

**TOWN COUNCIL OF CENTREVILLE
ORDINANCE NUMBER 08-2021**

AN ORDINANCE for the purpose of authorizing the conveyance by way of a quitclaim deed of a parcel of property identified as existing 12' alley to be converted to 12' access & utility easement containing 1,632 square feet and the acceptance of 324 square foot area to be transferred from MC Ventures to the Town of Centreville which is part of Parcel 957 on Queen Anne's County Tax Map 44B and all matters related thereto.

WHEREAS, the Chesterfield Development was originally platted on a plat entitled, "CHESTERFIELD DEVELOPMENT PROPERTY OF THE CHESTERFIELD DEVELOPMENT COMPANY, INC." dated October 1922, prepared by S. Chester Coursey, Surveyor, and recorded among the Land Records of Queen Anne's County at Liber JFR 10 folio 41;

WHEREAS, the subdivision was later revised as shown on a plat entitled, "PLAT SHOWING A REVISION OF LOTS LAYOUT FOR A PORTION OF CHESTERFIELD DEVELOPMENT SITUATE IN CENTREVILLE, 3RD ELECTION DIST. QUEEN ANNE'S COUNTY, MARYLAND BEING LOTS OWNED BY J. ARCHIBALD BENNETT FORMERLY LOTS 17, 18, 19, 20, 37, 38, 39 & 40 AS SHOWN ON A PLAT OF SAID DEVELOPMENT PREPARED BY S. CHESTER COURSEY DATED 1922 AND RECORDED IN LIBER JFR 10 FOLIO 41" dated December 1957, prepared by Walter E. Woodford, Jr. Surveyor, and recorded among the Land Records of Queen Anne's County at Liber TSP 38, folio 352;

WHEREAS, the Town of Centreville acquired a portion of Lots 7, 8, and 11 of the Chesterfield subdivision for the Mill Stream Project for a road and proposed park as is more particularly shown a plat entitled "THE TOWN COMMISSIONERS OF CENTREVILLE RIGHT-OF-WAY TO BE ACQUIRED FOR MILL STREAM PROJECT QUEENS ANNES COUNTY CENTREVILLE, MD" dated May 26, 1971, prepared by Van Reuth & Weidner, Inc.,

Civil Engineers & Surveyors, and recorded among the Land Records of Queen Anne's County at Liber CWC 80 folio 687;

WHEREAS, all three of the above referenced plats all show a 12 ft alley running between lots 5 and 6 and lots 9 and 10;

WHEREAS, the alley is more particularly shown as "EXISTING 12' ALLEY TO BE CONVERTED TO 12' ACCESS & UTILITY EASEMENT" on a plat entitled, "REVISION PLAT ON THE LANDS OF TAX MAP 44B, GRID 12, PARCEL 957 MC VENTURES, LLC THIRD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND" dated October 2019, prepared by McCrone, and intended to be recorded among the Land Records of Queen Anne's County, said alley containing 1,632 square feet (the "12 ft Alley");

WHEREAS, the 12 ft. Alley is not improved but does contain public utilities;

WHEREAS, the Town Council of Centreville wishes to quitclaim any interest it has in the 12 ft. Alley to MC Ventures, LLC and to terminate any rights it may have to improve the 12 ft. Alley as a public street, but to retain an access and utility easement over the 12 ft Alley;

WHEREAS, the Town Council of Centreville is only terminating its right to improve the 12 ft. Alley and conveying any interest it may have in the underlying fee to the 12 ft. Alley and is not in any way attempting to affect any individual rights of the neighboring property owners for ingress and egress over the 12 ft. Alley;

WHEREAS, MC Ventures, LLC owns Parcel 957 on Queen Anne's County Tax Map 44B by deed dated February 4, 2019 and recorded among the Land Records of Queen Anne's County at Liber 3044 folio 205, said parcel containing Lots 5, 6, 9 and 10 of the Chesterfield Development;

WHEREAS, MC Ventures, LLC wishes to convey property shown as "324 SQ. FT. AREA TO BE TRANSFERRED FROM THE OWNER TO THE TOWN OF CENTREVILLE" on a plat entitled, "REVISION PLAT ON THE LANDS OF TAX MAP 44B, GRID 12, PARCEL 957 MC VENTURES, LLC THIRD ELECTION DISTRICT, QUEEN ANNE'S COUNTY,

