

County Council of Howard County, Maryland

2019 Legislative Session

Legislative Day No. 1

Resolution No. 5 -2019

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

A RESOLUTION declaring that a total of approximately 0.649 acres of real property is no longer needed for a public purpose and authorizing the County Executive to waive the advertising and bidding requirements of Section 4.201 of the Howard County Code in order to convey the County's property interest to Chase Limited Partnership and Annapolis Junction Holdings, LP, and providing that, if the County Executive finds that the property may have a further public use and that the property should not be conveyed, he is not bound to convey the property in accordance with this Resolution.

Introduced and read first time _____, 2019.

By order _____
Jessica Feldmark, Administrator

Read for a second time at a public hearing on _____, 2019.

By order _____
Jessica Feldmark, Administrator

This Resolution was read the third time and was Adopted___, Adopted with amendments___, Failed___, Withdrawn___, by the County Council on _____, 2019.

Certified By _____
Jessica Feldmark, Administrator

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

1 **WHEREAS**, the County is the owner of certain real property containing
2 approximately 2.46 acres which was acquired by deed to the County dated February 16,
3 1979 and recorded among the Land Records of Howard County, Maryland (the “Land
4 Records”) in Liber 930, folio 447 the (“County Property”); and

5
6 **WHEREAS**, the County Property is located along Washington Boulevard in
7 Jessup, Howard County, Maryland adjacent to property owned by Chase Limited
8 Partnership and Annapolis Junction Holdings LP (collectively, the “Adjacent Land
9 Owners”); and

10
11 **WHEREAS**, the Capital Budget includes Capital Project C0352, Site Acquisition
12 for School Sites and Elevated Water Storage Facilities, and W8262, Guilford Elevated
13 Water Tank (collectively the “Capital Projects”), and the County is the contract purchaser
14 under an Agreement of Sale dated September 14, 2019 with the Adjacent Land Owners
15 (the “Agreement”) for the acquisition of certain real property to be used for a 2.5-million-
16 gallon elevated water storage tank, access roadway and related water storage utilities
17 (collectively, the “New Water Storage Facility”); and

18
19 **WHEREAS**, upon the completion of New Water Storage Facility, the County
20 will have a new road to the County Property and the County desires to sell and convey
21 approximately 0.649 acres of the County Property (the “Area to be Conveyed”) to the
22 Adjacent Land Owners, as described and shown in the attached Exhibit 1; and

23
24 **WHEREAS**, the appraised value of the Area to be Conveyed is \$330,000.00,
25 which the Adjacent Land Owners have agreed to pay such price under the Agreement;
26 and

27
28 **WHEREAS**, the Department of Public Works has reviewed and approved the
29 proposed conveyance of the Area to be Conveyed, as described and shown in the attached
30 Exhibit 1; and

31

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

6
7 **WHEREAS**, the County Council has received a request from the County
8 Executive to waive the advertising and bidding requirements in this instance for the
9 conveyance of the Area to be Conveyed to the Adjacent Land Owners.

10
11 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard
12 County, Maryland, this ____ day of _____, 2019, that upon the
13 construction and operation of the New Water Storage Facility, the Area to be Conveyed
14 containing approximately 0.649 acres as described and shown in the attached Exhibit 1 is
15 no longer needed for a public purpose and may be conveyed to Chase Limited
16 Partnership and Annapolis Junction Holdings LP.

17
18 **AND BE IT FURTHER RESOLVED** that, having received a request from the
19 County Executive and having held a public hearing, the County Council declares that the
20 best interest of the County will be served by authorizing the County Executive to waive
21 the usual advertising and bidding requirements of Section 4.201 of the Howard County
22 Code for the conveyance of the Area to be Conveyed to Chase Limited Partnership and
23 Annapolis Junction Holdings LP.

24
25 **AND BE IT FURTHER RESOLVED** that, if the County Executive finds that
26 the Area to be Conveyed may have a further public use and that the Area to be Conveyed
27 should not be conveyed, he is not bound to convey the Area to be Conveyed in
28 accordance with this Resolution.



