

County Council Of Howard County, Maryland

2021 Legislative Session

Legislative Day No. 10

Resolution No. 107 -2021

Introduced by: The Chairperson at the request of the County Executive

A RESOLUTION pursuant to Section 4.201 of the Howard County Code declaring that a portion of land owned by Howard County, Maryland and located at Centennial Park, along Centennial Lane and Maryland Route 108, is no longer needed by the County for public purposes; authorizing the County Executive to convey, upon certain consideration, fee simple title to 0.8344 acres and permanent easement interests in 0.1514 acres to the State of Maryland; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code; and providing that the County Executive is not bound to convey the property if he finds that the County may have a use for the property.

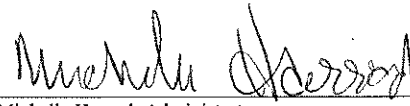
Introduced and read first time June 7, 2021.

By order


Michelle Harrod, Administrator

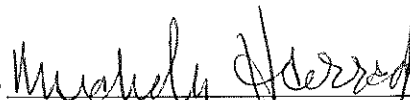
Read for a second time at a public hearing on June 21, 2021.

By order


Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn , by the County Council on July 6, 2021.

Certified By


Michelle Harrod, Administrator

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment

1 **WHEREAS**, the County is the owner of approximately 63.625 acres of land known as
2 10000 Clarksville Pike (“Maryland Route 108”), Ellicott City Maryland as described in the deed
3 dated August 18, 1976 and recorded in the Land Records of Howard County, Maryland at Liber
4 781, Folio, 592 located at Centennial Lane/Beaverbrook Road and shown on State of Maryland
5 Department of Transportation State Highway Administration State Roads Commission Plat Nos.
6 61286 through 61288, attached hereto as Exhibit A (the “County Property”); and

7
8 **WHEREAS**, the State of Maryland, Department of Transportation, State Highway
9 Administration (the “State”) is in the process of acquiring land as part of the widening of Maryland
10 Route 108 and has requested as follows (collectively, the “Property to be Conveyed”):

- 11 1. A portion of the County Property containing approximately 0.834 acres of land in fee
12 simple, described in the legend on Plat No. 61287 and shown as “Fee Simple Area” in the
13 attached Exhibit A; and
- 14 2. A perpetual easement in a portion of the County Property containing approximately 0.072
15 acres of land described in the legend on Plat 61287 and 0.080 acres of land described in
16 the legend on Plat No. 61288, totaling 0.152 acres of land in total described and shown as
17 “Perpetual Easement Area” in the attached Exhibit A; and

18
19 **WHEREAS**, the State also seeks a temporary construction easement in 0.3734 acres of the
20 County Property, as described and shown on Plat No. 61287 in the attached Exhibit A; and

21
22 **WHEREAS**, the County Property was originally acquired with State Program Open Space
23 funding and the Property to be Conveyed will need to be replaced on a one to one ratio with land
24 of a greater value; and

25
26 **WHEREAS**, the State will pay the County the appraised value of \$116,423.25 for the
27 Property to be Conveyed, and mitigate the loss of County Property funded by Program Open Space
28 by conveying an acre of land located at 9970 Maryland Route 108 to the County; and

29
30 **WHEREAS**, the Department of Public Works has reviewed and approved the proposed
31 conveyance of the Property to be Conveyed; and

1
2 **WHEREAS**, Section 4.201, "Disposition of Real Property", of the Howard County Code
3 authorizes the County Council to declare that property is no longer needed for public purposes and
4 also authorizes the County Council to waive advertising and bidding requirements for an individual
5 conveyance of real property upon the request of the County Executive; and
6

