

RESOLUTION NO. 2024-12

A RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE TOWN OF PERRYVILLE, ADOPTED PURSUANT TO THE AUTHORITY OF ARTICLE XI-E OF THE CONSTITUTION OF MARYLAND AND THE PROVISIONS OF THE LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND, TO ENLARGE THE CORPORATE BOUNDARIES OF THE TOWN OF PERRYVILLE BY ANNEXING LAND OWNED BY JOSEPH A. RUFF, JR., AND KENDALL D. RUFF, AND CONSISTING OF .70 ACRES, MORE OR LESS, LOCATED AT 98 MILL CREEK ROAD, SEVENTH ELECTION DISTRICT, CECIL COUNTY, MARYLAND, WHICH IS CONTIGUOUS TO AND ADJOINING THE BOUNDARIES OF THE EXISTING CORPORATE AREA OF THE TOWN OF PERRYVILLE.

WHEREAS, Joseph A. Ruff, Jr., and Kendall D. Ruff, the owners of the real property described herein (“Owners”), have submitted a written petition to the the Town of Perryville to enlarge the corporate boundaries of the Town of Perryville by annexing the real property described herein, which is contiguous to and adjoining the existing corporate boundaries of the Town of Perryville; and

WHEREAS, the annexation of the property will not create any unincorporated area which is bounded on all sides by real property presently within the corporate limits of the Town of Perryville, or by real property proposed to be within the corporate limits of the Town of Perryville, or by any combination of such properties; and

WHEREAS, the Mayor and Commissioners of the Town of Perryville have determined that it may be in the best interests of the residents of the Town of Perryville to effect such an enlargement of its corporate boundaries; and

WHEREAS, no persons other than Owners reside upon the property within the area to be annexed; and

WHEREAS, based on the foregoing petition, the Mayor and Commissioners of the Town of Perryville have determined to initiate a Resolution to enlarge and extend the boundaries of the Town of Perryville to include the hereinafter described real property, as requested in the petition, and to make applicable to that area all laws, regulations, and taxes which are now in force and effect, or which may hereafter be enacted, in the Town of Perryville.

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND COMMISSIONERS OF THE TOWN OF PERRYVILLE, AS FOLLOWS:

SECTION 1. The corporate boundaries of the Town of Perryville and the same are hereby enlarged by annexing thereto the property that is contiguous to and adjoining the present corporate boundaries as depicted on a plat entitled, “Annexation Plat Lands of Noah F. Stephens & Phyllis I. Stephens, Joseph A. Ruff, Jr.. & Kendall D. Ruff” dated 11-21-23 (signed 3/12/2024), and prepared by Morris & Ritchie Associates, Inc., and described by metes and bounds dated 1/26/2024, and prepared by Morris & Ritchie Associates, Inc., attached hereto respectively as Exhibits A and B and incorporated by reference herein.

SECTION 2. The property within the area hereby annexed, consisting of .70 acres, more or less, owned by Joseph A. Ruff, Jr., and Kendall D. Ruff (hereinafter referred to as “the Property”), shall be classified as R1 Zoning District, as defined in the Town of Perryville Zoning Ordinance from the effective date of the annexation until such zoning is changed as provided by law, and the Town’s Comprehensive Zoning Maps shall be amended to reflect the annexation of such property and its zoning as provided by this Resolution.

SECTION 3. After the effective date of the amendment to the boundaries of the Town of Perryville provided for by this Resolution, the property annexed into the Town of Perryville by this Resolution, and all owners of such property and all persons residing within the areas annexed, shall be subject to the Charter, laws, ordinances and resolutions of the Town of Perryville.

SECTION 4. Promptly after the introduction and first reading of this Resolution by the Mayor and Commissioners of Perryville, the Town Administrator shall cause to be published a public notice, briefly and accurately describing the proposed change and the conditions and circumstances applicable. The aforesaid notice shall be published two (2) times at not less than weekly intervals in a newspaper or newspapers of general circulation in the Town of Perryville and the area to be annexed. The aforesaid public notice shall state a time, not less than fifteen (15) days after the second (2nd) publication thereof, and place within the Town of Perryville, at which a public hearing shall be held to consider public comment to consider this Resolution. The public hearing may be continued or rescheduled in accordance with the requirements set forth in Local Government Article, Section 4-406(f), of the Annotated Code of Maryland. Immediately upon the first publication of the specified public notice, a copy of the public notice and other relevant documents shall be provided to the County Executive and County Council of Cecil

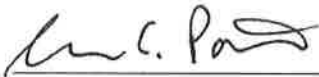
County, the Maryland State Department of Planning, the Director of the Cecil County Department of Planning and Zoning, the Planning Commission of the Town of Perryville and to any other regional or state planning agency having jurisdiction over the property.

