

Program Open Space - Local Share

Project: Hopkins Property Acquisition

Applicant: Port Deposit



January 26, 2023

Three Parcels of Land for Annexation into Town of Port Deposit, Located on Liberty Grove Road and Susquehanna River Road, Seventh Election District, Cecil County, Maryland

PART A

BEGINNING for the same in the second course of the limits of the Town of Port Deposit as described in Article II, Section 201 of the Town of Port Deposit Chaier, edition dated October 6, 2021 as recited from Section 146 of "The code of public laws", entitled "Cecil County" repealed and re-enacted by the Acts of the Maryland Legislature, Session Laws of 1872, Chapter 347 and by Session Laws of 1874, Chapter 216, South 46°43'59" West 774.72 feet, as now surveyed, from the beginning thereof where it is intersected by the seventh of West 28 perches course of Parcel No. 5 of those tracts or parcels of land conveyed by the Susquehanna Realty Company to Edgar P. Hopkins and Gertrude B. Hopkins, his wife by a deed dated September 15, 1956 as recorded among the land records of Cecil County in Liber WAS 41, folio 155. Said point of beginning also bears coordinates, referenced to the Maryland Coordinate System (NAD83/2011) of North 711829.9788 and East 1558661.5970. Thence from the point of beginning and binding reversely on a part of said seventh course, as now surveyed,

1) North 83°22'57" East 157.35 feet to a rebar found with identifying cap 'WWLS' on the southerly side of Liberty Grove Road at a point lying South 83°22'57" West 81.76 feet from a rebar found at the beginning of said seventh course. Thence, running through and across the aforesaid Parcel No. 5,

2) South 73°29'22" East 86.33 feet to a rebar and cap found ('WWLS') to intersect the sixth courses of the aforesaid Parcel No. 5. Thence, binding reversely thereon and in part on a part of the first course of Parcel E of those tracts or parcels of land conveyed by BH Bedrock LLC to Race Street PD, LLC by a deed dated April 17, 2020 as recorded among the land records of Cecil County in Liber CMN 4590, folio 01 and in part on the first or South 01° West 6 <sup>4</sup>/<sub>10</sub> perches course of that tract or parcel of land conveyed by Jesse R. Coulson and Esther E. Coulson, his wife and Perry Cooper dated September 11, 1871 as recorded among the land records of Cecil County in Liber DS 4, folio 628 and in part reversely on the third or North ¾° West 43 feet course of that tract or parcel of land conveyed by Jesse R. Coulson and Esther E. Coulson, his wife to Edward Vance by a deed dated July 3, 1872 as recorded among the land records of Cecil County in Liber DS 6, folio 361 and in part on the third or North ¾° West 23 feet course of that tract or parcel of land conveyed by Jesse R. Coulson and Esther E. Coulson, his wife to Edward Vance by a deed dated July 3, 1872 as recorded among the land records of Cecil County in Liber DS 10, folio 170,

3) South 02°37'29" East 228.73 feet intersect the aforesaid second course of the limits of the Town of Port Deposit. Thence, running through and across the aforesaid Parcel No. 5

4) North 46°43'59" West 342.71 feet to the point of beginning hereof.

PART A CONTAINING 0.6875 acre (29948 square feet) of land, more or less.

**PART B**

BEGINNING for the same in the first course of the limits of the Town of Port Deposit as described in Article II, Section 201 of the Town of Port Deposit Charter, edition dated October 6, 2021 as recited from Section 146 of "The code of public laws", entitled "Cecil County" repealed and re-enacted by the Acts of the Maryland Legislature, Session Laws of 1872, Chapter 347 and by Session Laws of 1874, Chapter 216, North 44°27' 17" East 320.76 feet, as now surveyed, from the beginning thereof where it is intersected by the northwesterly right of way line of the Norfolk Southern Railroad as conveyed by Consolidated Rail Corporation to Pennsylvania Lines LLC by a quitclaim deed dated June 1, 1999 as recorded among the land records of Cecil County in Liber WLB 871, folio 292. Said point of beginning also bears coordinates, referenced to the Maryland Coordinate System (NAD83/2011) of North 711629.5799 and East 1557241.3616. Thence, binding on said northwesterly right of way line as purportedly acquired by the Philadelphia, Baltimore and Washington Railroad Company under condemnation proceedings against Henry L. Constable, Trustee in the Circuit Court for Cecil County as of June Term 1928, as now surveyed,