Land Description for Fee Simple Acquisition
Howard County to Chase Limited Partnership
Being Part of Parcel 1, Tax Map 48, Howard County, Maryland

Part 1:

BEGINNING FOR THE SAME at the beginning of the first or South 38°20'03" West 81.32 feet line of a deed from Chase Manhattan Mortgage and Realty Trust to Howard County, dated February 16, 1979 and recorded among the land records of Howard County, Maryland in Liber CMP 930 at Folio 447, said point also being on the northernmost right of way line of Washington Boulevard, US Route 1, a variable width right of way; thence binding on said first line and said right of way, with all bearings herein being referred to the Maryland State Coordinate System NAD83/2011 as now surveyed:

1. South 38°20'02" West for a distance of 42.96 feet to a point; thence leaving said line and right of way of said Washington Boulevard
2. South 88°20'08" West 35.42 feet to a point on the second or North 21°47'03" West 378.98 feet line of said deed; thence binding on the remainder of said second line
3. North 21°47'04" West for a distance of 347.69 feet to a point at the beginning of the third or South 59°36'18" West 204.74 feet line in the aforementioned deed; thence binding on a part of said third line
4. South 59°36'17" West for a distance of 95.65 feet to a point; thence leaving said third line and running through the herein described lands
5. Northwesterly by a curve to the right with a radius of 1556.27 feet, an arc length of 50.00 feet, and subtended by a chord bearing of North 30°18'37" West 50.00 feet to a point on the twelfth or North 59°36'18" East 177.05 feet line in the aforementioned deed; thence binding on a part of said twelfth line
6. North 59°36'17" East for a distance of 133.50 feet to beginning of the thirteenth or South 21°47'03" East 323.09 feet line of the aforementioned deed; thence binding on said thirteenth line

7. South 21°47'04" East for a distance of 323.09 feet to the beginning of the fourteenth or South 51°39'57" East 81.30 feet line in the aforementioned deed; thence binding on said fourteenth line
8. South 51°39'58" East for a distance of 81.30 feet to the point of beginning.

CONTAINING 19,054 sq. ft. or 0.44 acres of land per my survey calculation.

Part 2:

BEGINNING FOR THE SAME at a point being distant South 24°15'45" East 601.20 feet from the end of the fourth or North 24°15'44" West 936.43 feet line of a deed from Chase Manhattan Mortgage and Realty Trust to Howard County, dated February 16, 1979 and recorded among the land records of Howard County, Maryland in Liber CMP 930 at Folio 447; thence binding on a part of said line with all bearings herein being referred to the Maryland State Coordinate System NAD83/2011 as now surveyed:

1. North 24°15'45" West for a distance of 81.99 feet to a point; thence leaving the aforesaid fourth line and running through the lands herein described
2. North 56°33'48" East for a distance of 30.39 feet to the end of the tenth or South 24°15'44" East 604.47 feet line in the aforementioned deed; thence binding on a part of said tenth line
3. South 24°15'44" East for a distance of 110.36 feet to a point; thence leaving the aforesaid tenth line and running through the herein described lands
4. North 76°09'15" West for a distance of 38.12 feet to the point of beginning.

CONTAINING 2,885 sq. ft. or 0.066 acres of land per my survey calculation.

Part 3:

BEGINNING FOR THE SAME at the beginning of the ninth or South 56°33'49" West 239.80 feet line of a deed from Chase Manhattan Mortgage and Realty Trust to Howard County, dated February 16, 1979 and recorded among the land records of Howard County, Maryland in Liber CMP 930 at Folio 447; thence binding on a part of said line with all bearings herein being referred to the Maryland State Coordinate System NAD83/2011 as now surveyed:

1. South 56°33'48" West for a distance of 64.13 feet to a point; thence leaving the aforesaid ninth line and running through the lands herein described by the following two (2) courses and distances

2. North $16^{\circ}55'41''$ East for a distance of 48.82 feet to a point of curvature; thence
3. Northeasterly by a curve to the left with a radius of 530.00 feet, an arc length of 35.46 feet, and subtended by a chord bearing of North $15^{\circ}00'40''$ East 35.46 feet to a point on the eighth or South $33^{\circ}26'11''$ East 264.54 feet line of the aforementioned deed; thence binding on a part of said eighth line
4. South $33^{\circ}26'12''$ East for a distance of 54.66 feet to the point of beginning,

CONTAINING 1,717 sq. ft. or 0.039 acres of land per my survey calculations.

BEING part of the lands conveyed in a deed dated February 16, 1979 by and between Chase Manhattan Mortgage and Realty Trust and Howard County, Maryland as recorded among the land records of Howard County, Maryland in deed Liber CMP 930 at Folio 447.

