

RESOLUTION NO. 659

RESOLUTION OF THE COUNTY COUNCIL OF DORCHESTER COUNTY, MARYLAND PURSUANT TO § 40-19 OF THE DORCHESTER COUNTY CODE FOR THE PURPOSE OF ACCEPTING A 328-FOOT EXTENSION OF OAK CREEK LANDING AS A PUBLIC COUNTY ROAD, SITUATE, LYING, AND BEING IN THE MILL POND AT CABIN CREEK SUBDIVISION IN THE FOURTEENTH ELECTION DISTRICT OF DORCHESTER COUNTY, MARYLAND

WHEREAS, Oak Creek Landing between Little Creek Lane and East New Market – Ellwood Road (Maryland Route 16) is a public road of Dorchester County, Maryland (the “County”); and

WHEREAS, pursuant to a written request submitted to the County Council of Dorchester County (the “County Council”) on December 20, 2023, Russ and Cindy Stevens (the “Applicants”) requested that the County Council accept a 328-foot extension of Oak Creek Landing as a public County road; and

WHEREAS, the County Director of Public Works has inspected the 328-foot extension of Oak Creek Landing and determined that the same was constructed to County road standards; and

WHEREAS, pursuant to § 40-19 of the Dorchester County Code (the “County Code”), upon receipt of a written application requesting the opening of a public County road, if the County Council desires to proceed with the request, it shall schedule a public hearing, with notice of the date, time, and place of the public hearing to be published once a week for two successive weeks in a newspaper of general circulation in Dorchester County (the “County”); and

WHEREAS, following the public hearing, the County Council may grant the request to open a public County road by resolution; and

WHEREAS, on February 6, 2024, the County Council held a public hearing as required pursuant to § 40-19 of the County Code, notice of which was published in the Dorchester Banner, a newspaper of general circulation in the County, on January 24, 2024, and January 31, 2024; and

WHEREAS, the County Council is desirous of granting the foregoing request to accept the 328-foot extension of Oak Creek Landing as a public County road, subject to the provisions set forth herein.

NOW, THEREFORE, BE IT RESOLVED, by the County Council of Dorchester County, Maryland, that the County Council hereby accepts the 328-foot extension of Oak Creek Landing, as more fully described in the metes and bounds description entitled “Legal Description Portion of Public Road Right of Way – Oak Creek Landing Located in Mill Pond At Cabin Creek Subdivision Tax Map 13, Grid 14, Parcel 19 in the Fourteenth Election District, Dorchester County, Maryland” prepared by Fink, Whitten & Associates, LLC attached hereto as Exhibit A and incorporated by

DORCHESTER FEB 21 24 AM 11:57

DORCHESTER FEB 21 24 AM 11:57

reference herein as if fully set forth, and as more fully shown as "Extension of Oak Creek Landing Area = 17,377 Sq. Ft. ±" in the plat entitled "Exhibit Showing Extension of a Portion of Oak Creek Landing to be Accepted into the County Road System Located in the Mill Pond at Cabin Creek Subdivision in the Fourteenth Election District Dorchester County, Maryland" prepared by Fink, Whitten & Associates, LLC attached hereto as Exhibit B and incorporated by reference herein as if fully set forth.

BE IT FURTHER RESOLVED, that the Applicants shall execute for recordation a right-of-way instrument in favor of the County for the portion of Oak Creek Landing opened as a public County road pursuant hereto.

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

ADOPTED AND APPROVED on this 20th day of February, 2024.

THE COUNTY COUNCIL
OF DORCHESTER COUNTY

ATTEST:



Jeff Powell
Interim County Manager



George L. Pfeffer, Jr. President



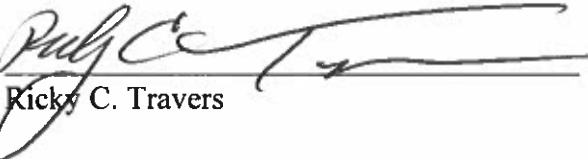
Mike Detmer, Vice President



Rob Kramer, Jr.



