

RESOLUTION NO. 1608

A RESOLUTION OF THE COMMISSIONERS OF OXFORD TO ANNEX CERTAIN PROPERTY ADJACENT TO BACHELOR POINT ROAD CONSISTING OF APPROXIMATELY 1.893 ACRES OF LAND, MORE OR LESS, WHICH IS IDENTIFIED AS PARCEL 128, LOT 1 OF TALBOT COUNTY TAX MAP 53

Introduced by: Carole Abruzzese this 12th day of April, 2016.

WHEREAS, the Town of Oxford (the "Town") is authorized by the provisions of the Local Government Article § 4-401 of the Maryland Annotated Code (the "Code") to expand its municipal boundaries by annexing lands adjacent to the Town; and

WHEREAS, the Town has received a Petition for Annexation from Ronald L. Walker and Anne Y. Walker ("Petitioners"), who are the owners of property known as 4659 Bachelor Point Road, Oxford, Maryland, which is identified as Parcel 128, Lot 1 of Talbot County Tax Map 53, which is more particularly described in a metes and bounds description prepared by Lane Engineering, LLC, titled "DESCRIPTION OF TAX PARCEL 128, LOT 1 BACHELORS POINT SUBDIVISION EAST SECTION TO BE ANNEXED INTO THE TOWN OF OXFORD IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY, MARYLAND", dated April 6, 2016, a copy of which is attached hereto as **Exhibit A** (hereinafter the "Annexation Property"). The Annexation Property is also shown on a plat titled "ANNEXATION PLAT TAX PARCEL 128, LOT 1, TOWN OF OXFORD", prepared by Lane Engineering, LLC, dated April 5, 2016", which is attached hereto as **Exhibit B**. The Annexation Property is improved with a single family residence, which is served by an individual well and septic system. Petitioners are requesting annexation in order to be connected to the Town's water and wastewater system; and

WHEREAS, pursuant to Md. Code Ann. Local Gov't Article § 404(a), Petitioners represent at least 25% of the registered voters residing in the area to be annexed, and are the owners of at least 25% of the assessed value of the property to be annexed; and

WHEREAS, the Annexation Property is adjacent to existing Town boundaries, and if the Annexation Property is incorporated into the Town boundaries, no enclaves of non-Town land will be created.

NOW, THEREFORE, the Commissioners of Oxford hereby resolve as follows:

Section 1. Modification of Town Boundaries. The corporate boundaries of the Town are hereby amended to include the addition of the Annexation Property, with a resulting Town boundary, which is more fully set forth and described in a metes and bounds description titled "DESCRIPTION OF THE BOUNDARY OF THE TOWN OF OXFORD, TALBOT COUNTY, MARYLAND", dated April 6, 2016, which is attached hereto as **Exhibit C** ("Legal Description of Resulting Town Boundary"). The Town Boundary with the inclusion of the Annexation Property is also more fully identified on a plat titled "PLAT OF CORPORATE BOUNDARY FOR THE TOWN OF OXFORD", prepared by Lane Engineering, LLC, dated April 5, 2016, which is attached hereto as **Exhibit D** ("Plat of Town Boundary"). The Legal Description of the Resulting Town Boundary and the Plat of Town Boundary shall be subject to technical review and correction by the Town's consulting engineers and surveyors prior to the public hearing to be held on this Resolution.

Section 2. Application of Town Charter and Ordinances. Upon the effective date of this Resolution, the provisions of the Charter and Code of the Town of Oxford, and any local public laws enacted or to be enacted affecting the Town of Oxford, shall be effective within the Annexation Property except to the extent that this Resolution or the Annexation Plan provides otherwise.

Section 3. Annexation Plan. The Town has prepared an Annexation Plan for the Property, which is attached hereto as **Exhibit E** to this Resolution. The Commissioners of the Town of Oxford reserve the right to amend the Annexation Plan prior to the final enactment of this Resolution in the manner provided in Md. Code Ann. Local Gov't Article § 4-415(g).

Section 4. Zoning Classification. Upon Annexation into the Town, the Annexation Property shall be classified under the Oxford Zoning Ordinance in the R-1 (Single Family Residential) District.

