

**COUNCIL OF THE CITY OF ABERDEEN
RESOLUTION NO. 20-R-01**

Date Introduced:	September 14, 2020
Sponsored By:	Councilwoman Sandra J. Landbeck and Councilman Adam M. Hiob
Public Hearing:	October 26, 2020
Amendments Adopted:	November 9, 2020
Date Adopted:	November 9, 2020
Date Effective:	

RESOLUTION NO. 20-R-01

**ANNEXATION PLAN
LOCKSLEY MANOR, INC.**

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF ABERDEEN, MARYLAND, TO APPROVE AN ANNEXATION PLAN FOR THE AREA PROPOSED TO BE ANNEXED AND KNOWN AS THE LOCKSLEY MANOR, INC., PROPERTY (the “Annexation Plan”)

A Resolution of the City of Aberdeen, adopted pursuant to the authority of Article XI-E of the Constitution of Maryland and Section 4-415 of the Local Government Article of the Annotated Code of Maryland, to adopt an Annexation Plan for the area proposed to be annexed known as the Locksley Manor, Inc., parcels. The following tracts or parcels of land are the subject of the Petition and this Annexation Plan:

Parcel A: That property designated on Harford County Tax Map 43 as Parcel 350, being a part of the property described by Deed dated June 17, 1998 from Henry C. Smedley, Virginia Smedley, Samuel C. Smedley and H. Christopher Smedley, unto Locksley Manor, Inc., and recorded among the Land Records of Harford County, Maryland at Liber C.G.H. No. 2749, folio 658; containing 20.00 acres, more or less, as shown on the exhibit plat entitled “Annexation Plan with proposed zoning Gilbert Road – The Wetlands” dated 2/14/20, prepared by Bay State Land Services, attached hereto as Exhibit A.

Parcel B: That property designated on Harford County Tax Map 43 as Parcel 381, being a part of the property described by Deed dated June 17, 1998 from Henry C. Smedley, Virginia Smedley, Samuel C. Smedley and H. Christopher Smedley, unto Locksley Manor,

Inc., and recorded among the Land Records of Harford County, Maryland at Liber C.G.H. No. 2749, folio 648; containing 167.766 acres, more or less, as shown on the exhibit plat entitled “Annexation Plan with proposed zoning Gilbert Road – The Wetlands” dated 2/14/20, prepared by Bay State Land Services, attached hereto as Exhibit A.

Parcel C: That property designated on Harford County Tax Map 51 as Parcel 166, Lot 12, being all of that property described by Deed dated May 28, 2004 from Frank S. Donahue, Inc. and Christian G. Hayes, unto Locksley Manor, Inc., and recorded among the Land Records of Harford County, Maryland at Liber J.J.R. No. 5414, folio 006; containing 15.898 acres, more or less, as shown on the exhibit plat entitled “Annexation Plan with proposed zoning Gilbert Road – The Wetlands” dated 2/14/20, prepared by Bay State Land Services, attached hereto as Exhibit A.

Parcel D: That property designated on Harford County Tax Map 43 as Parcel 392, Lot B, being all of that property described by Deed dated June 17, 1998 from Henry C. Smedley, Virginia Smedley, Samuel C. Smedley and H. Christopher Smedley, unto Locksley Manor, Inc., and recorded among the Land Records of Harford County, Maryland at Liber C.G.H. No. 2749, folio 663; containing 2.694 acres, more or less, as shown on the exhibit plat entitled “Annexation Plan with proposed zoning Gilbert Road – The Wetlands” dated 2/14/20, prepared by Bay State Land Services, attached hereto as Exhibit A.

Parcels A, B, C and D, the Locksley Manor, Inc., parcels are referred to hereafter collectively as the “Subject Property”. The Subject Property contains collectively 206.358 acres as described by metes and bounds in written descriptions prepared by Bay State Land Services, attached hereto as Exhibits B, C, D and E.

The Petition for Annexation was accepted by the City Clerk of the City of Aberdeen, on or about 4/10/20 (the “Petition”) and the exhibit plat entitled “Annexation Plan with proposed zoning Gilbert Road – The Wetlands” accompanied the Petition dated 2/14/20 prepared by Bay State Land Services is attached hereto as Exhibit A and incorporated by reference herein.