SECTION 5. This Resolution shall become effective forty-five (45) days after its enactment by the Mayor and Commissioners of the Town of Perryville, provided that a proper petition for referendum hereon is not filed as permitted by law.

SECTION 6. The Town Administrator shall properly register the original and new corporate boundaries of the Town of Perryville with the Clerk of the Circuit Court of Cecil County and the Department of Legislative Services for the State of Maryland when this Resolution takes effect.

ATTEST:

MAYOR AND COMMISSIONERS OF THE
TOWN OF PERRYVILLE



George Patchell
Town Administrator

By: 
Michelle Linkey, Mayor

Date Introduced:

April 2, 2024

Date Enacted:

July 2, 2024

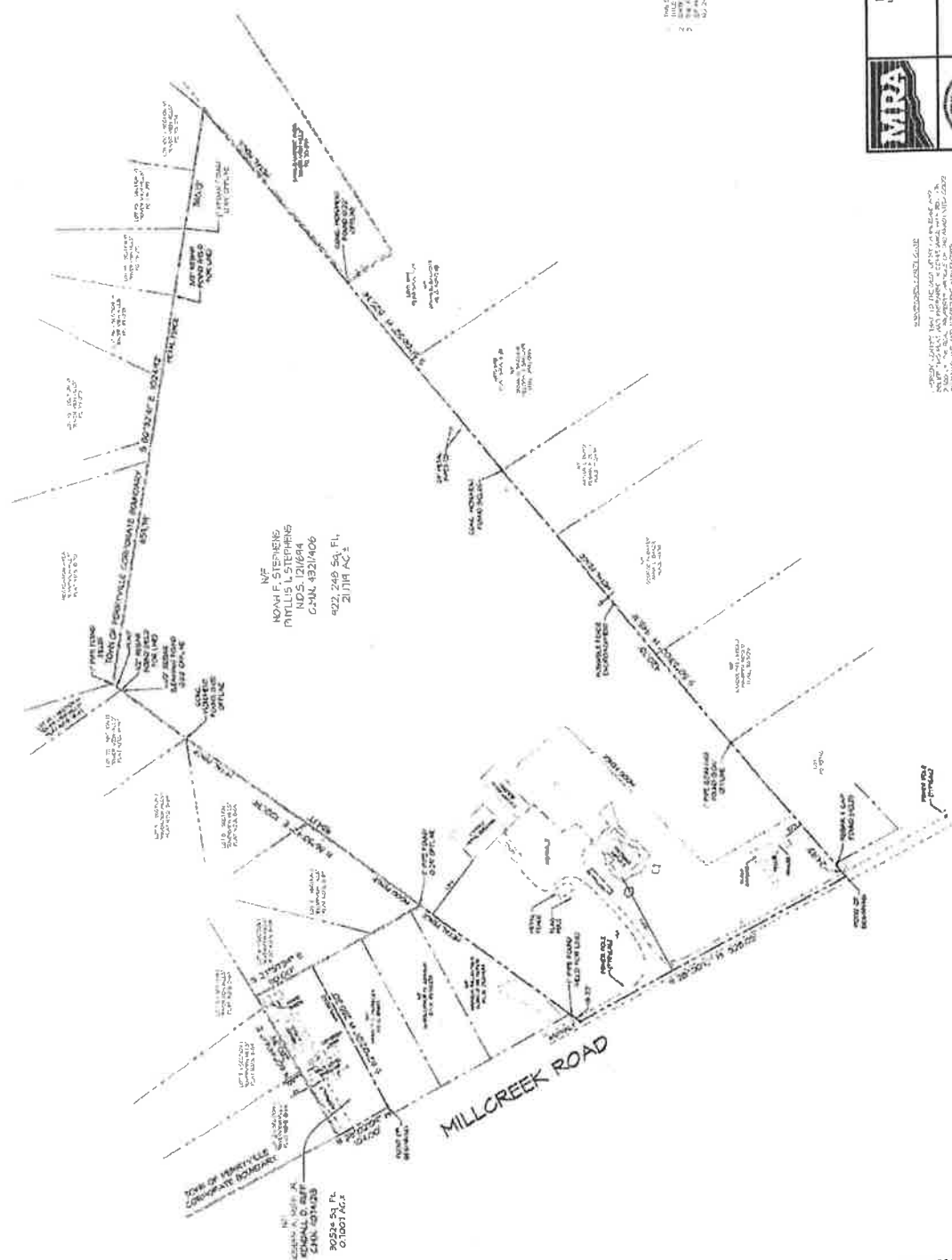
Effective Date:

August 16, 2024



LOCATION MAP
 10/15/2007
 prepared by
 [Signature]

- CONTINUATION
1. THIS MAP IS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF A...
 2. THE PROPERTY IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS.
 3. THIS MAP IS VALID AS OF THE DATE OF ISSUANCE.