Section 5. Incorporation of Certain Exhibits. The following exhibits are incorporated by reference into this Resolution and made a part hereof:

- Exhibit A: Metes and Bounds description of Annexation Property
- Exhibit B: Plat of Annexation Property
- Exhibit C: Legal Description of Resulting Town Boundary
- Exhibit D: Plat of Town Boundary
- Exhibit E: Annexation Plan

Section 6. Public Hearing and Public Notice. The Town Commissioners shall conduct a public hearing on this Resolution on May 24, 2016. Prior to the hearing, the Town Clerk shall arrange for the publication of a legally sufficient notice of the hearing in the *Star-Democrat* at least two times at not less than weekly intervals, the date of publication of the last such notice to be at least 15 days prior to the date of the hearing. In addition, on the date of the first publication of the notice of the hearing, the Town Clerk shall notify the following persons or agencies of the hearing and shall provide them with a photocopy of the legal notice and this Resolution, including Exhibits:

- (a) the Oxford Planning Commission

- (b) the Talbot County Council;
- (c) the Talbot County Planning and Zoning Commission;
- (d) the Department of State Planning; and
- (e) the Chesapeake Bay Critical Area Commission

Section 7. Registration of Boundaries. Within ten (10) days of the effective date of this Resolution, in accordance with the provisions of Md. Code Ann. Local Government Article § 4-414, the Town Clerk shall cause a copy of this Resolution with the new municipal boundaries to be sent to the Clerk of the Circuit Court for Talbot County, Maryland; and the Maryland Department of Legislative Services. Each such official or agency shall hold this Resolution with the new boundaries on record and available for public inspection during normal business hours.

Section 8. Effective Date. This Resolution shall become effective 45 days after final enactment unless a petition for referendum has been filed prior thereto in accordance with Md. Code Ann. Local Government Article § 4-401, et seq.

COMMISSIONERS OF OXFORD:

Gordon Fronk, President

Carole Abruzesse, Commissioner

Gordon Graves, Commissioner

I hereby certify that the foregoing Resolution of the Commissioners of Oxford, designated Resolution No. 1608 was duly introduced and read, and thereafter advertised for a public hearing to be held on May 24, 2016, for two successive weeks. The Resolution was duly considered at the public hearing and was adopted by the Commissioners of Oxford on _____ in accordance with the applicable provisions of the Code of Maryland and Charter of the Town of

Oxford.

ATTEST:

Cheryl Lewis
Clerk-Treasurer

Lane Engineering, LLC

Established 1986

Civil Engineers • Land Planning • Land Surveyors

15 Washington Street
Cambridge, Maryland 21613
Tel 410-221-0818
Fax 410-476-9942

117 Bay Street
P.O. Box 1767
Easton, Maryland 21601
Tel 410-822-8003
Fax 410-822-2024

354 Pennsylvania Avenue
Centreville, Maryland 21617
Tel 410-758-2095
Fax 410-758-4422

**DESCRIPTION OF
TAX PARCEL 128, LOT 1
BACHELORS POINT SUBDIVISION EAST SECTION
TO BE ANNEXED INTO THE TOWN OF OXFORD
IN THE THIRD ELECTION DISTRICT
TALBOT COUNTY, MARYLAND**

April 6, 2016

All that piece, parcel or tract of land situate, lying and being in the Third Election District, Talbot County, Maryland, and being more particularly described as follows;

Beginning for the same at an Iron Rod found, said Iron Rod found also being the northwest corner of Lot 1, as delineated on a plat of subdivision entitled "Bachelor Point Subdivision East Section" recorded among the Land Records of Talbot, Maryland in Plat Book 33 at Folio 12, said Iron Rod found also being on the east side of the public road leading from Oxford to Bachelor Point known as Bachelor Point Road, said Point of Beginning also being the southwest corner of the lands of Richard B. Schmitt and Susan L. Schmitt (Liber 871, Folio 366) and from said Point of Beginning, and running in the meridian of the Town of Oxford 2009 annexation and by and with said Richard B. Schmitt and Susan L. Schmitt lands the following two courses and distances

- (1) South 58 degrees 28 minutes 52 seconds East, 562.69 feet to a point near an Iron Rod found; thence
- (2) South 58 degrees 28 minutes 52 seconds East, 7.00 feet more or less to the waters of the Boone Creek; thence by and with the Mean High Water Line of the said Boone Creek and many meanderings thereof generally the following five courses and distances
- (3) South 41 degrees 14 minutes 07 seconds West, 20.39 feet to a point; thence
- (4) South 39 degrees 01 minutes 47 seconds West, 51.94 feet to a point; thence
- (5) South 49 degrees 12 minutes 00 seconds West, 36.44 feet to a point; thence
- (6) South 63 degrees 36 minutes 46 seconds West, 16.97 feet to a point; thence




(7) South 82 degrees 27 minutes 04 seconds West, 51.48 feet to a point and the lands of Leo F. Nollmeyer and Jean B. Nollmeyer (Liber 669, Folio 368) ; thence by and with said Leo F. Nollmeyer and Jean B. Nollmeyer lands the following two courses and distances

(8) North 58 degrees 28 minutes 52 seconds West, 5.00 feet to an Iron Rod found; thence

(9) North 58 degrees 28 minutes 52 seconds West, 470.43 feet to an Iron Rod found; thence

