

COUNTY COUNCIL

OF

HARFORD COUNTY, MARYLAND

Resolution No. 023-23

Legislative Session Day 23-010

Introduced by Council Member Boyle-Tstottles and Council President Vincenti

A RESOLUTION by the County Council waiving the 5-year waiting period contained in Local Government Article, Section 4-416, of the Annotated Code of Maryland, to permit property identified as Locksley Manor and commonly known as the Wetlands Golf Course, consisting of approximately 206.358 acres annexed by the City of Aberdeen located on Gilbert Road which is currently zoned Harford County's AG (Agricultural District) zoning classification to be zoned under the City of Aberdeen's Integrated Business District (IBD) and Residential (R-1) zoning classification.

RESOLUTION 023-23

WHEREAS, the City of Aberdeen on July 12, 2021 passed Annexation Resolution No. 21-R-02, authorizing the annexation of property identified as Locksley Manor, consisting of 206.358 acres of land, more or less, located on Gilbert Road, Aberdeen, Maryland 21001 which Annexation Resolution is attached hereto as Exhibit A; and

WHEREAS, the Property is described by site plan attached hereto as Exhibit B and by a series of four (4) metes and bounds descriptions attached hereto as Exhibit C; and

WHEREAS, the Property is currently designated as AG (Agricultural District) under the county zoning classifications; and

WHEREAS, the City of Aberdeen's Resolution authorizing the annexation rezoned a portion of the Property to the City's Integrated Business District (IBD) classification and a portion of the Property to the City's Residential (R-1) classification; and

WHEREAS, the Land Use Article, Section 4-204, of the Annotated Code of Maryland generally requires specific findings of fact to justify a rezoning of property, particularly finding that there has been either a substantial change in the character of the neighborhood where the property is located since the last comprehensive zoning or a mistake in the existing zoning classification of the property; and

WHEREAS, the Local Government Article, Section 4-416, of the Annotated Code of Maryland, prohibits for a period of 5 years from the effective date of annexation, a municipality from allowing the development of the annexed property for land uses substantially different than the authorized use or at a substantially higher density, not exceeding 50%, than can be permitted in accordance with the Agricultural District zoning which was applicable at the time the property was annexed without the express approval of the County Council; and

RESOLUTION 023-23

RESOLUTION 023-23

WHEREAS, the City of Aberdeen's Integrated Business District (IBD) and Residential (R-1) zoning classifications may allow land uses which are substantially different from the use of land specified under the Agricultural (AG) designation within the Harford County Master Land Use Plan (Harford Next) and the Agricultural zoning classification which the Property had immediately prior to the annexation; and

WHEREAS, it is anticipated by the owner of the annexed property, Locksley Manor, Inc., that the property will be developed with a mix of residential dwelling types, as well as neighborhood commercial, retail and restaurant uses and recreational uses, all as permitted under the City of Aberdeen's Integrated Business District (IBD) and Residential (R-1) zoning classifications; and

WHEREAS, the owner of the annexed property, Locksley Manor, Inc., has requested the Harford County Council to waive the 5-year waiting period under Section 4-416 of the Local Government Article of the Annotated Code of Maryland in order that it may commence the development of the property in accordance with the City of Aberdeen's Integrated Business District (IBD) and Residential (R-1) zoning classifications.

NOW, THEREFORE, BE IT RESOLVED by the Harford County Council that the rezoning of the Property of approximately 206.358 acres, more or less, which is the subject of the City of Aberdeen's Annexation Resolution No. 21-R-02, to the City of Aberdeen's Integrated Business District (IBD) zoning classification and Residential (R-1) and the development uses contained therein, is expressly approved by the County Council for Harford County, as permitted under the Local Government Article §4-416(c), of the Annotated Code of Maryland; and

RESOLUTION 023-23

RESOLUTION 023-23

BE IT FURTHER RESOLVED that a copy of this Resolution shall be sent to the City of Aberdeen.

ATTEST;

Mylia A. Dixon
Council Administrator

Patrick S. Vincenti
Council President

Adopted:

AS Introduced

EXHIBIT A

COUNCIL OF THE CITY OF ABERDEEN RESOLUTION NO. 21-R-02

Date Introduced: May 25, 2021
Sponsored By: Councilman Adam M. Hiob and Councilwoman Sandra J. Landbeck
Public Hearing: June 21, 2021
Amendments Adopted: None
Date Adopted: July 12, 2021
Date Effective: August 26, 2021

RESOLUTION NO. 21-R-02

LOCKSLEY MANOR, INC. ANNEXATION

RESOLUTION OF THE CITY OF ABERDEEN TO EXTEND THE CORPORATE BOUNDARIES OF THE TOWN, SUBJECT TO CERTAIN TERMS AND CONDITIONS, AND TO DESIGNATE THE ZONING CLASSIFICATION OF THE LAND BEING ANNEXED.

1 A Resolution of the City of Aberdeen, adopted pursuant to the authority of Article
2 XI-E of the Constitution of Maryland and Sections 4-402 and 4-404 of the Local Government
3 Article of the Annotated Code of Maryland, to enlarge the corporate boundaries of the City of
4 Aberdeen by annexing to said corporate boundaries 206.358 acres of land, more or less, as
5 surveyed, contiguous to and adjoining the present corporate boundaries of the City of Aberdeen,
6 being those pieces, parcels or tracts of land more particularly described hereinafter in a metes
7 and bounds description incorporated herein as Exhibit A for Parcels A, B, C, and D.

8 **WHEREAS**, Petitioner Locksley Manor, Inc., the owner of the properties herein
9 described on Exhibit A, requested the City of Aberdeen, by a Petition for Annexation, to

1 consider annexation of said property to the lands included within the corporate limits of the City
2 of Aberdeen. The Petition was accepted by the City. The property to be annexed, as described on
3 Exhibit A, is comprised of four parcels of land that are contiguous to and adjoin the existing
4 boundaries of the City of Aberdeen, and contains a total of 206.358 acres of land, more or less,
5 as surveyed; and

6 **WHEREAS**, as required by Section 4-404 of the Local Government Article of the
7 Annotated Code of Maryland, the consent for the proposal has been received from the owner of
8 not less than 25 percent of the assessed valuation of the real property located in the area to be
9 annexed; and

10 **WHEREAS**, the consent has been verified by the Mayor of the City of Aberdeen and
11 meets the requirements of the law; and

12 **WHEREAS**, there is one individual residing within the area to be annexed and who is a
13 registered voter in Harford County elections, and from whom consent to the annexation has been
14 received in the Petition for Annexation.

15 **NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and City Council of the City
16 of Aberdeen, that the corporate boundaries of the City of Aberdeen be and the same are hereby
17 enlarged by adding or annexing thereto the areas contiguous to and adjoining the present City
18 corporate boundaries the land as particularly described in the metes and bounds survey property
19 descriptions prepared by Bay State Land Services, accompanying this Resolution as Exhibit A
20 and incorporated by reference as a part hereof.

