

LAW OFFICES OF
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October 20, 2016

The Honorable Calvin Ball, Chair
Howard County Council
3430 Courthouse Drive
Ellicott City, MD 21043

RE: Request for Road Closure

Dear Chairman Ball:

Please be advised that this office represents Windsor Forest Fox Chasing HOA Inc., and Gaither Hunt Homeowners Association Inc. (collectively referred to as "Petitioner"). Pursuant to Section 18.204 of the Howard County Code, please accept this letter on behalf of Petitioner as a request to close the entirety of Winter Thicket Road as referenced and specified hereinafter.

To assist your review of this request, the following documents are attached:

- (1) A detailed description of Winter Thicket Road being requested to be closed (**EXHIBIT A**); and
- (2) A certified plat signed and sealed by a professional land surveyor which describes that area of Winter Thicket Road being requested to be closed (**EXHIBIT B**).

This road was original designed with the intent to connect with the roadway providing access to the Howard County Board of Education. Over time it has become apparent that this connection will never be made, particularly after the relocation of the Homewood School at this end of this road. In the absence of such a connection, Winter Thicket Road serves no meaningful purpose and should be closed.

Calvin Ball
October 20, 2016
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Petitioner owns property on both sides of the subject roadway and is a successor in interest to Russell Development, LLC, which dedicated the road to the County in conjunction with the Gaither Hunt development found under Plat MDR 13208-13211. The Petitioner owns non-buildable preservation parcels on either side of the road. As such, Petitioner sees no public purpose in having a dead-end road servicing parcels that cannot be developed. As the Petitioner is the successor-in-interest to the original developer that dedicated this roadway and there are no other parties with any interest in this tract of land, Petitioner requests that the road be closed and sold.

The road bed and right-of-way for Winter Thicket Road are owned by Howard County, Maryland. There are no recorded easements on Winter Thicket Road.

The closing of Winter Thicket Road will not require any changes to traffic control devices.

Please find enclosed a check in the amount of \$1,500.00 as the required fee for the instant request.

Thank you for your time and consideration.

Very truly yours,

Talkin & Oh, LLP



By: Thomas G. Coale

cc: Jessica Feldmark, Administrator, Howard County Council
B. Diane Wilson, Chief of Staff, Office of the County Executive
Jim Irvin, Director, Department of Public Works
Tom Butler, Deputy Director, Department of Public Works
Karen Stiers, Acting Chief, Department of Public Works, Real Estate Services
Valdis Lazdins, Director, Department of Planning and Zoning
Gary L. Gardner, Chief, Police Department
John S. Butler, Chief, Department of Fire and Rescue Services

EXHIBIT A

September 29, 2016

**DESCRIPTION OF A
1.306 ACRE PARCEL
WINTER THICKET ROAD
TO BE CLOSED
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND**

BEING a piece or parcel of land, situate and lying in the Third Election District of Howard County, Maryland; said piece or parcel of land being known as Winter Thicket Road, as shown on plats entitled "Gaither Hunt, Section 1, Area 1, Lots 1 – 33, Lots 63 – 71, Preservation Parcels 'B' Thru 'E' and Bulk Parcel 'F'" recorded among the Land Records of Howard County, Maryland as Plat Nos. 13208 thru 13211; said piece or parcel of land being more particularly described in the Maryland State Coordinate System NAD'83 Datum, as now surveyed, as projected by Howard County Geodetic Control, as follows:

BEGINNING FOR THE SAME at a point on and a distance of 692.90 feet from the beginning of the North 83°56'32" West, 2,036.50 foot Plat Line, as shown on plats entitled "Gaither Hunt, Section 1, Area 1, Lots 1 – 33, Lots 63 – 71, Preservation Parcels 'B' Thru 'E' and Bulk Parcel 'F'" recorded among the Land Records of Howard County, Maryland as Plat Nos. 13208 thru 13211; part of said Plat Line being the southerly margin of existing Winter Thicket Road, as shown on said plats; thence running with and binding on a portion of said Plat Line and the southerly margin of Winter Thicket Road, as shown on the aforesaid Plat Nos. 13208 thru 13211, the following course and distance:

- 1) North 83°56'32" West, 50.63 feet to point thereon; said point being a distance of 1,292.97 feet from the end thereof; said point also being on the westerly margin of existing Winter Thicket Road, as shown on the aforesaid Plat Nos. 13208 thru 13211; thence leaving the aforesaid Plat Line and running with and binding on the existing road right-of-way line of said Winter Thicket Road, the following four (4) courses and distances:

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- 2) 140.40 feet along the arc of a curve to the left, having a radius of 5,720.00 feet, a central angle of $01^{\circ}24'23''$ and being subtended by a chord bearing and distance of North $03^{\circ}42'34''$ West, 140.39 feet to a point of compound curvature,
- 3) 650.15 feet along the arc of a curve to the left, having a central angle of $84^{\circ}43'12''$ and being subtended by a chord bearing and distance of North $46^{\circ}46'22''$ West, 592.51 feet to a point of tangency,
- 4) North $89^{\circ}07'59''$ West, 268.82 feet to a point, and
- 5) South $47^{\circ}33'58''$ West, 36.45 feet to a point at the end of the South $47^{\circ}33'58''$ West, 36.45 foot Plat Line, as shown on the aforesaid Plat Nos. 13208 thru 13211; said Plat Line being the southerly margin of existing Winter Thicket Road; said point being on the westerly margin of existing Dorsch Farm Road, as shown on the aforesaid Plat Nos. 13208 thru 13211; thence leaving said Plat Line and the southerly margin of Winter Thicket Road and running in a northeasterly direction, the following course and distance:
- 6) 100.11 feet along the arc of a curve to the left, having a radius of 622.45 feet, a central angle of $09^{\circ}12'53''$ and being subtended by a chord bearing and distance of North $00^{\circ}52'01''$ East, 100.00 feet to a point at the beginning of the South $45^{\circ}49'56''$ East, 36.45 foot Plat Line, as shown on the aforesaid Plat Nos. 13208 thru 13211; said Plat Line being the northerly margin of existing Winter Thicket Road, as shown on said plats; thence running with and binding on said Plat Line and the northerly margin of existing Winter Thicket Road, the following four (4) courses and distances:
- 7) South $45^{\circ}49'56''$ East, 36.45 feet to a point,
- 8) South $89^{\circ}07'59''$ East, 268.82 feet to a point of curvature,