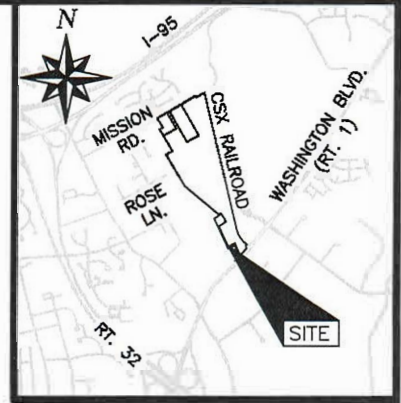
This description and the related field work was prepared by me or under my direct supervision in accordance with the requirements of COMAR Title 9 Department of Labor and Licensing, and Regulations Subtitle 13, Minimum Standards of Practice as adopted in August of 2005.

Keith E. Bailey 8/29/18
Keith E. Bailey
Maryland Professional Land Surveyor No. 10976
Expiration Date: 7/24/2020



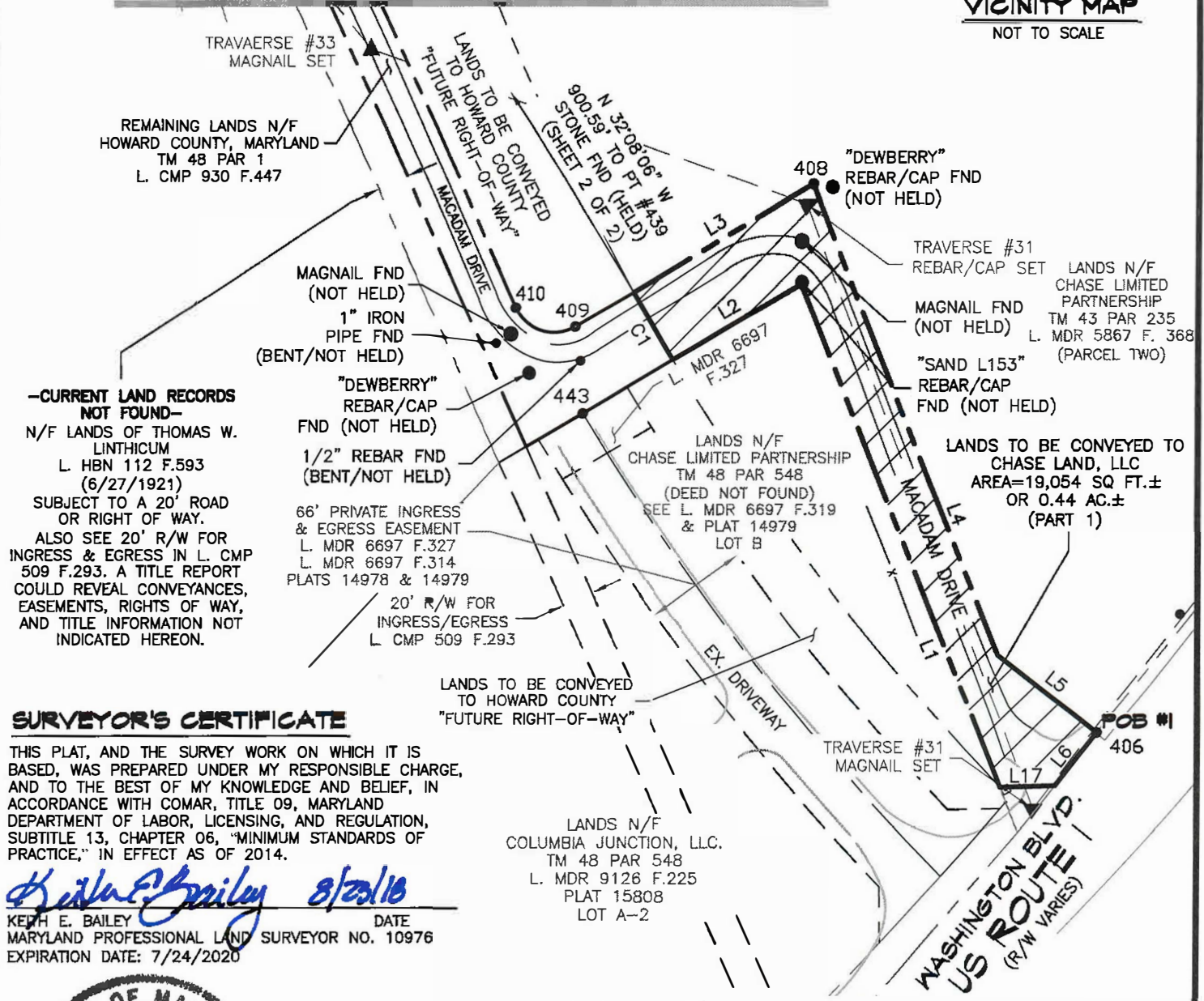
I:\CNA\Drive3\Survey\13000\13066 Mission Road\Documents\Land Surveys\2018\Final\School Site Purchase Agreement\Revised 2018.06\Exhibit B-1.1_13066_Mission_P1_7-2-18.docx