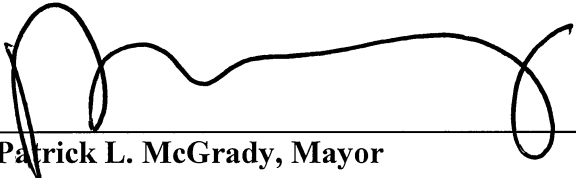
21 **AND BE IT FURTHER RESOLVED** that the conditions and circumstances applicable
22 to the change in the said corporate boundaries and to the residents and the property in the area so
23 annexed are as follows:

1 (a) That after the effective date of the amendment to the boundaries of the City of
2 Aberdeen provided for by this Resolution, the property annexed into the City of Aberdeen by this
3 Resolution, and all owners of such property and all persons residing within the areas annexed,
4 shall be subject to the Charter, Code, laws, ordinances and resolutions of the City of Aberdeen,
5 and an Annexation Agreement entered into between the City of Aberdeen and Petitioner
6 Locksley Manor, Inc., a copy of the form of which is attached to this Resolution as Exhibit B and
7 incorporated by reference.

8 (b) That the designation of the zoning classification of the land lying within the area
9 herein described and hereby annexed as Parcels A, B, and D shall be Integrated Business District
10 (IBD) and Parcel C shall be R-1 Low Density Residential District, as described in the Code of
11 the City of Aberdeen from the effective date of the annexation until such zoning is changed as
12 provided by law, and the Town's Comprehensive Zoning Maps shall be amended to reflect the
13 annexation of such property and its zoning as provided by this Resolution, and the land so
14 annexed shall be subject to all provisions and conditions of said Code of the City of Aberdeen,
15 including but not limited to those which are applicable to the Integrated Business District (IBD)
16 and R-1 Low Density Residential District.

17 **AND BE IT FUTHER RESOLVED,** that this Resolution shall become effective at the
18 end of forty-five (45) days following its final enactment provided that no Petition for
19 Referendum hereon shall have been filed as permitted by law.

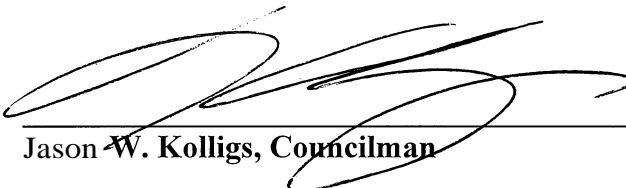
COUNCIL OF THE CITY OF ABERDEEN



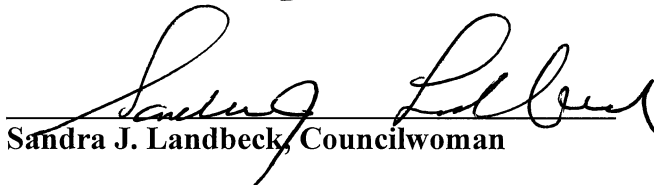
Patrick L. McGrady, Mayor



Adam M. Hiob, Councilman



Jason W. Kolligs, Councilman



Sandra J. Landbeck, Councilwoman

-r=· tJ
Tim Lindeall, Councilman

ATTEST:

SEAL:

t:Z

Monica A. Correll, City Clerk

Date 1;2, 01/11
t/ ₇

EXHIBIT A

METES & BOUNDS DESCRIPTION

March 17, 2020
BSLS #04017

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LAND OF LOCKSLEY MANOR, INC

Harford County Tax Map #43, Parcel #350
Parcel "A"

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 described 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)
PIO Parcel "B"

ZONING DESCRIPTION -117.233 acres of land more or less, lying on the westerly side of Gilbert Road, Second Election District, Harford County, Maryland, being more particularly described as follows:

Beginning for the same at a PK nail heretofore set in the center of Gilbert Road at the beginning of the first or North 50 degrees 26 minutes 37 seconds West 45.00-foot line described in a deed from Samuel T. Jones to Frank S. Donahue, Inc. dated December 30, 1987 and recorded among the Land Records of Harford County, Maryland in Liber 1447, folio 254; thence leaving said Gilbert Road, the following courses and distances, viz:

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,

- 1
- 2 16. South 70° 50' 56" West 49.35 feet to a Pk nail heretofore set, thence leaving said Gilbert Road
- 3 and binding on the seventeenth through twentieth lines of said deed, three courses, viz:
- 4 17. North 46° 02' 12" West 474.17 feet to a pin heretofore set,
- 5
- 6 18. North 01° 12' 23" East 1618.56 feet to a pin heretofore set, and
- 7
- 8 19. North 81° 05' 09" West 616.16 feet to a pin at the northeast comer of Parcel A as shown on a plat
- 9 entitled "Final Plat. Two, Locksley Manor" and recorded among the aforesaid Land Records in
- 10 Plat Book 66, Folio 31, thence binding on said Parcel A,
- 11
- 12 20. North 86° 32' 34" West 35.24 feet to the east side of Locksley Manor Drive, 75 foot radial width
- 13 as shown on said plat, thence binding thereon,
- 14
- 15 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
- 16 subtended by a chord bearing North 02° 18' 24" West 15.08 feet to the southwest comer of Lot 6
- 17 as shown on the mentioned plat, thence leaving said Locksley Manor Drive and binding on Lots
- 18 6, 5, 4, and 3 as shown on the last mentioned plat, nine courses, viz:
- 19
- 20 22. South 86° 32' 34" East 37.47 feet,
- 21
- 22 23. South 81° 05' 09" East 636.87 feet,
- 23
- 24 24. South 08° 54' 51" West 15.00 feet,
- 25
- 26 25. South 81° 05' 09" East 300.00 feet,
- 27
- 28 26. North 07° 24' 17" East 346.88 feet,
- 29
- 30 27. North 17° 53' 07" West 239.22 feet,
- 31
- 32 28. North 86° 10' 43" West 329.73 feet,
- 33
- 34 29. South 56° 12' 21" West 274.81 feet, and
- 35
- 36 30. North 82° 37' 08" West 326.96 feet to intersect the said east side of Locksley Manor Drive,
- 37 thence binding thereon as shown on said plat and as shown on a plat entitled "Final Plat Three,
- 38 Locksley Manor" and recorded among the aforesaid Land Records in Plat Book 66, Folio 32, five
- 39 courses, viz:
- 40
- 41 31. By a curve to the left with a radius of 425.00 feet and an arc length of 191.04 feet, said curve
- 42 being subtended by a chord bearing North 00° 05' 05" East 189.44 feet to a point of tangency,
- 43
- 44 32. North 12° 47' 34" West 370.36 feet to a point of curvature,
- 45
- 46 33. By a curve to the right with a radius of 745.00 feet and an arc length of 157.31 feet, said curve
- 47 being subtended by a chord bearing North 06° 44' 37" West 157.02 feet to a point of tangency,
- 48
- 49 34. North 00° 41' 41" West 853.48 feet, and

