

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This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn by the County Council on December 4, 2017.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

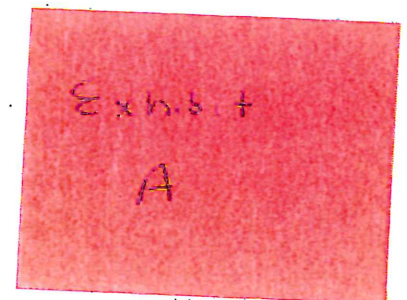
9 **BE IT FURHTER RESOLVED**, that the petitioner shall bear all of the costs and
10 expenses associated with closure of the Road.

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;

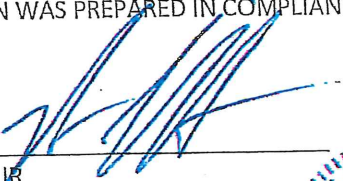
1. NORTH 55° 58' 40" EAST, 107.71 FEET TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LIMITS, WITH THE SOUTHERLY LINE OF THE LANDS OF EDWARD J. ROBERTS AND JAMES EDWARDS ROBERTS (LIBER 4004 FOLIO 489), THENCE WITH SAID SOUTHERLY LINE, THE FOLLOWING FOUR COURSES AND DISTANCES;
2. SOUTH 77° 11' 10" 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;



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.



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



DATE

8/30/17

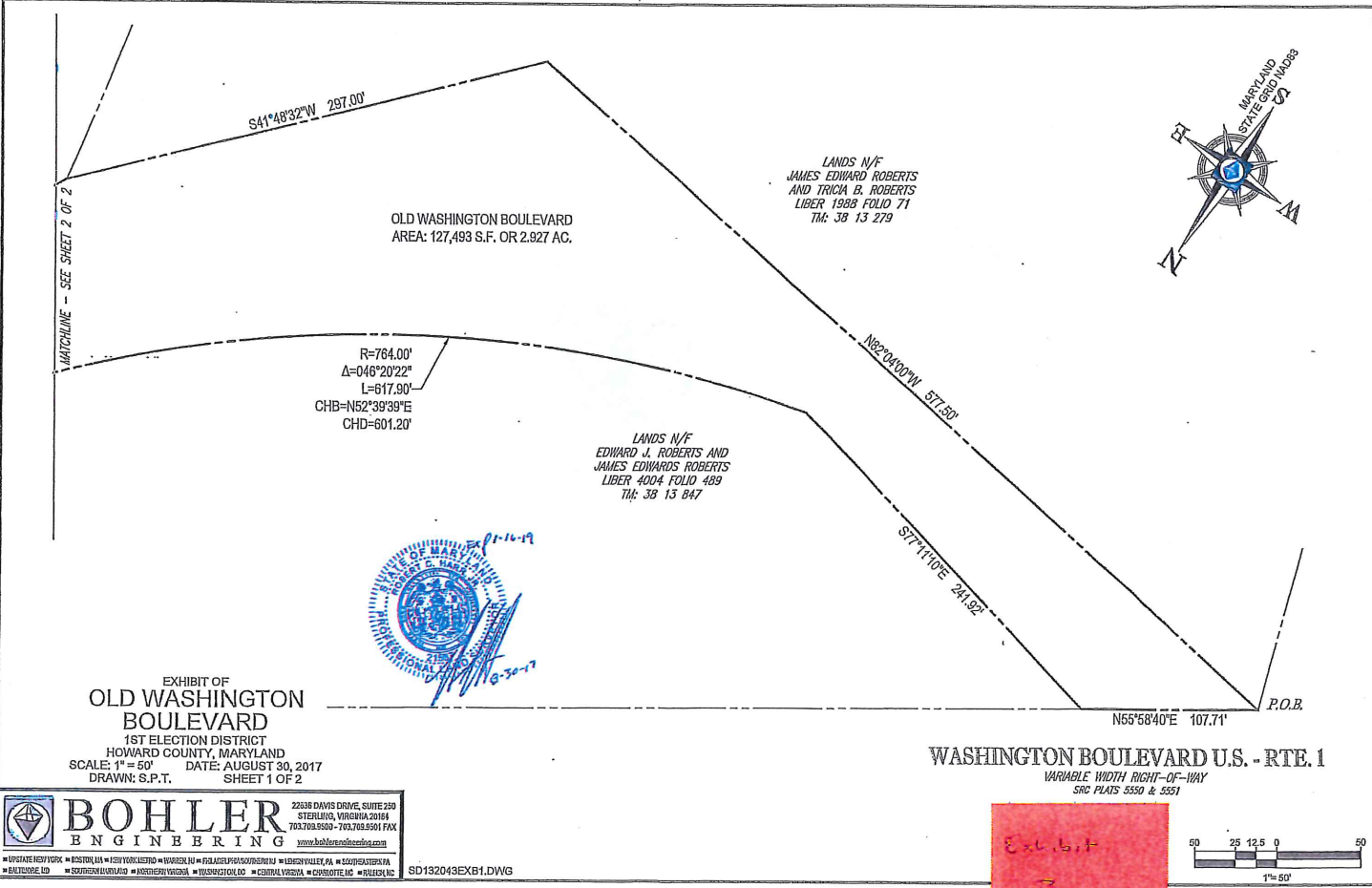
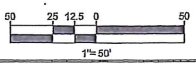
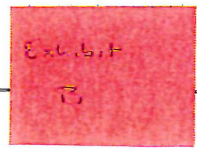


EXHIBIT OF
OLD WASHINGTON BOULEVARD
 1ST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: AUGUST 30, 2017
 DRAWN: S.P.T. SHEET 1 OF 2

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

BOHLER ENGINEERING
 22338 DAVIS DRIVE, SUITE 230
 STERLING, VIRGINIA 20154
 703.768.9550 - 703.768.9551 FAX
 www.bohlerengineering.com



SD132043EXB1.DWG



PARCEL 'A'
EUCLID CORNERS
PLAT HDR 19262
BELLE GROVE CORPORATION
LIBER 5501 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

S35°05'48"E 15.00'
S45°50'33"W 12.24'
S42°35'51"W 64.87'
R=11490.16'
Δ=0°00'54.46"
L=183.20'
CHB=N65°21'35"E
CHD=183.20'

S40°33'54"W 112.18'
S36°59'04"W 71.25'
S34°24'39"W 134.26'
N65°48'59"E 192.44'

N29°29'29"E 180.44'
R=764.00'
Δ=046°20'22"
L=617.90'
CHB=N52°39'39"E
CHD=601.20'

N84°11'07"W
63.81'

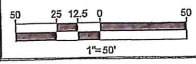
MATCHLINE -- SEE SHEET 1 OF 2



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

BOHLER ENGINEERING
22835 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20154
703.709.9500 - 703.709.9501 FAX
www.bohler-engineering.com

• WASHINGTON DC • BOSTON MA • NEW YORK NY • PHOENIX AZ • RICHMOND VA • FREDERICK MD • BALTIMORE MD • WASHINGTON DC
• BALTIMORE MD • SOUTH BEACH FL • HARTFORD CT • WASHINGTON DC • CENTRAL VA • CHARLOTTE NC • FREDERICK MD



SD132043EXB1.DWG

Jason Van Kirk

From: James, Nicole S:(BGE) <Nicole.James@bge.com>
Sent: Monday, November 20, 2017 3:57 PM
To: Melanie Bishop- Howard Count Real Estate Office (mbishop@howardcountymd.gov)
Cc: Jason Van Kirk
Subject: Petition to Close Dead Mans Curve BGE Withdrawal of Objection

November 20, 2017

Howard County Department of Public Works
C/o Melanie A. Bishop
Chief, Real Estate Services Division
3430 Courthouse Drive
Ellicott City, Maryland 21043

RE: Petition to Close a former section of U.S. Route 1, also known as County Route 277, also known as Dead Man's Curve.

Dear Ms. Bishop,

This letter is with regard to the above referenced Closing.

BGE has reached an agreement with the Petitioner and therefore withdraw our previous objection, as stated in a correspondence dated November 19, 2017.

Sincerely,

Nicole S. James

Nicole S. James
Right of Way Specialist

Cc: SC FILE

Nicole S. James
Right of Way Specialist, Real Estate
Baltimore Gas and Electric Company,
an Exelon Company
1068 N. Front Street, Room 302
Baltimore , Maryland 21202
410 470-6715 / 410 470-6720
Nicole.james@bge.com
Preparation Prevents Poor Performance

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Sayers, Margery

From: Meyers, Jeff
Sent: Monday, November 20, 2017 12:02 PM
To: Sayers, Margery
Subject: FW: Petion to Close Dead Man's Curve- BGE Comments
Attachments: BGE Comments- Objection.pdf

Please place attachment in bill file
Thanks
Jeff

From: Bishop, Melanie
Sent: Monday, November 20, 2017 12:00 PM
To: Meyers, Jeff <jmeyers@howardcountymd.gov>
Subject: FW: Petion to Close Dead Man's Curve- BGE Comments

Jeff –

Please see attached memo from BGE. This was received yesterday, November 19.

From: James, Nicole S:(BGE) [<mailto:Nicole.James@bge.com>]
Sent: Sunday, November 19, 2017 12:46 PM
To: Bishop, Melanie <mbishop@howardcountymd.gov>
Subject: Petion to Close Dead Man's Curve- BGE Comments

Good Afternoon Ms. Bishop,

Attached are Baltimore Gas and Electric Comments to the petition to close 'Dean Man's Curve'. Please contact me if you have any questions.

Regards,

Nicole S. James
Right of Way Specialist, Real Estate
Baltimore Gas and Electric Company,
an Exelon Company
1068 N. Front Street, Room 302
Baltimore , Maryland 21202
410 470-6715 / 410 470-6720
Nicole.james@bge.com
Preparation Prevents Poor Performance

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An Exelon Company

REAL ESTATE DEPARTMENT

Baltimore Gas & Electric Company
1068 N. Front Street, Room 302
Baltimore, Maryland 21202

November 19, 2017

Melanie Bishop
Chief, Real Estate Services Division
3430 Courthouse Drive
Ellicott City, Maryland 21043

RE: Petition to Close a portion of Dead Man's Curve

Dear Ms. Bishop,

This letter is in response to the petition to the above referenced closing.

Our records indicate BGE has electric and/or gas facilities located within the area of the proposed closing. We do not currently have any agreements to a portion of these facilities. These facilities were installed under franchise rights and will, now, require an easement to be granted to BGE. Therefore, we object to the closings prior to, either, (A) the execution of a Right of Way Agreement that will allow BGE to continue to operate, maintain and have access to our existing facilities or (B) the petitioner requesting and receiving permission to relocate the existing facilities, at the petitioner's expense.

Please have the petitioner contact me regarding the aforementioned options. The petitioner will be directed to the impacted departments and will be provided additional information including related costs. Once BGE is able to reach an agreement with the petitioner, we may withdraw our objection to the petitioner's request.

As you may know, records are not always complete, or up to date, and that other BGE facilities may exist in the subject area. If BGE facilities are found in the subject area, it shall be the responsibility of the petitioner to provide an easement for access, operation and maintenance of said facilities. Furthermore, should any subsequent relocation of BGE facilities be necessary in order to utilize the closing area, the relocation costs will be the sole responsibility of the petitioner.

Petitioners are hereby informed that any proposed improvements in the vicinity of any existing BGE facilities, are subject to all federal, state, and local rules and regulations regarding applicable gas pipeline standards and electrical standards including the National Electric Safety Code (NESC). These standards should be closely reviewed in order to maintain adequate clearances from the existing BGE facilities. The NESC website is: <http://standards.ieee.org/nesc/>.