MARYLAND COORDINATE SYSTEM
NAD 83/2011



MATCHLINE - SEE SHEET 2 OF 2

VICINITY MAP
NOT TO SCALE



-CURRENT LAND RECORDS NOT FOUND-
N/F LANDS OF THOMAS W. LINTHICUM
L. HBN 112 F.593 (6/27/1921)
SUBJECT TO A 20' ROAD OR RIGHT OF WAY.
ALSO SEE 20' R/W FOR INGRESS & EGRESS IN L. CMP 509 F.293. A TITLE REPORT COULD REVEAL CONVEYANCES, EASEMENTS, RIGHTS OF WAY, AND TITLE INFORMATION NOT INDICATED HEREON.

SURVEYOR'S CERTIFICATE

THIS PLAT, AND THE SURVEY WORK ON WHICH IT IS BASED, WAS PREPARED UNDER MY RESPONSIBLE CHARGE, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH COMAR, TITLE 09, MARYLAND DEPARTMENT OF LABOR, LICENSING, AND REGULATION, SUBTITLE 13, CHAPTER 06, "MINIMUM STANDARDS OF PRACTICE," IN EFFECT AS OF 2014.

Keith E. Bailey 8/23/18
KEITH E. BAILEY DATE
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 10976
EXPIRATION DATE: 7/24/2020



GENERAL NOTES

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF TITLE REPORTS PROVIDED BY HOWARD COUNTY AND PREPARED BY COLONY TITLE GROUP, LTD., FILE NOS.: 17-44121 & 17-44122, LAST UPDATED ON AUGUST 22, 2018.
2. THIS PLAT WAS BASED ON A FIELD-RUN SURVEY PERFORMED BY CNA, INC. IN AUGUST OF 2016.
3. BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE MARYLAND STATE COORDINATE SYSTEM NAD 83/2011 AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL NETWORK STATIONS NO. 43GA, NO. 43G6, & NO. 47F5.
4. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS, OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
5. FEE SIMPLE ACQUISITION INCLUDES:
PART 1 - 19,054 SQ. FT.± OR 0.44 AC.±
PART 2 - 2,885 SQ. FT.± OR 0.066 AC.±
PART 3 - 1,717 SQ. FT.± OR 0.039 AC.±
6. SEE SHEET 2 OF 2 FOR LINE, CURVE, AND COORDINATE TABLES.

