

COUNTY COUNCIL
OF
DORCHESTER COUNTY, MARYLAND

BILL NO. 2025-6

AN ACT OF THE COUNTY COUNCIL OF DORCHESTER COUNTY, MARYLAND PURSUANT TO §§ 12-401(B), 12-512(D) OF THE LOCAL GOVERNMENT ARTICLE, ANNOTATED CODE OF MARYLAND, AND CHAPTER 40, § 40-20 OF THE DORCHESTER COUNTY CODE FOR THE PURPOSE OF CLOSING, ABANDONING, AND CONVEYING (I) A PORTION OF FARM CREEK ROAD, A PUBLIC COUNTY ROAD SITUATE IN THE TENTH ELECTION DISTRICT OF DORCHESTER COUNTY, MARYLAND, AND (II) THE COUNTY BOAT RAMP LOCATED ON PARCEL 227 AND ADJACENT TO FARM CREEK ROAD FOR A PORTION OF THAT CERTAIN REAL PROPERTY SHOWN ON DORCHESTER COUNTY TAX MAP 102, GRID 18 AS PARCEL 6, LOT 2, HAVING A TAX IDENTIFICATION NUMBER OF 10-005434, CONSISTING OF 81.75 ACRES OF LAND, MORE OR LESS.

SECTION ONE: The County Commissioners of Dorchester County, now known as the County Council of Dorchester County, Maryland, is the owner of (i) a public county road situate in the Tenth Election District of Dorchester County, Maryland, as described in that certain legal description prepared by Fink, Whitten & Associates, LLC entitled “**ROAD ABANDONMENT OF A PORTION OF FARM CREEK ROAD BEING ON THE LANDS OF HORSEMAN ENTERPRISES, LLC**” attached hereto as Exhibit B and incorporated herein by reference as if fully set forth, dated April 29, 2025, and depicted on sheet 2 of 4 of the plat attached hereto as Exhibit A and entitled “Road Abandonment on the Land of Horseman Enterprises, LLC,” dated April 29, 2025, prepared by Fink, Whitten & Associates, LLC, and (ii) a portion of that real property in the Tenth Election District of Dorchester County, Maryland, as described in that certain legal description prepared by Fink, Whitten & Associates, LLC entitled “**COUNTY BOAT RAMP**” attached hereto as Exhibit C and incorporated herein by reference as if fully set forth, dated April 29, 2025, and depicted on sheet 3 of 4 of the plat attached hereto as Exhibit A and entitled “Property Abandonment of the Land of the County Commissioners of Dorchester County Maryland ‘County Boat Ramp’,” dated April 29, 2025, prepared by Fink, Whitten & Associates, LLC (collectively, the “**Conveyed Property**”).

SECTION TWO: Horseman Enterprises, LLC is the owner of a portion of that certain real property described in a Deed from Toddville Seafoods, Inc. and Meredith & Meredith, Inc., dated January 28, 2022, and recorded among the Land Records of Dorchester County, Maryland at Liber 1716, folio 165, shown on Dorchester County Tax Map 102, Grid 18 as Parcel 6, Lot 2, having a Tax Identification Number of 10-005434, consisting of 81.75 acres of land, more or less, the

portion of Parcel 6, Lot 2, as described in that certain legal description prepared by Fink, Whitten & Associates, LLC entitled “**PROPERTY ACQUISITIONS OF A PORTION OF TAX MAP 102, GRID 18, PARCEL 6**” attached hereto as Exhibit D and incorporated herein by reference as if fully set forth, dated April 29, 2025, and depicted on sheet 4 of 4 of the plat attached hereto as Exhibit A and entitled “Property Acquisition of a Portion of the Land of Horseman Enterprises, LLC,” dated April 29, 2025, prepared by Fink, Whitten & Associates, LLC (the “**Acquired Property**”).

SECTION THREE: Acting pursuant to Md. Code Ann., Local Gov’t §§ 12-401(b), 12-512(d) and Chapter 40, § 40-20 of the Dorchester County Code, be it ENACTED and ORDAINED by the County Council of Dorchester County, Maryland that the Conveyed Property be closed, abandoned, and conveyed to Horseman Enterprises, LLC, in consideration for the conveyance of the Acquired Property from Horseman Enterprises, LLC, to Dorchester County, Maryland.