MARYLAND” dated October 2019, prepared by McCrone, and intended to be recorded among the Land Records of Queen Anne’s County, said property containing 324 square feet (the “324 sq. ft. Parcel”);

WHEREAS, the Town Council of Centreville is willing to accept the 324 sq. ft. Parcel;

WHEREAS, Section 5-204(c)(3) of the Local Government Article of the Annotated Code of Maryland and Section 301(b)(46) of the Charter of the Town of Centreville permits the Town to sell real property that is no longer needed for a public use after 20 days’ notice;

WHEREAS, Section 5-204(c)(1) of the Local Government Article of the Annotated Code of Maryland and Section 301(b)(46) of the Charter of the Town of Centreville permits the Town to acquire any real property needed for a public purpose; and

WHEREAS, on 8/19/2021, 2021 the Town Council of Centreville determined that the 12 ft. Alley is no longer needed for a public use but reserving unto the Town an access and utility easement over the 12 ft. Alley which is the Town’s only need for the property, and the 324 sq. ft. Parcel is needed by the Town for a public purpose.

NOW, THEREFORE, it is hereby Ordained by the Town Council of the Town of Centreville that:

Section 1. The recitals set forth above are incorporated herein by reference and made a part of this Ordinance;

Section 2. The 12 ft. Alley is no longer needed for a public use other than the reserved easement for access and utilities;

Section 3. The Town Council of Centreville terminates any right it may have to improve the 12 ft. Alley as a public road and agrees to execute a quitclaim deed to MC Ventures conveying any interest it has in the underlying fee to the 12 ft. Alley with a reservation of an access and utility easement.

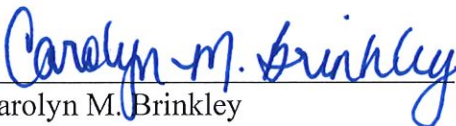
Section 4. The 324 sq. ft. Parcel is needed for a public purpose.

Section 5. The Town Manager and/or Town Council President is hereby authorized to execute a deed and any other documents necessary to consummate the conveyance of 12 ft. Alley and the acceptance of the 324 sq. ft. Parcel.

Section 6. In accordance with Section 5-204(c)(3) of the Local Government Article of the Annotated Code of Maryland and Section 301(b)(46) of the Charter of the Town of Centreville, the Town Clerk is directed to publicly advertise the sale of the 12 ft. Alley at least twenty (20) days prior to the sale.

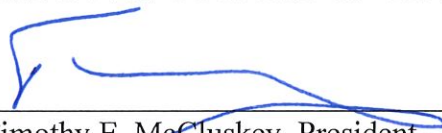
Section 7. This Ordinance shall become effective on the twenty-first day after its enactment.

ATTEST:



Carolyn M. Brinkley
Town Clerk

THE TOWN COUNCIL OF CENTREVILLE

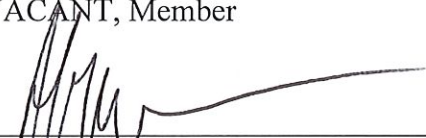


Timothy E. McCluskey, President

First Reading: 7/8/2021
Second Reading: 8/19/2021
Enacted: 8/19/2021
Effective: 9/9/2021
(21st calendar day after enactment)