Sincerely,

Nicole James
Right of Way Specialist

Law Offices of
Brown and Brown, Chartered
8501 LaSalle Road, Suite 212
Baltimore, MD 21286
(410) 296-2000

**TRUSTEE'S SALE
OF VALUABLE IMPROVED
FEE SIMPLE PROPERTY
THE IMPROVEMENTS THEREON
BEING KNOWN AS
6415 Autumn Gold Court
Columbia, MD 21045**

Under and by virtue of a power of sale contained in a certain Deed of Trust from Angela R. Wright (f/k/a Angela R. Lev) to James R. Brown, III and John F. Brown, Trustees, their, dated April 20, 2007 and recorded among the Land Records of Howard County in Liber 10579, folio 683 et. seq., default as defined in said Deed of Trust having occurred, and at the request of the party secured thereon, the undersigned Trustee will offer for sale at public auction on the steps of the Thomas Dorsey Building, 9250 Bendix Road, Columbia, MD 21045, on

**Tuesday, October 31, 2017
At 10:00 AM**

All that lot of ground situate in Howard County, State of Maryland, and described as follows:
BEING KNOWN AND DESIGNATED as Lot No. 265, as shown on that certain Plat entitled, "SEWELLS ORCHARD, Lots 212 thru 301, Section 3, Area 3, Street 2 of 3, Tax Map 36, Tax Map Parcel 247, 6th Election District, Howard County, Maryland" which Plat is recorded among the Land Records of Howard County, Maryland as Plat 6857

TERMS OF SALE: The Trustee reserves the unqualified right to withdraw the premises at any time before sale. If any dispute arises among the bidders, the Trustee shall have the sole and final discretion either to determine the successful bidder or to re-offer and resell the premises.

The property will be sold subject to all conditions, liens, restrictions and agreements of record affecting same, if any.

A deposit of \$2,000.00 in cash, cashier's check, certified check or some form of exchange acceptable to the Trustee is required from the purchaser at the time of the sale. The secured party herein, if a bidder, shall not be required to post a deposit. The balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Trustee, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement or if settlement is delayed for any reason. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year real property taxes will be made as of the date of sale and thereafter assumed by the purchaser. All transfer taxes and settlement expenses shall be paid by the purchaser. Purchaser shall pay all applicable agricultural tax, if any. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. If ratification or settlement is delayed for any reason there shall be no abatement of interest. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. Purchaser waives personal service of any paper filed in connection with such a motion on him/herself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of the sale. If Purchaser defaults under these terms, the deposit shall be forfeited. The Trustee may then resell the property at the risk and cost of the defaulting purchaser. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Trustee is unable to convey either insurable or marketable title, or if the sale is not ratified by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest.

The improvements are being sold in an "AS IS" condition and without any warranties or representations, either expressed or implied, as to the nature, condition or description of the improvements, and with purchaser responsible for any and all housing or zoning code violations.

John F. Brown
Trustee



HCT 10/041 Oct 12, 19, 26

5230760

BWW Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE
OF REAL PROPERTY AND
ANY IMPROVEMENTS THEREON
7212 PRESERVATION CT.
FULTON, MD 20759**

Under a power of sale contained in a certain Deed of Trust dated February 6, 2007 and recorded in Liber 11311, Folio 62 among the Land Records of Howard County, MD, with an original principal balance of \$1,000,000.00 and a current interest rate of 7.375%, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction, AUCTION SALE TO BE HELD AT THE THOMAS DORSEY BUILDING, 9250 BENDIX ROAD, COLUMBIA, MD 21045, on

NOVEMBER 8, 2017 AT 9:41 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon situated in Howard County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind.

Terms of Sale: A deposit of \$100,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of current year's real property taxes are adjusted as of the date of sale, and thereafter assumed by the purchaser. Taxes due for prior years including costs of any tax sale are payable by the purchaser. Purchaser is responsible for any recapture of homestead tax credit. All other public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer charges, ground rent, whether incurred prior to or after the sale to be paid by the purchaser. Any deferred water and sewer charges that purports to cover or defray cost during construction of public water or wastewater facilities constructed by the developer and subject to an annual fee or assessment are to be paid by the purchaser to the lender and are a contractual obligation between the lender and each owner of this property, and is not a fee or assessment imposed by the county. Any right of prepayment or discount for early prepayment of water and sewer charges may be ascertained by contacting the lender.

All costs of deed recordation including but not limited to all transfer, recordation, agricultural or other taxes or charges assessed by any governmental entity as a condition to recordation, are payable by purchaser, whether or not purchaser is a Maryland First Time Home Buyer. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. If Sub. Trustees are unable to convey either insurable or marketable title, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is the return of the deposit without interest. (Matter No. 85453-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees



TOWSON OFFICE WASHINGTON, D.C. OFFICE
410-928-4839 800-272-3165
WWW.ALEXCOOPER.COM

HCT 10/066 Oct 19, 26, Nov 2

5243083

**IN THE CIRCUIT COURT FOR HOWARD COUNTY, MD
CASE NO. 13C1711231**

Carrie M. Ward, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852
Substitute Trustees
Plaintiff(s)
vs.
RANDALL H. GERWIG
10850 Green Mountain Circle
Unit # 303
Columbia, MD 21044
Defendant(s)

NOTICE

Notice is hereby given this 28th day of September, 2017 by the Circuit Court for Howard County, Maryland, that the sale of the property mentioned in these proceedings and described as 10850 Green Mountain Circle, Unit # 303, Columbia, MD 21044 made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th day of October, 2017 provided a copy of this NOTICE be inserted in some newspaper printed in said County, once in each of three successive weeks before the 23rd day of October, 2017.

The report states the purchase price at the foreclosure sale to be \$82,000.00.

Wayne A. Robey
Clerk, Circuit Court for Howard County, MD
TRUE COPY TEST
Wayne A. Robey, Clerk
HCT 10-021 October 5, 12, 19 5222891

**IN THE CIRCUIT COURT FOR
THE COUNTY OF HOWARD, MARYLAND
CIVIL NO: 13-C-17-11020**

KRISTINE D. BROWN, et al.
Trustee(s)
Plaintiff(s)
vs.
PAMELA D. GREEN A/K/A PAMELA D. MONK
Defendant(s)
Mortgagor(s)

NOTICE

NOTICE IS HEREBY GIVEN, this 12th day of October, 2017 by the Circuit Court for the COUNTY OF HOWARD, Maryland and by the authority thereof, that the sale made by Kristine D. Brown, William M. Savage, Gregory N. Britto, R. Kip Stone, Trustees, of the Real Property designated as 9364 Canterbury Riding #5, Laurel, MD 20723, and reported in the above entitled cause, will be finally ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of November, 2017 provided a copy of this order be inserted in HOWARD COUNTY TIMES, published in said COUNTY OF HOWARD once a week for three successive weeks before the 6th day of November, 2017.

The report states the amount of the sale to be \$105,000.00.
Wayne A. Robey
Clerk of the Circuit Court for County of Howard
TRUE COPY TEST
Wayne A. Robey, Clerk
HCT 10/085 Oct. 19, 26 - Nov. 2 5251965

**IN THE CIRCUIT COURT FOR
THE COUNTY OF HOWARD, MARYLAND
CIVIL NO: 13-C-17-11756**

KRISTINE D. BROWN, et al.
Trustee(s)
Plaintiff(s)
vs.
RICKEY B. WALKER
Defendant(s)
Mortgagor(s)

NOTICE

NOTICE IS HEREBY GIVEN, this 12th day of October, 2017 by the Circuit Court for the COUNTY OF HOWARD, Maryland and by the authority thereof, that the sale made by Kristine D. Brown, William M. Savage, Gregory N. Britto, R. Kip Stone, Trustees, of the Real Property designated as 10528 Eastwind Way, Columbia, MD 21044 and reported in the above entitled cause, will be finally ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of November, 2017 provided a copy of this order be inserted in HOWARD COUNTY TIMES, published in said COUNTY OF HOWARD once a week for three successive weeks before the 6th day of November, 2017.

The report states the amount of the sale to be \$268,960.00.
Wayne A. Robey
Clerk of the Circuit Court for County of Howard
TRUE COPY TEST
Wayne A. Robey, Clerk
HCT 10/087 Oct. 19, 26 - Nov. 2 5251928

**NOTICE OF PUBLIC HEARING
PROPOSED ROAD CLOSURES**

The Howard County Council will hold a public hearing on Monday, November 20, 2017, at 7:00 p.m. in the Bancker Room, George Howard Building, 3430 Court House Drive, Ellicott City, MD on the proposed closure of following roads:

COUNCIL RESOLUTION NO. CR141-2017
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.

Interested persons are invited to attend the public hearing and will have a reasonable opportunity to express their views. The Council also accepts written testimony on the proposal, which may be mailed or delivered to the Council office or emailed to councilmail@howardcountymd.gov.

Persons needing accommodations to fully participate in the meeting, please contact the Council Office, 410-313-2001.

Jon Weinstein
Chairperson
5249518

HCT/F/LL 10/081 Oct 19, 26

5251928

BSMG Classifieds! 410-332-6300

Sayers, Margery

From: Meyers, Jeff
Sent: Thursday, October 19, 2017 11:08 AM
To: Sayers, Margery
Subject: Fwd: FW: Road Closure - Former Section of U.S. Route 1, aka County Route 277, and commonly referred to as "Dead Man's Curve"
Attachments: US 1 at CR 277-Dead Mans Curve (4).JPG; US 1 at CR 277-Dead Mans Curve (5).JPG; US 1 at CR 277-Dead Mans Curve (3).JPG

For the bill file

From: Bishop, Melanie
Sent: Thursday, October 19, 2017 11:06:27 AM
To: Meyers, Jeff
Subject: FW: Road Closure - Former Section of U.S. Route 1, aka County Route 277, and commonly referred to as "Dead Man's Curve"

Jeff -

The sign has been posted for Dead Man's Curve - see attached pictures.

Thanks,
Melanie

-----Original Message-----

From: Mercado, Ray
Sent: Thursday, October 19, 2017 10:48 AM
To: Jagarapu, Krishnakanth <kjagarapu@howardcountymd.gov>; Bishop, Melanie <mbishop@howardcountymd.gov>; Meunier, Thomas <TMeunier@howardcountymd.gov>
Cc: Biddle, Jennifer W. <jbiddle@howardcountymd.gov>
Subject: RE: Road Closure - Former Section of U.S. Route 1, aka County Route 277, and commonly referred to as "Dead Man's Curve"

All,
The notice sign was posted at 2 pm on October 18th. 2017.

Ray P. Mercado
DPW/Highways/Traffic
410-313-5751

-----Original Message-----

From: Jagarapu, Krishnakanth
Sent: Monday, October 16, 2017 2:27 PM
To: Mercado, Ray <ramercado@howardcountymd.gov>
Cc: Biddle, Jennifer W. <jbiddle@howardcountymd.gov>
Subject: FW: Road Closure - Former Section of U.S. Route 1, aka County Route 277, and commonly referred to as "Dead Man's Curve"

Ray/Jenn,
Please post signs for the public hearing by Friday Oct 20th and take photos after we post the signs for files. We do not have any comments on this closure and will let Melanie know about it.

Thanks,
Kris

-----Original Message-----

From: Bishop, Melanie

Sent: Tuesday, October 10, 2017 3:35 PM

To: Shapiro, Arthur <ashapiro@howardcountymd.gov>; Meunier, Thomas <TMeunier@howardcountymd.gov>; Jagarapu, Krishnakanth <kjagarapu@howardcountymd.gov>; Butler, Thomas <tbutler@howardcountymd.gov>; DeLuca, Mark <mdeluca@howardcountymd.gov>

Cc: Irvin, Jim <jirvin@howardcountymd.gov>; Meyers, Jeff <jmeyers@howardcountymd.gov>

Subject: Road Closure - Former Section of U.S. Route 1, aka County Route 277, and commonly referred to as "Dead Man's Curve"

Good afternoon,

Please find attached information regarding the closure of a former section of U.S. Route 1, aka County Route 277, and commonly referred to as "Dead Man's Curve." The public hearing for this will be Monday, November 20. All/any comments are due no later than October 17, 2017.

