

COUNTY COUNCIL
OF
TALBOT COUNTY, MARYLAND

2023 Legislative Session, Legislative Day No.: September 12, 2023

Resolution No.: 349

Introduced by: Mr. Callahan, Ms. Haythe, Mr. Leshner, Ms. Mielke, Mr. Stepp

A RESOLUTION TO AMEND THE OFFICIAL ROAD NAME LIST FOR TALBOT COUNTY TO CHANGE THE NAMES OF “LINCOLN ROAD” AND “SHELLMILL AVENUE” TO “BELLEVUE SCHOOL ROAD” AND “TURNER AVENUE”, RESPECTIVELY, IN THE VILLAGE OF BELLEVUE, TALBOT COUNTY, MARYLAND, PURSUANT TO § 131-5(C) OF THE TALBOT COUNTY CODE

By the Council: September 12, 2023

Introduced, read the first time, and ordered posted, with Public Hearing scheduled on Tuesday, October 10, 2023, at 6:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

By order: *Susan W. Moran*
Susan W. Moran, Secretary

A RESOLUTION TO AMEND THE OFFICIAL ROAD NAME LIST FOR TALBOT COUNTY TO CHANGE THE NAMES OF “LINCOLN ROAD” AND “SHELLMILL AVENUE” TO “BELLEVUE SCHOOL ROAD” AND “TURNER AVENUE”, RESPECTIVELY, IN THE VILLAGE OF BELLEVUE, TALBOT COUNTY, MARYLAND, PURSUANT TO § 131-5(C) OF THE TALBOT COUNTY CODE

WHEREAS, “Lincoln Road” and “Shellmill Avenue” were established as private roads in the Village of Bellevue, Maryland, pursuant to a plat titled “MAJOR REVISION & LOT LINE ABANDONMENT PLAT ON THE LANDS OF SUSAN R. PAYNE, ET AL. & ALMA FREYA FARLEY HAYES,” prepared by Lane Engineering LLC, last revised March 25, 2021, and recorded among the Plat Records of Talbot County, Maryland in Plat Book K.M.D. No. 89, Page 87; and

WHEREAS, Lincoln Road and Shellmill Avenue are listed in the Official Road Name List for Talbot County (the “Road Name List”); and

WHEREAS, pursuant to § 131-5(A) of the Talbot County Code, the Road Name List shall be approved by resolution of the County Council of Talbot County, Maryland (the “County Council”); and

WHEREAS, pursuant to § 131-5(C) of the Talbot County Code, following its adoption, the Road Name List may be amended from time to time by the County Council to change the name of a listed road following a public hearing; and

WHEREAS, the fee simple owners of Lincoln Road and Shellmill Avenue have requested that the County Council change the names thereof to “Bellevue School Road” and “Turner Avenue,” respectively, as depicted on a plat titled “SPECIAL PURPOSE PLAT: ROAD NAME CHANGE ON THE LANDS OF LONG IRON INVESTMENT GROUP, LLC, PAQUIN DESIGN BUILD, INC., SAMANTHA BETH BURKA AND ADAM HORDELL”, prepared by Lane Engineering, Inc., dated July 14, 2023, and attached hereto as Exhibit A (the “Special Purpose Plat”); and

WHEREAS, pursuant to § 131-5(C) of the Talbot County Code, the County Council held a public hearing as set forth herein regarding the foregoing proposed amendments to the Road Name List, thus affording the public an opportunity to comment thereupon.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Talbot County, Maryland, that the Official Road Name List for Talbot County shall be and is hereby amended to change the name of “Lincoln Road” to “Bellevue School Road” and to change the name of “Shellmill Avenue” to “Turner Avenue,” in the Village of Bellevue, Talbot County, Maryland, as depicted on the Special Purpose Plat.

\BE IT FURTHER RESOLVED, that the above recitals are hereby incorporated as if fully set forth herein.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately upon the date of its adoption.