- 1
- 2 35. North 44° 18' 19" East 21.21 feet to the south side of a 30-foot wide road improvement right-of-
- 3 way as shown on the last mentioned plat, thence binding thereon, four courses, viz:
- 4
- 5 36. North 89° 18' 19" East 56.62 feet to a point of curvature,
- 6
- 7 37. By a curve to the right with a radius of 3484.86 feet and an arc length of 568.89 feet, said curve
- 8 being subtended by a chord bearing South 86° 01' 05" East 568.26 feet to a point of tangency,
- 9 and
- 10
- 11 38. South 81° 20' 28" East 350.00 feet to the end of said road improvement right-of- way, and
- 12
- 13 39. North 08° 39' 32" East 30.00 feet to the center of said Gilbert Road and to intersect the thirty-
- 14 fifth line of the first mentioned deed, thence running in the center of Gilbert Road and binding on
- 15 part of said thirty-fifth line to the end thereof and continuing and binding on the thirty-sixth
- 16 through fiftieth lines of the first mentioned deed, sixteen courses, viz:
- 17
- 18 40. South 81° 20' 28" East 696.23 feet to a Pk nail heretofore set,
- 19
- 20 41. South 85° 07' 27" East 109.58 feet to a Pk nail heretofore set,
- 21
- 22 42. South 82° 11' 42" East 233.12 feet to a Pk nail heretofore set,
- 23
- 24 43. South 49° 32' 13" East 36.80 feet to a Pk nail heretofore set,
- 25
- 26 44. South 29° 17' 31" East 70.08 feet to a Pk nail heretofore set,
- 27
- 28 45. South 02° 27' 14" East 69.93 feet to a Pk nail heretofore set,
- 29
- 30 46. South 19° 16' 28" West 69.99 feet to a Pk nail heretofore set,
- 31
- 32 47. South 21° 02' 36" West 108.95 feet to a Pk nail heretofore set,
- 33
- 34 48. South 13° 11' 43" West 144.93 feet to a Pk nail heretofore set,
- 35
- 36 49. South 03° 05' 39" West 107.82 feet to a Pk nail heretofore set,
- 37
- 38 50. South 15° 38' 28" East 141.98 feet to a Pk nail heretofore set,
- 39
- 40 51. South 19° 37' 18" East 251.80 feet to a Pk nail heretofore set,
- 41
- 42 52. South 21° 11' 40" East 181.04 feet to a Pk nail heretofore set,
- 43
- 44 53. South 22° 05' 55" East 256.50 feet to a Pk nail heretofore set,
- 45
- 46 54. South 18° 57' 17" East 116.61 feet to a Pk nail heretofore set,
- 47
- 48 55. South 16° 39' 52" East 203.15 feet to a Pk nail heretofore set,
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1 CONTAINING 117.223 ACRES OF LAND MORE OR LESS.
2 SURVEY DATUM ABOVE IS BASED ON MARYLAND STATE PLANE (N.A.D.) 83/86
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March 17, 2020
BSLS #04017

LAND OF LOCKSLEY MANOR INC

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

ZONING DESCRIPTION – 50.543 acres of land more or less, lying on the southerly side of Gilbert Road, Second Election District, Harford County, Maryland, being more particularly described as follows:

Beginning for the same at a pin heretofore set, said pin being at the beginning of the first or South 73 degrees 28 minutes 46 seconds East 1656.85-foot line described in a deed from Marian Elaine Sims to Frank S. Donahue, Inc. dated December 30, 1987 and recorded among the Land Records of Harford County, Maryland in Liber 1447, folio 254; thence leaving the first mentioned line, the following courses and distances, viz:

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,

- 1 12. South $12^{\circ} 47' 34''$ East 370.39 feet to a point of curvature,
- 2
- 3 13. By a curve to the right with a radius of 375.00 feet and an arc length of 193.04 feet, said curve
- 4 being subtended by a chord bearing South $01^{\circ} 57' 17''$ West 190.92 feet to a point of tangency,
- 5
- 6 14. South $16^{\circ} 42' 08''$ West 213.35 feet to a point of curvature,
- 7
- 8 15. By a curve to the right with a radius of 75.00 feet and an arc length of 63.08 feet, said curve
- 9 being subtended by a chord bearing South $40^{\circ} 47' 49''$ West 61.24 feet to a point of reverse
- 10 curvature, and
- 11
- 12 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
- 13 subtended by a chord bearing South $39^{\circ} 01' 19''$ West 65.45 feet to the northeast corner of Lot 11
- 14 as shown on the last mentioned plat, thence leaving said Locksley Manor Drive and binding on
- 15 part of the outline of Lots 11 and 10 as shown on the last mentioned plat, four courses, viz:
- 16
- 17 17. North $76^{\circ} 50' 52''$ West 356.61 feet,
- 18
- 19 18. South $30^{\circ} 19' 48''$ West 90.68 feet,
- 20
- 21 19. South $02^{\circ} 13' 11''$ West 200.02 feet, and
- 22
- 23 20. North $72^{\circ} 06' 01''$ West 190.00 feet to the northwest corner of said Lot 10, thence running for a
- 24 line of division now made through the first mentioned deed,
- 25
- 26 21. South $89^{\circ} 30' 14''$ West 350.35 feet to a pin heretofore set at the end of the eighth or North 20°
- 27 $31' 05''$ East 200.05 foot line of the first mentioned deed, thence binding on the ninth, tenth, and
- 28 eleventh lines of the first mentioned deed, three courses, viz:
- 29
- 30 22. North $06^{\circ} 48' 45''$ West 906.16 feet to a pin heretofore set,
- 31
- 32 23. South $88^{\circ} 26' 32''$ West 299.77 feet to a point, and
- 33
- 34 24. North $01^{\circ} 35' 31''$ West 314.83 feet to the place of beginning.
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36 CONTAINING 50.543 ACRES OF LAND MORE OR LESS.
37 SURVEY DATUM ABOVE IS BASED ON MARYLAND STATE PLANE (N.A.D.) 83/86

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39
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March 17, 2020
BSLS #04017

LAND OF LOCKSLEY MANOR, INC

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

Parcel "C"

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 described 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;

- 1 13. South 00° 44'16" East 75.34 feet to a point, thence;
2
- 3 14. South 15° 49'03" East 155.48 feet to a point, thence;
4
- 5 15. South 50° 13'10" East 229.50 feet to a point, thence;
6
- 7 16. North 85° 53'01" East 103.94 feet to a point, thence;
8
- 9 17. North 51° 23'46" East 89.52 feet to a point, thence
10
- 11 18. North 27° 45'09" West 342.58 feet to a point, thence;
12
- 13 19. North 30° 31'28" East 537.27 feet to a point in the Southerly right-of-way line of Locksley
14 Manor Drive, thence;
15
- 16 20. Binding on the Southerly right-of-way line by a curve to the left with a radius of 75.00 feet for an
17 arc length of 12.93 feet; said curve being subtended by a cord bearing South 44° 56'35" East
18 12.91 feet to the beginning hereof.
19
- 20 CONTAINING 15.898 ACRES OF LAND MORE OR LESS.
21 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"

Parcel "D"

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 described 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° 52'46" East 250.00 feet to a point, thence;
9. North 09° 14'27" West 330.00 feet to a point, thence;
10. North 86° 10'43" West 250.00 feet to a point, thence;
11. South 73° 45'25" West 233.79 feet to a point, thence

1 12. North 82° 37'08" West 328.37 feet to a point in the Easterly right-of-way of Locksley Manor
2 Drive, thence;

3 13. Binding on the Easterly right-of-way line by a curve to the left with a radius of 425.00 feet for an
4 arc length of 12.58 feet; said curve being subtended by a chord bearing North 13° 48'37" East
5 12.58 feet to the beginning hereof.

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7 **CONTAINING 2.694 ACRES OF LAND MORE OR LESS.**

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

EXHIBIT B

ANNEXATION AGREEMENT

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THIS ANNEXATION AGREEMENT (hereinafter referred to as "this Agreement"), entered into this _____ day of _____, 2021, by and among the CITY OF ABERDEEN (hereinafter referred to as the "City"), a municipal corporation of the State of Maryland, Party of the First Part, and LOCKSLEY MANOR, INC., Party of the Second Part.