Thank you,
Melanie A. Bishop
Chief, Real Estate Services
3430 Court House Drive
Ellicott City, Maryland 21234
410.313.4418

NOTICE

Howard County Council Resolution
to close **DEAD MAN'S CURVE - CR277**

PUBLIC HEARING

MONDAY

NOV. 20, 2017 Banneker Room

7 PM George Howard Bldg.

3430 Court House Dr.

Ellicott City, MD 21043

FOR INFO, 410.313.4401



NOTICE
Howard County Council Resolution
to adopt **DEAD MANS CURVE - CR 277**
PUBLIC HEARING
MONDAY
NOV 20, 2017
7 PM
FOR INFO, 410.313.4401

STOP



WALSH & ASSOCIATES
INCORPORATED

NOTICE
of a
PUBLIC HEARING
FOR INFO, 410.313.4401

50

DUBLIN RD

POINT

COUNCILMEMBERS

- Jon Weinstein, Chairperson
District 1
- Calvin Ball, Vice Chairperson
District 2
- Jennifer Terrasa
District 3
- Mary Kay Sigaty
District 4
- Greg Fox

Howard County Council

George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043-4392

October 19, 2017

The property in the vicinity of the segment of road that was once commonly known as "Deadman's Curve". In accordance with the requirements of the County Code (Section 18.204), this letter is your notice that the County Council has received a petition to officially close that segment of road.

The County Council has received the petition from Elm Street Communities, Inc. The road closure requires approval by the County Council, which would be accomplished by passage of a Resolution to close the road.

It is expected that the road closing Resolution will be introduced before the Council on November 6, 2017, with a public hearing on November 20, 2017, and a final vote on December 4, 2017.

You, or any member of the public, may testify at the hearing, which begins at 7:00 p.m., or if you wish, you may send written testimony by email (councilmail@howardcountymd.gov) or postal mail to the Council in care of:

Jessica Feldmark, Administrator
Howard County Council
3430 Court House Drive
Ellicott City, MD 21043

Sincerely,


Jon Weinstein
Council Chairperson

(410) 313-2001 fax: (410) 313-3297
<http://cc.howardcountymd.gov>

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Fill in your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Jones Edward Roberts
Tricia D. Roberts
6767 Washington Blvd
Ellicott City, MD 21075*

9590 9403 0932 5223 3402 20

2. Article Number (Transfer from service label)
7015 0640 0003 3579 2918

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
J. Roberts Addressee

B. Received by (Printed Name) Date of Delivery
J. Roberts 11-2-17

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: NO

3. Service Type

<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input checked="" type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery

COUNCILMEMBERS

- Jon Weinstein, Chairperson
District 1
- Calvin Ball, Vice Chairperson
District 2
- Jennifer Terrasa
District 3
- Mary Kay Sigaty
District 4
- Greg Fox

Howard County Council

George Howard Building
30 Court House Drive
Ellicott City, Maryland 21043-4392

October 19, 2017

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse side. We can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Edward J. Roberts
James Edward Roberts
6767 Washington Blvd
Ellicott City, MD 21075

9590 9403 0932 5223 3402 37

Article Number (Transfer from service label)
7015 0540 0003 3579 2901

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Received by (Printed Name) *Patricia Roberts*
 Agent

B. Received by (Printed Name) *Patricia Roberts* C. Date of Delivery *11-2-17*
 Addressee

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
 Adult Signature Restricted Delivery
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Mail
 Mail Restricted Delivery
 Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

The property in the vicinity of the segment of road that was once commonly known as "Deadman's Curve". In accordance with the requirements of the County Code (Section 18.204), this letter is your notice that the County Council has received a petition to officially close that segment of road.

The County Council has received the petition from Elm Street Communities, Inc. The road closure requires approval by the County Council, which would be accomplished by passage of a Resolution to close the road.

It is expected that the road closing Resolution will be introduced before the Council on November 6, 2017, with a public hearing on November 20, 2017, and a final vote on December 4, 2017.

You, or any member of the public, may testify at the hearing, which begins at 7:00 p.m., or if you wish, you may send written testimony by email (councilmail@howardcountymd.gov) or postal mail to the Council in care of:

Jessica Feldmark, Administrator
Howard County Council
3430 Court House Drive
Ellicott City, MD 21043

Sincerely,


Jon Weinstein
Council Chairperson

COUNCILMEMBERS

- Jon Weinstein, Chairperson
District 1
- Calvin Ball, Vice Chairperson
District 2
- Jennifer Terrasa
District 3
- Mary Kay Sigaty
District 4
- Greg Fox

County Council

George Howard Building
30 Court House Drive
Ellicott City, Maryland 21043-4392

October 19, 2017

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.
 Print your name and address on the reverse side. We can return the card to you.
 Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Edward J. Roberts
 James Edward Roberts
 6767 Washington Blvd
 Ellicott City, MD 21075

9590 9403 0932 5223 3402 37

Article Number (Transfer from service label)
 7015 0640 0003 3579 2901

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Patricia Bell Agent

B. Received by (Printed Name)
 Patricia Roberts

C. Date of Delivery
 11-2-17 Addressed

D. Is delivery address different from item 1?
 If YES, enter delivery address below: Yes No

3. Service Type
 Adult Signature
 Adult Signature Restricted Delivery
 Certified Mail®
 Certified Mail Restricted Delivery
 Collect on Delivery
 Collect on Delivery Restricted Delivery
 Mail
 Mail Restricted Delivery

Priority Mail Express®
 Registered Mail™
 Registered Mail Restricted Delivery
 Return Receipt for Merchandise
 Signature Confirmation™
 Signature Confirmation Restricted Delivery

the property in the vicinity of the segment of road that was
 as once commonly known as "Deadman's Curve". In accordance

with the requirements of the County Code (Section 18.204), this letter is your notice that the County Council has received a petition to officially close that segment of road.

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Jessica Feldmark, Administrator
 Howard County Council
 3430 Court House Drive
 Ellicott City, MD 21043

Sincerely,

Jon Weinstein
 Jon Weinstein
 Council Chairperson

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

James E Roberts
John Baran
5534 Montgomery Road
Ellicott City, MD 21043

9590 9403 0932 5223 3402 44



2. Article Number (Transfer from service label)

7015 0640 0003 3579 2895

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

Agent
 Addressee

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

Howard County Council

George Howard Building
330 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

- Jon Weinstein, Chairperson
District 1
- Calvin Ball, Vice Chairperson
District 2
- Jennifer Terrasa
District 3
- Mary Kay Sigaty
District 4
- Greg Fox

October 19, 2017

property in the vicinity of segment of the road that was once commonly known as "Deadman's Curve". In accordance (Section 18.204), this letter is your notice that the County is closing that segment of road.

closure from Elm Street Communities, Inc. The road closure which would be accomplished by passage of a Resolution to

It is expected that the road closing Resolution will be introduced before the Council on November 6, 2017, with a public hearing on November 20, 2017, and a final vote on December 4, 2017.

You, or any member of the public, may testify at the hearing, which begins at 7:00 p.m., or if you wish, you may send written testimony by email (councilmail@howardcountymd.gov) or postal mail to the Council in care of:

Jessica Feldmark, Administrator
Howard County Council
3430 Court House Drive
Ellicott City, MD 21043

Sincerely,

Jon Weinstein
Council Chairperson

(410) 313-2001

fax: (410) 313-3297

<http://cc.howardcountymd.gov>



the perfect legal partner®

William E. Erskine
Tel: 301-575-0363
WErskine@offitkurman.com

September 11, 2017

HAND DELIVERED

The Honorable Jon Weinstein, Chair
Howard County Council
3430 Courthouse Drive
Ellicott City, Maryland 21043



Re: Petitioner for Road Closing

Dear Chairman Weinstein:

Please be advised that this office represents Elm Street Communities, Inc., the contract purchaser for the following parcels of land located in Elkridge, Howard County, Maryland: (i) Tax Map 38, Parcel 279; (ii) Tax Map 38, Parcel 352; and (iii) Tax Map 38, Parcel 847 (collectively, the "Properties"; See Tax Map Section attached hereto as **Exhibit A**).

Pursuant to Section 18.204 of the Howard County Code, please accept this letter on behalf of the Petitioner as a request to formally close the entirety of that former section of U.S. Route 1 (a/k/a County Route (CO) 277) running through the Properties and commonly known as "Deadman's Curve," all as referenced and specified in greater detail hereinafter.

In accordance with Section 18.204(d), the Petitioner submits herewith the following:

- (1) A detailed description of "Deadman's Curve" to be closed (**Exhibit B**); and
- (2) A certified plat signed and sealed by a professional land surveyor particularly describing the portion of Deadman's Curve" to be formally closed (**Exhibit C**).

The Petitioner, after consultation with the Howard County Office of Law and the Data Services Division of the Maryland State Highway Administration ("SHA"), presents the following ownership information regarding the ownership and easement rights related to the roadbed and right-of-way constituting the subject "Deadman's Curve" to be closed hereunder:

Howard County Zoning Board
June 17, 2016
Page 2 of 3

Through the passage of the Turnpike Act of 1812, Chapter 78, the Maryland General Assembly chartered the Washington and Baltimore Turnpike Company to construct and operate a turnpike road between the District of Columbia and the Baltimore City. The turnpike road constructed under the Act is now known as U.S. Route 1 (Maryland), with that portion running through Howard County, Maryland in the area of the Properties known locally as Washington Boulevard. The present-day location of the “Deadman’s Curve” roadbed represents a portion of the original alignment of Washington Boulevard.

Through a series of Plats recorded by the State Roads Commission of Maryland (“SRC”) in 1942 (Plat Nos. 5549 – 5551), all entitled “Balto & Wash Blv’d Relocation of Deadmans Curve So of Elkridge,” “Deadman’s Curve” was straightened out in connection with the realignment and expansion of Washington Boulevard into a four (4) lane road (See **Exhibit D** attached hereto). Upon the relocation of “Deadman’s Curve,” this section of Washington Boulevard was renamed MD 597. After construction of the new four (4) lane Washington Blvd, the SRC transferred maintenance of MD 597 and the stub section known as “Deadman’s Curve” to Howard County, Maryland in December 1955 (See **Exhibits E** and **F** attached hereto). Upon the transfer, this portion of the roadbed was re-numbered County Route (CO) 277. When County Route (CO) 277 was re-inventoried in 1969 by the SHA, the “Deadman’s Curve” section was found to have been in use by a construction company and when re-inventoried in 2001, SHA found it to have been barricaded about 0.12 mile into the roadway (See **Exhibits G** and **H** attached hereto). At that time SHA contacted Howard County for maintenance confirmation and was told the whole section of the road had been abandoned by Howard County and was now classified as a private road. Upon receiving this notification, the Data Services Division of SHA formally removed “Deadman’s Curve” from the SHA inventory of roads.

According to research conducted by the Howard County Office of Law, while Howard County has not formally closed the former section of Washington Boulevard known as “Deadman’s Curve,” the Howard County Bureau of Highways ceased performing maintenance when it was determined that there were no longer residents in the immediate area (sometime in the 1980s). According to SHA, ownership of the roadbed of “Deadman’s Curve” was never granted to the State of Maryland by deed, and the development and use of the roadbed was through prescriptive easement only. It is the Petitioner’s understanding and belief that that the Howard County Office of Law, likewise, does not believe the County has any direct ownership of “Deadman’s Curve” and that the transfer agreement of 1955 (**Exhibit F**) does not grant any such ownership rights.

Howard County Zoning Board
June 17, 2016
Page 3 of 3

Since the realignment of MD 597, Deadman's Curve has been maintained by the owners of the Properties and is physically used for access to and from Washington Boulevard by all three (3) parcels constituting the Properties. As such, the Petitioner does not believe that the closure of "Deadman's Curve," which has operated as a de-facto private road for decades, will affect public traffic patterns or circulation in any way and, thus, does not necessitate any changes to traffic control in the area.

