

RESOLUTION NO. 3335

A **RESOLUTION** of the Council of the City of Salisbury proposing the annexation to the City of Salisbury of a certain area of land contiguous to and binding upon the Corporate Limits of the City of Salisbury to be known as “**2407 N. Salisbury Boulevard – JD Oliver, LLC Annexation**”, beginning at the same point from a corner of the existing Corporate Limits Line of the City of Salisbury, Maryland, lying along the east side of North Salisbury Boulevard, said corner being the northwesternmost corner of the annexation parcel, and running thence in a clockwise direction around the perimeter of the affected property to the point of beginning, being all that real property identified as Tax Map 29, Parcel 158 (13.32 acres more or less) together with additional areas of land owned by others: 1) Tax Map 119, Parcel 237 (Parcel 3) (Cross Lake, LLC) (0.19 acres more or less); 2) Tax Map 119, Parcel 237 (Parcel B) (Salisbury Mall Realty Holding, LLC) (0.35 acres more or less); and 3) Tax Map 119, Parcel 237 (Lot 4) (Salisbury Mall Realty Holding, LLC) (0.19 acres more or less)(collectively, 14.05 acres of land to be annexed).

WHEREAS, pursuant to that certain Petition for Annexation, dated March 8, 2023, attached hereto as **Exhibit 1** and incorporated by reference as if fully set forth herein, the City of Salisbury proposes the annexation to the City of Salisbury of a certain area of land contiguous to and binding upon the Corporate Limits of the City of Salisbury to be known as “**2407 N. Salisbury Boulevard – JD Oliver, LLC Annexation**”, beginning at the same point from a corner of the existing Corporate Limits Line of the City of Salisbury, Maryland, lying along the east side of North Salisbury Boulevard, said corner being the northwesternmost corner of the annexation parcel, and running thence in a clockwise direction around the perimeter of the affected property to the point of beginning, being all that real property identified as Tax Map 29, Parcel 158 (13.32 acres more or less) together with additional areas of land owned by others: 1) Tax Map 119, Parcel 237 (Parcel 3) (Cross Lake, LLC) (0.19 acres more or less); 2) Tax Map 119, Parcel 237 (Parcel B) (Salisbury Mall Realty Holding, LLC) (0.35 acres more or less); and 3) Tax Map 119, Parcel 237 (Lot 4) (Salisbury Mall Realty Holding, LLC) (0.19 acres more or less), and further being the same real property more particularly described in the property description attached hereto as **Exhibit 2** (the aforesaid real property is hereinafter referred to as the “**Property**”); and

WHEREAS, pursuant to MD Code, Local Government, § 4-415, the City of Salisbury is required to adopt an Annexation Plan for the proposed annexation of the Property; and,

WHEREAS, pursuant to MD Code, Local Government, § 4-406, a public hearing on this Resolution, providing for the Council of the City of Salisbury’s approval of the Annexation Plan (as defined

hereinbelow) for the City of Salisbury's annexation of the Property as set forth herein, shall be and hereby is scheduled for April 22, 2024 at 6:00 p.m.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SALISBURY as follows:

Section 1. The "Annexation Plan for the N. Salisbury Boulevard Annexation to the City of Salisbury", attached hereto as **Exhibit 3** and incorporated as if fully set forth herein (the "**Annexation Plan**"), be and hereby is adopted for the City of Salisbury's annexation of the Property as contemplated by this Resolution.

Section 2. Pursuant to MD Code, Local Government, § 4-406, the Council of the City of Salisbury shall hold a public hearing on this Resolution on April 22, 2024 at 6:00 p.m. in the Council Chambers at the Salisbury Headquarters located at 115 S. Divisions St., and the City Administrator shall cause a public notice of time and place of the said public hearing to be published not fewer than two (2) times at not less than weekly intervals, in at least one (1) newspaper of general circulation in the City of Salisbury, which said public notice shall specify a time and place at which the Council of the City of Salisbury will the hold the aforesaid public hearing, the date of which shall be no sooner than fifteen (15) days after the final required date of publication as specified hereinabove. **AND, BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF SALISBURY AS FOLLOWS:**

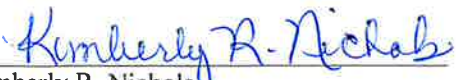
Section 3. It is the intention of the Council of the City of Salisbury that each provision this Resolution shall be deemed independent of all other provisions herein.