WHEREAS, Resolution 21-R-__ (the "Resolution") will be considered by the City Council to extend the corporate boundaries of the City to include therein certain property described in the Resolution, containing a combined total of 206.358 acres, plus or minus, and to further set forth specific conditions relating to the annexation, including but not limited to, the execution of this Agreement.

WHEREAS, the City and the Petitioner intend to enter into this Annexation Agreement to establish certain terms, circumstances and conditions which will be applicable to the property if and when it is annexed and to satisfy the conditions set forth in the Resolution. It is intended by the parties that the provisions of this Agreement are in addition to any other terms and conditions that may be set forth in the Resolution and any other of the City ordinances, subdivision regulations, and other rules and regulations that may be applicable to the development and use of the property referred to in the Resolution.

NOW THEREFORE, that for and in consideration of the mutual promises and covenants hereinafter set forth, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1 1. Definitions.

2 Agreement. This Annexation Agreement.

3 Annexation Property. All the real property identified and described in the Resolution as
4 Parcels A, B, C and D.

5 APFO. Code of the City of Aberdeen, Chapter 302. Growth Management, referred to as
6 the Adequate Public Facilities Ordinance.

7 City. The City of Aberdeen.

8 Developer. Locksley Manor, Inc., its successors and assigns.

9 Development Parcels. Parcels A, B, C, and D included and specifically described in the
10 Resolution, generally identified as follows:

11 Parcel A, that property designated on Harford County Tax Map 43 as Parcel 350,
12 containing 20.0 acres±.

13 Parcel B, that property designated on Harford County Tax Map 43 as Parcel 381,
14 containing 167.766 acres±.

15 Parcel C, that property designated on Harford County Tax Map 51 as Parcel 166, Lot 12,
16 containing 15.898 acres±.

17 Parcel D, that property designated on Harford County Tax Map 43 as Parcel 392, Lot B,
18 containing 2.694 acres±.

19 Petition. The Petition for Annexation filed by the Petitioner with the City and thereafter
20 accepted by the City in accordance with the provisions of Section 4-404 of the Local
21 Government Article of the Annotated Code of Maryland and Section 235-15 of the City
22 Development Code.

23 Petitioner. Locksley Manor, Inc., its successors, and assigns.

1 Planning Department. Aberdeen Department of Planning and Community
2 Development.
3 Property Owner ("Owner"). Locksley Manor, Inc., its successor and assigns.
4 Resolution. An Annexation Resolution introduced by the Mayor and City Council of
5 Aberdeen, to extend the corporate boundaries of the City by including therein the
6 Annexation Property and setting forth specific conditions relating to the annexation.

7 2. General Provisions:

8 a. Recitals. The recitals contained herein are incorporated in this Agreement as
9 operative provisions of this Agreement.

10 b. Conditions of Annexation. The terms, covenants, conditions, and effectiveness
11 of this Agreement except for Paragraph 11 (Payment of Annexation Expenses),
12 all as hereinafter set forth, are contingent upon the enactment of the Resolution by
13 the City Council annexing the Annexation Property and zoning the Annexation
14 Property as Integrated Business District (IBD) and R-1 Low Density Residential
15 District, as specified in Paragraph 3 below, and the taking effect of such
16 Resolution. The provisions of Paragraph 11 are effective upon the execution of
17 this Agreement by the City and Petitioner and remain in effect regardless of
18 whether the annexation becomes effective.

19 3. Permissible Uses of Annexation Property. From and after the effective date of the
20 annexation and until changed by the Aberdeen City Council by ordinance, Parcels A, B,
21 and D, shall be developed and improved only for the principal permitted uses allowed
22 in the Integrated Business District (IBD) and Parcel C shall be developed and improved
23 only for the principal permitted uses allowed in the R-1 Low Density Residential

1 District. The parties acknowledge that without express approval from the Harford County
2 Council, (the "Express Approval") § 4-416 of the Local Government Article of the
3 Maryland Code precludes, for five years after annexation, development of the
4 Development Parcels for land uses substantially different than the authorized use, or at a
5 substantially higher density, not exceeding 50%, than could be granted for the proposed
6 development in accordance with Harford County's AG (Agricultural) zoning classification
7 in effect at the time of annexation. It is the mutual expectation of the parties that the County
8 Council will grant such approval, but the failure of the Harford County Council to grant
9 such approval shall not affect the effectiveness or validity of this Agreement. The
10 Petitioner shall be responsible for requesting express approval from the Harford County
11 Council and providing the official response from the County Council to the City. The City
12 shall join in the Express Approval as needed by Petitioner.

13 4. Development Requirements Binding on Owner and Developer of all Development
14 Parcels.

15 a. Design, Development, Use and Restrictions. The Design, Development, Use and
16 Restrictions of the Development Parcels shall be governed by §235-18. K.,
17 Integrated Business District and §235-18. A., R-1 Low Density Residential
18 District of the City Development Code as amended from time to time, and other
19 applicable City, Harford County and State development laws, regulations,
20 processes, and procedures in effect from time to time, including the City's
21 Adequate Public Facilities Ordinance.

22 b. The Resolution and this Agreement do not, without further procedures as
23 prescribed by law, permit, grant or allow any building, excavation, or

1 construction on the Development Parcels.

2 5. Water System.

3 a. Water distribution mains do not currently exist at any of the Development Parcels.

4 The City shall provide access to water service for the Development Parcels
5 subject to the water capacity of the City meeting or exceeding applicable Code and
6 regulatory requirements and a public works agreement being executed by the
7 City and the Developer. The City shall make water service available to the
8 Development subject to the Developer meeting all City, County, and State
9 regulatory requirements. After the effective date of the annexation, the City will
10 apply for an amendment to the Harford Cmnty Master Water and Sewer Plan.

11 b. To the extent required by or to serve the Development Parcels, the Developer
12 shall be responsible for a share of costs for the construction of new or the
13 extension of existing water laterals and mains; for the costs of the acquisition of
14 the required rights-of-way, connection charges and construction inspection fees
15 associated with such service, and for the cost of any other improvements
16 Developer may elect or is required to make to improve the existing water system
17 in order to meet all requirements of the APFO. However, if Developer elects
18 not to make water system improvements necessary to satisfy APFO
19 requirements for development of the Development Parcels, Developer may not
20 develop the Development Parcels, and may not require City to issue permits and
21 approvals for development on the Development Parcels, until APFO requirements
22 are satisfied.

23 c. Any improvements to the City's water system shall be designed and constructed to

1 ensure sufficient water pressure to protect the health, safety, and welfare of City
2 residents and to promote the efficiency of the future water service.

3 d. All water system improvements shall be constructed in accordance with the City's
4 Standard Specifications and Construction Details and other relevant statutory and
5 regulatory provisions, including the APFO.

6 e. Upon satisfactory completion of construction and final inspection of water system
7 improvements, Owner and Developer shall dedicate and convey the
8 improvements to the City free and clear of liens and encumbrances.

9 6. Sewer System

10 a. Sewer mains do not currently exist at any of the Development Parcels. The
11 City shall provide access to sewer service for the Development Parcels subject to
12 sewer capacity of the City meeting or exceeding applicable Code and regulatory
13 requirements and a public works agreement being executed by the City and
14 the Developer. The City shall make sewer service available to the Development
15 subject to the Developer meeting all City, County, and State regulatory
16 requirements. After the effective date of the annexation, the City will apply to
17 Harford County for such an amendment to the Master Water and Sewer Plan.