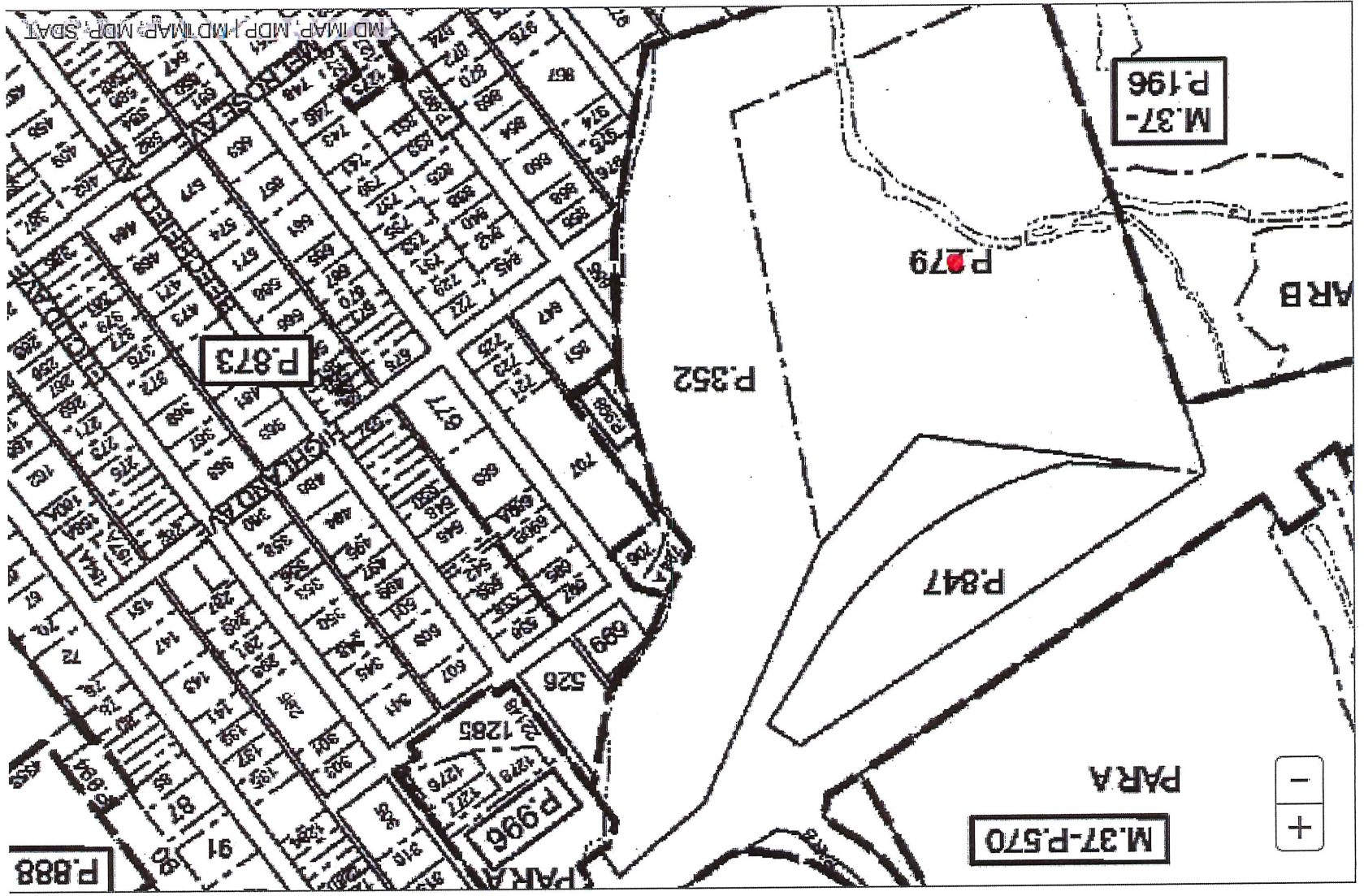
For your convenience and reference, the names and addresses of all abutting property owners (as of the date of this request) is included herewith. Additionally, please find enclosed a check in the amount of \$1,500.00 as the required fee under 18.204(e) of the Howard County Code for the subject road closure petition.

If you should have any questions regarding the Petitioner's request, please do not hesitate to contact this office.

Sincerely,


William E. Erskine

WEE/lmk
Enclosures



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;



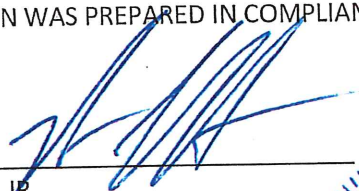
14. CONTINUING, SOUTH 25° 53' 49" WEST, 367.10 FEET TO THE INTERSECTION OF SAID WESTERLY LINE, WITH THE NORTHERLY LINE OF THE SAID LANDS OF JAMES EDWARDS ROBERTS AND TRICIA B. ROBERTS, THENCE WITH SAID NORTHERLY LINE, THE FOLLOWING TWO COURSES AND DISTANCES;

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

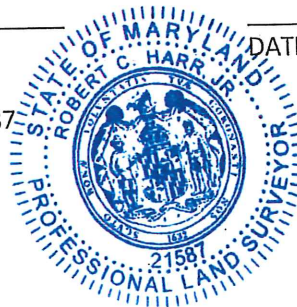
I HEREBY CERTIFY THAT THE METES AND BOUNDS DESCRIPTION HEREIN WAS PREPARED BY ME PERSONALLY OR UNDER MY DIRECTION AND THAT THIS DESCRIPTION AND ANY SURVEY WORK REFLECTED HEREIN WAS PREPARED IN COMPLIANCE WITH COMAR 09.13.06.12.



8/30/17

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

DATE



LANDS N/F
JAMES EDWARD ROBERTS
AND TRICIA B. ROBERTS
LIBER 1988 FOLIO 71
TM: 38 13 279



N82°04'00"W 577.50'

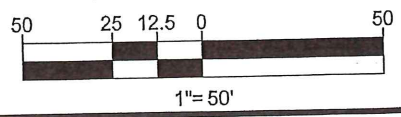
S77°11'10"E 241.92'

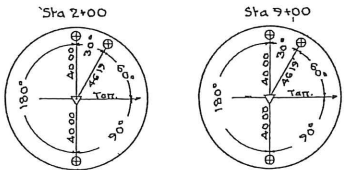
N55°58'40"E 107.71'

P.O.B.

S AND
ROBERTS
1489
'7

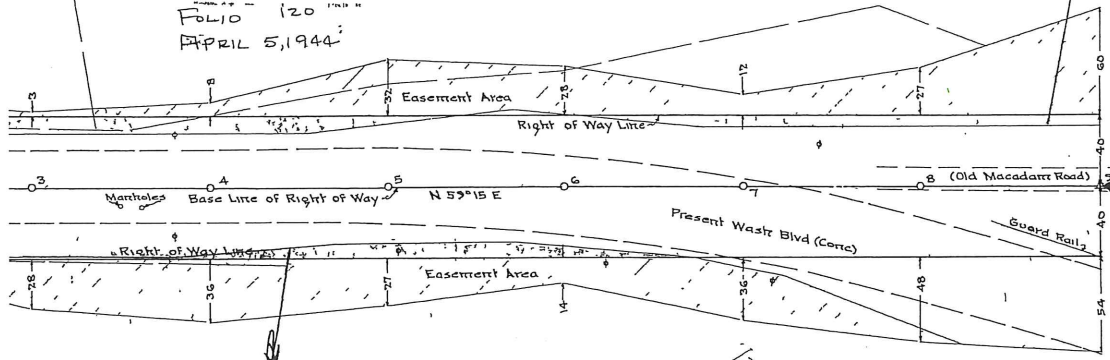
WASHINGTON BOULEVARD U.S. - RTE. 1
VARIABLE WIDTH RIGHT-OF-WAY
SRC PLATS 5550 & 5551





12143
Dr. Thomas J. Woolridge
 SECY # 11318
 LIBER 181
 FOLIO 120
 APRIL 5, 1944

Doville Realty Co.
 12486
 (SEE PLAT 5550)



n D. Baker Jr.
 12142
 File # 11319
 LIBER 181
 FOLIO 189
 APRIL 13, 1944

William F. Hanft
Edward A. Hanft
 12142
 SECY # 20705
 LIBER 259
 FOLIO 336
 AUGUST 3, 1954

To Baltimore

▽ DENOTES RIGHT OF WAY CONTROL POINT
 ⊕ DENOTES PERMANENT RIGHT OF WAY REFERENCE POINT
 INDICATED ON THE GROUND BY S R C MARKER

REVISIONS
Revised 6-25-42
Revised 8-17-42

U.S. RT. 1
STATE ROADS COMMISSION OF MARYLAND
 BALTO & WASH BLVD RELOCATION OF DEADMAN'S CURVE SO OF ELKRIDGE
 SCALE 1" = 50'
 ISSUED June 16, 1944
Walter R. Johnson
 CHIEF ENGINEER
 CONTRACT NO. Ho-20TX-311
PLAT No. 5549

MSR-516.24-5549

SENT TO RECORD OFFICE ON: 5-1-44



ROAD TRANSFER DATA SHEET

Sheet 2 of 2
Year October, 1967

County Howard

Route Number and/or Road Name	Location	Mileage	Transfer of System		Dates			Remarks
			From	To	SRC Min.	Agreement	Effective	
Md. 217	Md. 103 (W. of Elkridge) Twd. Md. 104	1.43	State	County	12-13-55		7-1-56	
Md. 215 Lawyers Hill Road	Md. 103 to U.S. 1 (Elkridge)	2.01	State	County	12-13-55		7-1-56	
Md. 323 Md. 322 Md. 321	(Elkridge) Md. 477 to U.S. 1 and Spurs	0.58	State	County	12-13-55		7-1-56	
Md. 597	U.S. 1 to U.S. 1 (at Dead Man's Curve)	0.10	State	County	12-13-55		7-1-56	
(Old Md. 32	In Atholton (Relocation of Md. 32)	0.42	State	County	12-13-55		7-1-56	
Md. 723	Md. 175 to Barricade at B & O RR.	0.38	State	County	12-13-55		7-1-56	
Md. 527	U.S. 1 in Elkridge - Dead End	0.06	State	County	12-13-55		7-1-56	
Md. 144	Old Connection to U.S. 40 (Pine Orchard)	0.10	State	County	3-2-60		3-2-60	
Old Md. 32	Burntwoods Rd. to Md. 108 in Clarksville	6.14	State	County	10-14-64	10-14-64	7-1-65	
Service Rd. 851-H	East Side of Md. 32, Starting at Linden Ch. Road So. to Road End	1.27	State	County	3-17-65	3-17-65	7-1-65	Contract Ho 292-6-720
Md. 32	Md. 108 - U.S. 29 (See Minutes 4-27-66 Conditional)							
Md. 982 - Md. 982-A	Northfield Rd. St. Johns La. Existing Northfield Road	0.2	State	County	5-8-68	5-8-68	12-1-68	
Md. 982-B	View Top Rd. - High Point Rd. to Road End	0.31	State	County	5-8-68	5-8-68	12-1-68	
Toll House Road	East Side U.S. 29 from Frederick Road (Old Md. 144) to Old Columbia Pike	0.91	State	County	2-11-69			Contract Ho 314-29-741
Service Road	From a point on Meadowridge Rd. (Md. 103) Approx. 3100' South of Montgomery Rd. S.E. to Mullineau Road	.04	State	County	2-11-69	2-11-69		
Vollmerhausen Rd. Ext.	From Existing Md. 32 to Guilford -Savage Rd.	0.58	State	County	4-16-69	4-16-69		Contract Ho 292-35-771



Secretary's File

No.