1) North 47°21'03" West 82.93 feet to the end of the thirtieth or South 39°30'30" East 1159.54 feet course of the fourth of those tracts or parcels of land conveyed by the Susquehanna Power Company and the Susquehanna Electric Company to the Philadelphia, Baltimore and Washington Railroad Company by a deed dated April 23, 1946 as recorded among the land records of Cecil County in Liber RRC 17, folio 01. Thence, binding reversely on the thirtieth through the twenty-sixth courses, the five following courses;

2) North 47°21'03" West 1159.54 feet to a point of curvature,

3) by a tangent curve to the right, in a northwesterly direction, of radius 5669.65 feet, an arc length of 474.98 feet and, subtended by a chord; North 44°57'03" West 474.84 feet,

4) South 47°26'57" West, radially to the last course, 10.00 feet,

5) North 42°33'03" West 755.73 feet,

6) North 47°26'57" East 30.00 feet. Thence, continuing on the said northwesterly right of way line, in part binding reversely on the twenty-fifth course of the fourth parcel of the last mentioned conveyance and in part binding on the outline of the land purportedly acquired by the Philadelphia, Baltimore and Washington Railroad Company under condemnation proceedings against William B. Steel in the Circuit Court for Cecil County as of March Term 1927 and in part reversely on the twenty-first course of the fourth parcel of the said conveyance recorded in Liber RRC 17, folio 01,

7) by a curve to the right, non-tangent to the previous course, in a northwesterly direction, of radius 2784.93 feet, an arc length of 418.01 feet and, subtended by a chord; North 38°15'03" West 417.62 feet. Thence, reversely on the twentieth and a part of the nineteenth courses of the fourth parcel of the said conveyance recorded in Liber RRC 17, folio 01, the three following courses;

8) South 56°02'57" West, radially to the last course, 10.00 feet,

9) North 33°57'03" West 518.56 feet to intersect the first or South 45½° West 18 perches course of Parcel No. 3 of those tracts or parcels of land described in the conveyance by the Susquehanna Realty Company to Edgar P. Hopkins and Gertrude B. Hopkins, his wife by a deed dated September 15, 1956 as recorded among the land records of Cecil County in Liber WAS 41, folio 155 and also the sixth or South 45½° West 16 perches course of Parcel No. 4 as described in said conveyance and continuing,

10) North 33°57'03" West 191.68 feet to intersect the fourth course of Parcel No. 4 as described in the said conveyance unto Hopkins. Thence, leaving the Norfolk Southern Railroad right of way, binding on a part of the fourth and on the fifth courses of Parcel No. 4 of the said conveyance unto Hopkins, the two following courses;

11) North 56°31'32" East 99.91 feet,

12) South 42°28'28" East 166.16 feet to again intersect the first course of Parcel No. 3 as described in the said conveyance unto Hopkins. Thence, binding reversely on a part of the first course and reversely on the twentieth, nineteenth and a part of the eighteenth courses of Parcel No. 3, four following courses;

13) North 44°01'32" East 26.40 feet to a stone found,

14) South 43°28'28" East 539.38 feet to a stone found,

15) North 18°01'32" East 107.25 feet,

16) South 37°08'28" East 700.64 feet to the end of the tenth or South 80° West 7 perches course of Parcel No. 5 of those tracts or parcels of land described in the conveyance by the Susquehanna Realty Company to Edgar P. Hopkins and Gertrude B. Hopkins, his wife by a deed dated September 15, 1956 as recorded among the land records of Cecil County in Liber WAS 41, folio 155. Thence, binding reversely on the tenth, ninth and a part of the eighth courses of said Parcel No. 5, the three following courses;

17) North 73°31'30" East 89.04 feet,

18) South 46°22'03" East 1950.57 feet are bar found with identifying cap 'WWLS',

19) South 72°37'03" East 207.00 feet to the westernmost corner of that parcel of land depicted on Minor Subdivision #2924 on file at the Cecil County Office of Planning and Zoning. Thence, binding on the outlines of said Minor Subdivision and through and across that tract or parcel of land conveyed by Ethel Mary Honore' by her attorney-in-fact, Gertrude S. O'Leary and Lamont Honore' and Suzette Honore' Jackson, co-personal representatives of the Paul York Honore' Estate to Ethel Mary Honore' by a deed dated February 25, 1995 as recorded among the land records of Cecil County in Liber WLB 533, folio 725, the two following courses;

20) North 17°22'57" East 45.00 feet to a rebar and cap found ('WWLS'),

21) South 72°37'03" East 60.42 feet to intersect the aforesaid first course of the limits of the Town of Port Deposit. Thence, continuing, in part through and across the conveyance unto Honore' and in part, through and across Parcels No. 5, 3 and 6 described in the aforesaid conveyance unto Hopkins recorded in Liber WAS 41, folio 155,

22) South 44°27'17" West 568.13 feet to the point of beginning hereof.

PART B CONTAINING 29.4130 acres (1,281,229 square feet) of land, more or less.

#### PART C

BEGINNING for the same in the first course of the limits of the Town of Port Deposit as described in Article II, Section 201 of the Town of Port Deposit Charter, edition dated October 6, 2021 as recited from Section 146 of "The code of public laws", entitled "Cecil County" repealed and re-enacted by the Acts of the Maryland Legislature, Session Laws of 1872, Chapter 347 and by Session Laws of 1874, Chapter 216, North 44°27' 17" East 320.76 feet, as now surveyed, from the beginning thereof where it is intersected by the northwesterly right of way line of Maryland Route 222, Susquehanna River Road, a sixth foot wide right of way heretofore laid out as shown on State Roads Commission of Maryland Plat ATC. Said point of beginning also bears coordinates, referenced to the Maryland Coordinate System (NAD83/2011) of North 711435.3853 and East 1557050.8288. Thence, from the point of beginning, binding on the northwesterly right of way line of Maryland Route 222 and binding reversely on a part of the sixteenth and on the seventeenth and a part of the fifteenth courses of Parcel No. 7 of those tracts or parcels of land described in the conveyance by the Susquehanna Realty Company to Edgar P. Hopkins and Gertrude B. Hopkins, his wife by a deed dated September 15, 1956 as recorded among the land records of Cecil County in Liber WAS 41, folio 155, the three following courses;

1) by a curve to the right, in a northwesterly direction, of radius 1583.21 feet, an arc length of 192.65 feet and, subtended by a chord; North 51°29'43" West 192.53 feet to a point of tangency,

2) North 48°00'34" West 769.15 feet to a point of curvature,

3) by a tangent curve to the right, in a northwesterly direction, of radius 884.40 feet, an arc length of 21.35 feet and, subtended by a chord; North 47°19'04" West 21.35 feet to a ½" rebar found. Thence, through and across the said Parcel No. 7 as described in Liber WAS 41, folio 155

4) North 41°57'02" East 168.68 feet to intersect the south westerly right of way line of the Norfolk Southern Railroad as conveyed by Consolidated Rail Corporation to Pennsylvania Lines LLC by a quitclaim deed dated June 1, 1999 as recorded among the land records of Cecil County in Liber WLB 871, folio 292 and the eighth course of the said Parcel No. 7. Thence, binding thereon, parallel with and one-hundred twenty-six feet equidistant southwesterly of the thirtieth or South 39°30'30" East 1159.54 feet course of the fourth of those tracts or parcels of land conveyed by the Susquehanna Power Company and the Susquehanna Electric Company to the Philadelphia, Baltimore and Washington Railroad Company by a deed dated April 23, 1946 as recorded among the land records of Cecil County in Liber RRC 17, folio O1,

5) South 47°21'03" East 989.13 feet to intersect the aforesaid first course of the limits of the Town of Port Deposit. Thence again through and across the aforesaid Parcel No. 7 as described in Liber WAS 41, folio 155,

6) South 44°27'17" West 145.99 feet to the point of beginning hereof.

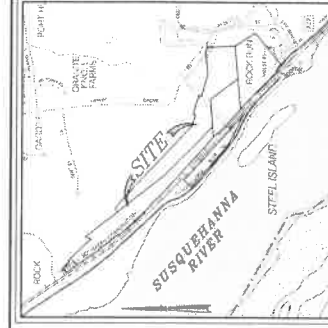
PART C CONTAINING 3.6771 acres (160174 square feet) of land, more or less.

CONTAINING an aggregate of Part A, Part B, and Part C of 33.7776 acres (1,471,350 square feet) of land, more or less for the purpose of annexation into the municipal limits of the Town of Port Deposit and not for the purpose of transfer, conveyance, consolidation or subdivision.

BEING parts of the those tracts or parcels of land conveyed by Edgar P. Hopkins, Jr., Personal Representative of the Estate of Gertrude Bittner Hopkins and Edgar P. Hopkins, Jr., aka Edgar Penny Hopkins, Jr, Carol Lynn Hopkins, Richard W. Hopkins and Susan W. Hopkins, heirs of Gertrude Bittner Hopkins to the Town of Port Deposit by a deed dated September 25, 2002 as recorded among the land records of Cecil County in Liber WLB 1240, folio 59.

THIS PARTICULAR DESCRIPTION was prepared by Vincent X. Nohe, a Professional Land Surveyor in the State of Maryland and in accordance with the Minimum Standards of Practice for Land Surveyors of the Code of Maryland Regulation (09.13.06.12). My current license expires August 8, 2024.





**PART A PARCELS TO BE ANNEXED**

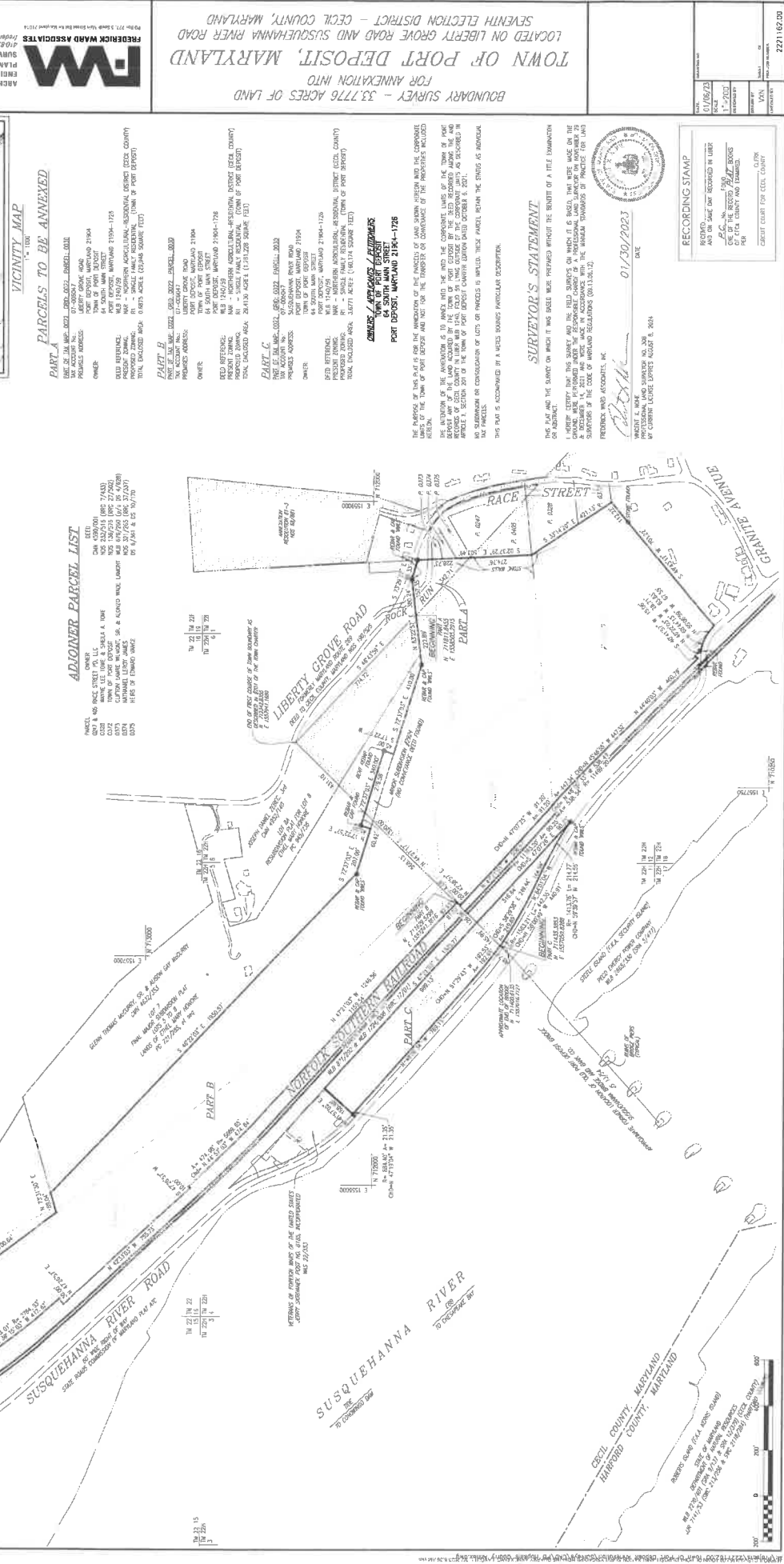
DATE OF THIS MAP: 02/22/2023, 08:00:00  
 PROJECT ACCOUNT NO.: 07-0000000-0000  
 PROJECT NAME: 4040  
 OWNER: PORT DEPOSIT, MARYLAND 2184  
 54 SOUTH MAIN STREET  
 44101, MARYLAND 21843-1129  
 OLD REFERENCE: MAP - MONTGOMERY AGRICULTURAL-RESIDENTIAL DISTRICT (DECEA COUNTY)  
 PRESENT ZONING: R-1  
 TOTAL ENCLOSED AREA: 0.8575 ACRES (37,204 SQUARE FEET)