18 b. To the extent required by or to serve the Development Parcels, the Developer
19 shall be responsible for all costs for the construction of new or the extension of
20 existing sewer mains and laterals, for improvement or upgrades to existing
21 pump stations; for other sewer improvements required to serve the Development
22 Parcels; for the cost of the acquisition of the required rights-of-way; for the
23 payments of connection charges, and construction inspection fees; and for the

1 cost of any other improvements Developer may elect or is required to make to
2 improve the existing sewer system in order to meet all requirements of the
3 APFO. However, if Developer elects not to make sewer system improvements
4 necessary to satisfy APFO requirements for development of the Development
5 Parcels, Developer may not develop the Development Parcels, and may not
6 require City to issue permits and approvals for development on the
7 Development Parcels, until APFO requirements are satisfied.

8 c. All sewer system improvements shall be constructed in accordance with the
9 City's Standard Specifications and Construction Details and other relevant
10 statutory and regulatory provisions, including the APFO.

11 d. Upon satisfactory completion of construction and final inspection of sewer system
12 improvements, Owner and Developer shall dedicate and convey the
13 improvements to the City free and clear of liens and encumbrances.

14 7. Traffic Signals, Transportation Studies, Road Improvements and
15 Stormwater Management

16 a. The Developer shall be responsible for all costs associated with traffic signals and
17 signs resulting from the development of its property. The signals and signs shall
18 be designed and constructed in accordance with the Manual on Uniform Traffic
19 Control Devices.

20 b. Prior to the City issuing any development approvals, the Owner and Developer,
21 at their expense, shall provide the City with a Traffic Impact Analysis (in
22 compliance with the APFO) for the proposed development of the
23 Development Parcel, subject to the City's approval of the scope of the Analysis

1 and of the traffic consultant performing the Analysis, such approval not to be
2 unreasonably withheld. The Traffic Impact Analysis will be reviewed by the
3 City of Aberdeen and the Harford County Departments of Public Works and
4 Planning and Zoning. Based on their collective reviews and requirements,
5 Developer shall construct, at its expense, all on-site and off-site road
6 improvements within the time required reasonably by the City's development
7 process.

8 c. The Developer shall be required to pay all costs associated with the
9 construction, reconstruction, upgrading, or widening to existing roadways, of all
10 internal roadways, bridges, curb and gutters, storm drain systems and stormwater
11 management facilities, acquisition of all required road rights-of-ways,
12 reimbursement to the City for all costs and attorney's fees associated with
13 condemnation to acquire road rights-of-way, if deemed reasonably necessary by
14 the City, and other related required roadway expenses resulting from the
15 development of the Development Parcels.

16 d. Each of the foregoing improvements (water, sewer, roads) located in the City, not
17 including stormwater management facilities, shall be owned, and maintained by
18 the City, and, upon completion of construction and satisfactory final inspection of
19 each improvement, and prior to the release of any maintenance bonds for such
20 improvement, shall be conveyed by the Owner and Developer to the City in fee
21 simple free and clear of liens and encumbrances.

22 e. Stormwater management facilities shall be owned and maintained by the Owner
23 of the Development Parcels or portion thereof upon which the stormwater

1 management facilities are located. After a homeowner's association is established
2 for the Development Parcels or portions thereof, the Owner of such property
3 shall dedicate and convey such stormwater management facilities, in fee simple
4 and free and clear of liens and encumbrances, to a homeowner's association
5 established for the Development Parcels or portions thereof in which the
6 stormwater management facilities are located.

7 f. If Gilbert Road is annexed into the City's corporate limits and conveyed by
8 Harford County to the City, Developer shall be responsible for treating 100% of
9 stormwater flowing from any Gilbert Road improvements installed by
10 Developers. After Gilbert Road stormwater facilities are constructed and approved,
11 they shall be conveyed to the City for ownership in fee simple, free and clear of
12 liens and encumbrances.

13 g. All infrastructure improvements shall be constructed in accordance with the
14 City's Standard Specifications and Construction Details and other relevant
15 statutory and regulatory provisions, including the APFO.

16 h. The Developer shall, prior to the issuance of any building permits, enter into a
17 Public Works Agreement with the City, and for all County-owned roads enter into
18 a separate Public Works Agreement with Harford County for County road
19 improvements and required bonding. The Owner shall join in the Public Works
20 Agreement for that Parcel to consent to its terms and to bind that Parcel.

21 8. Sidewalk Improvements, Vehicular and Pedestrian Connections.

22 a. The Sidewalk Improvements, Vehicular and Pedestrian Connections for the
23 Development Parcels shall be governed by §235-18 K., Integrated Business

1 District and §235-18 A., R-1 Low Density Residential District of the City
2 Development Code, as amended from time to time.

3 b. During the development phase of each Development Parcel Developer shall
4 make every effort to provide both vehicular and pedestrian connections to any
5 adjoining residential neighborhoods.

6 9. Recreation.

7 a. During the development of the Development Parcels, the City's Department
8 of Planning and Community Development and Planning Commission will
9 determine the specific types of recreational facilities and locations for such
10 facilities, relative to the specific development of each parcel of the Development
11 Parcels, as may be required by the City's Development Code. The Developer shall
12 install and maintain, at its expense, such recreation facilities as the City may
13 determine for each Development Parcel.

14 b. Developer may use open space to serve recreational purposes and preserve
15 significant site features. Open space intended to serve recreational purposes must
16 be appropriate to the scale and character of the residential development,
17 considering its size, density, anticipated population, and number and type of
18 dwelling units proposed, as per the City's Development Code.

19 10. Payment for Facilities, Equipment and Additional Work Force Necessitated by

20 Development of the Development Parcels.

21 a. Developer understands and acknowledges that the annexation and development
22 of the Development Parcels will result in a need for additional City facilities,
23 equipment, and work force to address the impacts of commercial and residential

1 growth from the annexed Development Parcels. Therefore, Developers agree to
2 pay to the City \$599,000.00 (Hereinafter "Total Developer Contribution") as set
3 forth in subparagraph b. to offset the City's costs.

4 b. The Total Developer Contribution shall be paid on a pro-rated basis determined
5 by the proportionate share of the Total Developer Contribution area (206.358
6 acres) hereinafter called "Developer Parcel Contribution." By way of example,
7 for Parcel A the Total Developer Contribution of \$599,000.00 multiplied by
8 (20/206.358) would result in a Developer Parcel Contribution of \$58,054.45 for
9 Parcel A. The amount of the Developer Parcel Contribution for each Parcel shall
10 be apportioned equally to each platted lot in that Parcel, and the proportionate
11 share shall be paid in full prior to the issuance of a building permit for each lot.
12 The City shall not be required to, and shall not, issue a building permit for a lot
13 until the Developer Lot Contribution for that lot has been paid in full. The total
14 amount of the Developer Parcel Contribution payable for a Development Parcel is
15 a lien on that Parcel, and on every lot in that Parcel, until paid in full, except that
16 the lien shall be released as to any lot that is sold to a purchaser for residential
17 occupancy after the lot is improved with a dwelling by Owner, Developer, or their
18 successors or assigns.

19 11. Payment Costs and Expenses of Annexation - Processing and Reviewing.

20 a. The Petitioner shall pay to the City all reasonable and actual costs and
21 expenses of the City associated with the requested annexation of the Annexation
22 Property, exclusive of costs of internal City staff time, up to a maximum of
23 Seventeen Thousand Three Hundred Fifty-five dollars and zero cents

1 (\$17,355.00). These costs and expenses include, but are not limited to, attorney
2 fees and expenses, publication costs, recording fees, and costs and expenses
3 associated with any referendum election if required to be conducted on the
4 annexation.