() North 22 degrees 37 minutes 25 seconds East, 155.00 feet to the Place of Beginning, containing 1.893 Acres of Land, more or less, and

The above parcel is intended to be all of the same land, as shown as Tax Parcel 128, Lot 1 on a plan entitled "Annexation Plat Tax Parcel 128, Lot 1" as prepared by Lane Engineering, LLC, on April 5, 2016, I hereby certify that these documents were prepared by me or under my responsible charge and complies with requirements as set forth in regulation 09.13.06.12, and that I am a duly licensed property line surveyor under the laws of the State of Maryland, License No. 363, and, subject to biennial renewal, my current expiration date is August 3, 2017


Jefferson Ewell Hubbard
Registered Property Line Surveyor
Maryland Registration Number 363



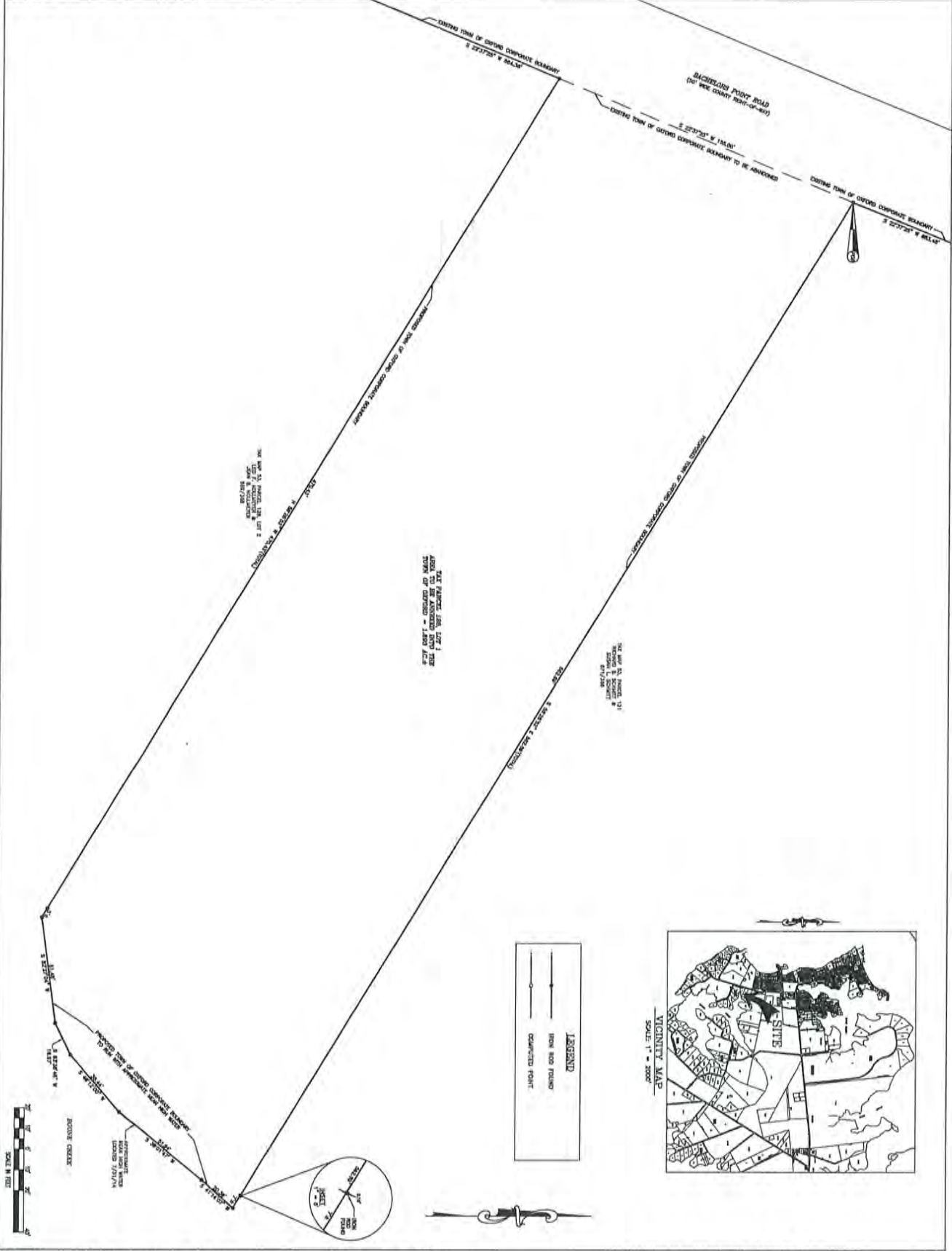
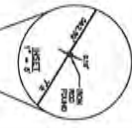
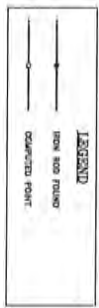
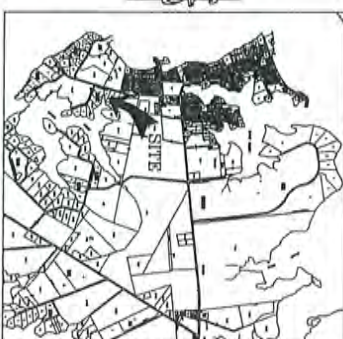


EXHIBIT B



| | | | |
|---|--|---|--|
| | | Lane Engineering, LLC Established 1989 Civil Engineers • Land Planning • Land Surveyors 4000 N. State Street, Suite 100, Indianapolis, IN 46204 Phone: (317) 444-1111 Fax: (317) 444-1112 www.laneeng.com | |
| TOWN OF OXFORD, INDIANA GOVERNING TAX MAP COUNTY AMENDMENT NO. 128, LOT 1 TOWN OF OXFORD | | DATE: _____ REVISION: _____ SHEET: 1 OF 1 DATE: 03/27/18 DRAWN BY: 180003 CHECKED BY: 180003 SCALE: AS NOTED DATE: 1/18 | |



Lane Engineering, LLC

Established 1986

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354 Pennsylvania Avenue
Centreville, Maryland 21617
Tel 410-758-2095
Fax 410-758-4422

**DESCRIPTION OF
THE BOUNDARY
OF TOWN OF OXFORD
TALBOT COUNTY, MARYLAND**

April 11, 2016

All that piece, parcel or tract of land situate, lying and being in the Third Election District, Talbot County, Maryland, and being more particularly described as follows:

Beginning for the same at a Point at a Point in Town Creek, a tributary of the Tred Avon River, and from said Place of Beginning, and running in the meridian of the Town of Oxford Boundary as described in June of 2009 and running in said Town Creek the following two courses and distances

- (1) South 34 degrees 51 minutes 45 seconds East, 470.61 feet to a point; thence
- (2) South 00 degrees 11 minutes 34 seconds East, 490.06 feet to a point; thence
- (3) North 89 degrees 36 minutes 34 seconds West, 129.82 feet to the westerly side of Hells Half Acre Road; thence by and with said westerly side of Hells Half Acre Road
- (4) North 00 degrees 11 minutes 34 seconds West, 50.10 feet to a point; thence
- (5) North 89 degrees 36 minutes 34 seconds West, 105.13 feet to a point; thence
- (6) North 00 degrees 11 minutes 34 seconds West, 49.87 feet to a point; thence
- (7) North 89 degrees 36 minutes 34 seconds West, 125.00 feet to the west side of Vaughn Avenue; thence
- (8) North 00 degrees 11 minutes 34 seconds West, 20.12 feet to a point; thence
- (9) North 89 degrees 34 minutes 48 seconds West, 205.44 feet to a point; thence
- (10) North 00 degrees 11 minutes 34 seconds West, 34.92 feet to the aforementioned Town Creek; thence
- (11) South 41 degrees 57 minutes 03 seconds West, 141.65 feet to a point; thence
- (12) South 00 degrees 34 minutes 34 seconds East, 478.31 feet to a point; thence
- (13) South 43 degrees 04 minutes 58 seconds East, 153.91 feet to a point; thence
- (14) South 54 degrees 53 minutes 44 seconds East, 401.31 feet to a point; thence
- (15) South 00 degrees 25 minutes 12 seconds West, 62.23 feet to Point near the southerly side of Maryland Highway No. 333; thence running in the said Maryland Highway No. 333 right-of-way the following two courses and distances
- (16) North 89 degrees 34 minutes 48 seconds West, 656.80 feet to a point; thence



(17) North 88 degrees 54 minutes 00 seconds West, 303.30 feet to a point; thence leaving said Highway right-of-way and running by and with the division line between the land of Oxford Fire Company, Inc. and Talbot County, Maryland. the following two courses and distances

(18) South 09 degrees 25 minutes 21 seconds West, 683.45 feet to a point; thence

(19) North 87 degrees 37 minutes 00 seconds West, 101.42 feet to a point; thence by and with the original Town Line

(20) South 09 degrees 28 minutes 00 seconds West, 66.51 feet to a point and the aforesaid lands of Talbot County Maryland; thence by and with said Talbot County Maryland lands the following two courses and distances

(21) South 87 degrees 37 minutes 00 seconds East, 871.79 feet to a point and the side of an eighteen foot right-of-way; thence by and with the westerly side of the said right-of-way

(22) South 17 degrees 53 minutes 00 seconds West, 1070.11 feet to a point and the side of a twenty foot wide right-of-way known as "The Right-of-Way"; thence by and with the northerly side of said "The Right-of-Way" and still by and with the said Talbot County Maryland land the following two courses and distances