RESERVING, HOWEVER, AND EXPRESSLY GRANTING to each property owner that abuts the above public county road and to each property owner that uses the above public county road for ingress and egress to their respective lands, a perpetual right-of-way easement over, upon and across the above road for all lawful purposes.

SECTION FOUR: Be it further ENACTED and ORDAINED by the County Council of Dorchester County, Maryland that the President of the County Council be and he is hereby authorized and empowered on behalf of Dorchester County, Maryland to execute any deed(s) to the abutting property owner, all at the expense of the abutting property owner, and the County Manager is hereby authorized to attest and seal the President’s execution of any such deed(s) relating to the closing, abandonment, and conveyance of the road described above, further provided that any such deed shall preserve and protect the reserved and granted right-of-way easement for all properties which abut on the road or use the road for access to their respective lands.

SECTION FIVE: And be it further ENACTED and ORDAINED pursuant to § 308 of the Charter of Dorchester County, Maryland that promptly after enactment of this Act, the County Manager or his designee shall cause a fair summary of this Act to be published at least once in a newspaper of general circulation in Dorchester County, Maryland.

SECTION SIX: And be it further ENACTED and ORDAINED by the County Council of Dorchester County, Maryland that this Bill shall be known as Bill No. 2025-6 of Dorchester County, Maryland and shall take effect sixty (60) days after its final passage.

PASSED this _____ day of _____, 2025.

SIGNATURE PAGE FOLLOWS

PUBLIC HEARING

HAVING BEEN POSTED AND NOTICE OF THE TIME, DATE, AND PLACE OF HEARING, AND THE TITLE OF BILL NO. 2025-6 HAVING BEEN PUBLISHED, A PUBLIC HEARING WAS HELD ON JUNE 3, 2025 AT 6:05 P.M. IN THE COUNCIL CHAMBERS, ROOM 110, COUNTY OFFICE BUILDING, 501 COURT LANE, CAMBRIDGE, MARYLAND 21613.

PASSED THIS ____ DAY OF _____, 2025.

ATTEST:

COUNTY COUNCIL OF
DORCHESTER COUNTY, MARYLAND

JERRY JONES
COUNTY MANAGER

GEORGE L. PFEFFER, JR.
PRESIDENT

PFEFFER –

DETMER –

KRAMER –

NICHOLS –

TRAVERS –

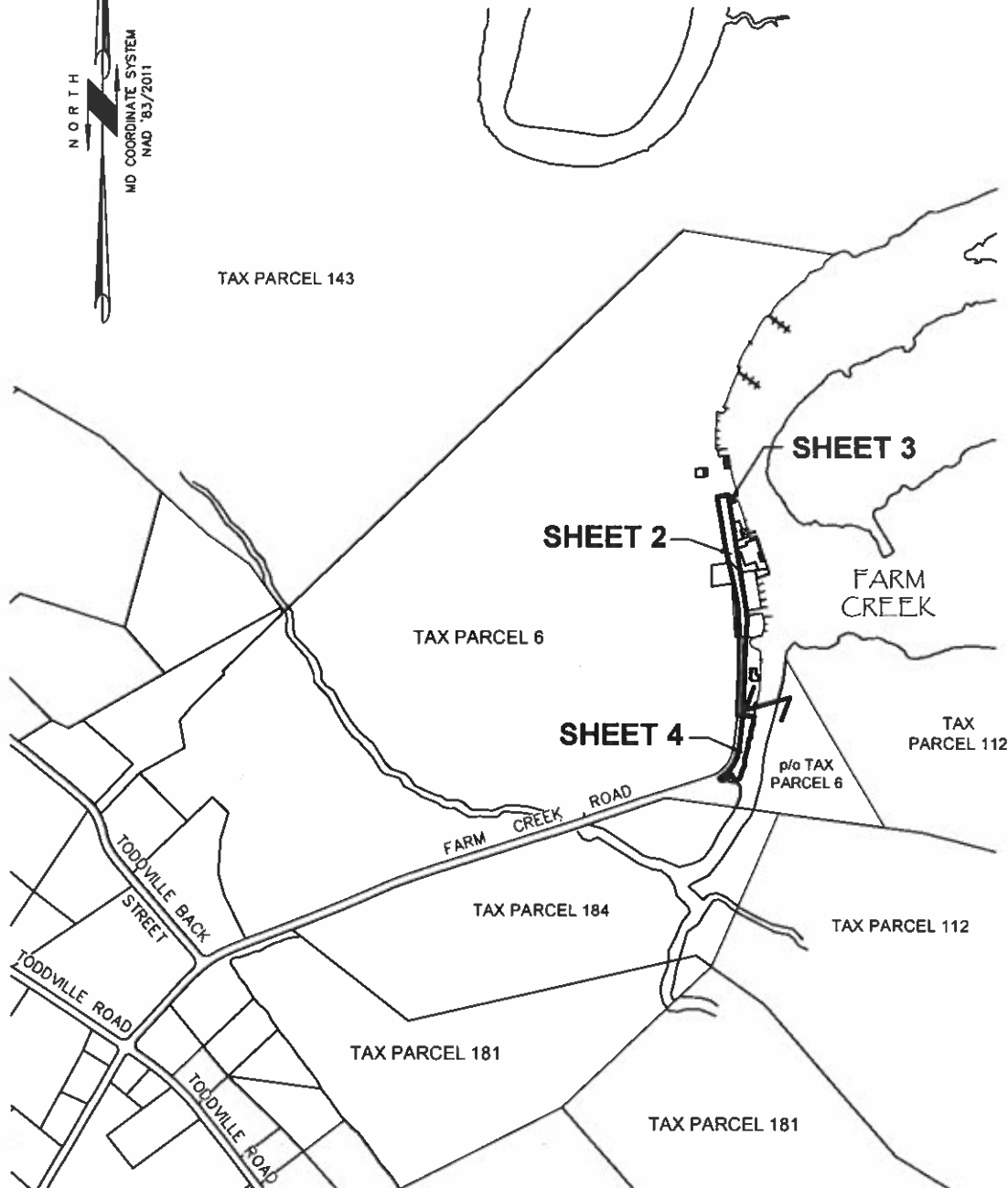
EXHIBIT A

COMPOSITE PLAT – 4 SHEETS

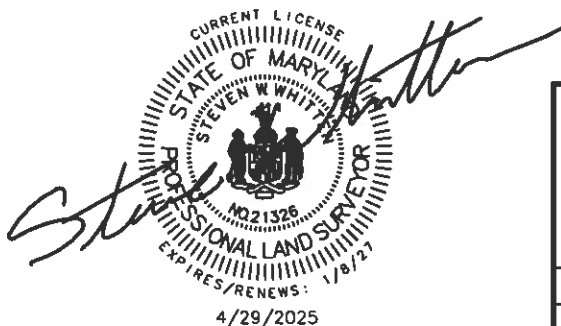
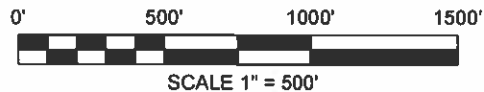
[See Attached]