- 5 b. Before the Mayor and City Council takes any action on a Resolution to annex the
6 Annexation Property, Petitioner shall pay to the City all costs and expenses
7 incurred by the City in connection with the annexation proceeding, and those
8 additional costs and expenses reasonably estimated by the City to be incurred in
9 the future, including any referendum on the annexation. Within thirty (30)
10 days after the conclusion of all annexation proceedings, the City shall refund to
11 Petitioner's designee any monies paid more than the City's actual costs and
12 expenses associated with the annexation proceeding, including any referendum.
13 Petitioner shall pay to the City, within 30 days after demand by the City, any
14 difference between monies previously paid by Petitioner and the City's actual
15 costs and expenses associated with the annexation proceeding and any
16 referendum.

17 12. Notices. Any notice required to be given pursuant to this Agreement shall be given in
18 writing by postage prepaid certified mail, return receipt requested, to addresses of the
19 parties hereto as set forth on Exhibit A, which is attached hereto and made a part
20 hereof.

21 13. Binding Effect. The obligations and responsibilities expressed in this Agreement shall
22 be binding upon, as applicable, Owner and Developer, their respective heirs, personal
23 representatives, successors, and assigns, but shall not be construed as the personal

1 obligations or covenants of any consumer who purchases a lot for residential
2 occupancy after the lot is improved with a dwelling by Owner, Developer, or their
3 successors or assigns.

4 14. Agreement Constituting Covenants Running with the Land. The Petitioner hereby agrees
5 that, from and after the date of this Agreement, and subject to the satisfaction of the
6 condition precedent specified in Paragraph 2.b. above, the Annexation Property and
7 Development Parcels shall be held, conveyed, encumbered, sold, leased, rented, used,
8 occupied and improved subject to such covenants, conditions, restrictions, use
9 limitations, easements, obligations and equitable servitudes as are set forth in this
10 Agreement, all of which covenants, conditions, restrictions, use limitations, easements,
11 obligations, and equitable servitudes shall be deemed to run with and bind the land and
12 be and shall be binding and enforceable upon all subsequent owners, their heirs, personal
13 representatives, successors, and assigns, but shall not be construed as personal obligations
14 or covenants of any consumer who purchases a lot for residential occupancy after the lot is
15 improved with a dwelling by Owner, Developer or their successors or assigns; and
16 shall be for the benefit of the City, its successors and assigns, and enforceable by it at
17 law or in equity.

18 15. Scope of Agreement/Binding Effect. All of the promises, stipulations, obligations,
19 covenants, terms, conditions, restrictions, use limitations, equitable servitudes, easements
20 and agreements herein contained shall inure to the benefit of and shall apply to, bind, and
21 be obligatory upon the parties hereto and the heirs, personal representatives,
22 successors and assigns of each whether so expressed or not, but shall not be construed as
23 personal obligations or covenants of any consumer who purchases a lot for

1 residential occupancy after the lot is improved with a dwelling by Owner, Developer
2 or their successors or assigns.

3 16. Enforcement. If any covenant, condition, restriction, provision, obligation or term of the
4 Agreement which is the responsibility of the Owner or Developer of the Development
5 Parcels to fulfill is not satisfied within the time specified in this Agreement, the City may
6 refuse to accept or process applications for, and issue or grant, any further building
7 permits, use and occupancy permits, subdivision approvals or grading permit and
8 sediment control approvals required for any development or construction on any of the
9 Development Parcels, and Owner and Developer waive their rights to compel or require
10 the City to accept, process, issue or grant any such applications, permits or approvals,
11 until the particular covenant, condition, restriction, provision, obligation or term of this
12 Agreement has been satisfied.

13 17. Governing Law. This Agreement is being executed and delivered, and is intended to be
14 performed, in the State of Maryland, and shall be interpreted, construed, and enforced in
15 accordance with the laws of such State without regard to those principles governing
16 conflicts or choice of laws.

17 18. Applicability of City Laws. After the annexation of the Annexation Property becomes
18 effective, the Annexation Property and all persons who hereafter may reside on the
19 Annexation Property, shall be subject to the Charter and all laws, rules, and regulations
20 of the City, and shall be subject to taxation by the City, as all generally are applicable
21 to property and residents of the City, subject to the terms and conditions of this
22 Agreement.

23 19. Gender Based Terminology. In construing this Agreement, feminine, gender neutral or

1 plural nouns and pronouns shall be substituted for those masculine or singular in form,
2 and vice versa, in any place in which the context so requires.

3 20. Agreement Prepared by all Parties. This Agreement has been prepared by all parties
4 hereto, and the language used in this Agreement shall not be construed in favor of or
5 against any party or parties.

6 21. Entire Understanding. This Agreement contains the entire understanding of the parties
7 and there are no representations, warranties, or undertakings other than those expressly
8 set forth herein.

9 22. Changes to or Rescission of Agreement.

10 a. This Agreement shall be modified, amended, supplemented, or rescinded only in
11 the manner set forth in this Paragraph 22, unless other requirements are expressly
12 provided by law.

13 b. A modification, amendment, supplementation, or rescission of this Agreement
14 shall be effective only if it is made in writing, is executed with the same
15 formality as this Agreement, states the date of the public hearing referred to in
16 subparagraph 22.c., and is recorded among the Land Records of Harford
17 County, Maryland.

18 c. A modification, amendment, supplementation or rescission of this Agreement
19 shall not be effective unless approved by the Mayor and City Council of
20 Aberdeen after a public hearing first has been held before the Mayor and City
21 Council, notice of which public hearing has been given by publication at least
22 once a week for two successive weeks in a newspaper of general circulation in the
23 City, the last such publication being not less than five nor more than ten days

1 before the public hearing. The notice shall include the date, time, place, and
2 purpose of the public hearing, sufficient to advise the public of the nature of the
3 proposed modification, amendment, supplementation, or rescission.

4 d. A party to this Agreement shall not be required to join in any modification,
5 amendment, or supplementation of this Agreement unless that party's interest
6 will be affected by the modification, amendment, supplementation, or rescission.

7 23. Severability. If any provision of this Agreement is held to be invalid or unenforceable,
8 all other provisions hereof shall nevertheless continue in full force and effect.

9 24. Time of Essence. Time is of the essence in this Agreement and of the performance of
10 all obligations under this Agreement.

11 25. Attorney's Fees upon Breach. If any of the Petitioner, Owner or Developer, or their
12 respective heirs, personal representatives, successors or assigns, breach any part of this
13 Agreement, the breaching party, shall pay all reasonable attorney's fees, court costs, cost
14 of suit, and expenses incurred by the City in enforcing the provisions of this Agreement
15 with respect to said breach or in obtaining damages, therefore. If the City, breaches any
16 part of this Agreement, the City shall pay all reasonable attorney's fees, court costs, cost
17 of suit, and expenses incurred by the Owners and Developers in enforcing the provisions
18 of this Agreement with respect to said breach or in obtaining damages, therefore.

19 26. Effect of Waiver on Breach. The waiver by any party hereto of a breach of any provision
20 of this Agreement shall not operate or be construed as a waiver of such breach by any
21 other party, as an amendment of this Agreement, or as a waiver of any subsequent
22 breach of the same or any other provisions of this Agreement by such waiving party or by
23 any other party hereto.