**PART B**

DATE OF THIS MAP: 02/22/2023, 08:00:00  
 PROJECT ACCOUNT NO.: 07-0000000-0000  
 PROJECT NAME: 4040  
 OWNER: PORT DEPOSIT, MARYLAND 2184  
 54 SOUTH MAIN STREET  
 44101, MARYLAND 21843-1129  
 OLD REFERENCE: MAP - MONTGOMERY AGRICULTURAL-RESIDENTIAL DISTRICT (DECEA COUNTY)  
 PRESENT ZONING: R-1  
 TOTAL ENCLOSED AREA: 20.4110 ACRES (891,220 SQUARE FEET)

**ADJONER PARCEL LIST**

PARCEL	OWNER	DEED
006	MR & MRS JAMES L. DUNN	DE 1968-03-08
007	MR & MRS JAMES L. DUNN	DE 1968-03-08
008	MR & MRS JAMES L. DUNN	DE 1968-03-08
009	MR & MRS JAMES L. DUNN	DE 1968-03-08
010	MR & MRS JAMES L. DUNN	DE 1968-03-08
011	MR & MRS JAMES L. DUNN	DE 1968-03-08
012	MR & MRS JAMES L. DUNN	DE 1968-03-08
013	MR & MRS JAMES L. DUNN	DE 1968-03-08
014	MR & MRS JAMES L. DUNN	DE 1968-03-08
015	MR & MRS JAMES L. DUNN	DE 1968-03-08
016	MR & MRS JAMES L. DUNN	DE 1968-03-08
017	MR & MRS JAMES L. DUNN	DE 1968-03-08
018	MR & MRS JAMES L. DUNN	DE 1968-03-08
019	MR & MRS JAMES L. DUNN	DE 1968-03-08
020	MR & MRS JAMES L. DUNN	DE 1968-03-08
021	MR & MRS JAMES L. DUNN	DE 1968-03-08
022	MR & MRS JAMES L. DUNN	DE 1968-03-08
023	MR & MRS JAMES L. DUNN	DE 1968-03-08
024	MR & MRS JAMES L. DUNN	DE 1968-03-08
025	MR & MRS JAMES L. DUNN	DE 1968-03-08
026	MR & MRS JAMES L. DUNN	DE 1968-03-08
027	MR & MRS JAMES L. DUNN	DE 1968-03-08
028	MR & MRS JAMES L. DUNN	DE 1968-03-08
029	MR & MRS JAMES L. DUNN	DE 1968-03-08
030	MR & MRS JAMES L. DUNN	DE 1968-03-08
031	MR & MRS JAMES L. DUNN	DE 1968-03-08
032	MR & MRS JAMES L. DUNN	DE 1968-03-08
033	MR & MRS JAMES L. DUNN	DE 1968-03-08
034	MR & MRS JAMES L. DUNN	DE 1968-03-08
035	MR & MRS JAMES L. DUNN	DE 1968-03-08
036	MR & MRS JAMES L. DUNN	DE 1968-03-08
037	MR & MRS JAMES L. DUNN	DE 1968-03-08
038	MR & MRS JAMES L. DUNN	DE 1968-03-08
039	MR & MRS JAMES L. DUNN	DE 1968-03-08
040	MR & MRS JAMES L. DUNN	DE 1968-03-08
041	MR & MRS JAMES L. DUNN	DE 1968-03-08
042	MR & MRS JAMES L. DUNN	DE 1968-03-08
043	MR & MRS JAMES L. DUNN	DE 1968-03-08
044	MR & MRS JAMES L. DUNN	DE 1968-03-08
045	MR & MRS JAMES L. DUNN	DE 1968-03-08
046	MR & MRS JAMES L. DUNN	DE 1968-03-08
047	MR & MRS JAMES L. DUNN	DE 1968-03-08
048	MR & MRS JAMES L. DUNN	DE 1968-03-08
049	MR & MRS JAMES L. DUNN	DE 1968-03-08
050	MR & MRS JAMES L. DUNN	DE 1968-03-08



**RECORDING STAMP**

RECORDED  
 01/08/2023  
 DATE  
 11-2023  
 YEAR  
 DEPARTMENT  
 COUNTY  
 OFFICE  
 COUNTY CLERK  
 DECEA COUNTY

**RECORDER'S STATEMENT**

01/30/2023  
 DATE  
 01/30/2023  
 YEAR  
 DEPARTMENT  
 COUNTY  
 OFFICE  
 COUNTY CLERK  
 DECEA COUNTY

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