William V. Nichols



Ricky C. Travers



FINK, WHITTEN & ASSOCIATES, LLC

Land Surveying • Land Planning • Environmental Consulting • Permitting
www.finkwhitten.com

504 Maryland Avenue
Cambridge, MD 21613
410-228-8885 phone
410-228-8845 fax

113 E. Dover Street
Unit C
Easton, MD 21601
410-822-8484 phone

December 19, 2023

LEGAL DESCRIPTION

PORTION OF PUBLIC ROAD RIGHT OF WAY – OAK CREEK LANDING

LOCATED IN

“MILL POND AT CABIN CREEK” SUBDIVISION

Tax Map 13, Grid 14, Tax Parcel 19

in the Fourteenth Election District, Dorchester County, Maryland

Beginning at a point on the Southwestern right of way line of Oak Creek Landing, a 50' wide public road right of way, said point being at the intersection of the Northwestern right of way line of Little Creek Lane, a 50' wide public road right of way, said point being the Southeastern corner of Lot 39 of the said Mill Pond at Cabin Creek Subdivision, said point being the Southwesternmost point of the herein described portion of road right of way; thence with the right of way line extension of the said Oak Creek Landing:

- (1) N 52°54'32" W a distance of 141.58' to a point and the Southeastern corner of Lot 40; thence
- (2) N 52°54'32" W a distance of 52.71' to a point, thence
- (3) N 47°00'32" W a distance of 85.97' to a point; thence
- (4) S 42°59'28" W a distance of 19.86' to a point; thence
- (5) N 47°00'32" W a distance of 50.00' to a point and the Southern terminus of the division line between Lots 21 and 22; thence
- (6) N 42°59'28" E a distance of 69.86' to a point; thence
- (7) S 47°00'32" E a distance of 50.00' to a point and the Northwestern corner of Lot 18; thence
- (8) S 47°00'32" E a distance of 83.39' to a point; thence

(9) S 52°54'32" E a distance of 76.71' to a point and the Northwestern corner of Lot 17;
thence

(10) S 52°54'32" E a distance of 115.00' to a point: thence running across the said Oak
Creek Landing right of way

(11) S 37°05'28" W a distance of 50.00' to the point of beginning, containing an area of
17,377 Sq.Ft., or 0.399 Acres±.