1 27. Duplicate Counterparts. This Agreement may be executed by the various parties on
 2 several separate counterparts hereof, all of which shall together be valid and full binding
 3 upon the parties hereto notwithstanding the fact that the undersigned parties may not
 4 have signed the same counterpart.

5 28. Non-contestability of Agreement. The parties agree not to challenge or contest, and
 6 waive any right to challenge or contest, in any legal or equitable proceeding, in any
 7 forum whatsoever, the validity, legality or enforceability of this Agreement or any or all
 8 its provisions, terms or conditions.

9 29. Recordation of Agreement. Upon enactment of the Resolution, the City shall record
 10 this Agreement, at the expense of Owners and Developers, among the Land Records of
 11 Harford County, Maryland.

12 30. Counterparts. This Agreement may be executed via original, facsimile, or electronic
 13 (pdf) signatures and in any number of counter parts, all of which when taken together,
 14 shall constitute an original of one and the same document.

15 *[SIGNATURES AND NOTARIAL CERTIFICATES*

16 *TO ANNEXATION AGREEMENT ON FOLLOWING PAGES]*

17

1 IN WITNESS WHEREOF, and as of the day and year first hereinabove written, the parties hereto
2 have affixed below their respective signatures and seals to multiple counterparts of this
3 Agreement, any of which shall be deemed to be an original.

4 CITY OF ABERDEEN

7 (SEAL)

8 Patrick L. McGrady, Mayor

9
10 ATTEST:

11
12 _____
13 Monica A. Correll, City Clerk

14
15
16 Date:

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18
19 STATE OF MARYLAND, HARFORD COUNTY, to wit:

20
21 I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby
22 certify that on this ____ day of _____, 2021, appeared PATRICK L.
23 MCGRADY, MAYOR OF THE CITY OF ABERDEEN, known to me or satisfactorily proven
24 to me to be the person whose name is subscribed to the within Annexation Agreement, and said
25 person acknowledged that, being authorized to do so, he executed the within Annexation
26 Agreement as Mayor on behalf of the City of Aberdeen for the purposes therein contained.

27
28 AS WITNESS my hand and Notarial Seal.

29
30
31 _____
32 Notary Public
33 My Commission Expires:

34

1 ATTEST: LOCKSLEY MANOR, INC.

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4 _____ By: SEAL)
5 Samuel C. Smedley, President
6

7 STATE OF MARYLAND, _____ COUNTY, to wit:
8

9 I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby
10 certify that on this _____ day of _____, 2021, appeared Samuel C. Smedley
11 known to me or satisfactorily proven to me to be the person whose name is subscribed to the
12 within Annexation Agreement, and said person acknowledged that, being authorized to do so, he
13 executed the within Annexation Agreement on behalf Locksley Manor, Inc., for the purposes
14 therein contained.

15
16 AS WITNESS my hand and Notarial Seal.
17

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19 _____
20 Notary Public
21 My Commission Expires:
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25 ATTEST: LOCKSLEY MANOR, INC.

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27
28 _____ By: SEAL)
29 H. Christopher Smedley
30

31 STATE OF MARYLAND, _____ COUNTY, to wit:
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33 I, the undersigned, a Notary Public in and for the State and County aforesaid, do hereby
34 certify that on this _____ day of _____, 2021, appeared H. Christopher Smedley
35 known to me or satisfactorily proven to me to be the person whose name is subscribed to the
36 within Annexation Agreement, and said person acknowledged that, being authorized to do so, he
37 executed the within Annexation Agreement on behalf of Locksley Manor, Inc., for the purposes
38 therein contained.

39 AS WITNESS my hand and Notarial Seal.
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43 _____
44 Notary Public
45 My Commission Expires:
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EXHIBIT A

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NOTICES

(postage prepaid certified mail, return receipt requested)

NOTICE TO CITY:

Phyllis G. Grover
Director of Planning and Community
Development
City of Aberdeen
60 N. Parke Street
Aberdeen, MD 21001

With copy to:

Frederick C. Sussman, Esquire
Council Baradel
125 West Street, Fourth Floor
Annapolis, MD 21401

NOTICE TO OWNERS:

Mr. Samuel C. Smedley, President
Locksley Manor, Inc.
740 Gilbert Road
Aberdeen, Maryland 21001

With copy to:

Bradley R. Stover, Esquire
Shaffer, McLaughlin and Stover, LLC
836 S. Main Street
Bel Air, Maryland 21014

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 particuiary 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 Uber 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

EXHIBIT C

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

EXHIBIT C

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:

EXHIBIT C

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,

EXHIBIT C

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,

EXHIBIT C

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**

EXHIBIT C

March 17, 2020
BSLS #04017

LAND OF LOCKSLEY MANOR INC

Harford County Tax Map #43, Parcel #381, Tract II of 11, (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,

EXHIBIT C

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 particulary 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 Uber 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;

EXHIBIT C

8. North $25^{\circ} 06'15''$ West 766.63 feet to a point, thence;
9. North $20^{\circ} 28'52''$ East 200.39 feet to a point, thence;
10. North $89^{\circ} 30'14''$ East 350.35 feet to a point, thence;
11. South $05^{\circ} 02'50''$ West 148.13 feet to a point, thence;
12. South $23^{\circ} 37'29''$ East 258.30 feet to a point, thence;
13. South $00^{\circ} 44'16''$ East 75.34 feet to a point, thence;
14. South $15^{\circ} 49'03''$ East 155.48 feet to a point, thence;
15. South $50^{\circ} 13'10''$ East 229.50 feet to a point, thence;
16. North $85^{\circ} 53'01''$ East 103.94 feet to a point, thence;
17. North $51^{\circ} 23'46''$ East 89.52 feet to a point, thence
18. North $27^{\circ} 45'09''$ West 342.58 feet to a point, thence;
19. North $30^{\circ} 31'28''$ 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 $44^{\circ} 56'35''$ East 12.91 feet to the beginning hereof.

EXHIBIT C

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 Uber 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;