25735

file
25/17/56
W.P.

December 27, 1955

County Commissioners of Howard County
Ellicott City, Maryland

Gentlemen:

Enclosed are three copies of Resolution adopted by the State Roads Commission at meeting December 15, 1955, accepting certain County roads located in Howard County into the State Roads System and transferring to the County Commissioners of Howard County certain State roads located in Howard County. The effective date for such transfer of roads to be July 1, 1956, also three copies of excerpt from minutes of the December 13 meeting in regard to sections of Md. 144, 102 and 94.

Very truly yours,

O. R. Pease
Secretary

GREENE
CC: Mr. A. S. Gordon
Mr. W. M. Pritchett
Mr. W. F. Childs, Jr.

tabbles®

EXHIBIT

F

EXCERPT FROM MINUTES OF MEETING OF THE STATE ROADS COMMISSION
 TUESDAY, DECEMBER 13, 1955

Secretary's File

No.

23735

Present: Mr. Russell H. McCain, Chairman, Senator Edgar T. Bennett and Mr. Bramwell Kelly.

For the purpose of record, in connection with the exchange of roads in Howard County, the Board of County Commissioners of Howard County, in resolution adopted November 29, 1955, agreed as follows:

"AND BE IT FURTHER RESOLVED by the Board of County Commissioners of Howard County that the following State Road located in said Howard County will and shall be accepted into the County Road System of said Howard County immediately upon the completion by the State Roads Commission of Maryland of the resurfacing with asphaltic concrete of that portion of said road through Ellicott City where the street car tracks of the Baltimore Transit Company now exist and upon the providing by said Commission of a cross-section that will shed surface water into the gutters of said portion of said road:

Map No.	Route	From	To	Miles	Width
10	Md 144	Balto. Co. Line (Thru Ellicott City)	US 40 (Pine Orchard)	↑ (0.54) ↓ (3.79)	32' 20'

BE IT FURTHER RESOLVED by the Board of County Commissioners of Howard County that the following State Road located in said Howard County will and shall be accepted into the County road system of said Howard County immediately upon the completion by the State Roads Commission of Maryland of such improvements thereto as may be necessary to eliminate the angled projection of the existing wall on the property adjacent to said road and now occupied by Saint Paul's Catholic Church:

11	Md. 102	Md. 144 (St. Paul St.)	Thru Ellicott City	0.28	18'
----	---------	------------------------	--------------------	------	-----

AND BE IT FURTHER RESOLVED by the Board of County Commissioners of Howard County that the following State Road located in Howard County will and shall be accepted into the County Road System of Howard County upon the completion by the State Roads Commission of Maryland of a cross-over on the Baltimore National Pike at its intersection with the County Road leading to the Howard County Fair Grounds, provided, however, that the Board of County Commissioners of Howard County shall acquire such additional rights of way as may be required by said Commission for the installation of said cross-over:

27	Md. 94	Carroll County Line	Baltimore National Pike	1.30	14' "
----	--------	---------------------	-------------------------	------	-------

Copy:	Mr. A. S. Gordon	Mr. T. G. Mohler (2)	Mr. F. V. Dreyer
	Mr. N. M. Pritchett	Mr. W. A. Friend	Mr. C. W. Clawson(4)
	Mr. W. C. Hopkins	Mr. F. P. Scrivener	Mr. A. L. Grubb
	Mr. W. F. Childs, Jr.	Mr. C. L. Wannan	Co. Comms. of
	Mr. P. A. Morison	Mr. A. F. DiDomenico	Howard Co. (3)
	Mr. C. A. Goldeisen	Mr. G. N. Lewis, Jr. (8)	Secretary's File
	Mr. A. F. Shure	Mr. L. C. Moser	SRG-Howard County

At the regular meeting of the State Roads Commission of Maryland held at the office of the said Commission on the 13th day of December, 1955, the following resolution was duly moved, seconded and adopted:

Secretary's File
No. 20730

WHEREAS, the State Roads Commission and the County Commissioners of Howard County, Maryland, under the authority contained in Section 65 of Article 89B of the Annotated Code of Maryland have agreed to change the status of certain roads in Howard County from State roads to County roads and certain other roads from County roads to State roads, and

WHEREAS, the County Commissioners of Howard County by resolution adopted November 29, 1955 have formalized the agreement for such transfer,

NOW, THEREFORE, BE IT RESOLVED by the State Roads Commission of Maryland that the following County roads located in Howard County, be and they are hereby accepted into the State Roads System of the State of Maryland:

Map No.	Route	From	To	Miles
	22 Md. 97 Ext.	1.1 miles N. of Cooksville	Carroll County Line	1.34
	23 Md. 94 Ext.	1.2 miles S. of Florence	Montgomery County Line	1.67
MD 108 →	24 Jonestown Rd.	Md. 175 @ Jonestown	US 29 @ Columbia	2.16
	25 Md. 32 Ext.	US 1 @ Savage	Anne Arundel County Line	1.67
←	26 Md. 176 Ext.	by reloc.	Md. 103 nr. Pfeiffer's Corner	2.40
	(Now)	US 1 northwest		
	MD 103			
			Total	9.24

AND NOW, THEREFORE, BE IT FURTHER RESOLVED by the State Roads Commission of Maryland that the following State roads located in Howard County be and they are hereby transferred to the County Commissioners of Howard County and shall henceforth have the status of County roads:

Map No.	Route	From	To	Miles
	1 Md. 532	North of Poplar Springs	Twd. Carroll Co. Line	0.94
	2 Md. 476	Md. 144 northerly		1.12
	3 Md. 101	Md. 99	Carroll Co. Line	2.51
	4 Md. 125	Md. 99	Woodstock (Balto. Co. Line)	1.23
	5 Md. 100	Md. 105	Baltimore County Line	1.47
	6 Md. 96	Md. 144	Daisy	2.96
	7 Md. 583	Bunker Hill Road	Twd. Daisy Road	1.19
	8 Md. 98	Md. 144	Glenelg	6.34
	9 Md. 99	Md. 100	Md. 144	(2.01 0.37)
	12 Md. 104	Balto. Co. Line (Ilchester)	Md. 103	2.89
	13 Md. 217	Md. 103 (W. of Elkridge)	Twd. Md. 104	1.43
	14 Md. 215	Md. 103	US 1 (Elkridge)	2.01
	15 Md. 321	Md. 477	US 1 and spurs	0.58
	17 Md. 103	US 1 at Elkridge	Westerly	3.47
	18 Md. 597	US 1 (at Dead Man's Curve)	US 1	0.10
	19 Md. 32 (old)	In Atholton (remains of Md.	32 from relocation)	0.42
	20 Md. 723	Md. 175	B & O RR barricade	0.38
	21 Md. 527	US 1 in Elkridge	Dead end	0.06
			Total	31.48

AND NOW, THEREFORE, BE IT FURTHER RESOLVED by the State Roads Commission of Maryland that the change in status of these roads is authorized under the following conditions:

1. The effective date for such transfer of roads be July 1, 1956.
2. The basis for allocation of funds will include this additional County road mileage in the allocation to Howard County beginning July 1, 1956.
3. That such exchange be made on an "as is basis", which pertains to the present condition of the roads involved.

ADOPTED THIS 13th DAY OF DECEMBER, 1955

STATE ROADS COMMISSION OF MARYLAND

By Russell H. McCain
Russell H. McCain, Chairman

Attest:

C. R. Pease
C. R. Pease, Secretary

AND BE IT FURTHER RESOLVED by the Board of County Commissioners of Howard County that the following State Road located in said Howard County will be accepted into the County road system of said Howard County immediately upon the completion by the State Roads Commission of Maryland of such improvements thereto as may be necessary to eliminate the angled projection of the existing wall on the property adjacent to said road and now occupied by Saint Paul's Catholic Church:

Map No.	Route	From	To	Miles	Width
11	Md. 102	Md. 114 (St. Paul St.)	Thm Ellicott City	0.28	18'

AND BE IT FURTHER RESOLVED by the Board of County Commissioners of Howard County that the following State Road located in Howard County will and shall be accepted into the County Road System of Howard County upon the completion by the State Roads Commission of Maryland of a cross-over on the Baltimore National Pike at its intersection with the County Road leading to the Howard County Fair Grounds, provided, however, that the Board of County Commissioners of Howard County shall acquire such additional rights of way as may be required by said Commission for the installation of said cross-over:

27	Md. 94	Carroll County Line	Baltimore National Pike	1.30	14'
----	--------	---------------------	-------------------------	------	-----

AND BE IT FURTHER RESOLVED by the Board of County Commissioners of Howard County that the following County Roads located in said Howard County be and they are hereby transferred to the State Roads Commission of Maryland, and shall henceforth have the status of State Roads:

22	Md. 97 Ext.	1.1 M N of Cooksville	Carroll Co. Line	1.34	16'-18'
23	Md. 94 Ext.	1.2 M S of Florence	Montgomery Co. Line	1.67	24'
34	Jonestown Rd.	Md. 175 @ Jonestown	US 29 @ Columbia	2.16	16'
35	US 1 Ext.	US 1 @ Savage	A. A. County Line	1.67	16'
36	Baltimore Pike	on Md. 103 (1.7 M S of Md. 175) to US 1 & Md. 176		2.40	
				Total	9.24

AND BE IT FURTHER RESOLVED by the Board of County Commissioners of Howard County that the change in status of these roads is authorized under the following conditions:

1. The adoption by the State Roads Commission of Maryland of a resolution providing for the exchange, delivery and acceptance of the roads herein specifically mentioned and upon the conditions herein specifically set forth.

497- in duplicate
J. S. Miller

At a regular meeting of the Board of County Commissioners of Howard County, Maryland, held at the office of said Board in Ellicott City, Maryland, on the 29th day of November, 1955 the following resolution was duly moved, seconded and adopted:

WHEREAS, the State Roads Commission of Maryland and the County Commissioners of Howard County, Maryland, under the authority contained in Section 65 of Article 89B of the Annotated Code of Maryland, have agreed to change the status of certain roads in said Howard County from State Roads to County Roads and certain other roads from County Roads to State Roads.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Howard County, Maryland, that the following State Roads located in said Howard County be and they are hereby accepted into the County Road System of said Howard County and shall henceforth have the status of County Roads:

Map No.	Route	From	To	Miles	Width
1	Md 532	N. of Poplar Springs	Twd. Carroll Co. Line	0.94	12'
2	Md 476	Md 144 northerly		(0.47)	22'
				(0.14)	20'
				(0.51)	16'
3	Md 101	Md 99	Carroll Co. Line	2.51	15'
4	Md 125	Md 99	Woodstock (Balto. Co. L.)	1.23	16'
5	Md 100	Md 105	Balto. Co. Line	1.47	16'
6	Md 96	Md 144	Daisy	2.96	14'
7	Md 583	Bunker Hill Rd.	Twd. Daisy Rd.	1.19	12'
8	Md 98	Md 144	Glenslg	(2.51)	15'
				(3.83)	14'
9	Md 99	Md 100	Md 144	2.38	16'
12	Md 104	Balto. Co. Line (Ilchester)	Md 103	(1.14)	14'
				(0.26)	20'
				(1.49)	16'
13	Md 217	Md 103 (W. of Elkridge)	Twd. Md 104	1.43	15'
14	Md 215	Md 103	US 1 (Elkridge)	2.01	20'
15	Md 321	Md 477	US 1 and spurs	0.58	15' - 24'
17	Md 103	US 1 at Elkridge	Westerly	3.47	24'
18	Md 597	US 1 (at Dead Man's Curve)	US 1	0.10	40'
19	Md 32 (old)	In Atholton (remains of Md 32 from reloc.)		(0.23)	16'
				(0.19)	15'
20	Md 723	Md 175	B & O RR Barricade	0.38	16'
21	Md 527	US 1 in Elkridge	Dead End	0.06	16'
Total				31.48	

AND BE IT FURTHER RESOLVED by the Board of County Commissioners of Howard County that the following State Road located in said Howard County will and shall be accepted into the County Road System of said Howard County immediately upon the completion by the State Roads Commission of Maryland of the resurfacing with asphaltic concrete of that portion of said road through Ellicott City where the street car tracks of the Baltimore Transit Company now exist and upon the providing by said Commission of a cross-section that will shed surface water into the gutters of said portion of said road:

10	Md 144	Balto. Co. Line (Thru Ellicott City)	US 40 (Pine Orchard)	(0.54)	32'
				(3.79)	20'

SECRETARY'S FILE
23735

RECEIVED
DEC 1 1955
W. F. CHILDS, Jr.