Section 4. It is further the intention of the Council of the City of Salisbury that if any section, paragraph, subsection, clause or provision of this Resolution shall be adjudged invalid, unconstitutional or otherwise unenforceable under applicable Maryland or federal law, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and all other provisions of this Resolution shall remain and shall be deemed valid and enforceable.


Section 5. The Recitals set forth hereinabove are incorporated into this section of this Resolution as if such recitals were specifically set forth at length in this Section 5.

Section 6. This Resolution and the annexation of the Property as contemplated herein, shall take effect upon the expiration of forty-five (45) days following its final passage, subject, however, to the right of referendum with respect to this Resolution as set forth in MD Code, Local Government, § 4-401, et seq.

THIS RESOLUTION was introduced, read and passed at the regular meeting of the Council of the City of Salisbury held on March 11, 2024; having been duly published as required by law in the meantime, a public hearing was held on April 22, 2024 at 6:00 p.m., and was finally passed by the Council at its regular meeting held on April 22, 2024.



Kimberly R. Nichols,
City Clerk



D'Shawn Doughty,
Council President

APPROVED BY ME this 29 day of April, 2024.



Randolph J. Taylor, Mayor

CITY OF SALISBURY

PETITION FOR ANNEXATION

To the Mayor and Council of the City of Salisbury:

WHEREAS, JDoliver, LLC (the “Applicant”) owns that certain lot or parcel of land located at 2407 N. Salisbury Blvd., Salisbury, Maryland 21801, further described as Tax Map 29, Grid 11, Parcel 158, and identified as “Lands now or formerly of JDoliver, LLC, Liber 5139, folio 382, 13.49 acres” on an annexation plat entitled “ANNEXATION PLAT OF PARCEL 158 FOR JDOLIVER, LLC, SITUATE AT 2407 NORTH SALISBURY BOULEVARD, SALISBURY, WICOMICO COUNTY, MARYLAND,” prepared by Frederick, Seibert & Associates, Inc., dated February 16, 2023 (the “Annexation Plat”), consisting of 13.49 acres, more or less (the “JDoliver Property”); and,

WHEREAS, as shown on the Annexation Plat, a small portion of the JDoliver Property comprised of 0.02 acres, more or less, is located within the municipal boundaries of the City of Salisbury, Maryland (the “City”) while the balance of the JDoliver Property comprised of 13.47 acres, more or less, is located adjacent to and outside the City’s municipal boundaries; and,

WHEREAS, the Applicant desires the City to annex substantially all of the JDoliver Property into the City, save for a small strip of land along the Property’s eastern boundary identified on the Annexation Plat as “AREA TO REMAIN IN COUNTY 0.15 AC.”, consisting of 0.15 acres more or less, which strip is necessary in order to prevent the creation of an illegal enclave of unincorporated County land immediately north of the JDoliver Property; and,

WHEREAS, to avoid the creation of an illegal enclave and to refine the City’s municipal boundary, the Applicant is requesting that the City incorporate the following additional areas of land as shown and described on the Annexation Plat: (1) a 0.19 acre area, more or less, identified on the Annexation Plat as “AREA TO BE ANNEXED 0.19 AC.”, being “LANDS OF CROSS LAKE, LLC, LIBER 4868, FOLIO 225, PARCEL 3, PLAT CABINET 8, FOLIOS 75-298”; (2) a 0.37 acre area, more or less, identified on the Annexation Plat as “AREA TO BE ANNEXED 0.37 AC.”, being “LANDS OF SALISBURY MALL REALTY HOLDING, LLC, PARCEL 5 OF LIBER 4811, FOLIO 43, PARCEL B, PLAT CABINET 8, FOLIOS 75-298”; and, (3) a 0.20 acre area, more or less, identified on the Annexation Plat as “AREA TO BE ANNEXED 0.20 AC.”, being “LANDS OF SALISBURY MALL REALTY HOLDING, LLC, PARCEL 2 OF LIBER 4811, FOLIO 43, PARCEL 4, PLAT CABINET 8, FOLIOS 75-298” (collectively, the “Additional Property”); and,

WHEREAS, the Applicant is the owner of at least 25% of the assessed valuation of real property in the area to be annexed, and there are no registered voters who are residents in the area to be annexed; and,

WHEREAS, the Applicant desires the City to annex the JD Oliver Property and the Additional Property into City of Salisbury, Maryland.