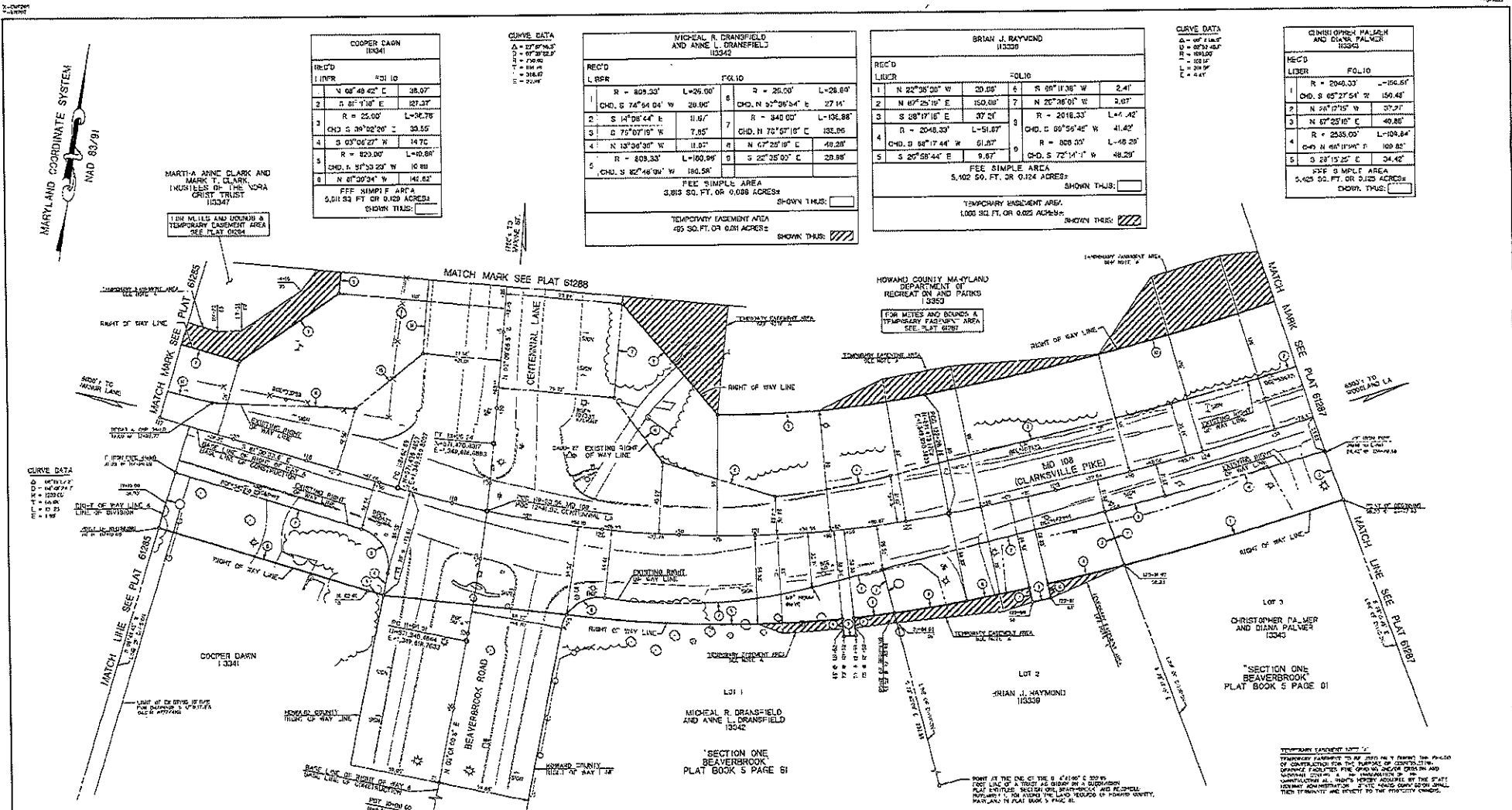
7 **WHEREAS**, the County Council has received a request from the County Executive to
8 waive the advertising and bidding requirements in this instance for the conveyance of the Property
9 to be Conveyed to the State of Maryland, Department of Transportation, State Highway
10 Administration.
11

12 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
13 Maryland, this 6 day of July, 2021, that the Property to be Conveyed as
14 shown in the attached Exhibit A as the "Fee Simple Area" containing approximately 0.8344
15 acres of land in total and "Perpetual Easement Area" containing approximately 0.1514 acres of
16 land in total is no longer needed by the County for public purposes.
17

18 **AND BE IT FURTHER RESOLVED**, that the County Executive may convey fee simple
19 title to and perpetual easements in the Property to be Conveyed to the State of Maryland,
20 Department of Transportation, State Highway Administration, upon payment for the Property to
21 be Conveyed and the conveyance by the State of an acre of land located at 9970 Maryland Route
22 108.
23