EXHIBIT "A"
SHEET 1 OF 4
OVERALL SITE DETAIL
 ON THE LAND OF
HORSEMAN ENTERPRISES, LLC

TAX MAP 102, GRID 18, PARCEL 6
 IN THE TENTH ELECTION DISTRICT
 DORCHESTER COUNTY, MARYLAND



PREPARED UNDER MY DIRECT SUPERVISION IN
 ACCORDANCE WITH COMAR 09.13.06.10 & 09.13.06.12




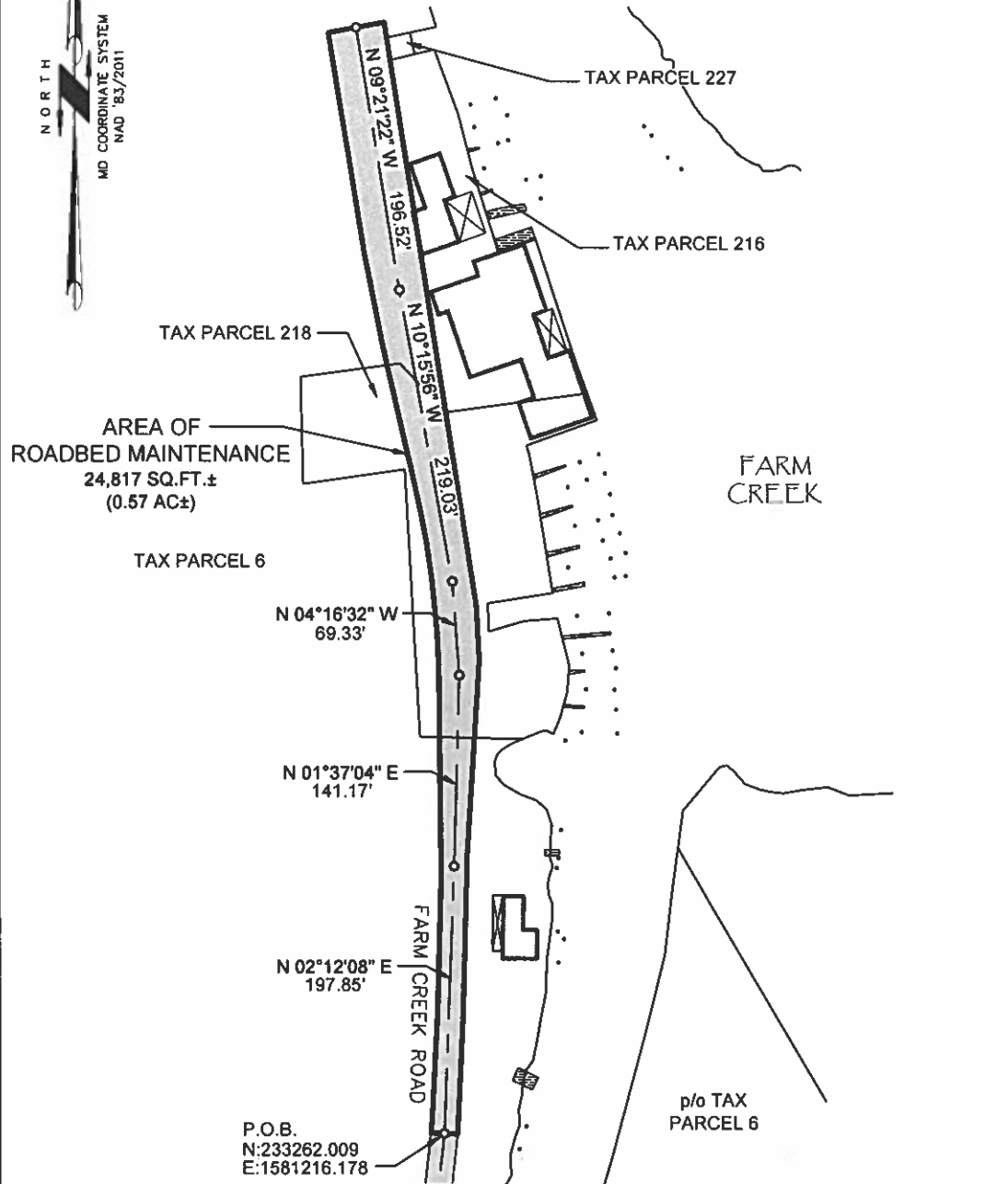
 FINK, WHITTEN & ASSOCIATES, LLC. LAND SURVEYING LAND PLANNING ENVIRONMENTAL CONSULTING PERMITTING	
EASTON 410-822-8484 113 E. Dover St., Unit C Easton, Maryland 21601	CAMBRIDGE 410-228-8885 504 Maryland Avenue Cambridge, Maryland 21613
www.FINKWHITTEN.com	
DATE: 04 / 29 / 2025	SCALE: AS SHOWN
JOB No.: D-102-18-6	DRAWN BY: BSF