(23) North 72 degrees 19 minutes 00 seconds West, 301.87 feet to a point; thence

(24) North 72 degrees 00 minutes 00 seconds West, 1048.54 feet to a point and J.L. Thompson Drive and Chamberlain Drive; thence by and with J.L. Thompson Drive and Chamberlain Drive (now known as Bachelor Point Road) the following four courses and distances

(25) South 09 degrees 42 minutes 35 seconds West, 42.45 feet to a point; thence

(26) by and with the arc of a curve deflecting to the left, which has a radius of 85.00 feet, for a length of 72.69 feet, the tangent of which is 38.74 feet, the chord of which bears South 14 degrees 47 minutes 25 seconds East, 70.50 feet to a point; thence

(27) by and with the arc of a curve deflecting to the right, which has a radius of 112.73 feet, for a length of 121.82 feet, the tangent of which is 67.62 feet, the chord of which bears South 08 degrees 19 minutes 56 seconds East, 115.98 feet to a point; thence

(28) South 22 degrees 37 minutes 25 seconds West, 683.48 feet to a point and the northwest corner of Lot 1, as delineated on a plat of subdivision entitled "Bachelor Point Subdivision East Section" recorded among the Land Records of Talbot, Maryland in Plat Book 33 at Folio 12; thence by and with said Lot 1

(29) South 58 degrees 28 minutes 52 seconds East, 562.69 feet to a point; thence

(30) South 58 degrees 28 minutes 52 seconds East, 7.00 feet more or less to the waters of the Boone Creek; thence by and with the Mean High Water Line of the said Boone Creek and many meanderings thereof generally the following five courses and distances

(31) South 41 degrees 14 minutes 07 seconds West, 20.39 feet to a point; thence

(32) South 39 degrees 01 minutes 47 seconds West, 51.94 feet to a point; thence

(33) South 49 degrees 12 minutes 00 seconds West, 36.44 feet to a point; thence

(34) South 63 degrees 36 minutes 46 seconds West, 16.97 feet to a point; thence

(35) South 82 degrees 27 minutes 04 seconds West, 51.48 feet to a point and the lands of Leo F. Nollmeyer and Jean B. Nollmeyer (Liber 669, Folio 368) ; thence by and with said Leo F. Nollmeyer and Jean B. Nollmeyer lands the following two courses and distances



- (36) North 58 degrees 28 minutes 52 seconds West, 5.00 feet to a point; thence
- (37) North 58 degrees 28 minutes 52 seconds West, 470.43 feet to a point and the easterly side of the aforementioned Bachelor Point Road; thence by and with the easterly side of Bachelor Point Road
- (38) South 22 degrees 37 minutes 25 seconds West, 664.36 feet to a point and the southerly side of Lang's Landing Road; thence by and with the southerly side of the said Lang's Landing Road, the following six courses and distances
- (39) by and with the arc of a curve deflecting to the right, which has a radius of 25.00 feet, for a length of 40.03 feet, the tangent of which is 25.77 feet, the chord of which bears North 68 degrees 29 minutes 46 seconds East, 35.89 feet to a point; thence
- (40) South 65 degrees 37 minutes 55 seconds East, 492.87 feet to a point; thence
- (41) South 49 degrees 18 minutes 30 seconds East, 220.26 feet to a point; thence
- (42) South 11 degrees 44 minutes 01 seconds East, 94.24 feet to a point; thence
- (43) South 04 degrees 23 minutes 32 seconds East, 159.92 feet to a point; thence
- (44) South 18 degrees 17 minutes 38 seconds East, 285.00 feet to a point and the waters of Boone Creek; thence running across the waters of Boone Creek the following four courses and distances
- (45) South 20 degrees 27 minutes 29 seconds West, 1221.37 feet to a point; thence
- (46) South 83 degrees 00 minutes 49 seconds West, 210.77 feet to a point; thence
- (47) North 84 degrees 52 minutes 32 seconds West, 89.92 feet to a point; thence
- (48) South 64 degrees 48 minutes 48 seconds West, 92.68 feet to a point and the land of James W. Roach and Barbara A. Roach (Liber 821, Folio 115); thence by and with the said James W. Roach and Barbara A. Roach lands
- (49) South 44 degrees 38 minutes 07 seconds West, 28.26 feet to a point northeasterly side of Bachelor's Point Road; thence by and with the northeasterly side of said Bachelor's Point Road; the following eleven courses and distances
- (50) North 22 degrees 44 minutes 09 seconds West, 113.11 feet to a point; thence
- (51) North 18 degrees 48 minutes 12 seconds West, 183.88 feet to a point; thence
- (52) by and with the arc of a non-tangent curve deflecting to the left, which has a radius of 515.95 feet, for a length of 104.79 feet, the tangent of which is 52.57 feet, the chord of which bears North 29 degrees 23 minutes 39 seconds West, 104.61 feet to a point; thence
- (53) by and with the arc of a non-tangent curve deflecting to the right, which has a radius of 262.62 feet, for a length of 82.03 feet, the tangent of which is 41.35 feet, the chord of which bears North 26 degrees 12 minutes 25 seconds West, 81.69 feet to a point; thence
- (54) by and with the arc of a non-tangent curve deflecting to the right, which has a radius of 137.62 feet, for a length of 48.72 feet, the tangent of which is 24.62 feet, the chord of which bears North 12 degrees 29 minutes 12 seconds West, 48.47 feet to a point; thence
- (55) by and with the arc of a non-tangent curve deflecting to the right, which has a radius of 684.89 feet, for a length of 127.97 feet, the tangent of which is 64.17 feet, the chord of which bears North 02 degrees 22 minutes 18 seconds West, 127.78 feet to a point; thence