TAX MAP 46, PARCELS 148



SECTION A, LOT 1
 LONG IRON INVESTMENT GROUP, LLC
 25851 SHELLMALL AVENUE
 ROYAL OAK, MARYLAND 21838
 DEED REFERENCE: 2871/27
 PLAT REFERENCE: 88/87

SECTION A, LOT 3
 LONG IRON INVESTMENT GROUP, LLC
 25851 SHELLMALL AVENUE
 ROYAL OAK, MARYLAND 21838
 DEED REFERENCE: 2871/27
 PLAT REFERENCE: 88/87

SECTION A, LOT 4
 LONG IRON INVESTMENT GROUP, LLC
 25851 SHELLMALL AVENUE
 ROYAL OAK, MARYLAND 21838
 DEED REFERENCE: 2871/27
 PLAT REFERENCE: 88/87

SECTION A, LOT 6
 LONG IRON INVESTMENT GROUP, LLC
 25851 SHELLMALL AVENUE
 ROYAL OAK, MARYLAND 21838
 DEED REFERENCE: 2871/27
 PLAT REFERENCE: 88/87

SECTION B, LOT 1
 LONG IRON INVESTMENT GROUP, LLC
 25851 SHELLMALL AVENUE
 ROYAL OAK, MARYLAND 21838
 DEED REFERENCE: 2871/27
 PLAT REFERENCE: 88/87

SECTION B, LOT 3
 LONG IRON INVESTMENT GROUP, LLC
 25851 SHELLMALL AVENUE
 ROYAL OAK, MARYLAND 21838
 DEED REFERENCE: 2871/27
 PLAT REFERENCE: 88/87

SECTION C, LOT 1
 LONG IRON INVESTMENT GROUP, LLC
 25851 SHELLMALL AVENUE
 ROYAL OAK, MARYLAND 21838
 DEED REFERENCE: 2871/27
 PLAT REFERENCE: 88/87

SECTION D, LOT 1
 LONG IRON INVESTMENT GROUP, LLC
 25851 SHELLMALL AVENUE
 ROYAL OAK, MARYLAND 21838
 DEED REFERENCE: 2871/27
 PLAT REFERENCE: 88/87



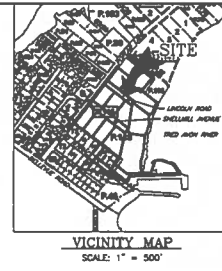
PLAT PURPOSE & GENERAL NOTES:

THE SOLE PURPOSE OF THIS PLAT IS TO REVISE THE NAMES OF TWO PRIVATE ROADS ESTABLISHED BY THE PLAT TITLED "HAZEL REVISION & LOT LINE REVISION" PLAT ON THE LANDS OF SUSAN R. PATNE, ET AL & "ALAN FRETZ FAMILY TRUST" PROVIDED BY LANE ENGINEERING LLC, LAST RECORDED AMONG THE RECORDS OF TALBOT COUNTY, MARYLAND IN PLAT BOOK 104B, PAGE 87 (ORIGINAL PLAT 2).

THE PRIVATE ROAD DESIGNATED AS "LINDSEY ROAD" ON THE ORIGINAL PLAT IS NOW KNOWN AS "BELLEVUE SCHOOL ROAD".

THE PRIVATE ROAD DESIGNATED AS "SHELLMALL AVENUE" IS NOW KNOWN AS "TURNER AVENUE".

NO OTHER CHANGE TO THE ORIGINAL PLAT IS INTENDED OR SHALL BE INFERRED FROM THE RECORDED OF THIS SPECIAL PURPOSE PLAT.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION, TO LONG IRON INVESTMENT GROUP, LLC, PAQUIN DESIGN/BUILD, INC., AND SAMANTHA BETH BURKA AND ADAM HORDELL THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SPECIAL PURPOSE SURVEY OF PART OF THE LANDS COMPREHENSIVE TO LONG IRON INVESTMENT GROUP, LLC BY DEED DATED APRIL 28, 2022 AND RECORDED AMONG THE RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 2021, AT FOLIO 37. ALL THE LANDS COMPREHENSIVE TO PAQUIN DESIGN/BUILD, INC. BY DEED DATED DECEMBER 18, 2022 AND RECORDED AMONG THE RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 2024, AT FOLIO 88, AND ALL THE LANDS COMPREHENSIVE TO SAMANTHA BETH BURKA AND ADAM HORDELL BY DEED DATED NOVEMBER 21, 2022 AND RECORDED AMONG THE RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 2019, AT FOLIO 81, THAT IT IS IN ACCORDANCE WITH DEEDS AND/OR PLATS OF RECORD. THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 263, AND SUBJECT TO PENALTY, IN CURRENT GOOD STANDING AS A LICENSEE OF THE MARYLAND SURVEYING STANDARDS BOARD FOR SURVEYORS. MONUMENTS HAVE BEEN SET OUT AS SHOWN HEREON.

