, within the corporate limits of the town, for any public purpose. Any activity, project, or improvement authorized by the provisions of this charter or any other State law applicable to the town is a public purpose. The manner of procedure in case of any condemnation proceeding shall be that established by the Constitution and laws of Maryland Code.

Section 1203. Town Buildings

The town may acquire, obtain by lease or rent, purchase, construct, operate, and maintain all buildings and structures it deems necessary for the operation of the town government.

Section 1204. Protection of town property

The town may do whatever may be necessary to protect and to keep all town property in good condition.

ARTICLE 13
GENERAL PROVISIONS

Section 1301. Oath of office

a. Oath required. - Before entering upon the duties of their offices, the mayor, the councilpersons, the clerk-treasurer, the Election Judge, and all other persons elected (or appointed to any office of profit or trust in the town government shall take and subscribe to the following oath or affirmation: "I,..... do swear (or affirm, as the case may be), that I will support the Constitution of the United States; and that I will be faithful and bear true allegiance to the State of Maryland, and support the Constitution and laws thereof; and that I will, to the best of my skill and judgement, diligently and faithfully, without partiality or prejudice, execute the office of, according to the Constitution and laws of this State."

b. Before whom taken and subscribed. - The mayor shall take and subscribe to this oath or affirmation before the clerk of the circuit court for the county or before one of the sworn deputies of the clerk. All other persons taking and subscribing to the oath shall do so before the mayor.

Section 1302. Official bonds

The clerk-treasurer and such other officers or employees of the town as the council or this charter may require, shall give bond in such amount and with such surety as may be required by the council. The premiums on such bonds shall be paid by the town.

Section 1303. Prior rights and obligations

All right, title, and interest held by the town or any other person or corporation at the time this charter is adopted, in and to any lien acquired under any prior charter of the town, are hereby preserved for the holder in all respects as if this charter had not been adopted, together with all rights and remedies in relation thereto. This charter shall not discharge, impair, or release any contract, obligation, duty, liability, or penalty whatever existing at the time this charter becomes effective. All suits and action, both civil and criminal, pending or which may hereafter be instituted for causes of action now existing or offenses already committed against any law or ordinance repealed by this charter, shall be instituted, proceeded with, and prosecuted to final determination and judgement as if this charter had not become effective.

Section 1304. Effect of charter on existing ordinances

a. Ordinances, etc. not in conflict with charter remain in effect. - All ordinances, resolutions, rules and regulations in effect in the town at the time this charter becomes effective which are not in conflict with the provisions of this charter shall remain in effect until changed or repealed according to the provisions of this charter.

b. Ordinances, etc., in conflict with charter repealed. - All ordinances, resolutions, rules, and regulations in effect in the town at the time this charter becomes effective which are in conflict with the provisions of this charter are repealed to the extent of such conflict.

Section 1305. Separability

If any section or part of section of this charter is held invalid by a court of competent jurisdiction, this holding shall not affect the remainder of this charter or the context in which such section or part of section so held invalid appears, except to the extent that an entire section or part of section may be inseparable connected in meaning and effect with the section or part of section to which such holding shall directly apply.