24 **AND BE IT FURTHER RESOLVED** that, having received a request from the County
25 Executive and having held a public hearing, the County Council declares that the best interest of
26 the County will be served by authorizing the County Executive to waive the usual advertising and
27 bidding requirements of Section 4.201 of the Howard County Code for the conveyance of the
28 Property to be Conveyed in fee simple or by the grant of perpetual easement interests to the State
29 of Maryland, Department of Transportation, State Highway Administration.
30

1 **AND BE IT FURTHER RESOLVED** that if the County Executive finds that all or a
2 portion of the Property to be Conveyed may have a further County public use then he is not bound
3 to convey the fee simple or perpetual easement property interests in accordance with this
4 Resolution.



COOPER DARN 13341	
REC'D	FOLI.O
1	N 68°48'42" E 38.07
2	S 82°10'0" E 121.37
3	R = 25.00' L=106.78
4	CHD. S 38°52'28" W 30.55
5	R = 823.00' L=10.86'
6	CHD. S 31°30'23" W 16.89
7	N 87°50'24" W 141.82
FEE SIMPLE AREA 5,011.93 SQ. FT. OR 0.102 ACRES	
SHOWN THIS: <input type="checkbox"/>	

CURVE DATA
 Δ = 27°54'33"
 Δ = 67°30'23"
 Δ = 73°40'
 Δ = 116.0'
 Δ = 214.0'

MICHAEL R. GRANFIELD AND ANNE L. GRANFIELD 13342			
REC'D	FOLI.O	REC'D	FOLI.O
1	R = 409.33' L=26.00'	6	R = 26.00' L=28.84'
CHD. S 74°54'04" W 20.00'		CHD. N 52°38'34" E 27.14'	
2	S 14°08'44" E 11.07'	7	R = 340.00' L=136.88'
3	S 75°07'18" W 7.85'	CHD. N 75°07'18" E 131.06'	
4	N 13°26'30" W 11.07'	8	N 67°28'18" E 49.23'
5	R = 409.33' L=160.89'	9	S 22°35'00" E 20.98'
CHD. S 82°46'04" W 180.58'			
FEE SIMPLE AREA 3,818 SQ. FT. OR 0.088 ACRES			
SHOWN THIS: <input type="checkbox"/>			
TEMPORARY EASEMENT AREA 495 SQ. FT. OR 0.011 ACRES			
SHOWN THIS: <input checked="" type="checkbox"/>			

BRIAN J. RAYMOND 13339			
REC'D	FOLI.O	REC'D	FOLI.O
1	N 24°38'00" W 20.05'	6	R 90°11'38" W 2.41'
2	N 47°25'14" E 150.00'	7	N 20°36'01" W 2.07'
3	S 58°17'18" E 37.07'	8	R = 2418.33' L=44.42'
4	R = 3048.33' L=51.87'	CHD. S 00°56'42" W 41.42'	
CHD. S 84°17'44" W 61.37'		9	R = 900.00' L=16.29'
5	S 20°58'44" E 9.87'	10	CHD. S 72°14'1" W 48.29'
FEE SIMPLE AREA 5,102.50 SQ. FT. OR 0.124 ACRES			
SHOWN THIS: <input type="checkbox"/>			
TEMPORARY EASEMENT AREA 1,000 SQ. FT. OR 0.023 ACRES			
SHOWN THIS: <input checked="" type="checkbox"/>			

CURVE DATA
 Δ = 67°30'23"
 Δ = 104.00'
 Δ = 103.00'
 Δ = 214.00'
 Δ = 214.00'

CHRISTOPHER PALMER AND DIANA PALMER 13343	
REC'D	FOLI.O
1	R = 2040.00' L=156.87'
CHD. S 85°27'54" W 159.48'	
2	N 24°12'15" W 37.21'
3	N 67°28'18" E 49.80'
R = 2535.00' L=104.84'	
CHD. N 84°11'34" E 109.82'	
5	S 23°15'25" E 34.42'
FEE SIMPLE AREA 5,425 SQ. FT. OR 0.125 ACRES	
SHOWN THIS: <input type="checkbox"/>	

SURVEYOR'S CERTIFICATION
 THE RIGHT OF WAY LINES AND LINES OF DIVISION SHOWN HEREON WERE ESTABLISHED FROM DEEDS AND PLATS OF RECORD AND FIELD SURVEYS. THE UNDERGROUND WAS IN RESPONSIBLE CHARGE OF THE PREPARATION OF THIS PLAN AND THE SURVEYING WORK REFLECTED ON IT. THIS PLAN WAS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN CODES REGULATORY AGENCIES.