WHEREAS, the Petitioners, hereinafter collectively the “Petitioner,” is requesting that the Property identified as Parcel A, Tax Map 43, Parcel 350; Parcel B, Tax Map 43, Parcel 381; and Parcel D, Tax Map 43, Parcel 392, Lot B be zoned Integrated Business

District (IBD) and Parcel C, Tax Map 51, Parcel 166 be zoned R-1 Low Density Residential District (R-1), as provided for in the Code of the City of Aberdeen, Chapter 235 Development Code; and

WHEREAS, pursuant to Section 4-415 of the Local Government Article of the Annotated Code of Maryland (as amended from time to time), in addition to, but not as part of the Annexation Resolution, the legislative body of the municipal corporation shall adopt an Annexation Plan for the area proposed to be annexed; and

WHEREAS, the Annexation Plan shall be open to public review and discussion at the public hearing; and

WHEREAS, a copy of the Annexation Plan shall be provided to the Harford County Department of Planning and Zoning and to the Maryland Department of Planning, and any regional and State planning agencies having jurisdictions within the county at least 30 days prior to the holding of the public hearing required by Section 4-415 and Section 4-406.

Section 1. NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Aberdeen that the Locksley Manor, Inc., Annexation Plan is hereby adopted as follows:

(a) Land Use Pattern. The description of land use pattern existing and proposed for the area to be annexed, which includes the Harford County Master Plan already in effect for the area, is as follows:

(i) Parcels A, B, and D are intended to be developed pursuant to the Integrated Business District (IBD), Section 235-18 K of the Code of the City of Aberdeen. The purpose of the Integrated Business District (IBD) is to provide residential, recreational, educational, retail, entertainment, and other commercial uses in an aesthetically pleasing and functionally compatible manner, to complement existing residential areas, to blend development with the environmental characteristics of the land, and to facilitate the efficient delivery and use of public services. The object is to use site plan and architectural guidelines to promote land use flexibility and design creativity, to create comfortable

1 and harmonious development that appeals to people living, working,
2 shopping, and socializing within the IBD. The IBD will seek to maintain
3 a common theme and character through the use of specific zoning
4 regulations, design requirements, and architectural review procedures
5 established to encourage flexibility in land planning and generally to
6 align the design, character, and quality of mixed uses. The IBD area
7 west of the I-95 interchange will encourage mixed-use development
8 consistent with the degree and intensity of Ripken Stadium and the
9 HEAT Center architectural and design standards known already to
10 attract social interchange through commercial, educational,
11 entertainment, and recreational activity.

12 (ii) The Property's zoning designation as set forth in the Harford County
13 Development Regulations is Agricultural (AG) and its land use
14 designation in the Harford County Master Land Use Plan is Agricultural
15 (AG). The Property is unimproved except for one single family home
16 on Parcel A and the golf course clubhouse facilities also located on
17 Parcel A.

18 (iii) Residential, commercial, and institutional uses are the primary land
19 uses permitted under the Integrated Business District.

20 (iv) Parcel C is intended to be developed pursuant to the R-1 Low-
21 Density Residential District, Section 235-18 A of the Code of the City of
22 Aberdeen. The purpose of this district is to provide for single-family, low-
23 density residential development, together with such public buildings,
24 schools, churches, public recreational facilities, and accessory uses as
25 may be necessary or are compatible with residential surroundings. This
26 district is designated to protect existing development of high character
27 and vacant land considered appropriate for future development.

28 (v) Single-family residential uses are the primary land uses permitted
29 under the Low-Density Residential District.

1 (b) School, libraries, and recreation. Public schools, libraries, and recreation
2 facilities will be impacted by the proposed development of the Property. The
3 Property is served by the following schools: Bakerfield Elementary School
4 (State Rated Capacity: 500; 2020-2021 Enrollment: 430; Utilization
5 Percentage: 86%), Aberdeen Middle School (State Rated Capacity: 1,624;
6 2020-2021 Enrollment: 1,197; Utilization Percentage: 74%), and Aberdeen
7 High School (State Rated Capacity: 1,720; 2020-2021 Enrollment: 1,494;
8 Utilization Percentage: 87%). The Property is also served by the Harford
9 County Library Branch in Aberdeen. These facilities appear to have sufficient
10 capacity to serve the need to be generated by development of the Property. The
11 development of the Property must comply with the City of Aberdeen's
12 Adequate Public Facilities Ordinance (APFO) and Harford County's APFO.