EXHIBIT "A"
SHEET 2 OF 4
ROAD ABANDONMENT

ON THE LAND OF
HORSEMAN ENTERPRISES, LLC

TAX MAP 102, GRID 18, PARCEL 6
IN THE TENTH ELECTION DISTRICT
DORCHESTER COUNTY, MARYLAND



PREPARED UNDER MY DIRECT SUPERVISION IN
ACCORDANCE WITH COMAR 09.13.06.10 & 09.13.06.12




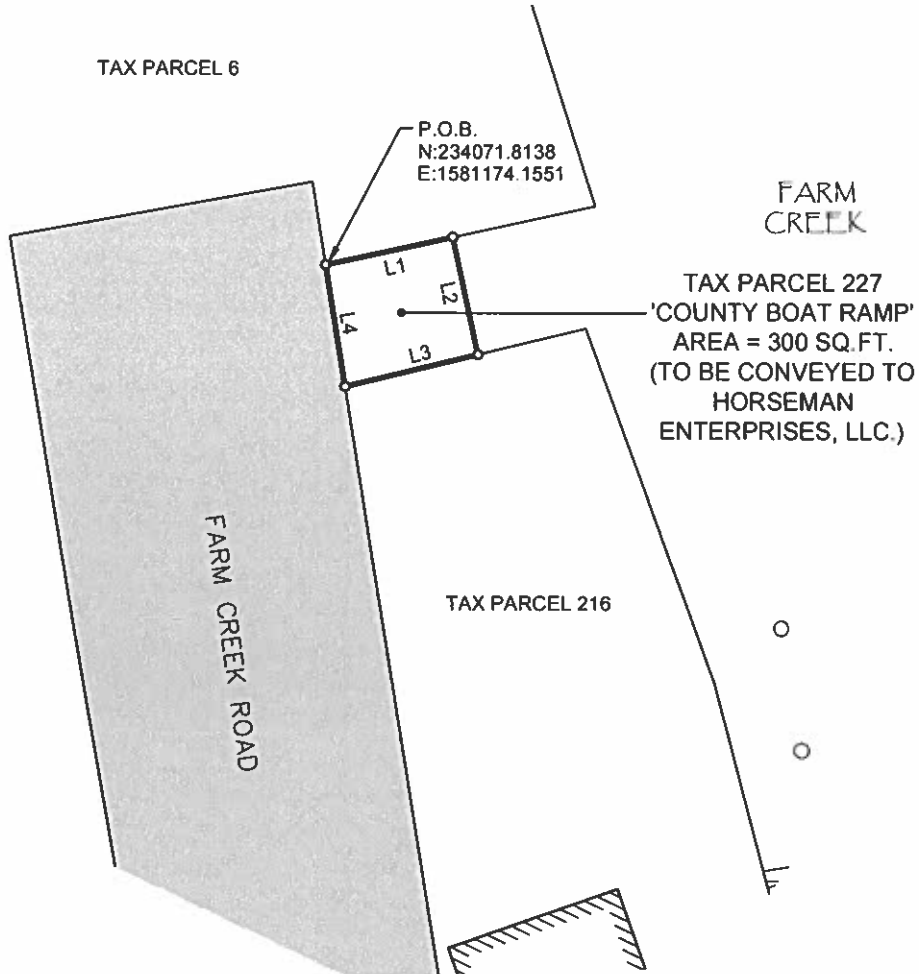
	
FINK, WHITTEN & ASSOCIATES, LLC	
LAND SURVEYING LAND PLANNING ENVIRONMENTAL CONSULTING PERMITTING	
EASTON 410-822-8484 113 E. Dover St., Unit C Easton, Maryland 21601	CAMBRIDGE 410-228-8885 504 Maryland Avenue Cambridge, Maryland 21613
www.FINKWHITTEN.com	
DATE: 04 / 29 / 2025	SCALE: AS SHOWN
JOB No.: D-102-18-6	DRAWN BY: BSF

EXHIBIT "A"
SHEET 3 OF 4
PROPERTY ABANDONMENT
 OF THE LAND OF
THE COUNTY COMMISSIONERS OF
DORCHESTER COUNTY, MARYLAND
'COUNTY BOAT RAMP'

TAX MAP 102, GRID 18, PARCEL 227
 IN THE TENTH ELECTION DISTRICT
 DORCHESTER COUNTY, MARYLAND



LINE	BEARING	DISTANCE
L1	N 77°44'38" E	17.65'
L2	S 12°15'22" E	16.34'
L3	S 76°25'35" W	18.62'
L4	N 08°58'54" W	16.79'