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- 9) 724.08 feet along the arc of a curve to the right, having a radius of 489.69 feet, a central angle of 84°43'12" and being subtended by a chord bearing and distance of South 46°46'22" East, 659.89 feet to a point of compound curvature, and
- 10) 149.60 feet along the arc of a curve to the right, having a radius of 5,770.00 feet, a central angle of 01°29'08" and being subtended by a chord bearing and distance of South 03°40'11" East, 149.60 feet to the point of beginning; containing 56,902 square feet or 1.306 of an acre of land, more or less.

AND ALSO removal of part of an existing 10 Foot Wide Tree Maintenance Easement recorded on the aforesaid Plat No. 13209 along the northern and southern outline of Winter Thicket Road, as described above.

SUBJECT TO all covenants, easements, restrictions and right-of-ways of record, which may apply.

I hereby certify that this description was prepared by me or under my responsible charge and that I am a duly licensed Professional Land Surveyor under the laws of the State of Maryland, License No. 10692, expiration date December 13, 2017.



Terrell A. Fisher

Terrell A. Fisher, Professional Land Surveyor No. 10692

9/29/16
Date

Prepared By DS

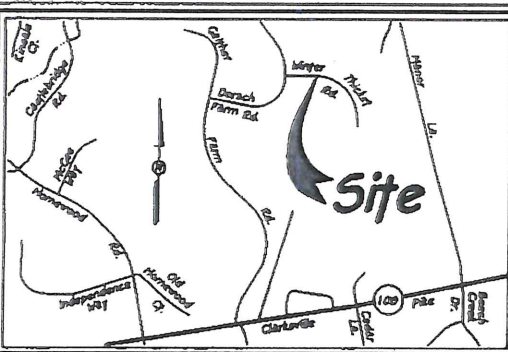
Checked By TAF

WO #61807-3

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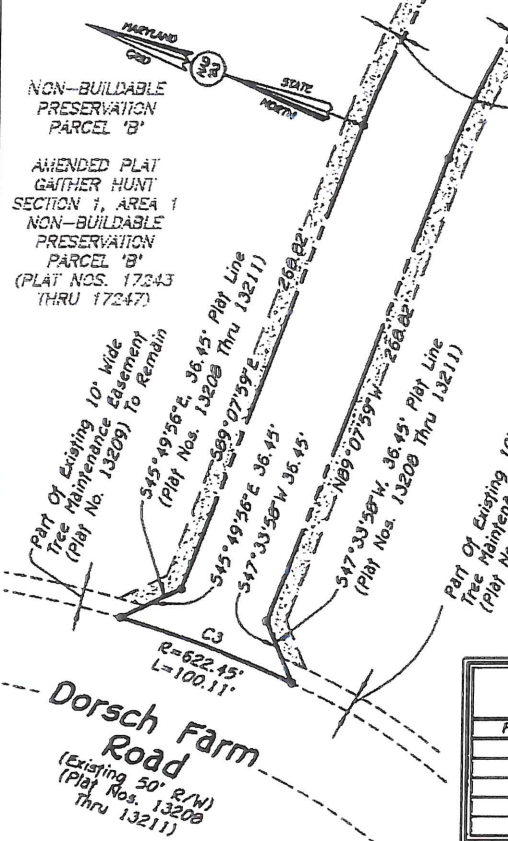
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Vicinity Map

Scale: 1" = 2,000'



NON-BUILDABLE PRESERVATION PARCEL 'B'

Winter Thicket Road
To Be Closed
56,902 Sq. Ft. Or
1.306 Ac. ±

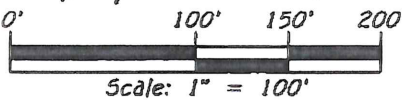
(Existing 50' R/W)
(Plat Nos. 13208
Thru 13211)

NON-BUILDABLE PRESERVATION PARCEL 'D'

AMENDED PLAT
GATHER HUNT
SECTION 1, AREA 1
PRESERVATION PARCEL 'D'
(PLAT NOS. 15077
AND 15078)

LOT 3
SUBDIVISION PLAT
KLEIN & LINN
PROPERTY
(PLAT NO. 3407)

Graphic Scale



Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors

Centennial Square Office Park - 10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2955



Terrell A. Fisher 9/29/16
Terrell A. Fisher, L.S. No. 10692 Date
Expiration Date: December 13, 2017

Curve Data Tabulation

Pnt - Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
C1	5720.00'	140.40'	01°24'23"	70.20'	N 03°42'34" W 140.39'
C2	439.69'	650.15'	04°43'12"	400.93'	N 46°46'22" W 592.51'
C3	622.45'	100.11'	09°12'53"	50.16'	N 00°52'01" E 100.00'
C4	489.69'	724.08'	04°43'12"	446.92'	S 46°46'22" E 659.89'
C5	5770.00'	149.60'	01°29'08"	71.80'	S 03°40'11" E 149.60'

**Exhibit Plat
Showing Closing Of
Winter Thicket Road**

Third Election District - Howard County, Maryland
Date: September 29, 2016 Scale: As Shown
Sheet 1 of 1