ABSENT
Steven K. Kline, Vice President

VACANT, Member

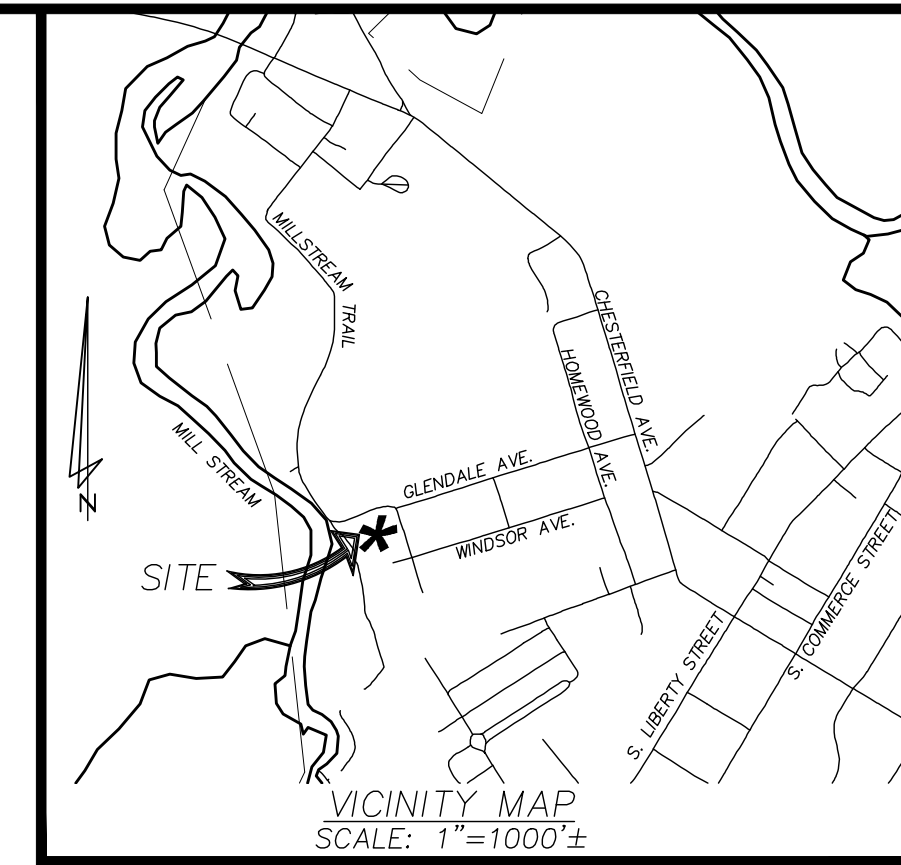
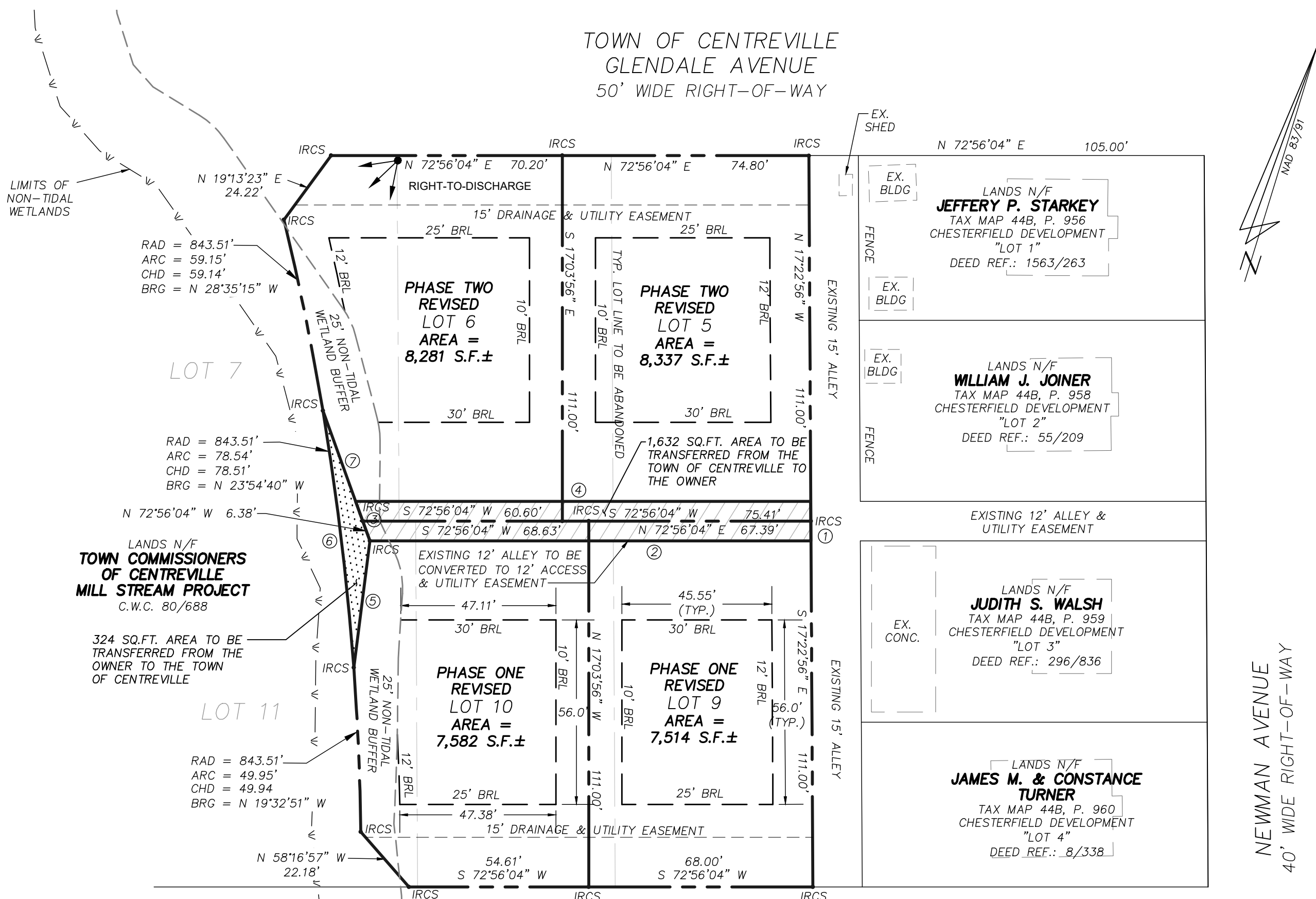