13 (c) Fire, Police, and Emergency Medical Services. The Property will be served by
14 the City of Aberdeen Police and Fire Departments, and Emergency Medical
15 Services, as well as Level Volunteer Fire Department. The anticipated
16 development of the Property is not expected to generate a need to expand any
17 of these services.

18 (d) Water and Sewer Facilities. It is anticipated that the Property will be served
19 with public water and sewer from the City of Aberdeen. The development of
20 the Property must comply with the City of Aberdeen's Adequate Public
21 Facilities Ordinance. The developer and/or owner of the Property will be
22 required to extend and construct the required public utilities at their expense.
23 The owner/developer of the Property will connect to existing public water lines
24 as approved by the City of Aberdeen Director of Public Works. The
25 construction of the new water and sewer lines on the Property must be approved
26 by the Director of Public Works. The schedule for extending utility services to
27 the Property must be approved by the City of Aberdeen Director of Public
28 Works.

29 (e) Roads. The owner/developer of the Property must, at its own expense,
30 construct all internal roadways on the Property, all on-site appurtenances,

1 parking areas, curbing, sidewalks, lighting, storm drainage systems, stormwater
2 management facilities, etc. to accommodate the proposed development
3 pursuant to the Code of the City of Aberdeen and any other applicable
4 requirements.

5 (f) Traffic Impact. Public roads will be impacted by the proposed development of
6 the Property. A Traffic Impact Study will be required and submitted to the City
7 of Aberdeen and Harford County Department of Public Works for review and
8 approvals. The development of the Property must comply with the City of
9 Aberdeen's Adequate Public Facilities Ordinance (APFO) and Harford
10 County's APFO. The owner/developer will be required to make, at its expense,
11 road improvements the Traffic Impact Study shows are necessitated by the
12 development of the Property.

13 (g) Trash Service. Trash removal will be provided by the City of Aberdeen after
14 the development of the Property. The phasing and timing for trash removal will
15 be provided for in a subsequent Public Works Agreement with the City of
16 Aberdeen.

17 (h) Fiscal Impact. Once incorporated into the City of Aberdeen, the annexed land
18 will be subject to Aberdeen real property taxes. Once developed, property
19 values on the property will increase substantially over the current assessment.
20 The estimates indicate that the golf course and associated facilities will generate
21 annual tax revenue of ~~\$18,170.96~~ \$17,102.08. The total annual property tax
22 revenue for future residential development is estimated to be ~~\$3,040.00~~
23 \$2,861.18 per residential unit developed. These estimates are based on the
24 City's current tax rate of ~~\$0.68/100~~ \$0.64/100. Upon future residential
25 development of the Property, school impact fees, water and sewer connection
26 fees, and utility fees will be assessed. These fees are estimated to generate
27 revenues in the amount of \$15,900.00 in water and sewer connection fees per
28 residential unit developed based on current fees and \$6,000.00 in school impact
29 fees per residential unit developed based on current fees. In addition, the golf
30 course and future recreational uses will generate amusement tax, with revenues

1 to be determined by future City amusement tax calculations. The expansion of
2 recreational uses in the City will bring revenue to the City in the form of
3 participants and families patronizing City businesses and facilities, which will
4 generate additional tax revenue for the City.


5 **Section 2. BE IT FURTHER RESOLVED**, by the Mayor and City Council of
6 Aberdeen, that this Annexation Plan shall be open to the public for review and discussion
7 at a public hearing, but amendments to the Annexation Plan may not be construed in any
8 way as an amendment to the Annexation Resolution, nor may they serve in any manner to
9 cause a re-initiation of the annexation procedure now in process.

10 **Section 3. AND BE IT FURTHER RESOLVED**, by the Mayor and City Council
11 of Aberdeen, that a copy of the Annexation Plan shall be provided to Harford County,
12 Maryland, the Harford County Department of Planning and Zoning, and the Maryland
13 Department of Planning at least thirty (30) days prior to holding of the public hearing
14 required by Section 4-415 of the Local Government Article of the Maryland Annotated
15 Code.