[Signature]
 JEFFREY ELLI HARRISON
 REGISTERED PROPERTY LINE SURVEYOR
 MARYLAND REGISTRATION NO. 343
 LANE ENGINEERING, LLC
 117 BAY STREET
 EASTON, MARYLAND 21840

7/10/23
 DATE

OWNER'S CERTIFICATE

THE PRESIDENT OWNERS OF THE LAND OF WHICH THE SUBDIVISION IS COMPRISED (ALL LOTS HAVING FRONTAGE ON SHELLMALL AVENUE AND LINDSEY ROAD) ARE LONG IRON INVESTMENT GROUP, LLC, PAQUIN DESIGN/BUILD, INC., AND SAMANTHA BETH BURKA AND ADAM HORDELL, THE OWNERS CONSIDER WITH ALL RESTRICTIONS AND REPRESENTATIONS ON THIS PLAT WHICH IS PREPARED AND SHALL BE RECORDED AT THEIR REQUEST.

LONG IRON INVESTMENT GROUP - LLC
 BY: BRODT R. PROGAN, MANAGER
 DATE _____
 THE OWNER HAS SHOWN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 20____

NOTARY _____ DATE _____
 MY COMMISSION EXPIRES _____
 PAQUIN DESIGN, INC.
 PAQUIN DESIGN/BUILD, INC.
 BY: BRODT R. PROGAN, PRESIDENT
 DATE _____
 THE OWNER HAS SHOWN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 20____

NOTARY _____ DATE _____
 MY COMMISSION EXPIRES _____
 SAMANTHA BETH BURKA
 SAMANTHA BETH BURKA
 DATE _____
 THE OWNER HAS SHOWN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 20____

NOTARY _____ DATE _____
 MY COMMISSION EXPIRES _____
 ADAM HORDELL
 ADAM HORDELL
 DATE _____
 THE OWNER HAS SHOWN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ 20____

NOTARY _____ DATE _____
 MY COMMISSION EXPIRES _____
 TALBOT COUNTY DEPARTMENT OF PLANNING AND ZONING
 THE SOLE PURPOSE OF THIS PLAT IS TO MEMORIALIZE CHANGES TO THE NAMES OF TWO PRIVATE STREETS.

TALBOT COUNTY PLANNING OFFICER _____ DATE _____

REVISIONS			
No.	DATE	DESCRIPTION	BY

Lane Engineering, LLC
 Established 1988
 Civil Engineers • Land Planning • Land Surveyors

117 Bay St. Easton, Maryland 21840
 410.326.1313
 18 Professional Reg. Contractors, MD 21841 (410) 789-2088

STATE OF MARYLAND
 PROPERTY LINE SURVEYOR

[Signature] 7/10/23
 DATE

SPECIAL PURPOSE PLAT: ROAD NAME CHANGE
 ON THE LANDS OF
 LONG IRON INVESTMENT GROUP, LLC,
 PAQUIN DESIGN BUILD, INC., SAMANTHA BETH BURKA AND ADAM HORDELL
 IN THE SECOND ELECTION DISTRICT
 TALBOT COUNTY, MARYLAND
 TAX MAP 46, GRID 12, PARCELS 148

ISSUED FOR: CLIENT REVIEW DATE: 07-14-23 BY: 07-14-23 BOC

SHEET No. 1 OF 1 DATE: 07-14-23
 SCALE: AS NOTED JOB No. 210448
 FILE No. C232

PUBLIC HEARING

Having been posted and Notice, Time and Place of Hearing, and Title of Resolution No. ___ having been published, a public hearing was held on Tuesday, __, 2023 at 6:30 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland.

BY THE COUNCIL

Read the second time:

Adopted: _____

By Order: _____
Susan W. Moran, Secretary

Callahan -

Stepp -

Leshner -

Mielke -

Haythe -

Effective: