



# Resolution

15-50

## THE COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY

The County Commissioners of Queen Anne's County, a body politic of the State of Maryland, hereby adopts the following resolutions:

**RESOLVED:** That the County Commissioners of Queen Anne's County has determined it is in its best interest to grant a perpetual amended and restated deed of conservation easement (the "Conservation Easement") to Maryland Environmental Trust ("MET"), encumbering the said property which is described as follows:

Tax Map 70 Parcel 40 (300.59 acres)

ALL those tracts, pieces, or parcels of land situate, lying and being in the Fourth Election District of Queen Anne's County, Maryland and described as follows:

Being part of the 31.704 acre parcel of land as described in a conveyance from Harold Greenberg, et al, to Harold Greenberg, et al, by deed dated September 16, 1974 and recorded in Liber 87 at Folio 337 among the Land Records of Queen Anne's County, Maryland and being more particularly described as follows:

PARCEL A

Beginning for the same at the beginning of the first line of said conveyance; thence with said line

1. 671.14 feet along the arc of a curve deflecting to the right, having a radius of 2,814.79 feet and a chord bearing and distance of North 07° 24' 00" East, 669.47 feet; thence crossing said parcel
2. South 60° 39' 02" East, 1,127.90 feet to the eleventh line of said conveyance; thence
3. South 19° 52' 00" East, 282.19 feet to the lands of Benton; thence with said land
4. South 85° 43' 20" West, 335.00 feet; thence still with Benton land and for part of the distance along the easternmost side of a twenty-two foot right-of-way for use in common of said Benton
5. South 03° 45' 20" West, 75 feet to a marble monument marked No. 2, a corner of the lands of Clyde Laird, and thence with Laird land still along said twenty-two foot right-of-way, still South 03° 45' 20" West, 226.27 feet to an iron pipe on the southerly side of a fifty foot right-of-way; thence along the South side of said right-of-way
6. North 77° 56' 40" West, 944.25 feet to the place of beginning

CONTAINING 15.9545 acres of land as surveyed by Maddox & Associates, Inc. in October 1980.

PARCEL B

Beginning for the same at the beginning of the second line of the aforementioned conveyance; thence with said line

1. North 72° 26' 20" West, 35.69 feet
2. North 10° 56' 50" East, 73.21.j feet

3. North 09° 16 ' 00" East, 95.13 feet
4. North 05° 03' 40" East, 385.08 feet
5. North 03° 59' 00" East, 152.77 feet to the lands of Curtis Benton; thence binding on the lands of Curtis Benton
6. South 88° 43' 40" East, 475.61 feet; thence binding on the lands now or formerly of James Green
7. South 41° 23' 40" East, 630.29 feet to a marble monument marked No. 11; thence still
8. South 41° 0 23' 40" East, 63.00 feet more or less to the mean low water line at the head of an inlet from Eastern Bay known as "Shipping Creek"; thence down and with the mean low water line of the shore of Shipping Creek
9. South 17° 30' 00" West, 65.00 feet
10. South 19° 52' 00" East, 414.69 feet; thence crossing said parcel
11. North 60° 39' 02" West, 1,127.90 feet to the place of beginning

CONTAINING 15.9545 acres of land as surveyed by Maddox & Associates, Inc. in October 1980.

#### PARCEL C

Being part of those tracts or parcels of land situate, lying, and being in the 4th Election District, Queen Anne's County in the State of Maryland also being those tracts or parcels of land conveyed from (A) Harold Greenberg and Paul Greenberg to Harold and Raymond Greenberg by deed dated 16 September 1974 and recorded 18 September 1974 in Liber 87 at Folio 337; (B) Raymond Greenberg and Marilyn Greenberg to Harold Greenberg and Raymond Greenberg by deed dated 16 September 1974 and recorded 18 September 1974 in Liber 87 at Folio 341; (C) Cold Development Company, Inc. to Harold Greenberg and Raymond Greenberg by deed dated 16 September 1974 and recorded 18 September 1974 in Liber 87 at Folio 344; (D) George Rivitz and Laura Rivitz to Harold Greenberg and Raymond Greenberg by deed dated 16 September 1974 and recorded 18 September 1974 in Liber 87 at Folio 347, part of the said property also being delineated on three (3) plats of subdivision entitled (1) "Plat One, Paradise Island," recorded in Plat Book MWM5 at Folio 6, (2) "Plat Two, Paradise Island," recorded in Plat Book MWM5 at Folio 7, and (3) "Plat Three, Paradise Island," recorded in Plat Book MWM5 at Folio 24, all among the Land Records of Queen Anne's County, Maryland and being more particularly described as follows:

Beginning for the same at a point marking the beginning of the first line of the first part of the first of the aforesaid conveyances (L. 87 F. 377), said point also being on the westerly right-of-way line of Maryland Route 18, width varies; thence running with said westerly right-of-way line, the following five (5) courses and distances

1. South 12° 20' 10" East, 793.49 feet to a point, thence
2. 1010.16 feet along the arc of a curve deflecting to the right, having a radius of 2204.18 feet and a chord bearing and distance of South 00° 47' 35" West, 1001.35 feet to a point; thence
3. South 13° 55' 20" West, 1619.20 feet to a point, thence;
4. 530.27 feet along the arc of a curve deflecting to the left, having a radius of 5294.16 feet and chord bearing and distances. of South 11° 03' 10" West, 530.05 feet to a point; thence
5. South 08° 11' 00" West, 449.41 feet to a point marking the beginning of the first line of the second of the aforesaid conveyances (L. 87 F. 341); thence running with the first, second and third lines of said conveyance, the following three (3) courses distances
6. North 76° 07' 51" West, 2684.31 feet to a point; thence
7. North 34° 52' 32" West, 399.57 feet to a point; thence
8. North 88° 31' 02" West, 654.57 feet to a point; thence running with the fourth line of said conveyance and continuing with the third line of the

third line of the aforesaid conveyances (L. 87 F. 344), with the second line of the fourth of the aforesaid conveyances (L. 87 F. 347) and with the fifth line of the first part of the first of the aforesaid conveyances (L. 87 F. 377)

9. North 23° 27' 28" East, 2182.00 feet to a point; thence running with the sixth, seventh and eighth lines of the first part of the first of the aforesaid conveyances (L. 87 F. 377), the following three (3) courses and distances

10. North 72° 54' 18" East, 569.63 feet to a point; thence

11. North 21° 34' 18" East, 883.95 feet to a point; thence

12. North 81° 10' 39" East, 2176.08 feet to the point of beginning: containing 268.6916 acres more or less as surveyed by Maddox and Associates, Inc. in October 1980.

13. Saving and excepting Parcel D as described herein below.

The total area included in Parcel "C" and excluding Parcel "D" equals 244.7568 acres more or less and being more particularly described in Exhibit E.

#### PARCEL D

Beginning for the same at a point lying within the aforesaid Parcel C, said point being North 71° 25' 32" West, 1219.11 feet from a point marking the beginning of the sixth or North 76° 07' 51" West, 2684.31 foot line as described in the aforesaid Parcel C, thence with the point of beginning so fixed and running so as to cross and include a portion of aforesaid Parcel C the following eight (8) courses and distances:

1. North 76° 07' 51" West, 920.00 feet to a point; thence

2. North 26° 07' 51" West, 870.00 feet to a point, thence

3. North 63° 52' 09" East, 330.00 feet to a point; thence

4. South 46° 50' 39" East, 249.76 feet to a point; thence

5. South 76° 07' 51" East, 460.00 feet to a point; thence

6. North 58° 52' 09" East, 295.00 feet to a point, thence

7. South 76° 07' 51" East, 340.00 feet to a point; thence

8. South 13° 52' 09" West, 965.00 feet to the point of beginning: containing 23.9348 acres more or less.

**RESOLVED:** That James J. Moran, President of the County Commissioners of Queen Anne's County, is hereby authorized to negotiate, execute and deliver all documents on behalf of the County Commissioners of Queen Anne's County in connection with the grant of the Amended and Restated Deed of Conservation Easement to MET and to take any action which is necessary to consummate the transactions described herein.

**RESOLVED:** That the County Commissioners of Queen Anne's County have taken all requisite action according to the Queen Anne's County Code, and other governing documents to approve the conveyance of the Amended and Restated Deed of Conservation Easement.

IN WITNESS WHEREOF, the Commissioners of Queen Anne's County have executed these Resolutions as of this 10 day of Nov, 2015.

WITNESS:

Margie A. Howell

COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY, a body politic of the State of Maryland

James J. Moran, Commissioner President

Margie A. Houch

[Signature]  
Mark A. Anderson, Commissioner

Margie A. Houch

[Signature]  
Robert Charles Buckey, Commissioner

Margie A. Houch

[Signature]  
Jack N. Wilson, Jr., Commissioner

Margie A. Houch

[Signature]  
Steve Wilson, Commissioner

I hereby certify that the County Commissioners Queen Anne's County have taken all requisite action to approve these resolutions in accordance with its code and other governing documents; that the person authorized by resolution above to sign the Amended and Restated Conservation Easement may do so in accordance with the Queen Anne's County's Code and other governing documents; and that Maryland Environmental Trust may rely on the authority herein granted.

Approved as to legal form and sufficiency this 10<sup>th</sup> day of Nov, 2015.

[Signature]

Patrick E. Thompson, Esquire  
Counsel to Queen Anne's County