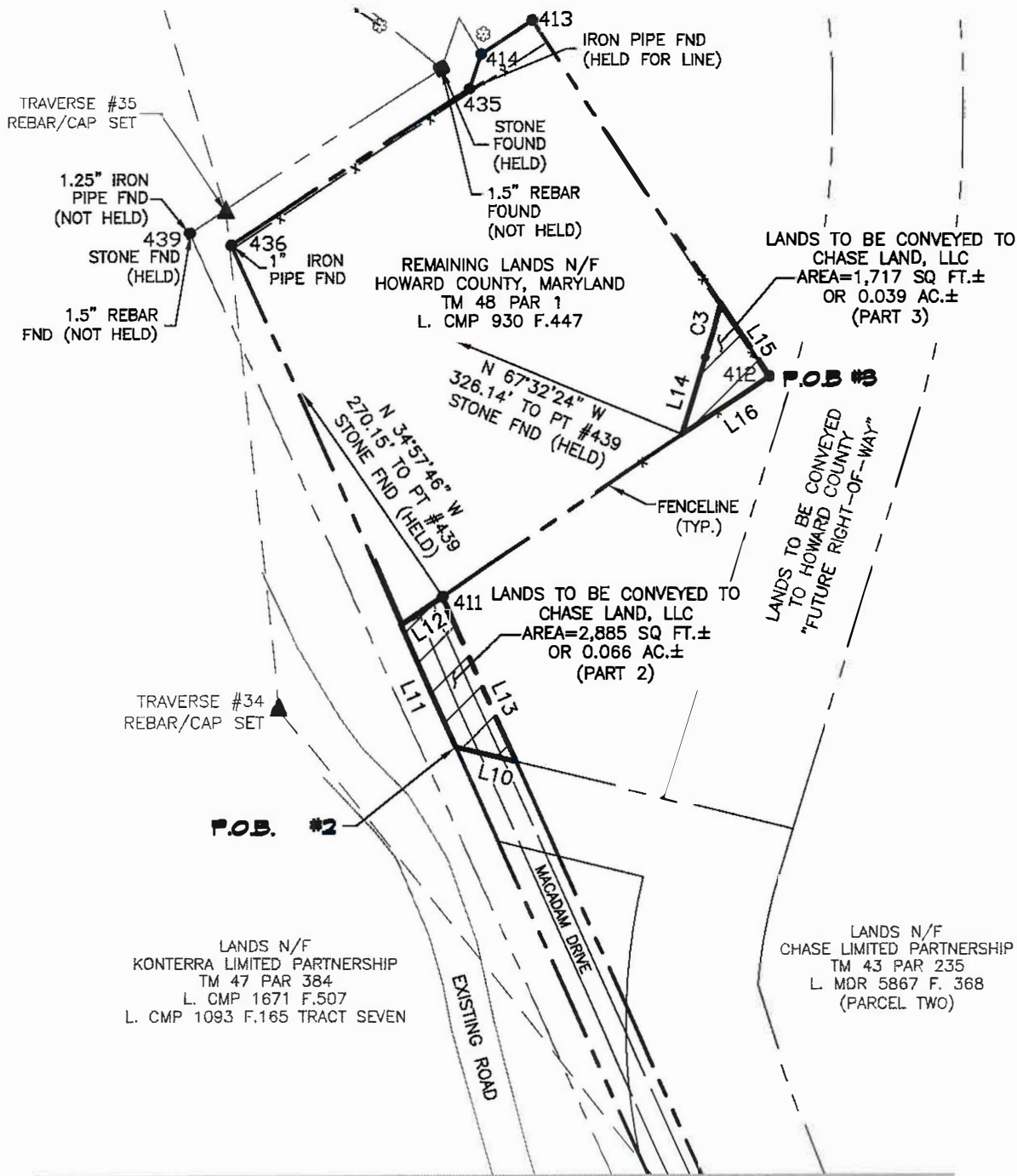
CNA
engineers, surveyors & landscape architects
1630 ROBIN CIRCLE FOREST HILL, MARYLAND 21050
(410)879-7200 * Fax(410)838-1811

PLAT NO. C-0352-24
PROJECT NO. C-0352

SCALE: 1"=100'
DATE: 8/23/18
DRAWN BY: SAH
CHECKED BY: KEB
CNA JOB NO.: 13066
SHEET 1 OF 2

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
FEE SIMPLE ACQUISITION
P/O THE LANDS OF
HOWARD COUNTY
TM 48 PAR 1
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

APPROVED:
REAL ESTATE SERVICES DIVISION
Melanie Brown 09.07.18
NAME DATE
APPROVED:
BUREAU OF ENGINEERING
Ray Han 9/13/18
NAME DATE



MATCHLINE - SEE SHEET 1 OF 2

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 21°47'04" W	347.69'
L2	S 59°36'17" W	95.65'
L3	N 59°36'17" E	133.50'
L4	S 21°47'04" E	323.09'
L5	S 51°39'58" E	81.30'
L6	S 38°20'02" W	42.96'
L10	N 76°09'15" W	38.12'
L11	N 24°15'45" W	81.99'
L12	N 56°33'48" E	30.39'
L13	S 24°15'44" E	110.36'
L14	N 16°55'41" E	48.82'
L15	S 33°26'12" E	54.66'
L16	S 56°33'48" W	64.13'
L17	S 88°20'08" W	35.42'