MARK A. WILD
 PROFESSIONAL LAND SURVEYOR
 MD REG. NO. 21044
 EXP. DATE: 06/30/2020
 DATE: 11-25-2018

LEGEND OF PROPOSED FASTENINGS

- SHOWN CONSTRUCTION ELEVATION FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAN
- REVEALS ELEVATION FOR EXISTING CURBS
- REVEALS ELEVATION FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAN
- REVEALS ELEVATION FOR EXISTING FACILITY AS INDICATED BY NOTATION ON THIS PLAN
- REVEALS ELEVATION FOR EXISTING FACILITY AS INDICATED BY NOTATION ON THIS PLAN
- REVEALS ELEVATION FOR EXISTING FACILITY AS INDICATED BY NOTATION ON THIS PLAN

SCALE: 1" = 30'

APPROVED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

CONTRACT NO.	CONTRACT DESCRIPTION	CONTRACT VALUE	CONTRACT STATUS
2018-01	MD 100 AT CENTENNIAL LANE AND BEAVERBROOK ROAD INTERSECTION IMPROVEMENTS	\$1,200,000	UNDERWAY

**STATE OF MARYLAND
 DEPARTMENT OF TRANSPORTATION
 STATE HIGHWAY ADMINISTRATION
 STATE ROADS COMMISSION**

LOCATED IN: HOWARD COUNTY

PREPARED BY: PLATS & SURVEYS DIVISION
 ADDRESS: 211 F. MADISON STREET BALTIMORE MD 21202

CONSTRUCTION PROJECT: MD 100 AT CENTENNIAL LANE AND BEAVERBROOK ROAD INTERSECTION IMPROVEMENTS

CONSTRUCTION PROJECT NO.: MD 435187

RIGHT OF WAY PROJECT: MD 100 AT CENTENNIAL LANE / BEAVERBROOK ROAD

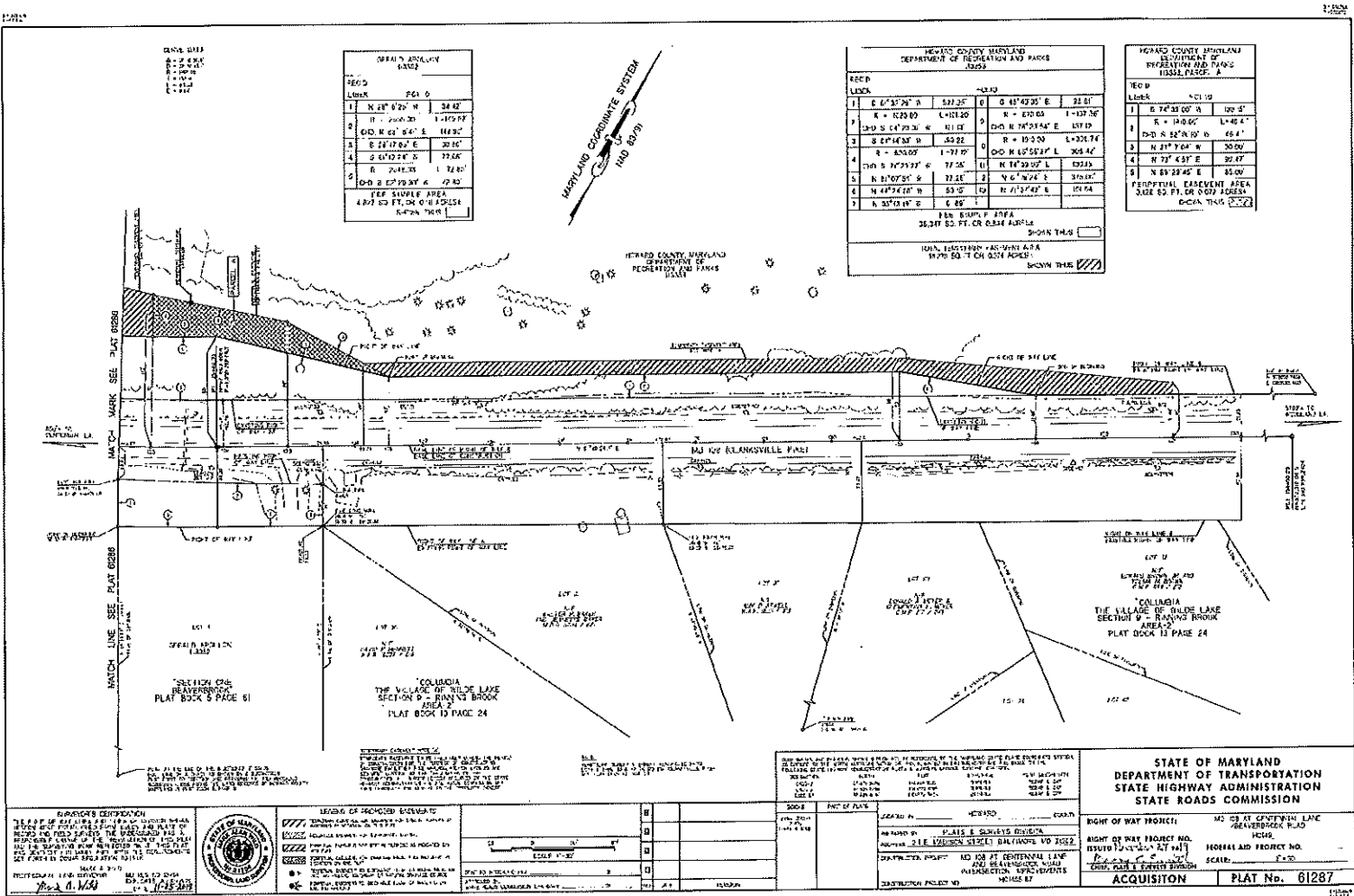
RIGHT OF WAY PROJECT NO.: MD100

ISSUED: 11/25/2018

FEDERAL AID PROJECT NO.: _____

SCALE: 1" = 30'

ACQUISITION PLAT No. 61286



DATA SHEET
 A - 2.000
 B - 2.000
 C - 2.000
 D - 2.000
 E - 2.000

LINE NO.	BEARING	DISTANCE
1	N 21° 02' 00" W	34.82'
2	S 21° 02' 00" E	34.82'
3	S 67° 17' 00" E	20.00'
4	S 67° 17' 00" E	20.00'
5	N 21° 02' 00" W	34.82'
6	S 21° 02' 00" E	34.82'



LINE NO.	BEARING	DISTANCE
1	E 47° 32' 00" N	52.25'
2	S 47° 32' 00" E	52.25'
3	S 47° 32' 00" E	52.25'
4	S 47° 32' 00" E	52.25'
5	S 47° 32' 00" E	52.25'
6	S 47° 32' 00" E	52.25'

LINE NO.	BEARING	DISTANCE
1	E 74° 20' 00" N	100.00'
2	S 74° 20' 00" E	100.00'
3	S 74° 20' 00" E	100.00'
4	S 74° 20' 00" E	100.00'
5	S 74° 20' 00" E	100.00'