Jeffrey D. Kiel, Member



Shelby C. Anania, Member

March 04, 2020 - 2:07pm User: slydenm CV_2019101190061_MC_Ventures_selCADSURVEY13057_REVISED RECORD PLAT.dwg.....Tab:REV PLAT



OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER (S) OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND THAT I/WE HAS/HAVE CAUSED THE PROPERTY LINES TO BE ADJUSTED AS INDICATED THEREON FOR THE USES AND PURPOSES SET FORTH HEREIN. I/WE ALSO CERTIFY TO THE BEST OF MY/OUR KNOWLEDGE THAT ALL RECORDED AND UNRECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS OR COVENANTS HAVE BEEN INDICATED ON THE ANNEXED PLAT. I/WE HEREBY ACKNOWLEDGE AND ADOPTED THE SAME AS MY/OUR ACT THE ____ DAY OF _____, 20__.

MC VENTURES, LLC - CAL GRAY, III

UNIFORM ACKNOWLEDGMENT ACT

STATE OF _____
COUNTY OF _____
ON THIS ____ DAY OF _____, 20__, BEFORE ME, THE UNDERSIGNED OFFICER, CAL GRAY PERSONALLY APPEARED

KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

LEGEND

- - - - - DENOTES PROPERTY LINE HEREBY ABANDONED
- — — — — DENOTES PROPERTY LINE HEREBY ESTABLISHED
- — — — — DENOTES PROPERTY LINE UNCHANGED
- BRL — DENOTES BUILDING RESTRICTIONS LINE
- IRCS — DENOTES IRON ROD WITH CAP SET
- ↖ — RIGHT-TO-DISCHARGE

TREE CANOPY ORDINANCE REQUIREMENTS

CHAPTER 145 OF THE TOWN CODE REQUIRES THE PROTECTION AND ESTABLISHMENT OF TREES WITH APPLICATIONS TO CLEAR, GRADE OR DEVELOP LAND. THE PURPOSE OF THIS PLAT IS TO RECONFIGURE LOTS 5, 6, 9 AND 10. CHAPTER 145 REQUIREMENTS FOR TREES WILL BE REQUIRED TO BE ADDRESSED UPON DEVELOPMENT OF ANY INDIVIDUAL LOT.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE BOUNDARY SURVEY SHOWN HEREON WAS PREPARED BY McCRONE, INC. AT WHICH TIME THE UNDERSIGNED REGISTERED SURVEYOR WAS IN RESPONSIBLE CHARGE OF ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT IS IN COMPLIANCE WITH THE REQUIREMENTS STATED IN COMAR 09.13.06.12 OF THE MINIMUM STANDARDS FOR SURVEYORS.

DONALD E. SUTTON
PROPERTY LINE SURVEYOR #481 (EXPIRATION DATE 1-12-2021) DATE _____

PHASING NOTE:

PHASE ONE - LOTS 9 AND 10
PHASE TWO - LOTS 5 AND 6

BUILDING PERMITS FOR PHASE TWO LOTS SHALL NOT BE ISSUED UNTIL ALL BONDING IS APPROVED AND ACCEPTED BY QUEEN ANNE'S COUNTY AND THE TOWN OF CENTREVILLE FOR CONSTRUCTION OF ROADS, UTILITIES, SEDIMENT CONTROL, STORMWATER MANAGEMENT AND LANDSCAPING.