NOW, THEREFORE, I/We request annexation of my/our land to the City of Salisbury.

Parcel(s) Tax Map 29, Parcel 158 (JD Oliver, LLC)
(13.32 AC± area to be annexed);

Together with the following additional areas of land owned by others:

Tax Map 119, Parcel 237 (Parcel 3) (Cross Lake, LLC)
(0.19 AC± area to be annexed);

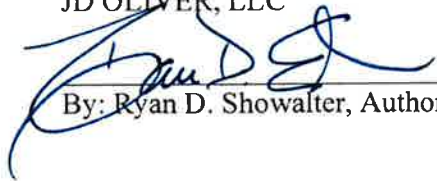
Tax Map 119, Parcel 237 (Parcel B) (Salisbury Mall Realty
Holding, LLC)
(0.37 AC± area to be annexed); and,

Tax Map 119, Parcel 237 (Lot 4) (Salisbury Mall Realty
Holding, LLC)
(0.20 AC± area to be annexed).

SIGNATURE

APPLICANT:

JD OLIVER, LLC



By: Ryan D. Showalter, Authorized Person

3/8/23
Date

Exhibit 2

N SALISBURY BLVD. – JDOLIVER, LLC

Beginning for the same at a corner of the existing Corporate Limits Line of the City of Salisbury, MD, being near the southeasterly corner of the lands of Ritchie Holdings, Inc. X 1,210,355.92 Y 210,799.78 (1) Thence by and with the said Corporate Limits Line the following nine courses: (a) North eighty-four degrees four minutes forty-five seconds West (N 84° 04' 45" W) two hundred seventy-nine decimal zero, zero (279.00) feet to a point near the easterly right of way line of North Salisbury Boulevard. X 1,210,078.41 Y 210,828.56 (b) South nineteen degrees thirty-five minutes forty seconds West (S 19° 35' 40" W) one hundred eighty-nine decimal eight, five (189.85) feet to a point at near the northwesterly corner of the lands of Tony Tank Holdings, LLC. X 1,210,014.74 Y 210,649.70 (c) South seventy degrees thirty-seven minutes zero seconds East (S 70° 37' 00" E) two hundred ninety-one decimal three, six (271.36) feet to a point near the northeasterly corner of the said Tony Tank Holdings land. X 1,210,289.59 Y 210,553.00 (d) South nineteen degrees twenty-three minutes zero seconds West (S 19° 23' 00" W) one hundred ninety-eight decimal five, three (198.53) feet to a point near the southeasterly corner of the said Tony Tank Holdings land. X 1,210,223.70 Y 210,365.72 (e) North eighty-four degrees twenty-three minutes thirty-nine seconds West (N 84° 23' 39" W) one hundred fifty-nine decimal two, nine (159.29) feet to a point at the northwesterly corner of a strip of lands of the Salisbury Mall Realty Holding, LLC. X 1,210,065.17 Y 210,381.28 (f) South five degrees thirty-four minutes fifteen seconds West (S 05° 34' 15" W) twenty decimal four, zero (20.40) feet to the southwesterly corner of the said strip of land. X 1,210,063.19 Y 210,360.98 (g) South eighty-four degrees zero minutes zero seconds East (S 84° 00' 00" E) three hundred ninety-one decimal seven, six (391.76) feet to a point on the southerly line of the said strip of land. X 1,210,452.81 Y 210,320.03 (h) South eighty-four degrees zero minutes zero seconds East (S 84° 00' 00" E) six hundred sixty-seven decimal three, eight (667.38) feet to a point on the southerly line of the said strip of land. X 1,211,116.53 Y 210,250.27 (i) South eighty-four degrees zero minutes zero seconds East (S 84° 00' 00" E) three hundred thirty-three decimal two, one (333.21) feet to a point on the southerly line of the said strip of land. X 1,211,447.91 Y 210,215.44 (2) Thence crossing the said strip of land and with a line being fifteen feet westerly of and parallel to the westerly line of the lands of JDoliver, LLC, in part, North one degrees three minutes zero seconds East (N 01° 03' 00" E) four hundred sixty-nine decimal six, eight (469.68) feet the point on the northerly line of the lands of the said JDoliver, LLC. X 1,211,456.52 Y 210,685.04 (5) Thence by and with the said line of JDoliver, LLC, North eighty-four degrees four minutes ten seconds West (N 84° 04' 10" W) one thousand one hundred six decimal five, nine (1,106.59) feet to a point on the said line of JDoliver, LLC. X 1,210,355.85 Y 210,799.38 (6) Thence North nine degrees twenty-seven minutes five seconds East (N 09° 27' 05" E) zero decimal four, one (0.41) feet to the point of beginning.