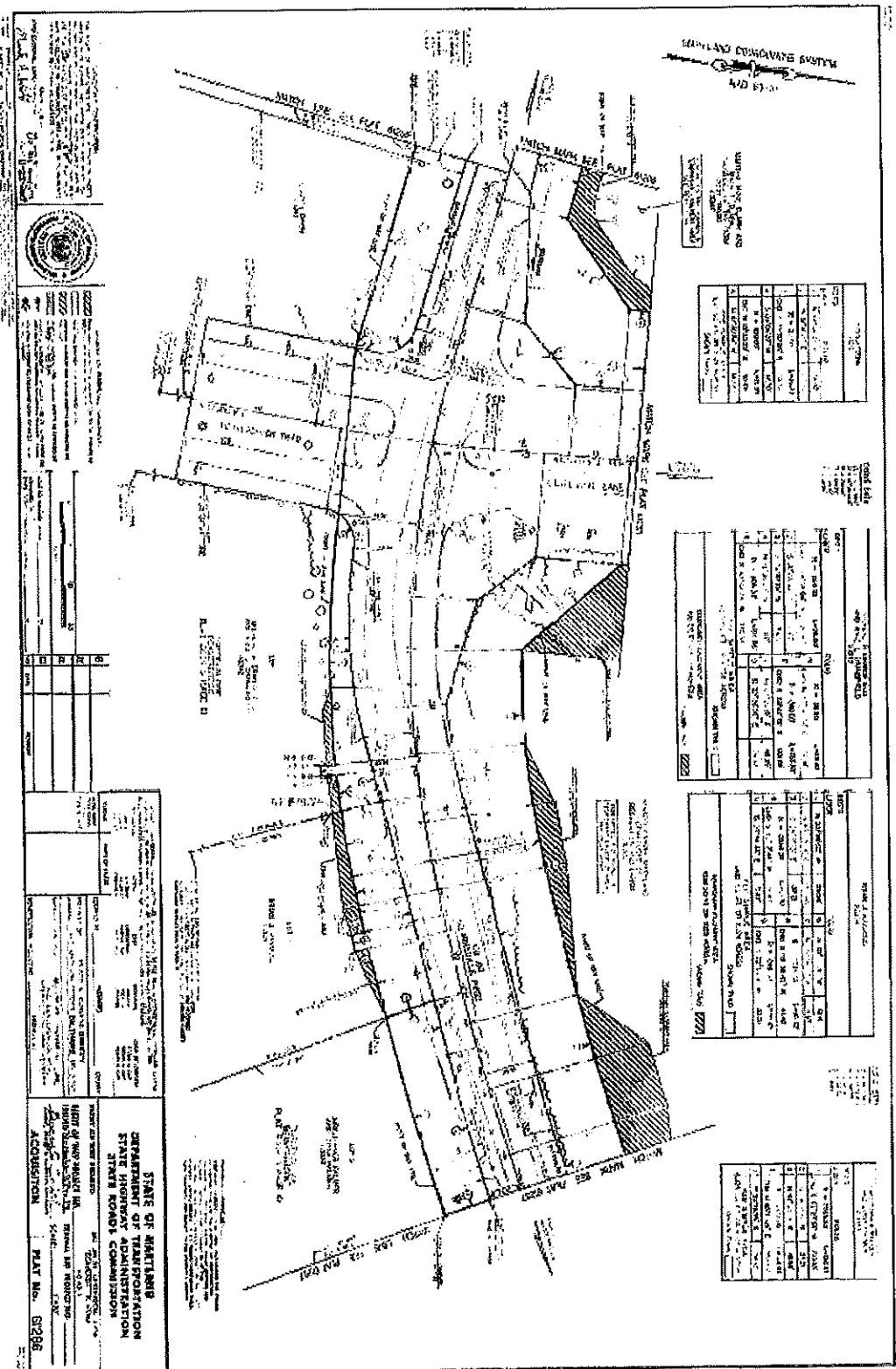
STATE OF MARYLAND
 DEPARTMENT OF TRANSPORTATION
 STATE HIGHWAY ADMINISTRATION
 STATE ROADS COMMISSION

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 DEPARTMENT OF TRANSPORTATION
 STATE HIGHWAY ADMINISTRATION
 STATE ROADS COMMISSION

DATE	BY	FOR
11/15/19
11/15/19

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STATE OF MARYLAND
 DEPARTMENT OF TRANSPORTATION
 STATE HIGHWAY COMMISSION
 STATE ROAD ACQUISITION

PLAT No. 8726

1	2	3	4	5	6	7	8	9	10

STATE OF MARYLAND
 DEPARTMENT OF TRANSPORTATION
 STATE HIGHWAY COMMISSION
 STATE ROAD ACQUISITION

PLAT No. 8726

STATE OF MARYLAND
 DEPARTMENT OF TRANSPORTATION
 STATE HIGHWAY COMMISSION
 STATE ROAD ACQUISITION

1	2	3	4	5	6	7	8	9	10

1	2	3	4	5	6	7	8	9	10

1	2	3	4	5	6	7	8	9	10

1	2	3	4	5	6	7	8	9	10

Exhibit "A"