PREPARED UNDER MY DIRECT SUPERVISION IN
 ACCORDANCE WITH COMAR 09.13.06.10 & 09.13.06.12




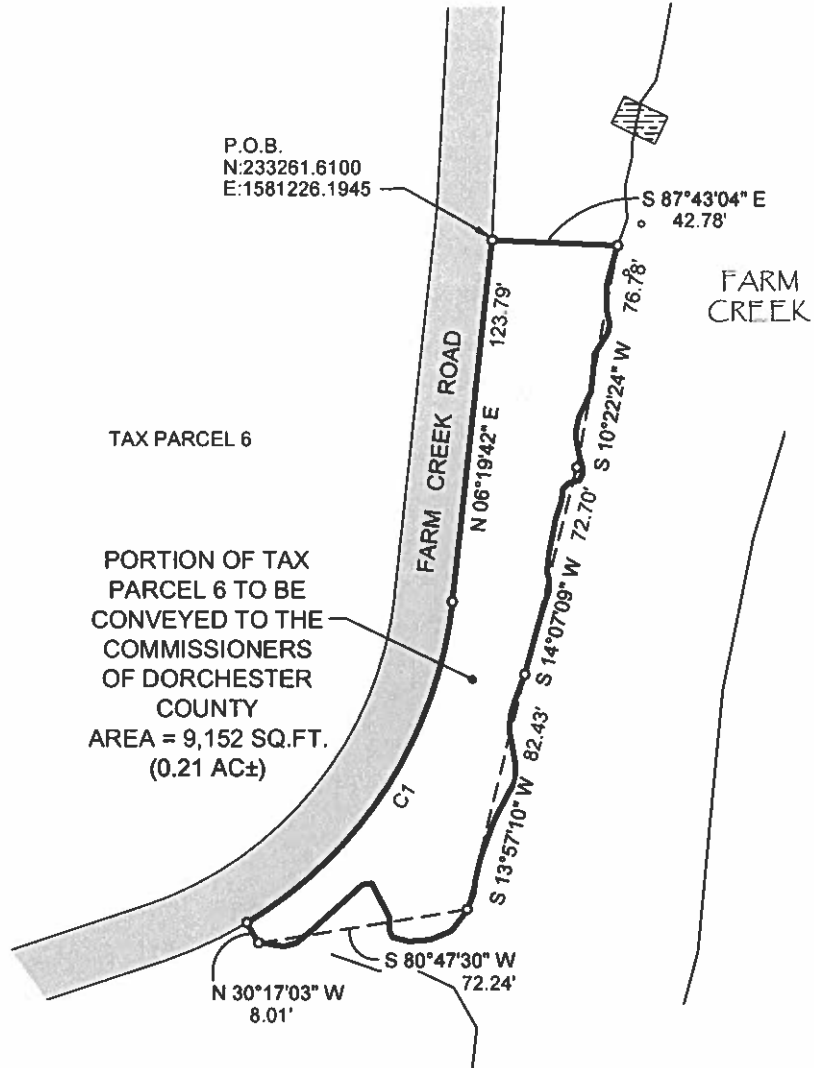
 FINK, WHITTEN & ASSOCIATES, LLC. LAND SURVEYING LAND PLANNING ENVIRONMENTAL CONSULTING PERMITTING	
EASTON 410-822-8484 113 E. Dover St., Unit C Easton, Maryland 21601	CAMBRIDGE 410-228-8685 504 Maryland Avenue Cambridge, Maryland 21613
www.FINKWHITTEN.com	
DATE: 04 / 29 / 2025	SCALE: AS SHOWN
JOB No.: 0-102-18-6	DRAWN BY: BSF

EXHIBIT "A"
SHEET 4 OF 4
PROPERTY AQUISITION
 OF A PORTION OF THE LAND OF
HORSEMAN ENTERPRISES, LLC
 TAX MAP 102, GRID 18, PARCEL 6
 IN THE TENTH ELECTION DISTRICT
 DORCHESTER COUNTY, MARYLAND



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	146.00'	134.77'	130.04'	N 32°46'23" E	52°53'22"

PREPARED UNDER MY DIRECT SUPERVISION IN
 ACCORDANCE WITH COMAR 09.13.06.10 & 09.13.06.12



 FINK, WHITTEN & ASSOCIATES, LLC LAND SURVEYING LAND PLANNING ENVIRONMENTAL CONSULTING PERMITTING	
EASTON 410-822-8484 113 E. Dover St., Unit C Easton, Maryland 21601	CAMBRIDGE 410-228-8885 504 Maryland Avenue Cambridge, Maryland 21613
www.FINKWHITTEN.com	
DATE: 04 / 29 / 2025	SCALE: AS SHOWN
JOB No.: D-102-18-6	DRAWN BY: BSF

