

County Council of Howard County, Maryland

2017 Legislative Session

Legislative day # 14

RESOLUTION NO. 141- 2017

Introduced by: The Chairperson at the request of Elm Street Communities, Inc.

A RESOLUTION to close a segment of road that was formerly part of U.S. Route 1 that is commonly known as "Deadman's Curve", as shown in Exhibits A and B in accordance with Section 18.204 of the Howard County Code.

Introduced and read first time on November 6, 2017.

By order


Jessica Feldmark, Administrator to the County Council

Read for a second time and a public hearing held on November 20, 2017.

By order

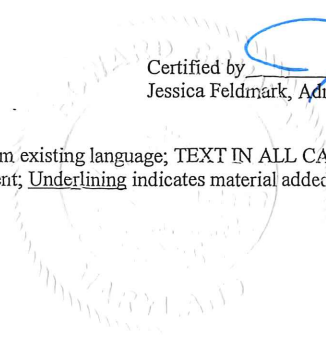

Jessica Feldmark, Administrator to the County Council

This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn by the County Council on December 4, 2017.

Certified by


Jessica Feldmark, Administrator to the County Council

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



1 **WHEREAS**, in accordance with Section 18.204 of the Howard County Code, Elm Street
2 Communities, Inc. (“petitioner”) has petitioned the County Council of Howard County to close a
3 segment of road that was formerly part of U.S. Route 1 that is commonly known as "Deadman's
4 Curve", as described in Exhibit A and shown on the attached certified plat identified as Exhibit B
5 (the “Road”); and

6 **WHEREAS**, Section 18.204 of the Howard County Code provides for the closure of an
7 existing county road by the adoption of a County Council Resolution; and

8 **WHEREAS**, the maintenance obligations of the Road were transferred to Howard
9 County by the State Roads Commission on November 29, 1955; however, the State did not
10 deliver a deed to the Road and

11 **WHEREAS**, there are no homes and only 1 commercial structure along the Road; and

12 **WHEREAS**, the Departments of Public Works, Planning and Zoning, Police, and Fire
13 and Rescue have each reviewed the proposal to close of the Road and each has determined the
14 closure of the Road will not affect public safety, the traffic network, or public convenience; and

15 **WHEREAS**, the petitioner is the contract purchaser for all of the adjacent land, including
16 the commercial structure along the Road; and

17 **WHEREAS**, the petitioner has paid a fee in accordance with Section 18.204 to cover the
18 costs of advertising the proposed closing, notifying adjoining property owners, and posting the
19 Road; and

20 **WHEREAS**, notice of the proposed closing of the Road that was formerly part of U.S.
21 Route 1 that is commonly known as "Deadman's Curve" has been posted and advertised in
22 accordance with Section 18.204; and

23 **WHEREAS**, the petitioner, at its cost and expense, shall cause the closure of the Road ,

1 as shown and described in Exhibits A and B, in accordance with all applicable Howard County
2 standards and specifications.

3 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
4 Maryland this 4th day of December, 2017 that, in accordance with Section 18.204 of the
5 Howard County Code, the closure of the segment of road that was formerly part of U.S. Route 1
6 that is commonly known as "Deadman's Curve" will not adversely affect public safety, the traffic
7 network, or public convenience and the Road as shown and described in Exhibits A and B shall
8 be closed.

9 **BE IT FURHTER RESOLVED**, that the petitioner shall bear all of the costs and
10 expenses associated with closure of the Road.

METES AND BOUNDS DESCRIPTION

OLD WASHINGTON BOULEVARD
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE LANDS OF JAMES EDWARDS ROBERTS AND TRICIA B. ROBERTS (LIBER 1988 FOLIO 71), WITH THE EASTERLY RIGHT-OF-WAY LIMITS OF WASHINGTON BOULEVARD U.S. - RTE. 1 (VARIABLE WIDTH RIGHT-OF-WAY), THENCE WITH SAID EASTERLY RIGHT-OF-WAY LIMITS;

1. NORTH 55° 58' 40" EAST, 107.71 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LIMITS, WITH THE SOUTHERLY LINE OF THE LANDS OF EDWARD J. ROBERTS AND JAMES EDWARDS ROBERTS (LIBER 4004 FOLIO 489), THENCE WITH SAID SOUTHERLY LINE, THE FOLLOWING FOUR COURSES AND DISTANCES;
2. SOUTH 77° 11' 10" EAST, 241.92 FEET, THENCE;
3. CONTINUING, 617.90 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 764.00 FEET, A CENTRAL ANGLE OF 46° 20' 22", AND A CHORD BEARING AND DISTANCE OF NORTH 52° 39' 39" EAST, 601.20 FEET, THENCE;
4. CONTINUING, NORTH 29° 29' 29" EAST, 180.44 FEET, THENCE;
5. CONTINUING, NORTH 34° 11' 01" WEST, 63.81 FEET TO THE INTERSECTION OF SAID SOUTHERLY LINE, WITH THE SAID EASTERLY RIGHT-OF-WAY LIMITS OF WASHINGTON BOULEVARD, THENCE WITH SAID EASTERLY RIGHT-OF-WAY LIMITS, THE FOLLOWING THREE COURSES AND DISTANCES;
6. NORTH 55° 48' 59" EAST, 192.44 FEET, THENCE;
7. CONTINUING, 183.20 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 11499.16 FEET, A CENTRAL ANGLE OF 00° 54' 46", AND A CHORD BEARING AND DISTANCE OF NORTH 55° 21' 35" EAST, 183.20 FEET, THENCE;
8. CONTINUING, SOUTH 35° 05' 48" EAST, 15.00 FEET ALONG A NON-TANGENTIAL LINE TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LIMITS, WITH THE WESTERLY LINE OF THE LANDS OF JAMES E. ROBERTS AND JOHN BARAN (LIBER 4125 FOLIO 315), THENCE WITH SAID WESTERLY LINE, THE FOLLOWING SIX COURSES AND DISTANCES;
9. SOUTH 42° 35' 51" WEST, 64.87 FEET, THENCE;
10. CONTINUING, SOUTH 45° 50' 33" WEST, 12.24 FEET, THENCE;
11. CONTINUING, SOUTH 40° 33' 54" WEST, 112.18 FEET, THENCE;
12. CONTINUING, SOUTH 36° 59' 04" WEST, 71.25 FEET, THENCE;
13. CONTINUING, SOUTH 34° 24' 39" WEST, 134.26 FEET, THENCE;

Exhibit
A

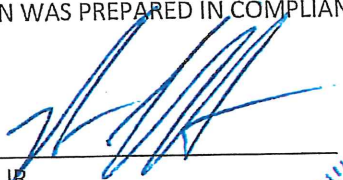
14. CONTINUING, SOUTH 25° 53' 49" WEST, 367.10 FEET TO THE INTERSECTION OF SAID WESTERLY LINE, WITH THE NORTHERLY LINE OF THE SAID LANDS OF JAMES EDWARDS ROBERTS AND TRICIA B. ROBERTS, THENCE WITH SAID NORTHERLY LINE, THE FOLLOWING TWO COURSES AND DISTANCES;

15. SOUTH 41° 48' 32" WEST, 297.00 FEET, THENCE;

16. CONTINUING, NORTH 82° 04' 00" WEST, 577.50 FEET TO THE PLACE OF BEGINNING.

CONTAINING 127,493 SQUARE FEET OR 2.927 ACRES

I HEREBY CERTIFY THAT THE METES AND BOUNDS DESCRIPTION HEREIN WAS PREPARED BY ME PERSONALLY OR UNDER MY DIRECTION AND THAT THIS DESCRIPTION AND ANY SURVEY WORK REFLECTED HEREIN WAS PREPARED IN COMPLIANCE WITH COMAR 09.13.06.12.



8/30/17

ROBERT C. HARR, JR.
STATE OF MARYLAND
PROFESSIONAL LAND SURVEYOR NO. 21587
EXPIRATION DATE JANUARY 16, 2019

DATE



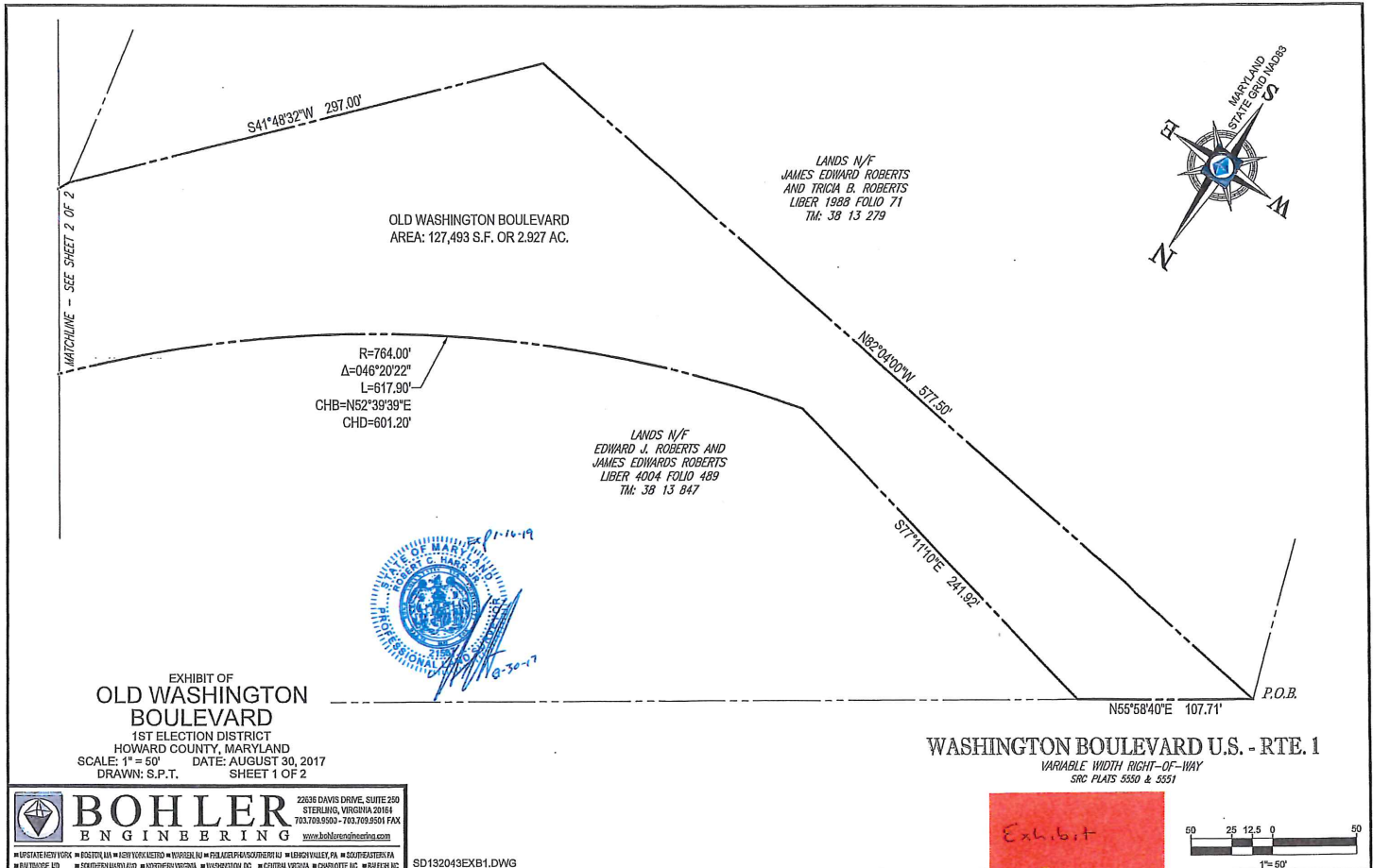
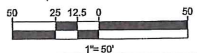