16 **Section 4. AND BE IT FURTHER RESOLVED**, by the Mayor and City Council
17 of Aberdeen, that this Resolution shall become effective on the effective date of the Charter
18 Amendment Resolution annexing said property into the corporate limits of the City of
19 Aberdeen.


COUNCIL OF THE CITY OF ABERDEEN



Patrick L. McGrady, Mayor

Adam M. Hiob, Councilman

Jason W. Kolligs, Councilman

Sandra J. Landbeck, Councilwoman

Timothy W. Lindecamp, Councilman

ATTEST:

SEAL:



Monica A. Correll, City Clerk

Date: November 9, 2020

March 17, 2020
BSLS #04017

LAND OF LOCKSLEY MANOR, INC

Harford County Tax Map #43, Parcel #350

ZONING DESCRIPTION – 20.000 acres of land more or less, lying on the Westerly side of Gilbert Road, Second Election District, Harford County, Maryland, being more particularly describes as follows:

BEGINNING for the same at a point in the centerline of Gilbert Road as depicted in a deed recorded in the Land Records of Harford County, Maryland in Liber C.G.H. 2749, folio 661, thence running on or the centerline of said road the following three course and distances;

1. South 16°27'12" East 143.12 feet to a point, thence;
2. South 12°06'34" East 215.02 feet to a point, thence;
3. South 02°16'22" East 195.81 feet to a point, thence leaving said road;
4. North 79°36'33" West 22.44 feet to a point, thence;
5. North 79°36'33" West 1293.05 feet, thence
6. North 16°35'10" East 983.20 feet to a point, thence;
7. South 55°19'20" East 1073.54 feet to a point, thence

8. South 55°19'20" East 45.00 feet to the point of beginning hereof

**CONTAINING 20.000 ACRES OF LAND MORE OR LESS.
SURVEY DATUM ABOVE IS BASED ON MARYLAND STATE PLANE
(N.A.D.) 83/86**

March 17, 2020
BSLS #04017

LAND OF LOCKSLEY MANOR INC

Harford County Tax Map #43, Parcel #381, Tract I of II, (117.223 Acres)

- 1. North 55° 11' 42" West 44.70 feet,
- 2. North 55° 19' 20" West 1073.84 feet,
- 3. South 16° 37' 08" West 983.09 feet to a pipe heretofore set,
- 4. South 12° 38' 31" West 744.22 feet to a fence post,
- 5. North 88° 38' 48" East 393.88 feet to a fence post,
- 6. North 00° 00' 45" East 229.48 feet to a fence post,
- 7. North 43° 59' 45" East 59.69 feet to a fence post,
- 8. South 80° 39' 51" East 1036.34 feet to a Pk nail heretofore set in the said center of Gilbert Road, thence running in said center of Gilbert Road and binding on the ninth through the sixteenth lines of said deed, eight courses, viz:
- 9. South 00° 13' 22" East 475.27 feet to a Pk nail heretofore set,
- 10. South 04° 48' 15" West 188.75 feet to a Pk nail heretofore set,
- 11. South 11° 06' 41" West 62.99 feet to a Pk nail heretofore set,
- 12. South 73° 38' 00" West 816.06 feet to a Pk nail heretofore set,
- 13. South 72° 41' 57" West 192.70 feet to a Pk nail heretofore set,
- 14. South 70° 58' 33" West 163.63 feet to a Pk nail heretofore set,
- 15. South 69° 55' 13" West 266.21 feet to a Pk nail heretofore set,
- 16. South 70° 50' 56" West 49.35 feet to a Pk nail heretofore set, thence leaving said Gilbert Road and binding on the seventeenth through twentieth lines of said deed, three courses, viz:

17. North 46° 02' 12" West 474.17 feet to a pin heretofore set,
18. North 01° 12' 23" East 1618.56 feet to a pin heretofore set, and
19. North 81° 05' 09" West 616.16 feet to a pin at the northeast corner of Parcel A as shown on a plat entitled "Final Plat Two, Locksley Manor" and recorded among the aforesaid Land Records in Plat Book 66, Folio 31, thence binding on said Parcel A,
20. North 86° 32' 34" West 35.24 feet to the east side of Locksley Manor Drive, 75 foot radial width as shown on said plat, thence binding thereon,
21. By a curve to the left with a radius of 75.00 feet and an arc length of 15.11 feet, said curve being subtended by a chord bearing North 02° 18' 24" West 15.08 feet to the southwest corner of Lot 6 as shown on the mentioned plat, thence leaving said Locksley Manor Drive and binding on Lots 6, 5, 4, and 3 as shown on the last mentioned plat, nine courses, viz:
 22. South 86° 32' 34" East 37.47 feet,
 23. South 81° 05' 09" East 636.87 feet,
 24. South 08° 54' 51" West 15.00 feet,
 25. South 81° 05' 09" East 300.00 feet,
 26. North 07° 24' 17" East 346.88 feet,
 27. North 17° 53' 07" West 239.22 feet,
 28. North 86° 10' 43" West 329.73 feet,
 29. South 56° 12' 21" West 274.81 feet, and
30. North 82° 37' 08" West 326.96 feet to intersect the said east side of Locksley Manor Drive, thence binding thereon as shown on said plat and as shown on a plat entitled "Final Plat Three, Locksley Manor" and recorded among the aforesaid Land Records in Plat Book 66, Folio 32, five courses, viz:
 31. By a curve to the left with a radius of 425.00 feet and an arc length of 191.04 feet, said curve being subtended by a chord bearing North 00° 05' 05" East 189.44 feet to a point of tangency,
 32. North 12° 47' 34" West 370.36 feet to a point of curvature,

33. By a curve to the right with a radius of 745.00 feet and an arc length of 157.31 feet, said curve being subtended by a chord bearing North 06° 44' 37" West 157.02 feet to a point of tangency,
34. North 00° 41' 41" West 853.48 feet, and
35. North 44° 18' 19" East 21.21 feet to the south side of a 30-foot wide road improvement right-of-way as shown on the last mentioned plat, thence binding thereon, four courses, viz:
36. North 89° 18' 19" East 56.62 feet to a point of curvature,
37. By a curve to the right with a radius of 3484.86 feet and an arc length of 568.89 feet, said curve being subtended by a chord bearing South 86° 01' 05" East 568.26 feet to a point of tangency, and
38. South 81° 20' 28" East 350.00 feet to the end of said road improvement right-of-way, and
39. North 08° 39' 32" East 30.00 feet to the center of said Gilbert Road and to intersect the thirty-fifth line of the first mentioned deed, thence running in the center of Gilbert Road and binding on part of said thirty-fifth line to the end thereof and continuing and binding on the thirty-sixth through fiftieth lines of the first mentioned deed, sixteen courses, viz:
40. South 81° 20' 28" East 696.23 feet to a Pk nail heretofore set,
41. South 85° 07' 27" East 109.58 feet to a Pk nail heretofore set,
42. South 82° 11' 42" East 233.12 feet to a Pk nail heretofore set,
43. South 49° 32' 13" East 36.80 feet to a Pk nail heretofore set,
44. South 29° 17' 31" East 70.08 feet to a Pk nail heretofore set,
45. South 02° 27' 14" East 69.93 feet to a Pk nail heretofore set,
46. South 19° 16' 28" West 69.99 feet to a Pk nail heretofore set,
47. South 21° 02' 36" West 108.95 feet to a Pk nail heretofore set,
48. South 13° 11' 43" West 144.93 feet to a Pk nail heretofore set,
49. South 03° 05' 39" West 107.82 feet to a Pk nail heretofore set,
50. South 15° 38' 28" East 141.98 feet to a Pk nail heretofore set,

51. South 19° 37' 18" East 251.80 feet to a Pk nail heretofore set,
52. South 21° 11' 40" East 181.04 feet to a Pk nail heretofore set,
53. South 22° 05' 55" East 256.50 feet to a Pk nail heretofore set,
54. South 18° 57' 17" East 116.61 feet to a Pk nail heretofore set,
55. South 16° 39' 52" East 203.15 feet to a Pk nail heretofore set,

**CONTAINING 117.223 ACRES OF LAND MORE OR LESS.
SURVEY DATUM ABOVE IS BASED ON MARYLAND STATE PLANE
(N.A.D.) 83/86**

Parcel B (continued)