EXHIBIT B

LEGAL DESCRIPTION OF PORTION OF FARM CREEK ROAD

[See Attached]



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, 1st Floor
Easton, MD 21601
410-822-8484 phone

April 29, 2025

EXHIBIT "B"
ROAD ABANDONMENT
OF A PORTION OF
FARM CREEK ROAD
BEING ON THE LAND OF
HORSEMAN ENTERPRISES, LLC
Tax Map 102, Grid 18, Parcel 6
Dorchester County, Maryland

ALL THAT PORTION OF FARM CREEK ROAD, NEAR THE VILLAGE OF TODDVILLE, IN THE TENTH ELECTION DISTRICT OF DORCHESTER COUNTY, MARYLAND

BEGINNING AT A POINT ON THE CENTERLINE OF FARM CREEK ROAD, SAID POINT BEING 2,715'± IN A NORTHEASTERLY DIRECTION FROM THE INTERSECTION OF FARM CREEK ROAD WITH TODDVILLE ROAD, SAID POINT HAVING A COORDINATE VALUE IN THE MARYLAND COORDINATE SYSTEM DATUM (NAD'83 / 2011) OF N: 233262.009, E: 1581216.178; THENCE IN THE SAID MARYLAND COORDINATE SYSTEM DATUM THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

(1) N 02°12'08" E A DISTANCE OF 197.85' TO A POINT; THENCE

(2) N 01°37'04" E A DISTANCE OF 141.17' TO A POINT; THENCE

(3) N 04°16'32" W A DISTANCE OF 69.33' TO A POINT; THENCE

(4) N 10°15'56" W A DISTANCE OF 219.03' TO A POINT; THENCE

(5) N 09°21'22" W A DISTANCE OF 196.52' TO THE POINT OF TERMINUS OF THE SAID FARM CREEK ROAD, SAID MAINTENANCE AREA AND ROADBED OF THIS DESCRIBED PORTION OF FARM CREEK ROAD BEING 24,817 SQ.FT. +/- (0.57 AC+/-) OF LAND, MORE OR LESS, AND HAVING AN UNDETERMINED RIGHT OF WAY WIDTH.

Steven W. Whitten
Professional Land Surveyor MD. 21326
Current License Expires 1/8/2027



EXHIBIT C

LEGAL DESCRIPTION OF COUNTY BOAT RAMP

[See Attached]



FINK, WHITTEN & ASSOCIATES, LLC

Land Surveying • Land Planning • Environmental Consulting • Permitting
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Cambridge, MD 21613
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410-228-8845 fax

113 E. Dover Street
Unit C, 1st Floor
Easton, MD 21601
410-822-8484 phone

April 29, 2025

EXHIBIT "C" 'COUNTY BOAT RAMP'

Tax Map 102, Grid 18, Parcel 227
Dorchester County, Maryland

ALL OF THAT LAND LOCATED NEAR THE VILLAGE OF TODDVILLE, ON THE EASTERN SIDE OF, AND NEAR THE NORTHERN TERMINUS OF, FARM CREEK ROAD, IN THE TENTH ELECTION DISTRICT OF DORCHESTER COUNTY, MARYLAND

BEGINNING AT A POINT ON THE NORTHWESTERN CORNER OF A BOAT RAMP KNOWN AS THE 'COUNTY BOAT RAMP'; SAID POINT HAVING A COORDINATE VALUE IN THE MARYLAND COORDINATE SYSTEM DATUM (NAD'83 / 2011) OF N: 234071.8138, E: 1581174.1551, SAID POINT BEING ON THE DIVISION LINE OF THE LAND OF HORSEMAN ENTERPRISES, LLC (DEED REF.: 1716/165) THENCE IN THE SAID MARYLAND COORDINATE SYSTEM DATUM AND WITH THE SAID LAND OF HORSEMAN ENTERPRISES, LLC

(1) N 77°44'38" E A DISTANCE OF 17.65' TO A POINT, SAID POINT BEING AT THE APPROXIMATE MEAN HIGH WATER LINE OF FARM CREEK; THENCE WITH THE SAID APPROXIMATE MEAN HIGH WATER LINE OF FARM CREEK