Annexation containing 14.05 acres, more or less.

Exhibit 3

**ANNEXATION PLAN
FOR THE
2407 N. SALISBURY BOULEVARD – JDOLIVER, LLC ANNEXATION
TO THE CITY OF SALISBURY**

March 4, 2024

This Annexation Plan is consistent with the Municipal Growth Element of the 2010 Comprehensive Plan adopted by the City of Salisbury. The following are milestones in the public review and consideration of the proposed Annexation which is the subject of this Annexation Plan:

At a Work Session of the City of Salisbury Mayor and City Council (the “**Mayor and City Council**”), held on _____, the Salisbury City Council (the “**City Council**”) reviewed the Petition for Annexation (the “**Annexation Petition**”) submitted by JDOLIVER, LLC (“**JDoliver**”), dated March 8, 2023, which requested the City of Salisbury, Maryland (the “**City**”) annex the following parcels of lands:

- JDoliver owns that certain lot or parcel of land located at 2407 N. Salisbury Blvd., Salisbury, Maryland 21801, further described as Tax Map 29, Grid 11, Parcel 158, and identified as “Lands now or formerly of JDoliver, LLC, Liber 5139, folio 382, 13.49 acres” on an annexation plat entitled “ANNEXATION PLAT OF PARCEL 158 FOR JDOLIVER, LLC, SITUATE AT 2407 NORTH SALISBURY BOULEVARD, SALISBURY, WICOMICO COUNTY, MARYLAND,” prepared by Frederick, Seibert & Associates, Inc., dated February 16, 2023 (the “**Annexation Plat**”), consisting of 13.49 acres, more or less. The Annexation Plat is incorporated herein and a reduced scale copy of said Annexation Plat is attached hereto as *Exhibit A*). As shown on the Annexation Plat, a small portion of the JDoliver Property, comprised of 0.02 acres, more or less, is located within the municipal boundaries of the City, while the balance of the JDoliver Property, comprised of 13.47 acres, more or less, is located adjacent to and outside the City’s municipal boundaries. JDoliver desires the City to annex substantially all of the JDoliver Property into the City, save for a small strip of land along the Property’s eastern boundary identified on the Annexation Plat as “AREA TO REMAIN IN COUNTY 0.15 AC.”, consisting of 0.15 acres more or less, which strip is necessary in order to prevent the creation of an enclave of unincorporated County land immediately north of the JDoliver Property (the aforesaid 13.32 acres of property to be annexed is hereafter referred to as the “**JDoliver Property**”); and
- The following additional areas of land as shown and described on the Annexation Plat: (1) a 0.19 acre area, more or less, identified on the Annexation Plat as “AREA TO BE ANNEXED 0.19 AC.”, being “LANDS OF CROSS LAKE, LLC, LIBER 4868, FOLIO 225, PARCEL 3, PLAT CABINET 8, FOLIOS 75-298”; (2) a 0.35 acre area, more or less, identified on the Annexation Plat as “AREA TO BE ANNEXED 0.37 AC.”, being “LANDS OF SALISBURY MALL REALTY HOLDING, LLC, PARCEL 5 OF LIBER 4811, FOLIO 43, PARCEL B, PLAT CABINET 8, FOLIOS 75-298”; and, (3) a 0.19 acre area, more or less, identified on the Annexation Plat as “AREA TO BE ANNEXED 0.20 AC.”, being “LANDS OF SALISBURY MALL REALTY HOLDING, LLC, PARCEL 2 OF LIBER 4811, FOLIO 43, PARCEL 4, PLAT CABINET 8, FOLIOS 75-298” (collectively, the “**Additional Property**”) (the JDoliver Property and the Additional Property are hereafter referred to collectively as the “**Property**”); and
- At the April 20, 2023 Meeting of the Salisbury Planning Commission (the “**Planning Commission**”), the Planning Commission reviewed the proposed annexation of the Property and approved a favorable recommendation to the City for the proposed zoning of the Property.
- On _____, a Regular Meeting of the Mayor and City Council was convened, during which the City Council reviewed this Annexation Plan and a Resolution of the City Council to authorize and approve the City’s annexation of the Property (said Resolution is hereinafter referred to as the “**Annexation Resolution**”), and, in