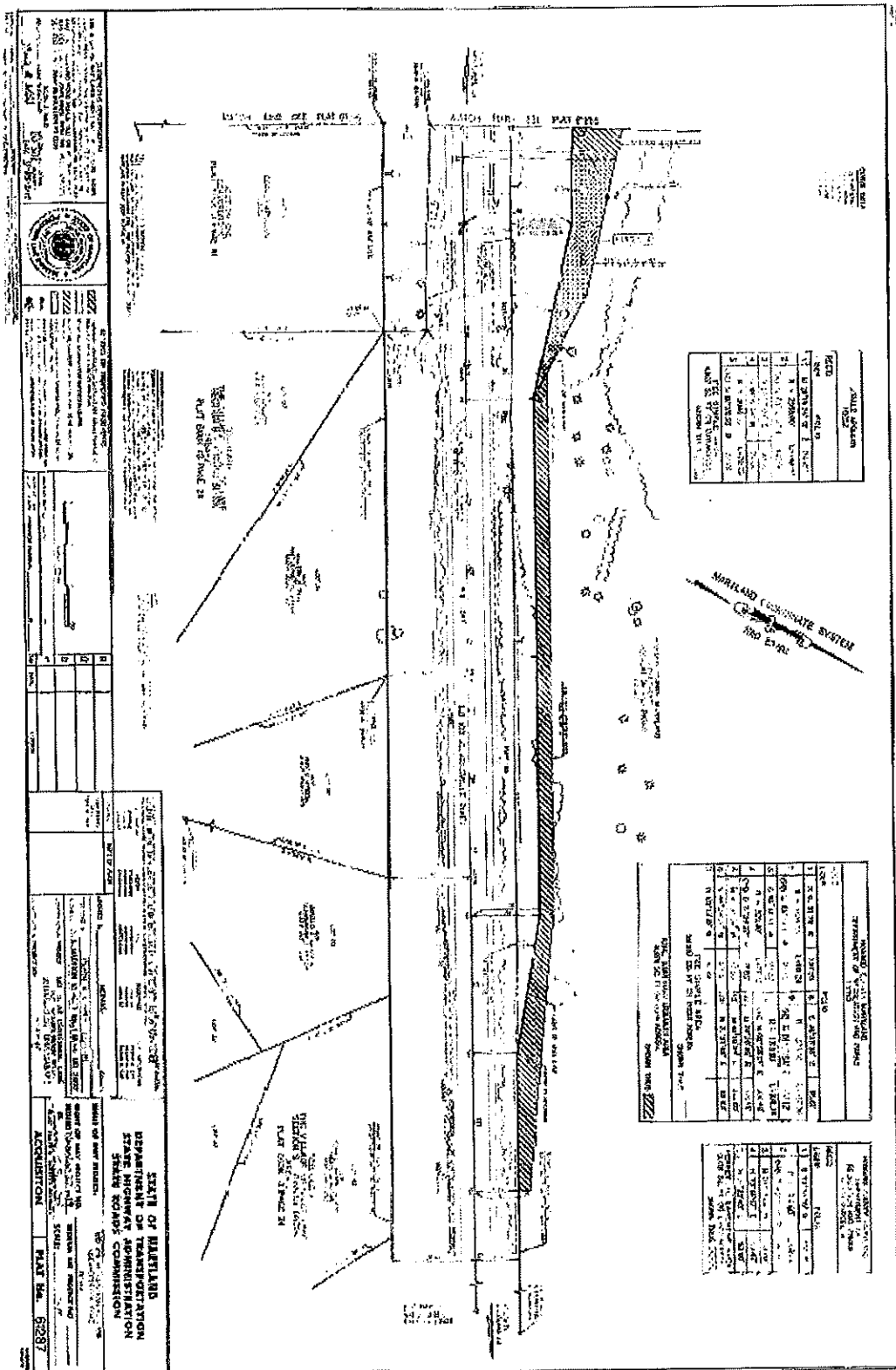


Exhibit "A"