

RESOLUTION NO. 1208

A RESOLUTION of the Council of the City of Salisbury proposing the annexation to the City of Salisbury of a certain area of land situate contiguous to and binding upon the Westerly corporate limits of the City of Salisbury, to be known as the "Delaware Avenue - Cobian Property Annexation" being an area located on the Easterly side of West Road.

WHEREAS the City of Salisbury has received a petition to annex, signed by at least twenty-five percent (25%) of the persons who are resident registered voters and of the persons who are owners of at least twenty-five percent (25%) of the assessed valuation of the real property in the area sought to be annexed, and being located on the Easterly side of West Road, said parcel being contiguous to and binding upon the Westerly corporate limits of the City of Salisbury;

WHEREAS the City of Salisbury has caused to be made a certification of the signatures on said petition to annexation and has verified that the persons signing the petition represent at least twenty-five percent (25%) of the persons who are eligible voters and property owners owning twenty-five percent (25%) of the assessed valuation of real property in the area to be annexed, all as of February 17, 2005, as will more particularly appear by the certification of W. Clay Hall, Surveyor, of the City of Salisbury, attached hereto; and

WHEREAS it appears that the petition meets all the requirements of the law.

SECTION 1. NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SALISBURY THAT it is hereby proposed and recommended that the boundaries of the City of Salisbury be changed so as to annex to and include within said City all that parcel of land together with the persons residing therein and their property,

contiguous to and binding upon the Easterly side of West Road, and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

SECTION 2. AND BE IT FURTHER RESOLVED BY THE CITY OF SALISBURY, THAT the annexation of the said area be made subject to the terms and conditions in Exhibit "B" attached hereto and made a part hereof.

SECTION 3. AND BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF SALISBURY, THAT the Council hold a public hearing on the annexation hereby proposed on March 28, 2005, at 6:00 o'clock p.m. in the Council Chambers at the City-County Office Building and the City Administrator shall cause a public notice of time and place of said hearing to be published not fewer than two (2) times at not less than weekly intervals, in a newspaper of general circulation in the City of Salisbury, of the area to be annexed, accurately describing the proposed annexation and the conditions and circumstances applicable thereto, which said notice shall specify a time and place at which the Council of the City of Salisbury will hold a public hearing on the Resolution.

SECTION 4. AND BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF SALISBURY, THAT this resolution shall take effect upon the expiration of forty-five (45) days following its final passage, subject, however, to the right of referendum as contained in Article 23A of the Maryland Code.

The above resolution was introduced and read and passed at the regular meeting of the Council of the City of Salisbury held on this 28th day of February, 2005, and having

been duly published as required by law in the meantime, was finally passed after a public hearing at its meeting held on this _____ day of March, 2005.

Brenda J. Colegrove,
City Clerk

Michael P. Dunn,
Council President

APPROVED BY ME this _____ day of
_____ 2005.

Barrie P. Tilghman,
Mayor of the City of Salisbury

EXHIBIT "A"
DELAWARE AVENUE - COBIAN PROPERTY ANNEXATION

A CERTAIN AREA OF LAND contiguous to and binding upon the westerly Corporate Limit of the City of Salisbury to be known as "Delaware Avenue - Cobian Property Annexation" beginning for the same at a point on the Corporate Limit, said point being on the northerly boundary line of the lands of Fermin C. and Martha M. Cobian and in the run of Coty Cox Branch X 1,199,530.37 Y 200,109.76; thence running with the northerly boundary line of said lands the following two courses: (1) South eighty-six degrees sixteen minutes twenty seconds West (S 86° 16' 20" W) five hundred and eight decimal zero, six (508.06) feet to a concrete monument X 1,199,023.39 Y 200,076.73; (2) South eighty-seven degrees twelve minutes forty-five seconds West (S 87° 12' 45" W) two hundred and two decimal eight, three (202.83) feet to a point on the easterly right of way line of West Road X 1,198,820.80 Y 200,066.86; thence with the easterly right of way line of said road South twenty-two degrees thirty-nine minutes thirty-four seconds East (S 22° 39' 34" E) nine hundred and forty-four decimal zero, five (944.05) feet to a point in the run of Coty Cox Branch and on the Corporate Limit X 1,199,184.50 Y 199,195.68; thence by and with the Corporate Limit and generally with the run of said branch the following two courses: (1) North twenty-eight degrees twenty-four minutes fifty-eight seconds East (N 28° 24' 58" E) seven hundred and fifteen decimal five, three (715.53) to a point X 1,199,525.00 Y 199,825.00; (2) North one degree four minutes fifty-one seconds East (N 01° 04' 51" E) two hundred and eighty-four decimal eight, one (284.81) feet to the point of beginning and containing 8.329 acres, all of which being a portion of the lands of Fermin C. Cobian and Martha M. Cobian. All bearings and coordinates are referenced to the Maryland State Coordinate System, 1927 datum.