(56) by and with the arc of a non-tangent curve deflecting to the left, which has a radius of 400.41 feet, for a length of 259.08 feet, the tangent of which is 134.25 feet, the chord of which bears North 12 degrees 25 minutes 42 seconds West, 254.58 feet to a point; thence

(57) North 33 degrees 18 minutes 12 seconds West, 252.49 feet to a point; thence

(58) by and with the arc of a non-tangent curve deflecting to the right, which has a radius of 91.97 feet, for a length of 86.02 feet, the tangent of which is 46.45 feet, the chord of which bears North 17 degrees 57 minutes 40 seconds East, 82.92 feet to a point; thence

(59) by and with the arc of a non-tangent curve deflecting to the left, which has a radius of 577.92 feet, for a length of 184.67 feet, the tangent of which is 93.13 feet, the chord of which bears North 36 degrees 56 minutes 04 seconds East, 183.89 feet to a point; thence

(60) North 22 degrees 37 minutes 26 seconds East, 320.02 feet to a point and the southerly side of the aforementioned Bachelor Point Road; thence by and with the southerly side of said Bachelor Point Road

(61) by and with the arc of a curve deflecting to the right, which has a radius of 200.00 feet, for a length of 144.55 feet, the tangent of which is 75.60 feet, the chord of which bears South 43 degrees 19 minutes 48 seconds West, 141.43 feet to a point; thence

(62) South 22 degrees 37 minutes 15 seconds West, 32.09 feet to a point; thence

(63) South 22 degrees 37 minutes 26 seconds West, 155.61 feet to a Concrete Monument found; thence

(64) by and with the arc of a curve deflecting to the right, which has a radius of 327.55 feet, for a length of 168.97 feet, the tangent of which is 86.41 feet, the chord of which bears South 37 degrees 24 minutes 05 seconds West, 167.11 feet to a Concrete Monument found and the land of William S. Hopkins and Susan C. Hopkins (Liber 1077 Folio 147); thence by and with the said William S. Hopkins and Susan C. Hopkins land and the southeasterly boundary of Bachelor Point Subdivision, the following three courses and distances

(65) South 63 degrees 19 minutes 58 seconds West, 102.47 feet to an Iron Rod found; thence

(66) South 46 degrees 20 minutes 58 seconds West, 369.26 feet to an Iron Rod found; thence

(67) South 34 degrees 43 minutes 02 seconds East, 241.58 feet to a point to the land of James A. Brodsky and Marian Brodsky (Liber 1980 Folio 147); thence by and with the said James A. Brodsky and Marian Brodsky land the following two courses and distances

(68) South 41 degrees 37 minutes 58 seconds West, 337.51 feet to an Iron Rod found; thence

(69) South 41 degrees 37 minutes 58 seconds West, 40.00 feet more or less to the waters of the Tred Avon River; thence continuing out into said waters and running across the waters of the Tred Avon River the following eight courses and distances

(70) South 41 degrees 37 minutes 58 seconds West, 201.61 feet to a point; thence

(71) North 29 degrees 41 minutes 43 seconds West, 2048.90 feet to a point; thence

(72) North 03 degrees 24 minutes 46 seconds East, 298.27 feet to a point; thence

(73) North 32 degrees 43 minutes 16 seconds East, 749.72 feet to a point; thence

(74) North 72 degrees 31 minutes 22 seconds East, 582.70 feet to a point; thence

(75) North 03 degrees 34 minutes 43 seconds East, 3733.37 feet to a point; thence



(76) North 23 degrees 27 minutes 04 seconds West, 2000.00 feet to a point; thence

(77) North 69 degrees 50 minutes 11 seconds East, 3779.87 feet to a point near the Day Marker at the mouth of Town Creek; thence running across the waters of said Town Creek the following four courses and distances