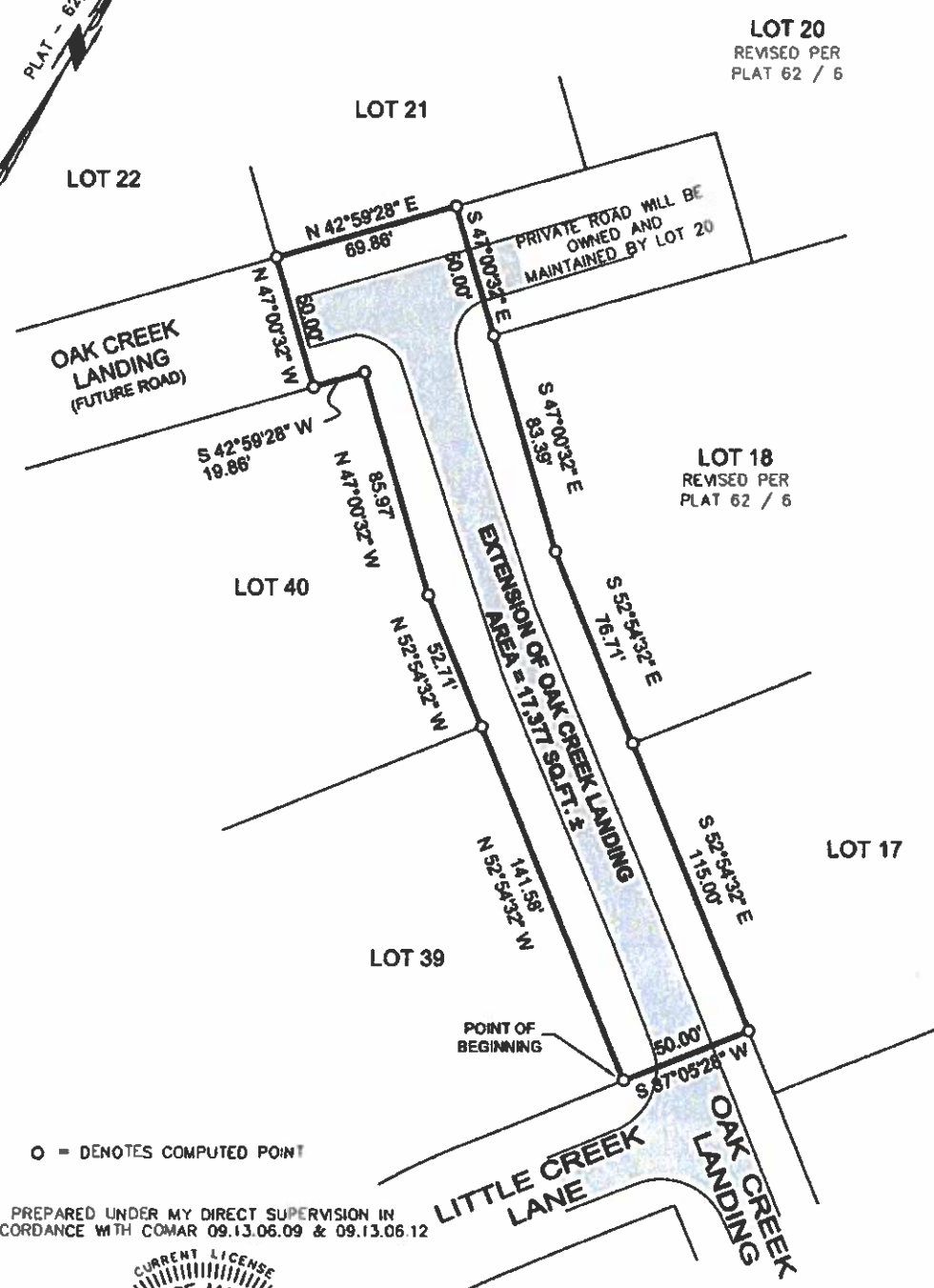
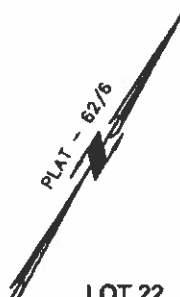
**PREPARED UNDER MY DIRECT SUPERVISION IN
ACCORDANCE WITH COMAR 09.13.06.08
CURRENT LICENSE EXPIRES/RENEWS 1/8/25**

Steven W. Whitten

12/19/2023

MD No. 21326


EXHIBIT
 SHOWING EXTENSION OF A PORTION OF
OAK CREEK LANDING
 TO BE ACCEPTED INTO THE COUNTY ROAD SYSTEM
 LOCATED IN THE
"MILL POND AT CABIN CREEK SUBDIVISION"
 IN THE FOURTEENTH ELECTION DISTRICT
 DORCHESTER COUNTY, MARYLAND



PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH COMAR 09.13.06.09 & 09.13.06.12

STEVEN W. WHITTEN

12 / 19 / 2023

 FINK, WHITTEN & ASSOCIATES, LLC LAND SURVEYING LAND PLANNING ENVIRONMENTAL CONSULTING PERMITTING	
EASTON 410 822-8484 119 E. Dover St., Unit C Easton, Maryland 21601	CAMBRIDGE 410 228-8885 504 Maryland Avenue Cambridge, Maryland 21613 www.FINKWHITTEN.com
DATE: 12 / 19 / 2023	SCALE: 1" = 50'
JOB No.: D-13-14-19-20	DRAWN BY: S.J.P.