accordance with applicable state and local law, directed that a date for a Public Hearing be established to hear public comment on the City's annexation of the Property, as requested by the Annexation Petition submitted by JDOLiver. Furthermore, at the _____ Regular Meeting of the Mayor and City Council, the City Council directed this Annexation Plan be submitted to the Maryland Department of Planning and the Wicomico County Council for comment, at least thirty (30) days before the Public Hearing on the Annexation Resolution, as required by applicable Maryland law.

1.0. GENERAL INFORMATION AND DESCRIPTION OF PROPERTY.

1.1. Petitioner for Annexation of the Property. JDOLiver is the owner and Petitioner for annexation of the Property. JDOLiver, or its fully authorized agent, will perform all functions, including but not limited to appearing before all state and municipal bodies, in order to effectuate the annexation.

1.2. Location. The Property is located as follows: **(a)** The JDOLiver Property is located on the easterly side of North Salisbury Boulevard; the JDOLiver Property is fairly rectangular in shape and adjoins the existing City boundaries along North Salisbury Boulevard and runs parallel to the existing City boundaries along Centre Drive; and **(b)** The Additional Property is located on the easterly side of North Salisbury Boulevard and is the strip of land that adjoins the southernmost boundary of the JDOLiver Property and existing City boundaries along Centre Drive, as is more particularly shown on the Annexation Plat attached hereto and incorporated herein as *Exhibit A*.

1.3. Property Description; Reason for the Annexation Petition.

- (a)** The JDOLiver Property consists of 13.32 +/- acres of land as more particularly depicted and described by the Annexation Plat. The Additional Property consists of (1) 0.19 +/- acres of land as more particularly depicted and described by the Annexation Plat; (2) 0.35 +/- acres of land as more particularly depicted and described by the Annexation Plat; and (3) 0.19 +/- acres of land as more particularly depicted and described by the Annexation Plat. The Annexation Plat depicts all that same real property more particularly described by metes, bounds, courses and distances in that certain legal description attached hereto and incorporated herein as *Exhibit B* (the "Property Description").
- (b)** The JDOLiver Property is currently improved with two (2) buildings, two (2) paved driveways, paved parking spaces, gravel lots, concrete sidewalk serving building frontage, and two (2) above ground storage tanks. Prior use of the JDOLiver Property included commercial and industrial truck sales, wholesale party sales, and repair and service. JDOLiver desires to renovate the interior of the JDOLiver Property while continuing the same use of the JDOLiver Property. JDOLiver desires to connect to the City water and sewer.

1.4. Existing Zoning. All of the JDOLiver Property is currently zoned C-2 General Commercial under the Wicomico County Code. The properties adjacent to the JDOLiver Property that are located within the municipal limits of the City are to the south and west and are zoned "General Commercial" under the City of Salisbury City Code (the "City Code").

2.0. LAND USE PATTERN PROPOSED FOR THE PROPERTY.

2.1. Comprehensive Plan.

- (a)** By Resolution No. 1942, the City Council adopted the 2010 City of Salisbury Comprehensive Plan (the "Comprehensive Plan"). The Comprehensive Plan sets forth the land use polices for all lands located within the City's municipal limits and includes a Municipal Growth Element addressing growth areas outside the municipal limits of the City. The Municipal Growth Element section of the City's Comprehensive Plan provides in pertinent part: "the City has defined a Municipal Growth [A]rea that is sufficient to accommodate residential, commercial, and industrial land uses as illustrated on Map 11-3" attached to and incorporated within the

Comprehensive Plan. The Property is located within the City's designated Municipal Growth Area.

- (b) With respect to the City's annexation of property, the goal of the City's Comprehensive Plan is: "to encourage the orderly growth and expansion of the City of Salisbury by annexing selected areas and by providing public services to newly developing areas without overburdening these facilities while continuing to maintain a high level of services to existing developments and residents of the City."