THE UNDERSIGNED MEMBERS OF THE PLANNING COMMISSION OF CENTREVILLE DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED.

KARA DUNHAM, CHAIR
CENTREVILLE PLANNING COMMISSION DATE _____

CHRIS JACKSON, SECRETARY
CENTREVILLE PLANNING COMMISSION DATE _____

EXISTING LOT AREA	REVISED LOT AREA
LOT 5 - 6,300 SQ. FT.±	LOT 5 - 8,337 SQ. FT.±
LOT 6 - 6,825 SQ. FT.±	LOT 6 - 8,281 SQ. FT.±
P/O LOT 7 - 2,748 SQ. FT.±	P/O LOT 7 - ABANDONED
LOT 9 - 6,300 SQ. FT.±	LOT 9 - 7,514 SQ. FT.±
LOT 10 - 6,300 SQ. FT.±	LOT 10 - 7,582 SQ. FT.±
P/O LOT 11 - 1,846 SQ. FT.±	P/O LOT 11 - ABANDONED

LANDS TO BE TRANSFERRED FROM THE TOWN OF CENTREVILLE TO THE OWNER

- ① 12.00' S 17°22'56" E
 - ② 133.88' S 72°56'04" W
 - ③ 12.76' N 36°56'28" W
 - ④ 138.15' S 72°56'04" W
- TOTAL AREA = 1,632 SQUARE FEET

LANDS TO BE TRANSFERRED FROM THE OWNER TO THE TOWN OF CENTREVILLE

- ⑤ 38.74' S 09°45'05" E
 - ⑥ 78.51' N 23°54'40" W (CHD.)
RAD 843.51' ARC 78.54'
 - ⑦ 42.03' S 36°56'28" E
- TOTAL AREA = 324 SQUARE FEET

NOTES:

- FOR CURRENT DEED REFERENCE, SEE S.M. 2203/622
- SEE PLAT REFERENCE, SEE T.S.P. 38/352 & C.W.C. 80/687
- THE SOLE PURPOSE OF THIS PLAT IS TO REVISE LOTS 5, 6, 9, 10 AND A PORTION OF LOT 7 AND LOT 11 AS SHOWN ON PLATS T.S.P. 38/352 AND C.W.C. 80/687. THERE ARE NO NEW LOTS BEING CREATED AS A RESULT OF THESE REVISIONS.
- CURRENT ZONING: R-2
- MINIMUM LOT SIZE: 8,000 SQ. FT.
- MINIMUM SETBACK REQUIREMENTS
FRONT - 25'
REAR - 30'
SIDE - 10' (22' AGGREGATE)
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF REVIEW OF AN ABSTRACT OF TITLE.
- THIS SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA INTENSELY DEVELOPED AREA (IDA).
- THE 12' ACCESS AND UTILITY EASEMENT SHOWN HEREON IS TO BENEFIT THE TOWN OF CENTREVILLE AND SHALL NOT BE ENCUMBERED BY IMPROVEMENTS THAT HINDER THE TOWN OF CENTREVILLE'S USE THEREOF.

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Property Line Surveyor under the laws of the State of Maryland. License No. 481, Expiration Date: 1-12-2021

McCRONE

ENGINEERS ■ SURVEYORS ■ PLANNERS
ANNAPOLIS ■ CENTREVILLE ■ ELKTON ■ SALISBURY ■ DELAWARE

320 PENNSYLVANIA AVENUE
CENTREVILLE, MARYLAND 21617
410.756.2237

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DATE:	OCTOBER 2019	SCALE:	1" = 30'
JOB NUMBER:	D1190061	DRAWN BY:	JMA
FOLDER REF:	969	DESIGNED BY:	JMA
DATE	2/21/20	REVISION	
		P.C. CONDITIONS	

REVISION PLAT
ON THE LANDS OF
TAX MAP 44B, GRID 12, PARCEL 957

MC VENTURES, LLC

THIRD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND
PREPARED FOR: MC VENTURES, LLC