Exhibit "B"

CONDITIONS OF ANNEXATION

"DELAWARE AVENUE – COBLAN PROPERTY ANNEXATION"

A. SERVICES AND TAXES

1. Property taxes will be assessed at the first normal taxing period following either the sale of the property, change of use, or a request for City services.
2. Existing development areas will be given City services upon request. Services requiring engineering design, construction or budget funding will be initiated with the request and completed as soon as practical.
3. Services for developing areas will be made available in accordance with City policy in effect at the time the Public Works Agreement is signed and the Comprehensive Development Plan is approved. Note: No request for water and sewer service will be considered complete until all applicable fees, charges and assessments are paid.

B. GENERAL PROVISIONS

1. All EXISTING DEVELOPMENT which is served by onsite water and/or sewer systems may maintain those systems as long as they are in good working order and pose no threat to the environment, City water supply or until ordered to abandon the system(s) by the County Health Department or State Department of the Environment. Prior to connection, the property owner must initiate and complete a request for service with the City Department of Public Works. The application is not considered complete until all appropriate fees, charges and/or assessments are paid.
2. NEWLY DEVELOPING PROPERTIES will be required to use any City water and sewer system available at the time of construction or made available in conjunction with construction. All appropriate fees, charges and/or assessments must be paid before connection to the City service lines is completed.
3. WATER AND SEWER and other improvements and services will be made available to the extent possible to all parcels within the newly annexed areas in accordance with the City Policy in effect at the time the Public Works Agreement is signed and the Comprehensive Development Plan is approved.

CONDITIONS OF ANNEXATION

"DELAWARE AVENUE - COBIAN PROPERTY ANNEXATION"

4. ZONING of the entire annexation area will be R-5A Residential as recommended by the Salisbury/Wicomico County Planning & Zoning Commission.

C. MISCELLANEOUS

1. As a condition of annexation, the petitioners shall pay the cost of annexation including, but not limited to, advertising costs associated with the annexation.
2. The City of Salisbury accepts no responsibility for the construction, maintenance or upkeep of any existing roadway, public or private, until such is brought up to City standards at the expense of the developer(s) and accepted by the Director of Public Works
3. All new streets or roadways shall be constructed at the expense of the developer(s) to City standards and accepted by the Director of Public Works prior to dedication. Dedication shall be by fee simple ownership.

D. SPECIAL CONDITIONS

1. Development of this site shall be in accordance with Comprehensive Development Plans approved by the Salisbury Planning Commission.

Cobian
Cond.ann.

- 6 -

Exhibit "C"

OUTLINE OF SERVICES AND FACILITIES
"DELAWARE AVENUE - COBIAN PROPERTY ANNEXATION"

1. LAND USE PLAN

The land to be annexed is currently zoned I-2 Heavy Industrial under Wicomico County Zoning regulations and is improved with a large parking lot. Zoning shall be R-5A Residential upon annexation to the City of Salisbury as recommended by the Salisbury/Wicomico County Planning and Zoning Commission.

Development plans include a one hundred (100) unit garden apartment complex.

2. LAND FOR PUBLIC FACILITIES

Utility easements for water and sanitary sewer mains throughout the site may be required to be deeded to the City of Salisbury. These lands will be identified on the final approved site plan and will be dependent upon development configuration. No other public facilities are anticipated.

3. EXTENSION OF MUNICIPAL SERVICES

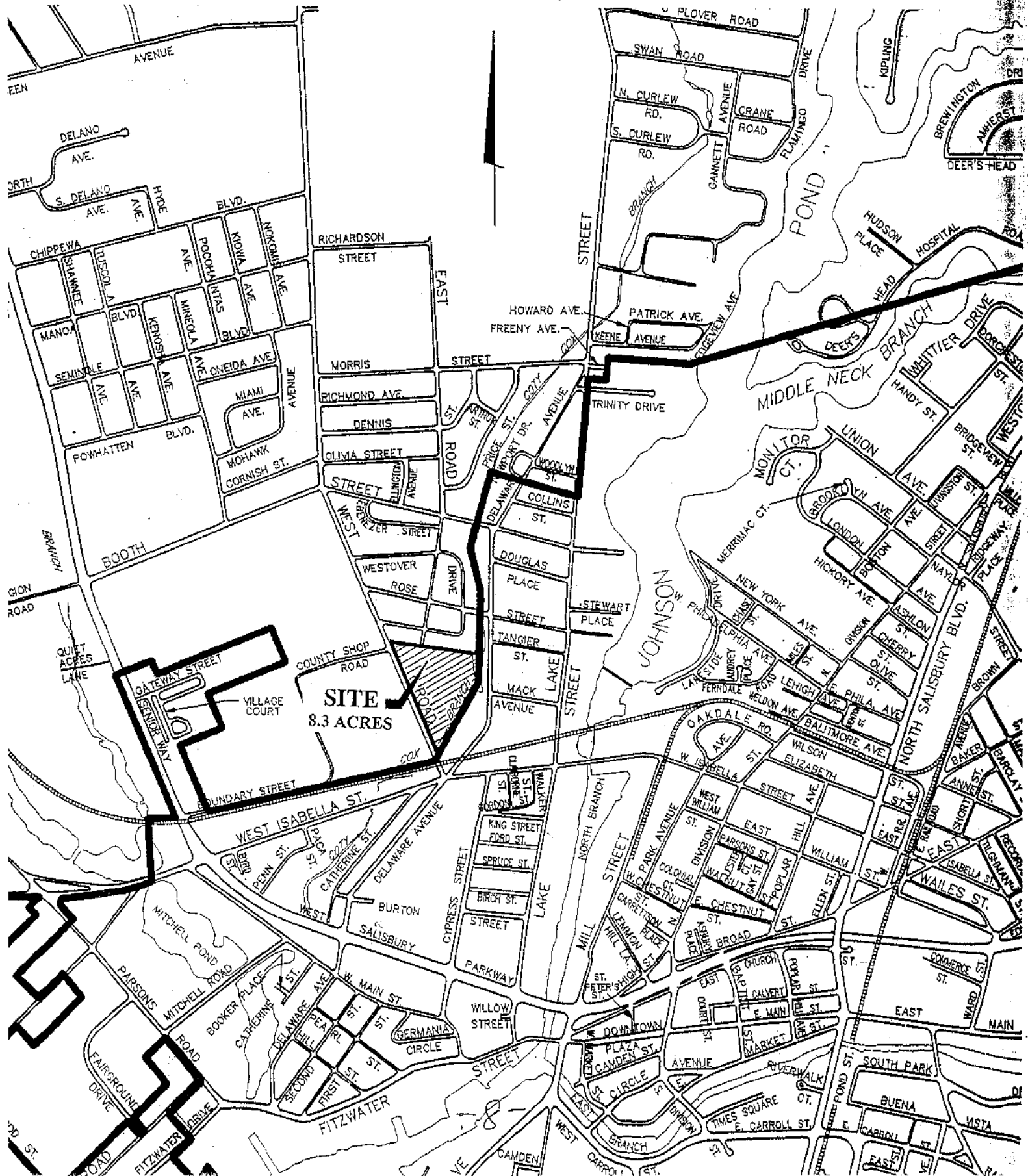
Public water and sewer mains lie in West Road and Delaware Avenue adjacent to the property within the annexation area. No water, sewer or road extension will be necessary to serve this development.

Storm water will be managed onsite and discharge into Coty Cox Branch.

All City services can be available.