(78) South 56 degrees 55 minutes 24 seconds East, 361.20 feet to a point; thence

(79) South 04 degrees 23 minutes 05 seconds West, 1938.14 feet to a point; thence

(80) South 72 degrees 10 minutes 20 seconds East, 1030.08 feet to a point; thence

(81) South 09 degrees 10 minutes 42 seconds West, 422.96 feet to a point; thence

(82) South 53 degrees 12 minutes 42 seconds West, 638.49 feet to the Place of Beginning, containing 604.1711 Acres of Land, more or less. And

The above parcel is intended to be all of the same land, as shown as Total area in the Town of Oxford Corporate Limits on a plan entitled "Annexation Plat Overall Town of Oxford" as prepared by Lane Engineering, LLC, on April 5, 2016, I hereby certify that these documents were prepared by me or under my responsible charge and complies with requirements as set forth in regulation 09.13.06.12, and that I am a duly licensed property line surveyor under the laws of the State of Maryland, License No. 363, and, subject to biennial renewal, my current expiration date is August 3, 2017


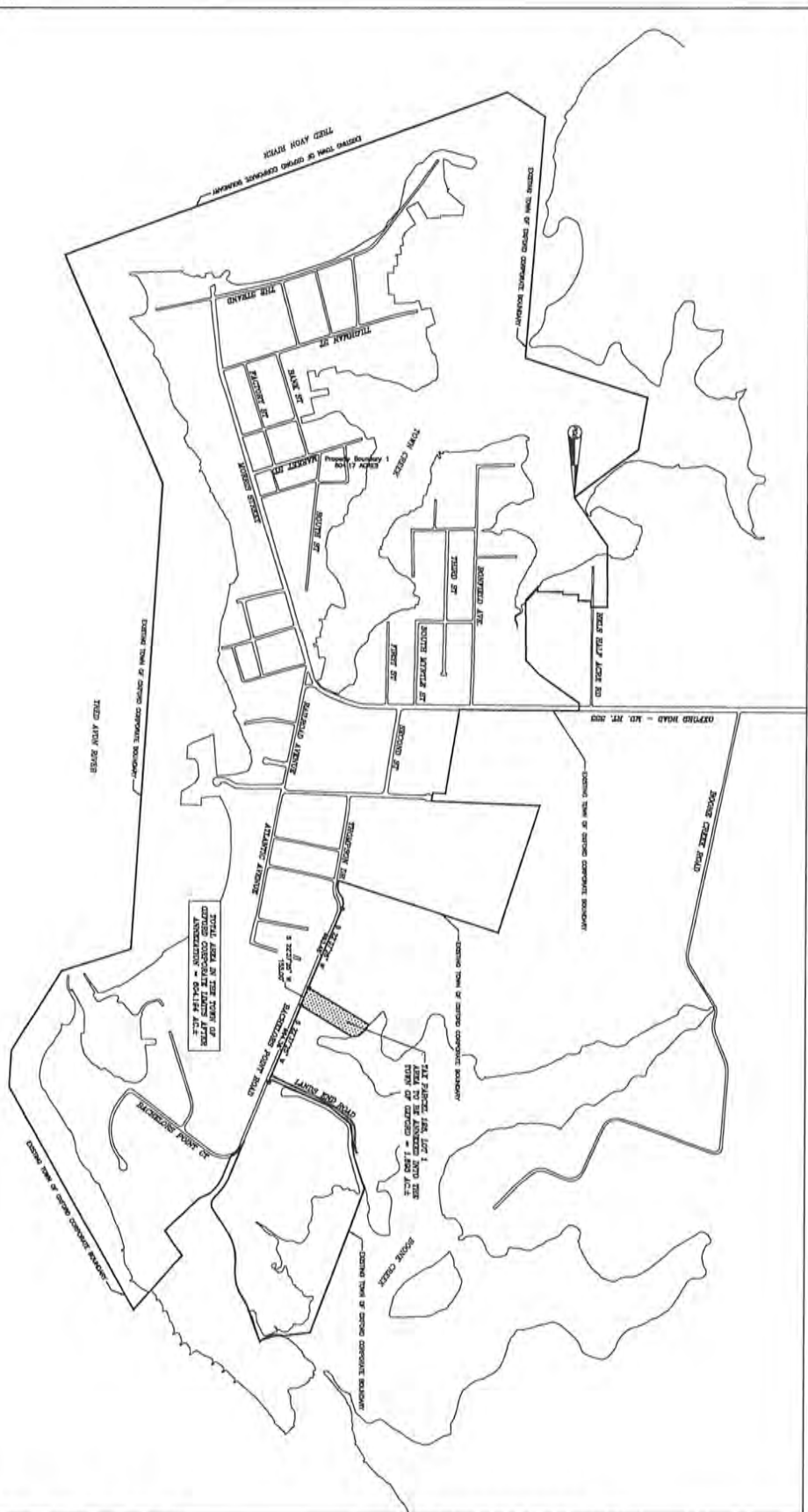

Jefferson Ewell Hubbard
Registered Property Line Surveyor
Maryland Registration Number 363