N/F
 NOAH F. STEPHENS
 PHILLIS L. STEPHENS
 N.D.S. 121694
 C.S.N. 421406
 422, 248 SQ. FT.
 21.718 AC.

J. STEPHENS
 JOSEPH A. RUFF, JR. & KENNALL D. RUFF
 C.S.N. 421403
 3022+ SQ. FT.
 0.1001 AC.



MORRIS & RITCHIE ASSOCIATES, INC.
 3425-A 10th Ave. S.E. Tallahassee, FL 32309
 Phone: 904-875-4200
 Fax: 904-875-1001

ANNUNCIATION PLAN
NOAH F. STEPHENS & PHILLIS L. STEPHENS
JOSEPH A. RUFF, JR. & KENNALL D. RUFF
 DEEDS CAN BE VIEWED AT THE CLERK OF CIRCUIT COURT
 FOR THE COUNTY OF TALLAHASSEE, FLORIDA
 100 SOUTH GADSDEN STREET
 TALLAHASSEE, FLORIDA 32301

NOAH F. STEPHENS
 PHILLIS L. STEPHENS
 JOSEPH A. RUFF, JR.
 KENNALL D. RUFF
 [Signatures]

EXHIBIT A

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



**Particular Description
0.7007 Acre Parcel of Land
Lands of Joseph A. Ruff, Jr. & Kendall D. Ruff
Seventh Election District – Cecil County, Maryland**

Beginning for the same at a point located at the southwesterly most corner of Lot 1 as laid out and shown on plat entitled "Final Major Subdivision Plat Riverview Hills Section One" dated May 29, 1984 and recorded among the Land Records of Cecil County, Maryland in Plat Book Liber N.D.S. 8, folio 69

Thence running with and binding on the outlines of Lot 1 aforesaid, as now surveyed, referring all courses of this description to the meridian of the Maryland Coordinate System (NAD '83/91),

1. **North 28 degrees 02 minutes 09 seconds West, 104.00 feet to a point;**

Thence running with and binding on the outlines of Lot 1 aforesaid and on the Corporate Limits of the Town of Perryville, the following two (2) courses and distances, viz:

2. **North 60 degrees 49 minutes 44 seconds East, 285.39 feet to a point;**
3. **South 27 degrees 57 minutes 39 seconds East, 110.00 feet to a point;**

Thence leaving said Corporate Limits of the Town of Perryville and running with and binding on the outlines of Lot 1 aforesaid

4. **South 62 degrees 02 minutes 01 seconds West, 285.20 feet to the point and place of beginning.**

Containing an area of 30,524 square feet or 0.7007 acres of land, more or less.

Being all of those lands as described in deed dated May 22, 2017 from Karen G. Felts to Joseph A. Ruff, Jr. and Kendall D. Ruff and recorded among the Land Records of Cecil County, Maryland in Liber C.M.N. 4074, folio 218.

Being Also all of Lot 1 Lot 1 as laid out and shown on plat entitled "Final Major Subdivision Plat Riverview Hills Section One" dated May 29, 1984 and recorded among the Land Records of Cecil County, Maryland in Plat Book Liber N.D.S. 8, folio 69

I hereby certify that this legal description was prepared by me or under my direct supervision and in in compliance with COMAR 09.13.06.08. License expires 9/18/2024.



3445-A Box Hill Corporate Center Drive, Abingdon, MD 21009 (410) 515-9000 Fax: (410) 515-9002 www.mragis.com

Abingdon, MD (410) 515-9000 Baltimore, MD (410) 496-7201 Laurel, MD (410) 792-9792 Towson, MD (410) 821-1690 Georgetown, DE (302) 855-5734 New Castle, DE (302) 328-2200 Purcellville, VA (703) 994-1047 Raleigh, NC (919) 300-2103 Orlando, FL (407) 317-5208