2.2. Proposed Zoning for Property. Upon its annexation, the JDoliver Property is proposed to be zoned as "General Commercial". Per Section 17.36 of the City Code, the purpose of the "General Commercial" zoning district is: "to provide a wide range of functional and attractive regional retail, office, service, wholesale, storage, distributing and light manufacturing activities. To alleviate problems with traffic congestion and unnecessary turning movements, unified access and consolidation of businesses are encouraged. Because of the potential impact of these types of activities, special landscaping and screening requirements are established for certain use."

2.3. Proposed Land Use for Property. As set forth in Section 1.3(b) of this Annexation Plan, prior use of the JDoliver Property included commercial and industrial truck sales, wholesale party sales, and repair and service. JDoliver desires to renovate the interior of the JDoliver Property while continuing the same use of the JDoliver Property.

3.0. THE PUBLIC FACILITIES AND SERVICES NEEDED BY THE DEVELOPMENT AND THE METHODS TO PROVIDE SUCH FACILITIES AND SERVICES TO THE PROPERTY.

3.1. Roads. Currently, and following its annexation by the City, the JDoliver Property will utilize two (2) existing paved driveways, both of which have access from the northbound lane of North Salisbury Boulevard (U.S. Route 13).

3.2. Water and Wastewater Treatment. The JDoliver Property will create a demand of about 500 gallons per day. JDoliver, at its sole cost and expense, will connect to existing public water and sewerage facilities within the area of the Property, as directed by the City of Salisbury Department of Infrastructure and Development. The City has no concerns about the feasibility or capacity to serve the Property.

3.3. Schools. The Property is and will be subject to commercial and industrial truck sales, wholesale party sales, and repair and service use only and will not generate any pupil enrollment, and therefore will have no impact on school capacity.

3.4. Parks and Recreation. The City's annexation of the Property will have no impact on park and recreational facilities, nor will it generate a demand for park and recreational facilities.

3.5. Fire, E.M., and Rescue Services. The City of Salisbury Fire Department provides fire suppression, technical rescue, special operations and advanced life support emergency medical treatment and transport services (collectively "fire and emergency services") to residents of the Salisbury Fire District. The Property is located within the Salisbury Fire District; accordingly, the Salisbury Fire Department will continue providing fire and emergency services to the Property after its annexation into the City.

3.6. Police. The City of Salisbury Police Department will provide police services to the Property.

3.7. Stormwater Management. Stormwater management is governed by the State of Maryland, and stormwater management regulations are administered locally.

3.8. Waste Collection. Commercial development in the City of Salisbury is served by independent waste haulers.

4.0. HOW DEVELOPMENT OF THE PROPERTY WILL RELATE TO EXISTING/PLANNED LAND USE DEVELOPMENT, STREETS, PUBLIC FACILITIES AND SERVICES, OPEN SPACES AND NATURAL AREAS.

The City's annexation of the Property is consistent with applicable Maryland and local law. The Property is located along and is immediately adjacent to U.S. Route 13 on the northern side of the City of Salisbury. JD Oliver's proposed commercial use (commercial and industrial truck sales, wholesale party sales, and repair and service use) at the JD Oliver Property is consistent with the overall plan for this geographic area of the City of Salisbury. The Property is located within the City of Salisbury's Municipal Growth Area and is eligible for annexation. In this matter the Annexation Petition submitted by JD Oliver, requesting the City annex the Property, arises exclusively from the need to serve the Property with public water and sewer utilities.

FSA
 CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS
 8601 JONES ROAD, SUITE 101, GREENBELT, MARYLAND 20886
 TEL: 301.222.7777 FAX: 301.222.7779
 WWW.FSACONNECT.COM
 © 2022

FREDERICK SEIBERT & ASSOCIATES, INC.
 SALISBURY
 SUITE AT 2407 NORTH SALISBURY BOULEVARD
 WICOMICO COUNTY, MARYLAND
 FOR
 JDOLOVER, LLC
 OF
 PARCEL 158
 ANNEXATION PLAT

ANNEXATION PLAT
 SHEET 01 OF 01

PROJ# 2022-0003
 DATE 03/14/2023
 DESIGNED BY JTL
 CHECKED BY JTL
 PLOTTED BY JTL
 FOLDER D:\Projects\2022-0003\158
 PLOT DATE 03/14/2023 10:11:11 AM
 SCALE 1" = 100'

I hereby certify to the best of my professional knowledge and belief that the data shown hereon is correct and that the land described in the plat shown hereon is the land shown in the plat shown hereon is correct.

Land Surveyor's Certification
 I have duly surveyed the land shown in the plat shown hereon in accordance with the laws of the State of Maryland, License No. 10731, Elevation 09/13/05 in effect at the time the survey was performed.

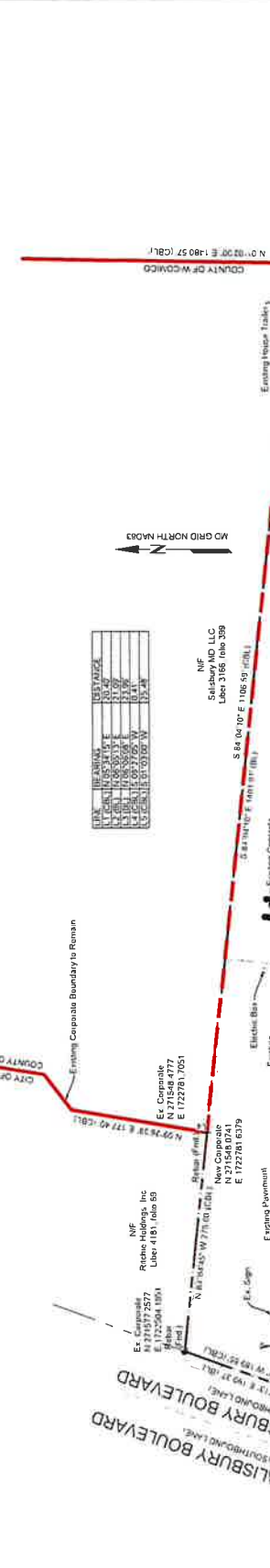
I hereby certify that these documents were prepared or approved by me and that I am a duly licensed professional land surveyor under the laws of the State of Maryland, License No. 10731, Elevation 09/13/05 in effect at the time the survey was performed.

Date: January 16, 2024

Readings, Adjustments and Computations on the
 Original Merit
 This plan does not in any way affect the validity of the
 1. ORIGINAL of dated August 17, 2015 filed with the
 2. RECORD of dated August 17, 2015 filed with the
 3. This parcel is proposed to be annexed into the City of Salisbury

3/14/2023
 001 AC
 AREA TO REMAIN IN COUNTY

Area	Size (Acres)
Lot 1	0.19
Lot 2	0.35
Lot 3	0.19
Lot 4	14.02
Total	14.75



Graphic scale: 1 inch = 100 feet
 (IN FEET)
 300 0 50 100 200 300 400

AREA TO REMAIN IN COUNTY 0.01 AC

AREA TO BE ANNEXED 0.10 AC

AREA TO REMAIN IN COUNTY 0.15 AC

AREA TO REMAIN IN COUNTY 0.15 AC

AREA TO REMAIN IN COUNTY 0.15 AC

AREA TO REMAIN IN COUNTY 0.15 AC

AREA TO REMAIN IN COUNTY 0.15 AC

AREA TO REMAIN IN COUNTY 0.15 AC

AREA TO REMAIN IN COUNTY 0.15 AC

AREA TO REMAIN IN COUNTY 0.15 AC

AREA TO REMAIN IN COUNTY 0.15 AC

AREA TO REMAIN IN COUNTY 0.15 AC

AREA TO REMAIN IN COUNTY 0.15 AC

AREA TO REMAIN IN COUNTY 0.15 AC

AREA TO REMAIN IN COUNTY 0.15 AC

AREA TO REMAIN IN COUNTY 0.15 AC

AREA TO REMAIN IN COUNTY 0.15 AC

AREA TO REMAIN IN COUNTY 0.15 AC

AREA TO REMAIN IN COUNTY 0.15 AC

AREA TO REMAIN IN COUNTY 0.15 AC

AREA TO REMAIN IN COUNTY 0.15 AC

AREA TO REMAIN IN COUNTY 0.15 AC

AREA TO REMAIN IN COUNTY 0.15 AC