EXHIBIT OF
OLD WASHINGTON BOULEVARD
 1ST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: AUGUST 30, 2017
 DRAWN: S.P.T. SHEET 1 OF 2

WASHINGTON BOULEVARD U.S. - RTE. 1
 VARIABLE WIDTH RIGHT-OF-WAY
 SRC PLATS 5550 & 5551

Exhibit
 B



BOHLER ENGINEERING
 22638 DAVIS DRIVE, SUITE 250
 STERLING, VIRGINIA 20164
 703.709.9500 - 703.709.9501 FAX
 www.bohlerengineering.com

■ UPTON, NY ■ BOSTON, MA ■ NEW YORK, NY ■ PHILADELPHIA, PA ■ PITTSBURGH, PA ■ RICHMOND, VA ■ WASHINGTON, DC ■ CHARLOTTE, NC ■ COLUMBIA, SC
 ■ BALTIMORE, MD ■ CHARLOTTE, NC ■ COLUMBIA, SC ■ FAYETTEVILLE, NC ■ GREENSBORO, NC ■ HUNTSVILLE, AL ■ JACKSONVILLE, FL ■ MEMPHIS, TN ■ NASHVILLE, TN ■ RICHMOND, VA ■ WASHINGTON, DC

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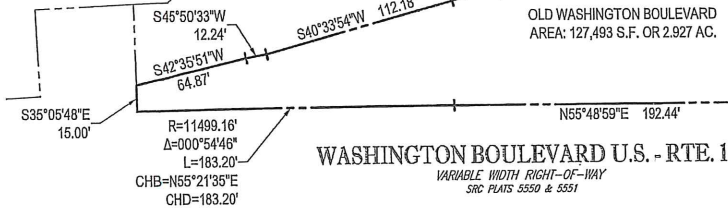


PARCEL 'A'
EUCLID CORNERS
PLAT MDR 19262
BELLE GROVE CORPORATION
LIBER 5801 FOLIO 145

LANDS N/F
JAMES E. ROBERTS
AND JOHN BARAN
LIBER 4125 FOLIO 315
TM: 38 13 352

OLD WASHINGTON BOULEVARD
AREA: 127,493 S.F. OR 2.927 AC.

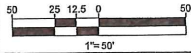
LANDS N/F
EDWARD J. ROBERTS AND
JAMES EDWARDS ROBERTS
LIBER 4004 FOLIO 489
TM: 38 13 847



WASHINGTON BOULEVARD U.S. - RTE. 1
VARIABLE WIDTH RIGHT-OF-WAY
SRC: PLATS 5550 & 5551



EXHIBIT OF
OLD WASHINGTON
BOULEVARD
1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' DATE: AUGUST 30, 2017
DRAWN: S.P.T. SHEET 2 OF 2



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703.709.9500 - 703.709.9501 FAX
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■ WASHINGTON DC ■ BOSTON MA ■ NEW YORK NY ■ PHOENIX AZ ■ PITTSBURGH PA ■ RICHMOND VA ■ SOUTH VALLEY GA ■ SOUTH EASTERN TX
■ BALTIMORE MD ■ SOUTH CAROLINA ■ INDIANAPOLIS IN ■ KANSAS CITY MO ■ CENTRAL VIRGINIA ■ CHARLOTTE NC ■ RALEIGH NC

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