Property Description of Tax Map 43, Parcel No. 381, Tract II of II

March 17, 2020

BSLS #04017

LAND OF LOCKSLEY MANOR INC

Harford County Tax Map #43, Parcel #381, Tract II of II, (50.543 Acres)

1. North 09° 20' 36" East 777.21 feet to a pin heretofore set,
2. South 83° 32' 05" East 250.00 feet to a pin heretofore set, and
3. North 07° 59' 40" East 409.90 feet to the south side of a 30-foot wide road improvement right-of-way as shown on a plat entitled "Final Plat Three, Locksley Manor" and recorded among the aforesaid Land Records in Plat Book 66, Folio 32, thence binding thereon, three courses, viz:
4. South 56° 14' 05" East 491.67 feet,
5. South 62° 59' 03" East 72.99 feet, and
6. South 80° 27' 30" East 26.13 feet to the northwest corner of Lot 1 as shown on a plat entitled "Final Plat One, Locksley Manor" and recorded among the aforesaid Land Records in Plat Book 64, Folio 24, thence leaving said road improvement right-of-way and binding on the outline of Lots 1 and 2, as shown on the last mentioned plat, three courses, viz:
7. South 29° 09' 29" West 508.55 feet,
8. South 74° 59' 38" East 450.00 feet, and
9. North 64° 57' 11" East 300.00 feet to the west side of a 50-foot right-of-way known as Locksley Manor Drive and as shown on the first mentioned plat and also shown on a plat entitled "Final Plat Three, Locksley Manor" and recorded among the aforesaid Land Records in Plat Book 66, Folio 31, thence binding on said west side of Locksley Manor Drive, seven courses, viz:
10. South 00° 41' 41" East 445.07 feet to a point of curvature,
11. By a curve to the left with a radius of 795.00 feet and an arc length of 167.86 feet, said curve being subtended by a chord bearing South 06° 44' 37" East 167.55 feet to a point of tangency,

12. South 12° 47' 34" East 370.39 feet to a point of curvature,
13. By a curve to the right with a radius of 375.00 feet and an arc length of 193.04 feet, said curve being subtended by a chord bearing South 01° 57' 17" West 190.92 feet to a point of tangency,
14. South 16° 42' 08" West 213.35 feet to a point of curvature,
15. By a curve to the right with a radius of 75.00 feet and an arc length of 63.08 feet, said curve being subtended by a chord bearing South 40° 47' 49" West 61.24 feet to a point of reverse curvature, and
16. By a curve to the left with a radius of 75.00 feet and an arc length of 67.73 feet, said curve being subtended by a chord bearing South 39° 01' 19" West 65.45 feet to the northeast corner of Lot 11 as shown on the last mentioned plat, thence leaving said Locksley Manor Drive and binding on part of the outline of Lots 11 and 10 as shown on the last mentioned plat, four courses, viz:
17. North 76° 50' 52" West 356.61 feet,
18. South 30° 19' 48" West 90.68 feet,
19. South 02° 13' 11" West 200.02 feet, and
20. North 72° 06' 01" West 190.00 feet to the northwest corner of said Lot 10, thence running for a line of division now made through the first mentioned deed,
21. South 89° 30' 14" West 350.35 feet to a pin heretofore set at the end of the eighth or North 20° 31' 05" East 200.05 foot line of the first mentioned deed, thence binding on the ninth, tenth, and eleventh lines of the first mentioned deed, three courses, viz:
22. North 06° 48' 45" West 906.16 feet to a pin heretofore set,
23. South 88° 26' 32" West 299.77 feet to a point, and
24. North 01° 35' 31" West 314.83 feet to the place of beginning.

CONTAINING 50.543 ACRES OF LAND MORE OR LESS.