2. That such exchange be made on an "as is basis", which pertains to the present condition of the roads involved.

Adopted this 29th day of November, 1955.

BOARD OF COUNTY COMMISSIONERS OF HOWARD COUNTY

ATTEST:

E. Walter Scott
Chairman

John L. Iglehart
John L. Iglehart, Clerk

Harold W. [unclear]
Member

Member

REGISTERED
2576

STRAW PROPERTIES, L.C.
1355 BEVERLY RD #240
MCLEAN VA 22101
703-734-9730

UNITED BANK
MCLEAN, VA 22101

68-444/560

1082

DATE 09/07/2017

Pay: *****One thousand five hundred dollars and no cents

\$ ****1,500.00

TO
THE
ORDER
OF

DIRECTOR OF FINANCE

SECURITY FEATURES INCLUDE MICROPRINTING • VOID PANTOGRAPH • ENDORSEMENT BACKER • BROWNSTAIN CHEMICAL REACTANT

⑈000001082⑈ ⑆056004445⑆ 81479408⑈

STRAW PROPERTIES, L.C.

DIREC FINA DIRECTOR OF FINANCE

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE		
9-05-17	170905FEE	STRAW-DEADMAN CURV	1500.00	.00	1500.00		
CHECK DATE	9-07-17	CHECK NUMBER	1082	TOTAL >	1500.00	.00	1500.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

Howard County, Maryland
 Department of Finance
 3430 Court House Drive
 Ellicott City, MD 21043

Howard County Council

9/11/2017 03:11 PM Cashier 0021
 T/Ref 0002328873 Reg 0002 Tran No 5511
 Cash Report: 170911-01 for 9/11/2017

01 - Main Location
 General Collections
 1000000000-7000-489900-7000000000
 Description: road closure deadman curve
 Grant#:
 Validation Number: 849364 \$1,500.00
 Total \$1,500.00
 Check (\$1,500.00)
 Check No. 1082

Thank You!

STRAW PROPERTIES, L.C.		DESCRIPTION
DATE	INVOICE NO	
9-05-17	170905FEE	STRAW-DEADMAN CURV
CHECK DATE	9-07-17	CHECK NUMBER
		1082
TOTAL >		1500.00

er - County Council

PLEASE DETACH AND RETAIN FOR YOUR RECORDS



the perfect legal partner®

William E. Erskine
Tel: 301-575-0363
WErskine@offitkurman.com

September 11, 2017

HAND DELIVERED

The Honorable Jon Weinstein, Chair
Howard County Council
3430 Courthouse Drive
Ellicott City, Maryland 21043

Re: Petitioner for Road Closing

Dear Chairman Weinstein:

Please be advised that this office represents Elm Street Communities, Inc., the contract purchaser for the following parcels of land located in Elkrige, Howard County, Maryland: (i) Tax Map 38, Parcel 279; (ii) Tax Map 38, Parcel 352; and (iii) Tax Map 38, Parcel 847 (collectively, the "Properties"; See Tax Map Section attached hereto as **Exhibit A**).

Pursuant to Section 18.204 of the Howard County Code, please accept this letter on behalf of the Petitioner as a request to formally close the entirety of that former section of U.S. Route 1 (a/k/a County Route (CO) 277) running through the Properties and commonly known as "Deadman's Curve," all as referenced and specified in greater detail hereinafter.

In accordance with Section 18.204(d), the Petitioner submits herewith the following:

- (1) A detailed description of "Deadman's Curve" to be closed (**Exhibit B**); and
- (2) A certified plat signed and sealed by a professional land surveyor particularly describing the portion of Deadman's Curve" to be formally closed (**Exhibit C**).

The Petitioner, after consultation with the Howard County Office of Law and the Data Services Division of the Maryland State Highway Administration ("SHA"), presents the following ownership information regarding the ownership and easement rights related to the roadbed and right-of-way constituting the subject "Deadman's Curve" to be closed hereunder:

Howard County Zoning Board
June 17, 2016
Page 2 of 3

Through the passage of the Turnpike Act of 1812, Chapter 78, the Maryland General Assembly chartered the Washington and Baltimore Turnpike Company to construct and operate a turnpike road between the District of Columbia and the Baltimore City. The turnpike road constructed under the Act is now known as U.S. Route 1 (Maryland), with that portion running through Howard County, Maryland in the area of the Properties known locally as Washington Boulevard. The present-day location of the "Deadman's Curve" roadbed represents a portion of the original alignment of Washington Boulevard.

Through a series of Plats recorded by the State Roads Commission of Maryland ("SRC") in 1942 (Plat Nos. 5549 – 5551), all entitled "Balto & Wash Blv'd Relocation of Deadmans Curve So of Elkridge," "Deadman's Curve" was straightened out in connection with the realignment and expansion of Washington Boulevard into a four (4) lane road (See **Exhibit D** attached hereto). Upon the relocation of "Deadman's Curve," this section of Washington Boulevard was renamed MD 597. After construction of the new four (4) lane Washington Blvd, the SRC transferred maintenance of MD 597 and the stub section known as "Deadman's Curve" to Howard County, Maryland in December 1955 (See **Exhibits E** and **F** attached hereto). Upon the transfer, this portion of the roadbed was re-numbered County Route (CO) 277. When County Route (CO) 277 was re-inventoried in 1969 by the SHA, the "Deadman's Curve" section was found to have been in use by a construction company and when re-inventoried in 2001, SHA found it to have been barricaded about 0.12 mile into the roadway (See **Exhibits G** and **H** attached hereto). At that time SHA contacted Howard County for maintenance confirmation and was told the whole section of the road had been abandoned by Howard County and was now classified as a private road. Upon receiving this notification, the Data Services Division of SHA formally removed "Deadman's Curve" from the SHA inventory of roads.

According to research conducted by the Howard County Office of Law, while Howard County has not formally closed the former section of Washington Boulevard known as "Deadman's Curve," the Howard County Bureau of Highways ceased performing maintenance when it was determined that there were no longer residents in the immediate area (sometime in the 1980s). According to SHA, ownership of the roadbed of "Deadman's Curve" was never granted to the State of Maryland by deed, and the development and use of the roadbed was through prescriptive easement only. It is the Petitioner's understanding and belief that that the Howard County Office of Law, likewise, does not believe the County has any direct ownership of "Deadman's Curve" and that the transfer agreement of 1955 (**Exhibit F**) does not grant any such ownership rights.

Howard County Zoning Board
June 17, 2016
Page 3 of 3

Since the realignment of MD 597, Deadman's Curve has been maintained by the owners of the Properties and is physically used for access to and from Washington Boulevard by all three (3) parcels constituting the Properties. As such, the Petitioner does not believe that the closure of "Deadman's Curve," which has operated as a de-facto private road for decades, will affect public traffic patterns or circulation in any way and, thus, does not necessitate any changes to traffic control in the area.

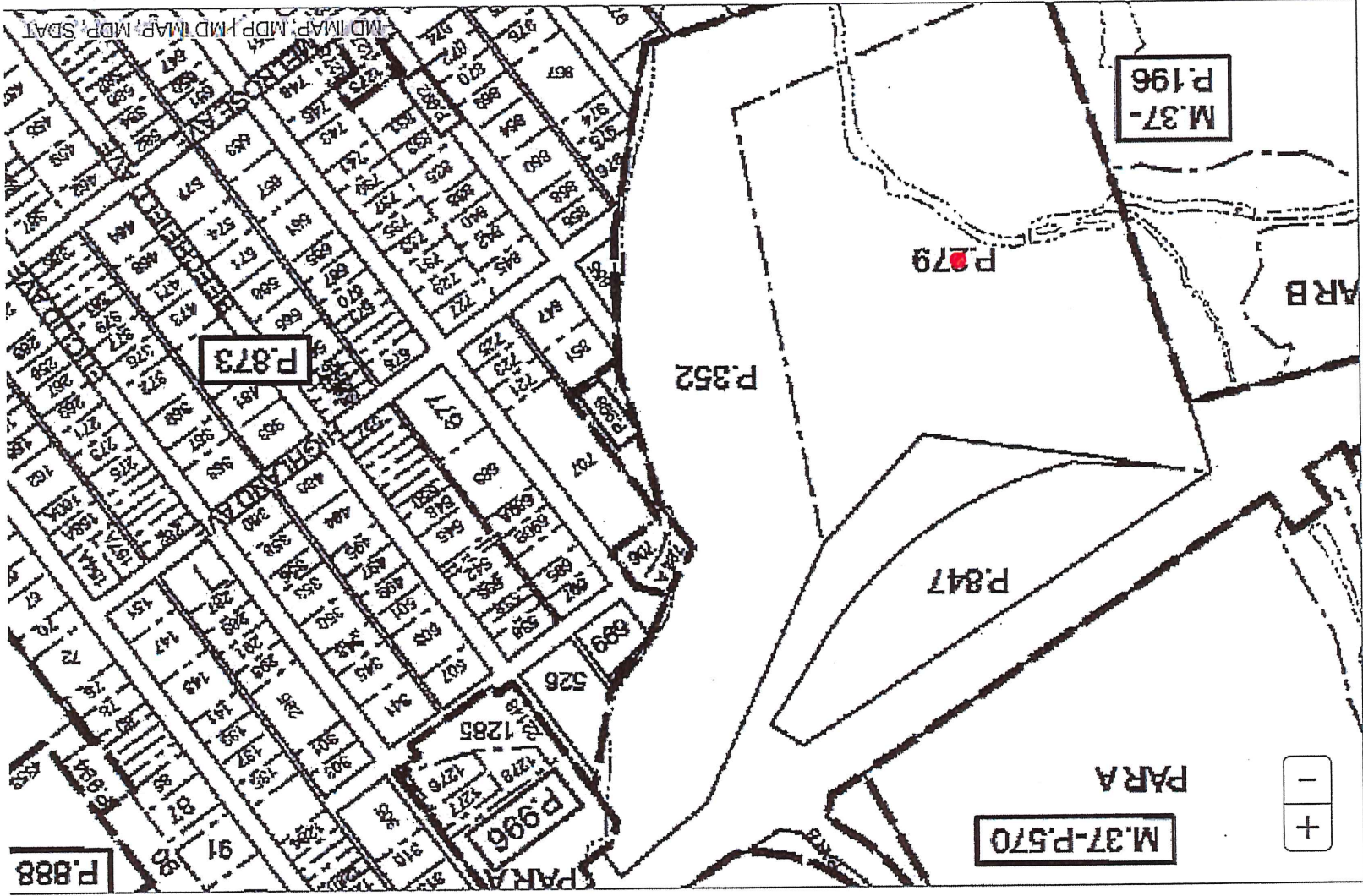
For your convenience and reference, the names and addresses of all abutting property owners (as of the date of this request) is included herewith. Additionally, please find enclosed a check in the amount of \$1,500.00 as the required fee under 18.204(e) of the Howard County Code for the subject road closure petition.

If you should have any questions regarding the Petitioner's request, please do not hesitate to contact this office.