Cobian C

DELAWARE AVENUE - COBIAN PROPERTY ANNEXATION





**CITY OF SALISBURY - WICOMICO COUNTY
DEPARTMENT OF PLANNING, ZONING
AND COMMUNITY DEVELOPMENT**



Tel: 410-548-4860

Fax: 410-548-4955

Planning & Zoning Commission
Historic District Commission
Metropolitan Planning Organization

Wicomico County Board of Appeals
Salisbury Board of Zoning Appeals
Agricultural Land Preservation Advisory Board

December 20, 2004

Mr. Steve Smethurst
P.O. Box 4247
Salisbury, Maryland 21803

**RE: SALISBURY – DELAWARE AVENUE ANNEXATION – Zoning
Recommendation – 9.04 Acres; M-38, P-68, G-7.**

Dear Mr. Smethurst:

The Wicomico County Planning Commission at its meeting of December 16, 2004, forwarded a **FAVORABLE** recommendation to Salisbury City Council and the Wicomico County Council for **R-5A Residential** zoning upon annexation of the Cobain property to the City of Salisbury. This zoning classification is a high-density classification but is consistent with the density of apartment development now permitted in the adjoining County R-8 Residential district. The following Condition of Approval was recommended:

CONDITION:

1. A Comprehensive Development Plan shall be submitted for review and approval by the Salisbury Planning Commission for development of this property.

If you have any questions concerning this matter, please don't hesitate to contact Gloria Smith at 410-548-4860.

Sincerely,

John F. Lenox, AICP
Director
Salisbury/Wicomico Planning & Zoning

JFL:brt

cc: P. Rai Sharma, Director of County Department of Public Works
John Jacobs, Director, Salisbury Public Works Department
Paul Wilber, City Solicitor
Assessments

CITY OF SALISBURY
DEPARTMENT OF PUBLIC WORKS

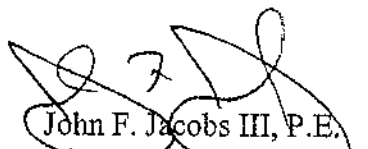
To: Office of Mayor
From: John F. Jacobs III, P. E., Director of Public Works
Subject: Proposed Annexation of "Delaware Avenue - Cobian Property"
Date: February 03, 2005

Fermin C. and Martha M. Cobian have requested annexation of their property into the City of Salisbury. The Cobian property, containing roughly 9.0 acres lies along the east side of West Road and the west side of Delaware Avenue opposite the City of Salisbury Service Center as shown on the attached sketch. The portion of their property lying between Coty Cox Branch and Delaware Avenue currently lies within the City of Salisbury Corporate Limit. The total area of the property under annexation consideration is roughly 8.3 acres.

The property within the Corporate Limit is currently zoned R-5 Residential. The remaining area is currently zoned I-2 Heavy Industrial under Wicomico County zoning regulations. Shelter Development, LLC, the contract purchaser is contemplating a garden apartment development that will consist of approximately 100 units. A zoning classification of R-5A Residential has been recommended upon annexation by the Wicomico County Planning Commission.

A traffic study will be required of the developer. Based on preliminary research by Salisbury Public Works the proposed development could potentially require traffic infrastructure improvements. East Road may have to be upgraded, as well as intersection improvements made at the West Isabella Street/Delaware Avenue/ West Road intersection, the Booth Street/West Road intersection, the Booth Street/East Road intersection and the Delaware Avenue/Booth Street intersection.

Storm water discharge from this development may impact the Coty Cox Branch/West Road culvert and the Coty Cox Branch/Isabella Street culvert. A drainage study may be required of the developer.


John F. Jacobs III, P.E.
Director of Public Works

John Jacobs
JFJ
To Clay

ADKINS, POTTS & SMETHURST, LLP

ATTORNEYS AT LAW

ONE PLAZA EAST, SIXTH FLOOR

100 EAST MAIN STREET

(MAILING ADDRESS)

POST OFFICE BOX 4247

SALISBURY, MARYLAND 21803-4247

E. DALE ADKINS, JR. (1915-1982)
CHARLES J. POTTS (1910-1994)

RAYMOND S. SMETHURST, JR.
ROBERT B. TAYLOR

S. JAMES SARBANES

PHONE: 410-749-0161
FAX: 410-749-5021

November 23, 2004

HAND DELIVERED

Mr. Clay Hall
Dept. Of Public Works
Government Office Building
125 North Division Street
Salisbury, MD 21801

Re: Cobian – Delaware Avenue Annexation

Dear Clay:

I enclose a Petition For Annexation on behalf of Fermin C. and Martha M. Cobian, the owners of the property, and Shelter Development, LLC, the contract purchaser.

Please note that because the annexation is being requested pursuant to the terms of the contract between the parties so as to allow Shelter Development, LLC to develop the property (for residential use), the Cobians are requesting that they be exempt from city real estate taxes until the property is sold, or transferred or they request city water and/or sewer services. Thus, if for any reason some of the other contract conditions cannot be satisfied and the sale to Shelter Development is not consummated, the Cobians will not have to bear city taxes until another buyer appears or the Cobians decided to develop the property themselves.