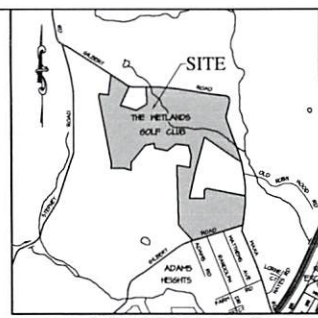
EXHIBIT C

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



SITE DATA

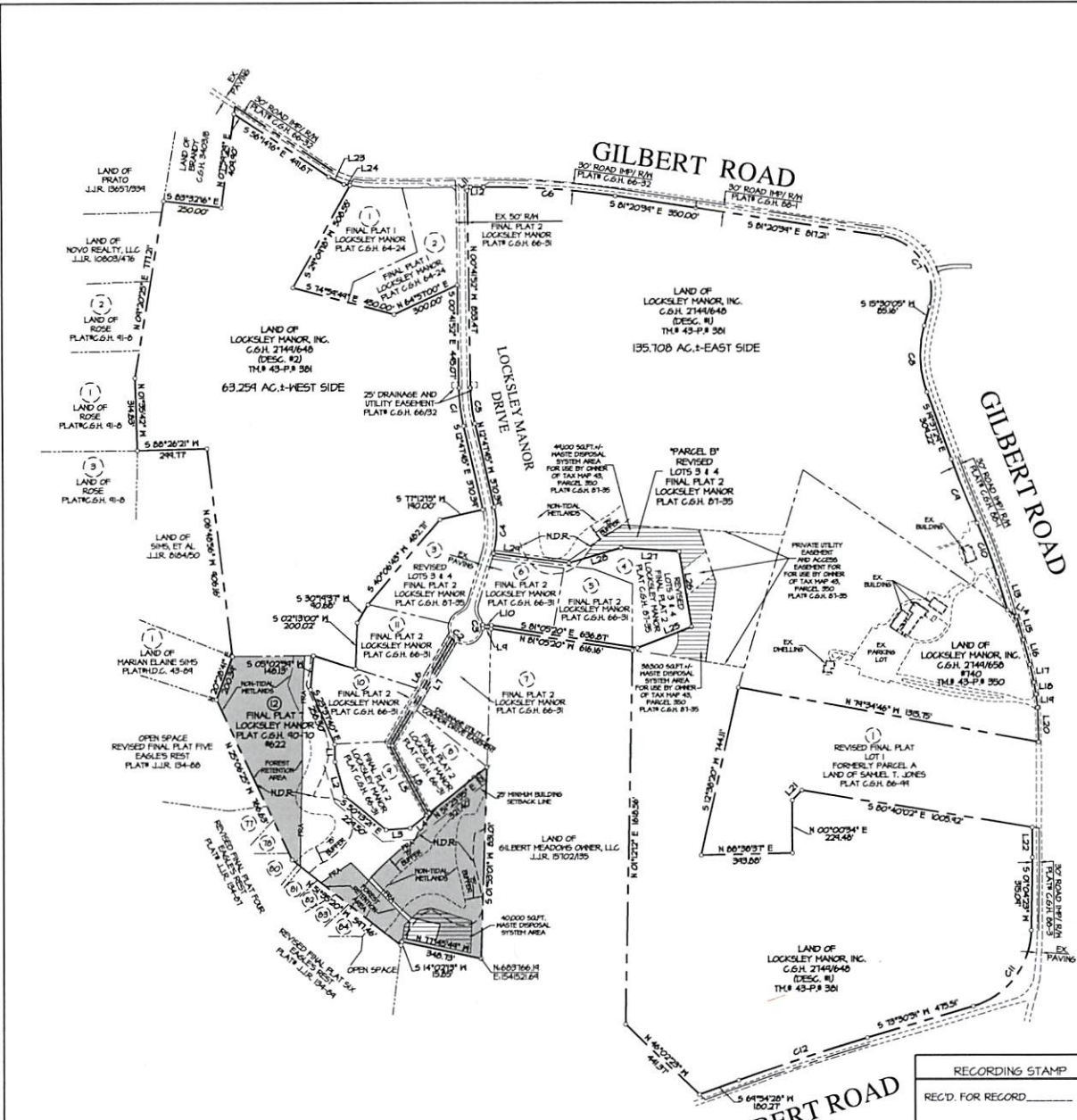
1. TOTAL ENCLOSED AREA: 119.967 AC.±
2. TOTAL ROAD IMPROVEMENT RIGHT-OF-WAY AREA: N/A
3. TAX MAP: #43, PARCELS: #301, #350, #4242
TAX MAP: #51, PARCELS: #166
4. DEED REFERENCES: C.G.H. 2144/640, 2144/650, 2144/663 AND L.J.R. 5414/6
5. PLAT REFERENCES: C.G.H. 87-35 & C.G.H. 90-10
6. #0 INDICATES HOUSE NUMBER, #140 AND #622
7. (1) INDICATES LOT NUMBER.
8. PRESENT ZONING: AG

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°44'21" E	75.34'
L2	S 15°44'14" E	105.48'
L3	N 66°52'50" E	109.44'
L4	N 51°23'35" E	94.57'
L5	N 21°45'20" N	342.58'
L6	N 30°31'11" E	631.21'
L7	S 30°31'11" W	571.06'
L8	S 21°45'20" E	333.22'
L9	N 66°52'45" W	35.24'
L10	S 66°52'45" E	31.40'
L11	N 44°18'08" E	21.21'
L12	N 84°18'08" E	56.62'
L13	S 64°40'03" E	48.64'
L14	S 55°11'33" E	48.40'
L15	S 14°48'54" E	104.96'
L16	S 14°51'48" E	110.95'
L17	S 04°21'31" E	74.25'
L18	S 04°36'02" E	53.00'
L19	S 06°16'51" E	61.74'
L20	S 01°42'20" E	148.62'
L21	N 43°54'34" E	54.64'
L22	S 00°10'33" E	130.62'
L23	S 62°58'14" E	12.84'
L24	S 80°21'41" E	26.13'
L25	N 68°52'35" E	250.00'
L26	N 04°14'36" E	330.00'
L27	N 86°14'54" E	350.00'
L28	S 13°45'14" N	233.14'
L29	N 82°31'14" N	328.31'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	115.00'	161.86'	161.55'	S 00°44'48" E	121°05'57"
C2	15.00'	12.92'	12.90'	S 44°51'00" E	04°52'15"
C3	15.00'	15.11'	15.08'	N 02°18'18" W	113°21'24"
C4	425.00'	203.63'	201.68'	N 00°55'41" E	21°41'02"
C5	145.00'	151.24'	151.00'	N 00°44'44" N	121°09'44"
C6	3484.10'	568.85'	568.26'	S 06°01'16" E	41°21'41"
C7	245.00'	414.12'	366.55'	S 32°55'11" E	96°50'44"
C8	415.00'	241.21'	226.67'	S 02°03'42" E	35°01'35"
C9	4000.00'	241.16'	241.04'	S 21°45'11" E	41°52'23"
C10	2000.00'	251.81'	251.64'	S 20°06'28" E	11°12'48"
C11	350.00'	442.46'	413.58'	S 31°11'18" W	172°25'54"
C12	8330.00'	586.36'	586.26'	S 11°42'30" N	31°36'03"



SURVEYOR'S STATEMENT

THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION ON JANUARY 05, 2023 AND WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS OF THE CODE OF MARYLAND REGULATIONS (09.13.06).

BAY STATE LAND SERVICES, INC.

CHARLES DUDLEY CAMPBELL
PROPERTY LINE SURVEYOR #300
LICENSE EXPIRATION AUGUST 27, 2024



OWNER
LOCKSLEY MANOR, INC.
140 GILBERT ROAD BOX 514A
AVONDALE, PA 19311

RECORDING STAMP

REC'D. FOR RECORD _____

AT _____ O'CLOCK _____ M. SAME

DAY RECORDED IN LIBER M.L.K.

NO. _____ FOLIO _____ ONE OF _____

THE PLAT RECORDS OF HARFORD

COUNTY, MD. AND EXAMINED PER

MICHELLE KARCZESKI, CLERK

BOUNDARY PLAT
LAND OF
LOCKSLEY MANOR, INC.
THE WETLANDS GOLF COURSE
#140 GILBERT ROAD

SECOND ELECTION DISTRICT HARFORD COUNTY MARYLAND

BAY STATE LAND SERVICES
ENGINEERS • SURVEYORS • LAND PLANNERS
ENVIRONMENTAL CONSULTANTS

P.O. BOX 853
BEL AIR, MARYLAND 21014-0853
PHONE: 410-879-4141 FAX: 410-420-3944

SCALE: 1"=50' DATE: 11/23/22 DRAWN BY: HES CHK. BY: GDC SHEET 1 OF 1 JOB NO. 04011