Sincerely,


William E. Erskine

WEE/lmk
Enclosures



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;



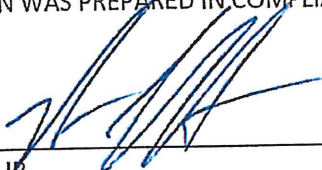
14. CONTINUING, SOUTH 25° 53' 49" WEST, 367.10 FEET TO THE INTERSECTION OF SAID WESTERLY LINE, WITH THE NORTHERLY LINE OF THE SAID LANDS OF JAMES EDWARDS ROBERTS AND TRICIA B. ROBERTS, THENCE WITH SAID NORTHERLY LINE, THE FOLLOWING TWO COURSES AND DISTANCES;

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.

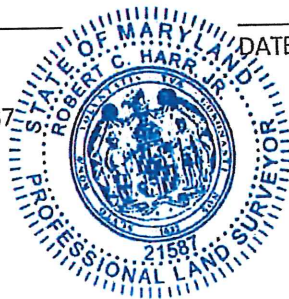
CONTAINING 127,493 SQUARE FEET OR 2.927 ACRES

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.

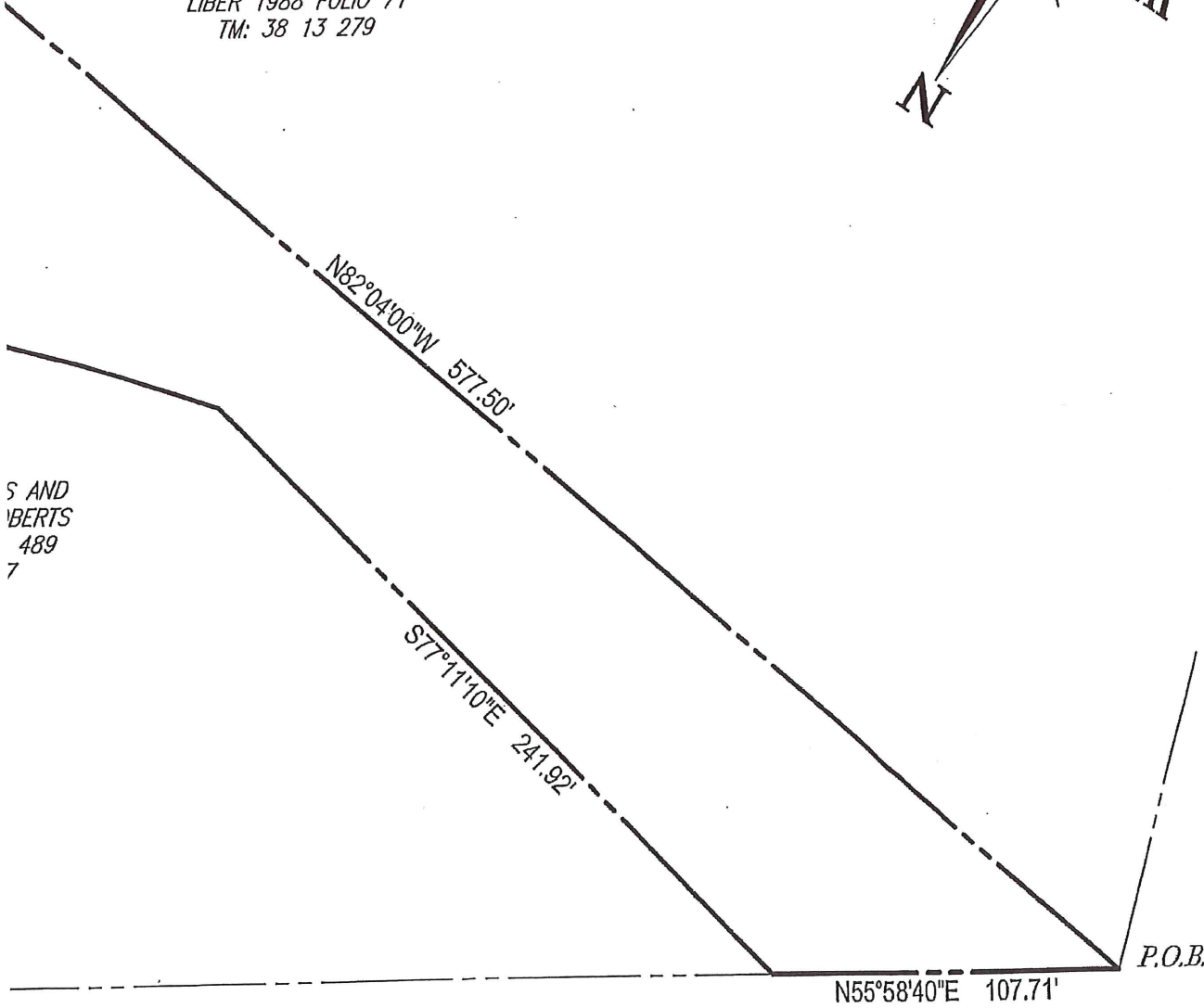


8/30/17

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



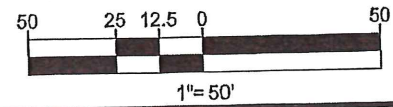
LANDS N/F
JAMES EDWARD ROBERTS
AND TRICIA B. ROBERTS
LIBER 1988 FOLIO 71
TM: 38 13 279

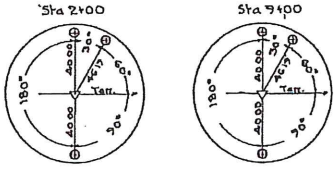


S AND
BERTS
489
7

P.O.B.

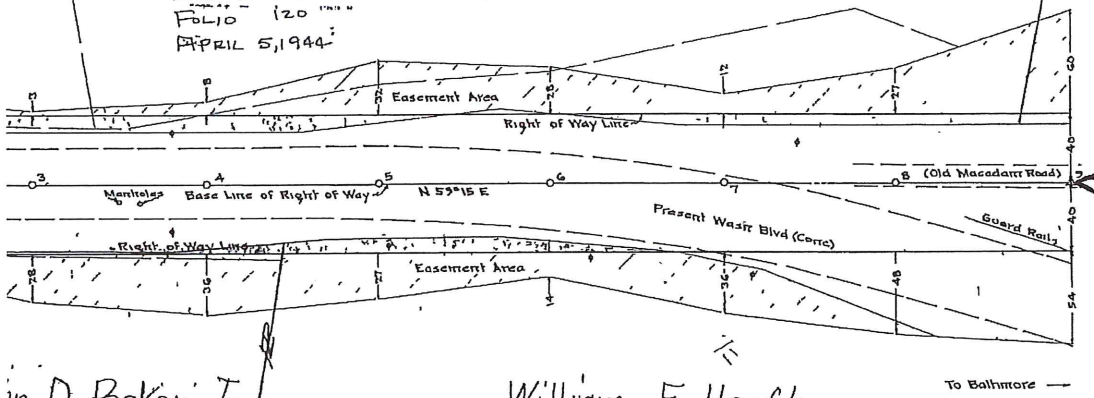
WASHINGTON BOULEVARD U.S. - RTE. 1
VARIABLE WIDTH RIGHT-OF-WAY
SRC PLATS 5550 & 5551





12143
Dr. Thomas J. Woolridge
 SECY # 11318
 LIBER 181
 FOLIO 120
 APRIL 5, 1944

Doville Realty Co.
 12486
 (SEE PLAT 5550)



in D. Baker, Jr.
 12182
 y. File # 11319
 LIBER 181
 FOLIO 189
 APRIL 13, 1944

William F. Hanft
Edward A. Hanft
 12142
 SECY # 20705
 LIBER 259
 FOLIO 234
 AUGUST 3, 1954

To Baltimore

SENT TO RECORD OFFICE ON: 5-1-49

▽ DENOTES RIGHT OF WAY CONTROL POINT
 ⊕ DENOTES PERMANENT RIGHT OF WAY REFERENCE POINT
 INDICATED ON THE GROUND BY 3 R G MARKER

REVISIONS	U.S. R.T. 1
Revised G 25-A2	STATE ROADS COMMISSION OF MARYLAND
Revised 8-17-42	BALTO & WASH BLVD RELOCATION OF DEADMAN'S CURVE SO OF ELKRIEGE
	SCALE 1"=50'
	CONTRACT NO. Ho-20TX-311
	PLAT No. 5549

MSA 516.24-5549



ROAD TRANSFER DATA SHEET

Sheet 2 of 2
Year October, 1967

County Howard

Route Number and/or Road Name	Location	Mileage	Transfer of System		Dates			Remarks
			From	To	SRC Min.	Agreement	Effective	
Md. 217	Md. 103 (W. of Elkridge) Twd. Md. 104	1.43	State	County	12-13-55		7-1-56	
Md. 215 Lawyers Hill Road	Md. 103 to U.S. 1 (Elkridge)	2.01	State	County	12-13-55		7-1-56	
Md. 323 Md. 322 Md. 321	(Elkridge) Md. 477 to U.S. 1 and Spurs	0.58	State	County	12-13-55		7-1-56	
Md. 597	U.S. 1 to U.S. 1 (at Dead Man's Curve)	0.10	State	County	12-13-55		7-1-56	
(Old Md. 32	In Atholton (Relocation of Md. 32)	0.42	State	County	12-13-55		7-1-56	
Md. 723	Md. 175 to Barricade at B & O RR.	0.38	State	County	12-13-55		7-1-56	
Md. 527	U.S. 1 in Elkridge - Dead End	0.06	State	County	12-13-55		7-1-56	
Md. 144	Old Connection to U.S. 40 (Pine Orchard)	0.10	State	County	3-2-60		3-2-60	
Old Md. 32	Burntwoods Rd. to Md. 108 in Clarksville	6.14	State	County	10-14-64	10-14-64	7-1-65	
Service Rd. 851-H	East Side of Md. 32, Starting at Linden Ch. Road So. to Road End	1.27	State	County	3-17-65	3-17-65	7-1-65	Contract Ho 292-6-720
Md. 32	Md. 108 - U.S. 29 (See Minutes 4-27-66 Conditional)							
Md. 982 - Md. 982-A	Northfield Rd. St. Johns La. Existing Northfield Road	0.2	State	County	5-8-68	5-8-68	12-1-68	
Md. 982-B	View Top Rd. - High Point Rd. to Road End	0.31	State	County	5-8-68	5-8-68	12-1-68	
Toll House Road	East Side U.S. 29 from Frederick Road (Old Md. 144) to Old Columbia Pike	0.91	State	County	2-11-69			Contract Ho 314-29-741
Service Road	From a point on Meadowridge Rd. (Md. 103) Approx. 3100' South of Montgomery Rd. S.E. to Mullineau Road	.04	State	County	2-11-69	2-11-69		
Vollmerhausen Rd. Ext.	From Existing Md. 32 to Guilford -Savage Rd.	0.58	State	County	4-16-69	4-16-69		Contract Ho 292-35-771

EXHIBIT

E

tabbles

Secretary's File

No. 25735

*Secretary's File
APB 12/12/55*

December 27, 1955

County Commissioners of Howard County,
Ellicott City, Maryland.

Gentlemen:

Enclosed are three copies of Resolution adopted by the State Roads Commission at meeting December 15, 1955, accepting certain County roads located in Howard County into the State Roads System and transferring to the County Commissioners of Howard County certain State roads located in Howard County, the effective date for such transfer of roads to be July 1, 1956, also three copies of excerpt from minutes of the December 13 meeting in regard to sections of Md. 144, 162 and 94.

Very truly yours,

C. R. Fease
Secretary

CRP:MLK

CC: Mr. A. S. Gordon
Mr. H. M. Fritchett
Mr. W. P. Childs, Jr.

EXHIBIT

F

tabbles

EXCERPT FROM MINUTES OF MEETING OF THE STATE ROADS COMMISSION
 TUESDAY, DECEMBER 13, 1955

Secretary's File
 No. 23735

Present: Mr. Russell H. McCain, Chairman, Senator Edgar T. Bennett and Mr. Bramwell Kelly.