EXHIBIT D



LEGEND

- SON BOB TOWN
- COMPLETED POINT
- THE PARCEL 123, LOT 1 AREA TO BE ANNEXED INTO THE TOWN OF OXFORD = 1.082 ACRES



| | |
|---|------------|
| DATE | 04/09/2016 |
| TIME | 10:05:33 |
| SCALE | AS NOTED |
| <p>TOWN OF OXFORD, VERMONT ATTENTION COMMISSIONERS TAX MAPS, SURVEYS & RECORDS DIVISION 42/178 301 OXFORD, VT</p> | |
|  | |
| <p>ANNEXATION PLAT OVERALL</p> <p>TOWN OF OXFORD</p> | |
| <p>Lane Engineering, LLC Incorporated 1988 Civil Engineers • Land Planning • Land Surveys 100 State St., Suite 100 Oxford, VT 05760 Phone: 802-249-8000 Fax: 802-249-8001 Email: info@laneeng.com</p> | |

TOWN OF OXFORD ANNEXATION PLAN

Property Owners: Ronald L. Walker and Ann Y. Walker

Acres: 1.893 acres

Property Location: The Property is located to the East of the Town's current corporate boundary, adjacent to Bachelors Point Road, and is identified as Parcel 128, Lot 1 of Tax Map 53

In accordance with Md. Code Ann. Local Government Article § 4-415, the Town of Oxford is to adopt an annexation plan for any area proposed to be annexed, including a description of the land use pattern for the area to be annexed (which may include any County master plan existing for the area), and shall be presented to demonstrate the available land for public facilities which may be considered reasonably to be necessitated by the proposed use such as school sites, water and sewage facilities, libraries, recreation, fire or police. The Annexation Plan shall also contain a statement describing the schedule for extending to the area to be annexed each municipal service performed within the municipality at the time of annexation and a statement as to the general methods by which the municipality anticipates to finance the extension of municipal services to the area to be annexed.

I. LAND USE PATTERN

The Property consists of a single parcel of property which is improved with a single family residence, which utilizes a septic system and individual well. The septic system serving the Property is currently failing and must either be replaced with a new septic system, or the Property must be connected to the Town of Oxford's municipal water and wastewater system. The Property Owners have requested annexation to enable the Property to be connected to the Town's municipal system.

The Property is surrounded by single family residences and is located in the Rural Residential ("RR") Zoning District under the Talbot County Zoning Ordinance. Upon annexation, the Property will be zoned in the Town's R-1 (Single Family Residential) District. The land use of the Property will not change and it will remain as an improved single family residential parcel.

II. PUBLIC SERVICES AND FACILITIES

A. WATER AND SEWER

All developed properties within the Town limits are to be served by a public water system owned and operated by the Town of Oxford. The Town is in the process of updating its wastewater system to Enhanced Nutrient Removal (ENR). The new system has been designed and the final design has been submitted to United States Department of Agriculture, Rural Utilities Service, and the Maryland Department of the Environment. The Town presently has



capacity to serve this single family residence utilizing its current system. Upon completion of construction of the new wastewater treatment plant, the Property will be connected in the same manner as other properties located within the Town. Simultaneously with the annexation of this Property, the Town will request an amendment to the Talbot County Comprehensive Water and Sewer Plan to reflect the connection of this Property to the Town's water and wastewater system.

B. RECREATION

The Town's existing parks and facilities will serve the improved single family residential Property. Talbot County is also in the process of developing a passive park in the vicinity of this Property.

C. FIRE, POLICE AND EMERGENCY SERVICE

Fire Protection Services will continue to be provided by the Oxford Volunteer Fire Department. The Oxford Police Department will provide police protection services. Emergency services will continue to be provided by the Talbot County Department of Emergency Services.

D. COST TO THE TOWN FOR PROVIDING SERVICES

The property owner will be responsible for all costs associated with the connection of the Property to Town water and wastewater services.

E. MUNICIPAL GROWTH ELEMENT

The proposed annexation is consistent with the Oxford Comprehensive Plan and the Talbot County Comprehensive Plan and is located within the Oxford growth area in both of the respective plans.

F. SCHEDULE FOR EXTENSION OF SERVICES

As previously noted, the septic system utilized by this Property is failing and requires frequent pumping and disposal. The extension of municipal services will begin immediately, at the expense of the Property Owner. The utilities improvements shall be designed, located and constructed pursuant to the Town's specifications and in accordance with all applicable federal, state and local laws, regulations and standards.