**SURVEY DATUM ABOVE IS BASED ON MARYLAND STATE PLANE
(N.A.D.) 83/86**

March 17, 2020
BSLS #04017

LAND OF LOCKSLEY MANOR, INC

Harford County Tax Map #51, Parcel #166, Lot 12

ZONING DESCRIPTION – 15.898 acres of land more or less, lying on the Southerly side of Locksley Manor Drive, Second Election District, Harford County, Maryland, being more particularly describes as follows:

BEGINNING for the same at a point on the Southerly right-of-way line of Locksley Manor Drive as depicted on a plat titled “Final Plat 7, Locksley Manor” as recorded in the Plat Records of Harford County, Maryland in Liber C.G.H. 90, folio 70, thence leaving said right-of-way line;

1. South 30° 31’28” West 527.06 feet to a point, thence;
2. South 27° 45’09” East 333.22 feet to a point, thence;
3. North 51° 23’46” East 321.40 feet to a point, thence;
4. South 01° 53’ 12” West 831.01 feet to a point, thence;
5. North 77° 45’38” West 348.73 feet to a point, thence;
6. South 14° 02’24” West 15.85 feet to a point, thence;
7. North 51° 35’09” West 597.46 feet to a point, thence;

8. North 25° 06'15" West 766.63 feet to a point, thence;
9. North 20° 28'52" East 200.39 feet to a point, thence;
10. North 89° 30'14" East 350.35 feet to a point, thence;
11. South 05° 02'50" West 148.13 feet to a point, thence;
12. South 23° 37'29" East 258.30 feet to a point, thence;
13. South 00° 44'16" East 75.34 feet to a point, thence;
14. South 15° 49'03" East 155.48 feet to a point, thence;
15. South 50° 13'10" East 229.50 feet to a point, thence;
16. North 85° 53'01" East 103.94 feet to a point, thence;
17. North 51° 23'46" East 89.52 feet to a point, thence
18. North 27° 45'09" West 342.58 feet to a point, thence;
19. North 30° 31'28" East 537.27 feet to a point in the Southerly right-of-way line of Locksley Manor Drive, thence;
20. Binding on the Southerly right-of-way line by a curve to the left with a radius of 75.00 feet for an arc length of 12.93 feet; said curve being subtended by a cord bearing South 44° 56'35" East 12.91 feet to the beginning hereof.

**CONTAINING 15.898 ACRES OF LAND MORE OR LESS.
SURVEY DATUM ABOVE IS BASED ON MARYLAND STATE PLANE
(N.A.D.) 83/86**

March 17, 2020
BSLS #04017

LAND OF LOCKSLEY MANOR, INC

Harford County Tax Map #43, Parcel #392, Parcel “B”

ZONING DESCRIPTION – 2.694 acres of land more or less, lying on the Westerly side of Locksley Manor Drive, Second Election District, Harford County, Maryland, being more particularly describes as follows:

BEGINNING for the same at a point on the Easterly right-of-way line of Locksley Manor Drive as depicted on a plat titled “Revised Lots 3 and 4 – Final Plat 2, Locksley Manor” as recorded in the Plat Records of Harford County, Maryland in Liber C.G.H. 87, folio 18, thence leaving said right-of-way line;

- 1. South 82° 37’08” East 326.96 feet to a point, thence;
- 2. North 56° 12’21” East 274.81 feet to a point, thence;
- 3. South 86° 10’43” East 329.73 feet to a point, thence;
- 4. South 17° 53’07” East 239.22 feet to a point, thence;
- 5. South 07° 24’17” West 346.88 feet to a point, thence;
- 6. North 81° 05’09” West 300.00 feet to a point, thence;
- 7. North 08° 54’51” East 15.00 feet to a point, thence;

8. North $68^{\circ} 52'46''$ East 250.00 feet to a point, thence;
9. North $09^{\circ} 14'27''$ West 330.00 feet to a point, thence;
10. North $86^{\circ} 10'43''$ West 250.00 feet to a point, thence;
11. South $73^{\circ} 45'25''$ West 233.79 feet to a point, thence
12. North $82^{\circ} 37'08''$ West 328.37 feet to a point in the Easterly right-of-way of Locksley Manor Drive, thence;
13. Binding on the Easterly right-of-way line by a curve to the left with a radius of 425.00 feet for an arc length of 12.58 feet; said curve being subtended by a chord bearing North $13^{\circ} 48'37''$ East 12.58 feet to the beginning hereof.

CONTAINING 2.694 ACRES OF LAND MORE OR LESS.

SURVEY DATUM ABOVE IS BASED ON MARYLAND STATE PLANE (N.A.D.)

83/86