For the purpose of record, in connection with the exchange of roads in Howard County, the Board of County Commissioners of Howard County, in resolution adopted November 29, 1955, agreed as follows:

"AND BE IT FURTHER RESOLVED by the Board of County Commissioners of Howard County that the following State Road located in said Howard County will and shall be accepted into the County Road System of said Howard County immediately upon the completion by the State Roads Commission of Maryland of the resurfacing with asphaltic concrete of that portion of said road through Ellicott City where the street car tracks of the Baltimore Transit Company now exist and upon the providing by said Commission of a cross-section that will shed surface water into the gutters of said portion of said road:

Map No.	Route	From	To	Miles	Width
10	Md 144	Balto. Co. Line (Thru Ellicott City)	US 40 (Pine Orchard)	↑ (0.54) ↓ (3.79)	32' 20'

BE IT FURTHER RESOLVED by the Board of County Commissioners of Howard County that the following State Road located in said Howard County will and shall be accepted into the County road system of said Howard County immediately upon the completion by the State Roads Commission of Maryland of such improvements thereto as may be necessary to eliminate the angled projection of the existing wall on the property adjacent to said road and now occupied by Saint Paul's Catholic Church:

11	Md. 102	Md. 144 (St. Paul St.)	Thru Ellicott City	0.28	18'
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AND BE IT FURTHER RESOLVED by the Board of County Commissioners of Howard County that the following State Road located in Howard County will and shall be accepted into the County Road System of Howard County upon the completion by the State Roads Commission of Maryland of a cross-over on the Baltimore National Pike at its intersection with the County Road leading to the Howard County Fair Grounds, provided, however, that the Board of County Commissioners of Howard County shall acquire such additional rights of way as may be required by said Commission for the installation of said cross-over:

27	Md. 94	Carroll County Line	Baltimore National Pike	1.50	14' "
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Copy: Mr. A. S. Gordon Mr. T. G. Mohler (2) Mr. F. V. Dreyer
 Mr. N. M. Pritchett Mr. W. A. Friend Mr. C. W. Clawson(4)
 Mr. W. C. Hopkins Mr. F. P. Scrivener Mr. A. L. Grubb
 Mr. W. F. Childs, Jr. Mr. C. L. Wannan Co. Commrs. of
 Mr. P. A. Morison Mr. A. F. DiDomenico Howard Co. (3)
 Mr. C. A. Goldeisen Mr. G. N. Lewis, Jr. (8) Secretary's File
 Mr. A. F. Shure Mr. L. C. Moser SRC-Howard County

At the regular meeting of the State Roads Commission of Maryland held at the office of the said Commission on the 13th day of December, 1955, the following resolution was duly moved, seconded and adopted:

Secretary's File
No. 20730

WHEREAS, the State Roads Commission and the County Commissioners of Howard County, Maryland, under the authority contained in Section 65 of Article 89B of the Annotated Code of Maryland have agreed to change the status of certain roads in Howard County from State roads to County roads and certain other roads from County roads to State roads, and

WHEREAS, the County Commissioners of Howard County by resolution adopted November 29, 1955 have formalized the agreement for such transfer,

NOW, THEREFORE, BE IT RESOLVED by the State Roads Commission of Maryland that the following County roads located in Howard County, be and they are hereby accepted into the State Roads System of the State of Maryland:

Map No.	Route	From	To	Miles
	22 Md. 97 Ext.	1.1 miles N. of Cooksville	Carroll County Line	1.34
	23 Md. 94 Ext.	1.2 miles S. of Florence	Montgomery County Line	1.67
MD 108 →	24 Jonestown Rd.	Md. 175 @ Jonestown	US 29 @ Columbia	2.16
	25 Md. 32 Ext.	US 1 @ Savage	Anne Arundel County Line	1.67
←	26 Md. 176 Ext. by reloc. (Now) MD 103	US 1 northwest	Md. 103 nr. Pfeiffer's Corner	2.40
			Total	9.24

AND NOW, THEREFORE, BE IT FURTHER RESOLVED by the State Roads Commission of Maryland that the following State roads located in Howard County be and they are hereby transferred to the County Commissioners of Howard County and shall henceforth have the status of County roads:

Map No.	Route	From	To	Miles
	1 Md. 532	North of Poplay Springs	Twd. Carroll Co. Line	0.94
	2 Md. 476	Md. 144 northerly		1.12
	3 Md. 101	Md. 99	Carroll Co. Line	2.51
	4 Md. 125	Md. 99	Woodstock (Balto. Co. Line)	1.23
	5 Md. 100	Md. 105	Baltimore County Line	1.47
	6 Md. 96	Md. 144	Daisy	2.96
	7 Md. 583	Bunker Hill Road	Twd. Daisy Road	1.19
	8 Md. 98	Md. 144	Glenelg	6.34
	9 Md. 99	Md. 100	Md. 144	(2.01)
				(0.37)
	12 Md. 104	Balto. Co. Line (Ilchester)	Md. 103	2.89
	13 Md. 217	Md. 103 (W. of Elkridge)	Twd. Md. 104	1.43
	14 Md. 215	Md. 103	US 1 (Elkridge)	2.01
	15 Md. 321	Md. 477	US 1 and spurs	0.58
	17 Md. 103	US 1 at Elkridge	Westerly	3.47
	18 Md. 597	US 1 (at Dead Man's Curve)	US 1	0.10
	19 Md. 32 (old)	In Atholton (remains of Md. 32 from relocation)		0.42
	20 Md. 723	Md. 175	B & O RR barricade	0.38
	21 Md. 527	US 1 in Elkridge	Dead end	0.06
			Total	31.48

AND NOW, THEREFORE, BE IT FURTHER RESOLVED by the State Roads Commission of Maryland that the change in status of these roads is authorized under the following conditions:

1. The effective date for such transfer of roads be July 1, 1956.
2. The basis for allocation of funds will include this additional County road mileage in the allocation to Howard County beginning July 1, 1956.
3. That such exchange be made on an "as is basis", which pertains to the present condition of the roads involved.

ADOPTED THIS 13th DAY OF DECEMBER, 1955

STATE ROADS COMMISSION OF MARYLAND

By Russell H. McCain
Russell H. McCain, Chairman

Attest:

G. R. Pease
G. R. Pease, Secretary

AND BE IT FURTHER RESOLVED by the Board of County Commissioners of Howard County that the following State Road located in said Howard County will be accepted into the County road system of said Howard County immediately upon the completion by the State Roads Commission of Maryland of such improvements thereto as may be necessary to eliminate the angled projection of the existing wall on the property adjacent to said road and now occupied by Saint Paul's Catholic Church:

Map No.	Route	From	To	Miles	Width
11	Md. 102	Md. 114 (St. Paul St.)	Tim Ellicott City	0.28	18'

AND BE IT FURTHER RESOLVED by the Board of County Commissioners of Howard County that the following State Road located in Howard County will be accepted into the County Road System of Howard County upon the completion by the State Roads Commission of Maryland of a cross-over on the Baltimore National Pike at its intersection with the County Road leading to the Howard County Fair Grounds, provided, however, that the Board of County Commissioners of Howard County shall acquire such additional rights of way as may be required by said Commission for the installation of said cross-over:

27	Md. 94	Garroll County Line	Baltimore National Pike	1.30	18'
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AND BE IT FURTHER RESOLVED by the Board of County Commissioners of Howard County that the following County Roads located in said Howard County be and they are hereby transferred to the State Roads Commission of Maryland, and shall henceforth have the status of State Roads:

22	Md. 97 Ext.	1.1 M N of Cocksville	Carroll Co. Line	1.34	16'-18'
23	Md. 94 Ext.	1.2 M S of Florence	Montgomery Co. Line	1.67	24'
24	Garrolltown Md.	Md. 175 @ Jonestown	US 29 @ Columbia	2.16	16'
25	Md. 97 Ext.	US 1 @ Savage	A. A. County Line	1.67	16'
		Md. 103 (1.7 M S of Md. 175) to US 1 & Md. 176		2.40	
		Total		9.24	

AND BE IT FURTHER RESOLVED by the Board of County Commissioners of Howard County that the change in status of these roads is authorized under the following conditions:

1. The adoption by the State Roads Commission of Maryland of a resolution providing for the exchange, delivery and acceptance of the roads herein specifically mentioned and upon the conditions herein specifically set forth.

copy in [unclear]
J. S. Miller

At a regular meeting of the Board of County Commissioners of Howard County, Maryland, held at the office of said Board in Ellicott City, Maryland, on the 19th day of November, 1955 the following resolution was duly moved, seconded and adopted:

Secretary's File
2373

WHEREAS, the State Roads Commission of Maryland and the County Commissioners of Howard County, Maryland, under the authority contained in Section 65 of Article 89B of the Annotated Code of Maryland, have agreed to change the status of certain roads in said Howard County from State Roads to County Roads and certain other roads from County Roads to State Roads.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Howard County, Maryland, that the following State Roads located in said Howard County be and they are hereby accepted into the County Road System of said Howard County and shall henceforth have the status of County Roads:

Map No.	Route	From	To	Miles	Width
1	Md 532	N. of Poplar Springs	Twd. Carroll Co. Line	0.94	12'
2	Md 476	Md 144 northerly		(0.47)	22'
				(0.14)	20'
				(0.51)	16'
3	Md 101	Md 99	Carroll Co. Line	2.51	15'
4	Md 125	Md 99	Woodstock (Balto. Co. L.)	1.23	16'
5	Md 100	Md 105	Balto. Co. Line	1.47	16'
6	Md 96	Md 144	Daisy	2.96	14'
7	Md 583	Bunker Hill Rd.	Twd. Daisy Rd.	1.19	12'
8	Md 98	Md 144	Glenelg	(2.51)	15'
				(3.83)	14'
9	Md 99	Md 100	Md 144	2.38	16'
12	Md 104	Balto. Co. Line (Ilchester)	Md 103	(1.14)	14'
				(0.26)	20'
				(1.49)	16'
13	Md 217	Md 103 (W. of Elkridge)	Twd. Md 104	1.43	15'
14	Md 215	Md 103	US 1 (Elkridge)	2.01	20'
15	Md 321	Md 477	US 1 and spurs	0.58	15' - 24'
17	Md 103	US 1 at Elkridge	Westerly	3.47	24'
18	Md 597	US 1 (at Dead Man's Curve)	US 1	0.10	40'
19	Md 32 (old)	In Atholton (remains of Md 32 from reloc.)		(0.23)	16'
				(0.19)	15'
20	Md 723	Md 175	B & O RR Barricade	0.38	16'
21	Md 527	US 1 in Elkridge	Dead End	0.06	16'
			Total	31.48	

AND BE IT FURTHER RESOLVED by the Board of County Commissioners of Howard County that the following State Road located in said Howard County will and shall be accepted into the County Road System of said Howard County immediately upon the completion by the State Roads Commission of Maryland of the resurfacing with asphaltic concrete of that portion of said road through Ellicott City where the street car tracks of the Baltimore Transit Company now exist and upon the providing by said Commission of a cross-section that will shed surface water into the gutters of said portion of said road:

10	Md 144	Balto. Co. Line (Thru Ellicott City)	US 40 (Pine Orchard)	(0.54)	32'
				(3.79)	20'

RECEIVED
DEC 1 1955
W. F. CHILDS, Jr.

2. That such exchange be made on an "as is basis", which pertains to the present condition of the roads involved.

Adopted this 29th day of November, 1955.

BOARD OF COUNTY COMMISSIONERS OF HOWARD COUNTY

ATTEST:

E. Walter Scott
Chairman

John L. Lehart
John L. Lehart, Clerk

Stevenson W. Johnson
Member

Member

REGISTRATION
NOV 29 1955