(2) S 12°15'22" E A DISTANCE OF 16.34' TO A POINT AND THE AFORESAID LAND OF HORSEMAN ENTERPRISES, LLC; THENCE WITH THE SAID LAND OF HORSEMAN ENTERPRISES, LLC THE FOLLOWING TWO (2) COURSES AND DISTANCES:

(3) S 76°25'35" W A DISTANCE OF 18.62' TO A POINT; THENCE

(4) N 08°58'54" W A DISTANCE OF 16.79' TO THE POINT OF BEGINNING, SAID HEREIN DESCRIBED LAND CONTAINING AN AREA OF 300 SQUARE FEET, MORE OR LESS.

BEING THE SAME LAND DESCRIBED IN A DEED RECORDED WITHIN THE LAND RECORDS OF DORCHESTER COUNTY IN LIBER 160, FOLIO 116.

Steven W. Whitten
Professional Land Surveyor MD. 21326
Current License Expires 1/8/2027



EXHIBIT D

LEGAL DESCRIPTION OF PARCEL 6

[See Attached]



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, 1st Floor
Easton, MD 21601
410-822-8484 phone

April 29, 2025

EXHIBIT "D"
PROPERTY ACQUISITION
BEING A PORTION OF
Tax Map 102, Grid 18, Parcel 6
Dorchester County, Maryland

ALL OF THAT PORTION OF LAND ON THE EASTERN SIDE OF FARM CREEK ROAD, NEAR THE VILLAGE OF TODDVILLE, IN THE TENTH ELECTION DISTRICT OF DORCHESTER COUNTY, MARYLAND

BEGINNING AT A POINT, SAID POINT BEING ON THE EASTERN SIDE OF FARM CREEK ROAD, 2,715'± NORTHEASTERLY FROM THE INTERSECTION OF FARM CREEK ROAD WITH TODDVILLE ROAD, SAID POINT HAVING A COORDINATE VALUE IN THE MARYLAND COORDINATE SYSTEM DATUM (NAD'83 / 2011) OF N: 223261.6100, E: 1581226.1945, SAID POINT BEING THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED PORTION OF LAND; THENCE IN THE SAID MARYLAND COORDINATE SYSTEM DATUM AND WITH A NEW LINE OF DIVISION THROUGH THE LAND OF HORSEMAN ENTERPRISES, LLC (DEED REF.: 1716/165)

(1) S 87°43'04" E A DISTANCE OF 42.78' TO A POINT, SAID POINT BEING ON THE APPROXIMATE MEAN HIGH WATER LINE OF FARM CREEK; THENCE WITH THE SAID MEAN HIGH WATER LINE OF FARM CREEK THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

(2) S 10°22'24" W A DISTANCE OF 76.78' TO A POINT; THENCE

(3) S 14°07'09" W A DISTANCE OF 72.70' TO A POINT; THENCE

(4) S 13°57'10" W A DISTANCE OF 82.43' TO A POINT; THENCE

(5) S 80°47'30" W A DISTANCE OF 72.24' TO A POINT; THENCE

(6) N 30°17'03" W A DISTANCE OF 8.01' TO A POINT AND THE SAID EASTERN SIDE OF FARM CREEK ROAD; THENCE WITH A NEW LINE OF DIVISION THROUGH THE AFORESAID LAND OF HORSEMAN ENTERPRISES, LLC AND WITH THE SAID EASTERN SIDE OF FARM CREEK ROAD THE FOLLOWING TWO (2) COURSES AND DISTANCES:

(7) WITH A NONTANGENTIAL CURVE TURNING TO THE LEFT HAVING A RADIUS OF 146.00', AN ARC LENGTH OF 134.77', A CHORD BEARING OF N 32°46'23" E, AND A CHORD LENGTH OF 130.04' TO A POINT; THENCE

(8) N 06°19'42" E A DISTANCE OF 123.79' TO THE POINT OF BEGINNING, SAID HEREIN DESCRIBED PORTION OF LAND CONTAINING AN AREA OF 9,152 SQUARE FEET, OR 0.21 ACRES, MORE OR LESS.



Steven W. Whitten
Professional Land Surveyor MD. 21326
Current License Expires 1/8/2027