It would be greatly appreciated if you would coordinate this request with Jack Lenox so that a hearing can be scheduled before the Planning & Zoning Commission at its December meeting.

In response to your request for supplemental information, please be advised:

1. The contemplated development will consist of approximately 100 garden apartments similar in style to Mill Pond Village.

Mr. Clay Hall

November 23, 2004

Page 2

2. The desired zoning classification is R8A, which classification I have already discussed with Jack Lenox.
3. There will be no city streets to be built. It will be necessary, however, to close what appears to be a paper street representing a southerly extension of East Street into the Cobians' property.

The other information you have requested will be forthcoming, probably before the Planning & Zoning Commission meeting, but in any event well in advance of any city council meeting.

Very truly yours,



R. S. Smethurst, Jr.

RSS/brk
encl

cc: Jack F. Lenox (w/encl)
Mr. & Mrs. Fermin C. Cobian (w/encl)
Shelter Development, LLC (w/encl)
Henry H. Hanna (w/encl)

M:\filesRSS\shelter develop21275\LtrHall

CITY OF SALISBURY
PETITION FOR ANNEXATION

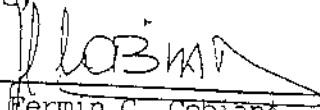
To the Mayor and Council of the City of Salisbury:

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

Parcel(s) # 68

Map # 38

SIGNATURE(S)


Fermin C. Cobian*


11.23.04
Date


Martha M. Cobian*

11-23-04
Date

Shelter Development, LLC

Date

By: 
Raymond S. Smethurst, Jr.

11/23/04
Date

* Petitioners, Fermin C. and Martha M. Cobian, request that a condition of annexation be that they are granted an exemption from City real property taxes until the subject property is sold, transferred or is the subject of a request for City water and/or sewer services.

wp:petition.for
11/09/95

City of Salisbury



JOHN F. JACOBS III, P.E.
DIRECTOR
NEWELL W. MESSICK III, P.E.
DEPUTY DIRECTOR

MARYLAND
DEPARTMENT OF PUBLIC WORKS

GOVERNMENT OFFICE BLDG.
125 N. DIVISION STREET
SALISBURY, MARYLAND 21801-4940
Tel: (410) 548-3170
Fax: (410) 548-3107

CERTIFICATION DELAWARE AVENUE – COBIAN PROPERTY ANNEXATION

This is to certify that I have verified the petitions for the annexation and that to the best of my knowledge the persons having signed the petition represent at least 25% of the registered voters residing in the area to be annexed and are the owners of at least 25% of the assessed valuation of real property located in the area to be annexed.

W. Clay Hall
W. Clay Hall
Surveyor

Date: 2/17/05

Certif..ann

THIS DEED, Made this 10 day of October, A.D., 2002, by MOUNTAIRE FARMS INC., successor by merger from MOUNTAIRE FARMS OF DELMARVA, INC., a body corporate of the State of Delaware, WITNESSETH:

THAT FOR AND IN NO MONETARY CONSIDERATION, consideration of the sum of TWO HUNDRED THOUSAND DOLLARS (\$200,000.00) having been previously paid, with transfer and recordation taxes having been remitted thereon by Deed dated September 12, 2002, and recorded among the Land Records of Wicomico County, Maryland, in Liber M.S.B. No. 1965, Folio 655, the receipt and sufficiency of which is hereby acknowledged, the said MOUNTAIRE FARMS INC., successor by merger from MOUNTAIRE FARMS OF DELMARVA, INC., does hereby grant and convey unto FERMIN C. COBIAN and MARTHA M. COBIAN, as tenants by the entireties, their assigns and the heirs and assigns of the survivor, the two hereinafter described parcels of land:

PARCEL A:

ALL that lot, tract, or parcel of land, situate, lying and being in the City of Salisbury, Salisbury Election District of Wicomico County and State of Maryland, located on the Westerly side of and binding upon West Road and on the Northerly side of and binding upon W. Isabella Street and being more particularly described as follows:

BEGINNING for the same at a point formed by the intersection of the Westerly right-of-way line of West Road, 50 feet wide, as shown on a plat recorded in the Land Records of Wicomico County, Maryland, in Liber J.W.T.S. No. 464, Folio 53, and the Northerly right-of-way line of W. Isabella Street, 40 feet wide, thence running: 1) in the datum of a Deed recorded in the aforesaid Land Records in Liber J.W.T.S. No. 434, Folio 444, leaving said West Road and running by and with said W. Isabella Street, South 71 degrees 21 minutes 54 seconds West 31.36 feet to a point on the centerline of a railroad siding, thence running: 2) leaving said W. Isabella Street and running by and with the centerline of said railroad siding, by and with the arc of a circle deflecting to the left, having a radius of 641.77 feet, an arc length of 191.74 feet and a chord bearing and distance of North 75 degrees 36 minutes 51 seconds West 191.03 feet to a point on the Southerly right-of-way line of the lands, now or formerly, of Consolidated Rail Corp., thence running: 3) leaving said railroad siding and running by and with said lands of Consolidated Rail Corp., North 77 degrees 31 minutes 07 seconds East 187.94 feet to a point on the aforesaid Westerly right-of-way line of West Road, thence running: 4) leaving said Consolidated Rail Corp. and running by and with said right-of-way line of West Road, South 21 degrees 49 minutes 17 seconds East 84.08 feet to the point and place of beginning: CONTAINING 0.196 acres of land, more or less, as shown on a plat entitled "Mountaire Farms of Delmarva, Inc.", made by Davis, Bowen & Friedel, Inc., dated April 24, 2000, and recorded among the Plat Cabinets for Wicomico County, Maryland, in Plat Cabinet M.S.B. No. 14, Folio 226.

BEING the same land that was conveyed unto Mountaire Farms of Delmarva, Inc., by Deed from Campbell Soup Company, dated July 13, 1993, and recorded among the aforesaid Land Records in Liber M.S.B. No. 1349, Folio 569, as Item "Sixth".

Return to: Mr. & Mrs. Fermin C. Cobian
1003 Schumaker Woods Road
Salisbury, MD 21804

M

HEARNE & BAILEY, P. A
ATTORNEYS AT LAW
P. O. BOX 139
SALISBURY, MD 21803-0139

PHONE: (410) 749-5144
FAX: (410) 749-8273

- 15 -

PARCEL B:

ALL that lot, tract, or parcel of land, situate, lying and being partly in the City of Salisbury, Salisbury Election District of Wicomico County and State of Maryland, located on the Easterly side of and binding upon West Road and being more particularly described as follows:

BEGINNING for the same at a point on the Easterly side of West Road, located in a North 21 degrees, 49 minutes 17 seconds Westerly direction for a distance of 70.14 feet from the Southernmost corner of Parcel "C" as shown on the above-referred to plat, said place of beginning being the Southernmost corner of the land hereby conveyed, thence running: 1) North 21 degrees 49 minutes 17 seconds West 924.77 feet to a point on the Southerly line of Lot 1, of a subdivision entitled, "Westover Hills", recorded in the Land Records of Wicomico County, Maryland, in Liber I.D.T. No. 217, Folio 64, thence running: 2) leaving said West Road and running by and with said Southerly line of Lot 1 and Lot 10 of said "Westover Hills" and the Southerly right-of-way of East Road, North 88 degrees 03 minutes 02 seconds East a total distance of 291.86 feet to a concrete monument found on the Westerly right-of-way line of East Road, as recorded in the aforesaid Land Records in Liber E.A.T. No. 86, Folio 531, thence running: 3) crossing said right-of-way of East Road and running with the Southerly line of Lot 11 and Lots 14 through 19 of said "Westover Hills" and lands, now or formerly of the City of Salisbury as recorded in the aforesaid Land Records in Liber J.W.T.S. No. 550, Folio 351, North 87 degrees 06 minutes 37 seconds East 577.79 feet to a concrete monument found on the Westerly right-of-way of Delaware Avenue, 40 feet wide, as recorded in the aforesaid Land Records in Liber J.W.T.S. No. 550, Folio 107, thence running: 4) leaving said lands of the City of Salisbury and running by and with said Delaware Avenue for the following two courses: South 01 degrees 26 minutes 00 seconds West 363.39 feet to a concrete monument found, thence running: 5) South 01 degrees 38 minutes 42 seconds West 35.84 feet to a concrete monument found on the Northerly line of the lands, now or formerly, of Twilley Construction Company as recorded in the aforesaid Land Records in Liber J.W.T.S. No. 475, Folio 52, thence running: 6) leaving said Delaware Avenue and running by and with said lands of Twilley Construction Company for the following courses: North 79 degrees 23 minutes 04 seconds West 97.40 feet to a point, thence running: 7) South 26 degrees 57 minutes 00 seconds West 224.57 feet to a point, thence running 8) South 59 degrees 36 minutes 00 seconds West, a total distance of 117.01 feet to a point, thence running: 9) South 38 degrees 15 minutes 00 seconds West, a distance of 297.06 feet to the place of beginning, CONTAINING approximately 9.05 acres of land, more or less, as shown on Parcel "C" as shown on the above-referred to plat.

BEING all of Item First of a Deed conveyed unto Mountaire Farms of Delmarva, Inc., by Deed from Campbell Soup Company, dated July 13, 1993, and recorded among the aforesaid Land Records in Liber M.S.B. No. 1349, Folio 569, **EXCEPTING, HOWEVER,** so much as was conveyed unto Hebreux St. Fleur by Deed from this Grantor dated September 13, 2001, and recorded among the aforesaid Land Records in Liber M.S.B. No. 1853, Folio 870..

REFERENCE to said plat, deed and preceding deeds of the property herein conveyed, and to the references therein contained, is hereby made as a part hereof as if fully herein set forth.

TOGETHER with the improvements thereon and all the rights and appurtenances thereto belonging or in any manner appertaining, including beds of streets, alleys or passageways.

TO HAVE AND TO HOLD the above granted property unto FERMIN G. COBIAN and MARTHA M. COBIAN, his wife, as tenants by the entireties, their assigns and the heirs and assigns of the survivor, forever in fee simple.

AND the said MOUNTAIRE FARMS INC., successor by merger from MOUNTAIRE FARMS OF DELMARVA, INC. does hereby covenant that it will warrant specially the property hereby conveyed and that it will execute such other and further assurances thereof as may be requisite.

AS WITNESS the signatures of the proper officer(s) of MOUNTAIRE FARMS INC., the day and year first above written.

TEST:

MOUNTAIRE FARMS INC.

[Signature]

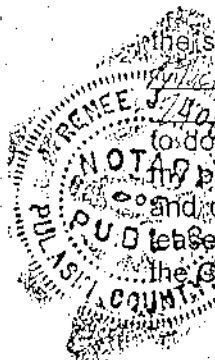
BY:

[Signature] V.P.



STATE OF ARKANSAS, Pulaski COUNTY, to-wit:

I HEREBY CERTIFY, that on this ^{10th} ~~42th~~ day of ^{October} ~~September~~, A.D., 2002, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Michael W. Duffon, who acknowledged himself to be the Vice President of the Corporation, and that he as such officer, being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing, in my presence, the name of the said corporation by himself as Vice President and certified that this conveyance is not part of a transaction in which there is a lease, exchange or other transfer of all or substantially all of the property and assets of the Corporation.



AS WITNESS my hand and Notarial Seal.

[Signature]
Notary Public

Commission Expires February 4, 2007

Received for Record NOV - 8 2002
recorded in the Land Records of Wicomico
County, Maryland in Liber M.S.B.

No. 1986 Folios 367-369
[Signature] Clerk

This is to certify that the within instrument was prepared by the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature]
Attorney

Users: CHIT-01234D2
Finance Director Sausbury ME
John Cawley
Annotated Code of Maryland
covered by this deed in accordance with the
municipal obligations are paid on the property
estate taxes prior to fiscal year 2002, and by
hereby certify that the undersigned, I

AGRICULTURAL TRANSFER TAX

\$ NA

By:

BE 11-8-2002

Date

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Wicomico County

BE 11-8-2002
By

Date

APPROVAL OF
CITY ENGINEER
CITY OF SALISBURY

Water Dept. Acct. [Signature]

THAT TAXES ARE PAID BY THE GRANTEE AS ANY OTHER TAXES WHICH SHOULD BE COLLECTED BEFORE TRANSFER OF SAME PURSUANT TO SECTION 14 ARTICLE 21 OF THE ANNOTATED CODE OF MARYLAND PATRICIA B. PETERSEN DIRECTOR OF FINANCE WICOMICO COUNTY