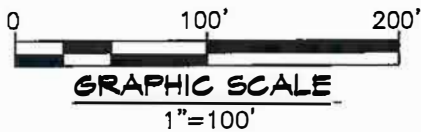
COORDINATE TABLE

NO.	NORTHING	EASTING
406	539723.48	1367479.54
408	540073.92	1367295.87
409	539984.34	1367143.15
410	539996.52	1367104.87
411	540547.60	1366856.48
412	540679.73	1367056.60
413	540900.19	1366911.03
414	540879.55	1366879.78
435	540857.85	1366872.63
436	540761.73	1366727.07
443	539929.30	1367148.16
439	540769.00	1366701.68

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	1556.27'	1°50'28"	N 30°18'37" W	50.00'
C3	35.46'	530.00'	3°50'02"	N 15°00'40" E	35.46'

SEE SHEET 1 OF 2 FOR NOTES & CERTIFICATION



1630 ROBIN CIRCLE FOREST HILL, MARYLAND 21050
(410)879-7200 * Fax(410)838-1811

PLAT NO. C-0352-24
PROJECT NO.
C-0352

SCALE: 1"=100'
DATE: 8/23/18
DRAWN BY: SAH
CHECKED BY: KEB
CNA JOB NO.: 13066
SHEET 2 OF 2

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
FEE SIMPLE ACQUISITION
P/O THE LANDS OF
HOWARD COUNTY
TM 48 PAR 1
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

APPROVED:
REAL ESTATE SERVICES DIVISION

Melanie P. Pinsky 08.07.18
NAME DATE

APPROVED:
BUREAU OF ENGINEERING

Ray R. King 8/12
NAME DATE

Land Description for Fee Simple Acquisition
Howard County to Annapolis Junction Holdings, LP
Being Part of Parcel 1, Tax Map 48, Howard County, Maryland

BEGINNING FOR THE SAME at a point being distant South 24°15'45" East 325.41 feet from the end of the fourth or North 24°15'44" West 936.43 feet line of a deed from Chase Manhattan Mortgage and Realty Trust to Howard County, dated February 16, 1979 and recorded among the land records of Howard County, Maryland in Liber CMP 930 at Folio 447; thence binding on a part of said line with all bearings herein being referred to the Maryland State Coordinate System NAD83/2011 as now surveyed:

1. North 24°15'45" West for a distance of 212.25 feet to a point; thence leaving the aforesaid fourth line and running through the lands herein described
2. South 76°09'15" East for a distance of 38.12 feet to a point on the tenth or South 24°15'44" East 604.47 feet line in the aforementioned deed; thence binding on a part of said tenth line
3. South 24°15'44" East for a distance of 101.19 feet to a point; thence leaving the aforesaid tenth line and running through the herein described lands
4. Southeasterly by a curve to the left with a radius of 390.00 feet, an arc length of 92.74 feet, and subtended by a chord bearing of South 05°20'43" East 92.53 feet to the point of beginning.

CONTAINING 4,531 sq. ft. or 0.104 acres of land per my survey calculation.

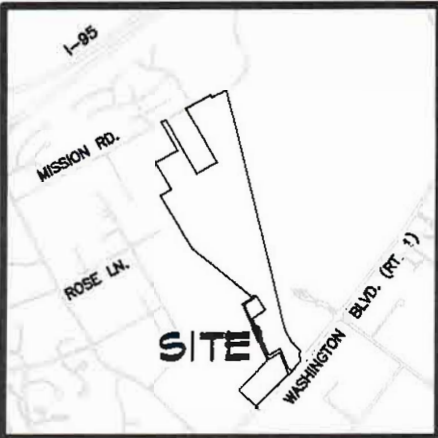
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Keith E. Bailey
Keith E. Bailey
Maryland Professional Land Surveyor No. 10976
Expiration Date: 7/24/2020



I:\CNA\Drive3\Survey\13000\13066 Mission Road\Documents\Land Descriptions\2018\Final\Tower Site Purchase Agreement\Revised 2018.06\Exhibit B-2.1_13066_Mission_P1(2)_6-18-18.docx



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	92.74'	390.00'	13°37'31"	S 05°20'43" E	92.53'

LINE TABLE

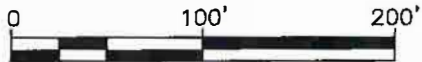
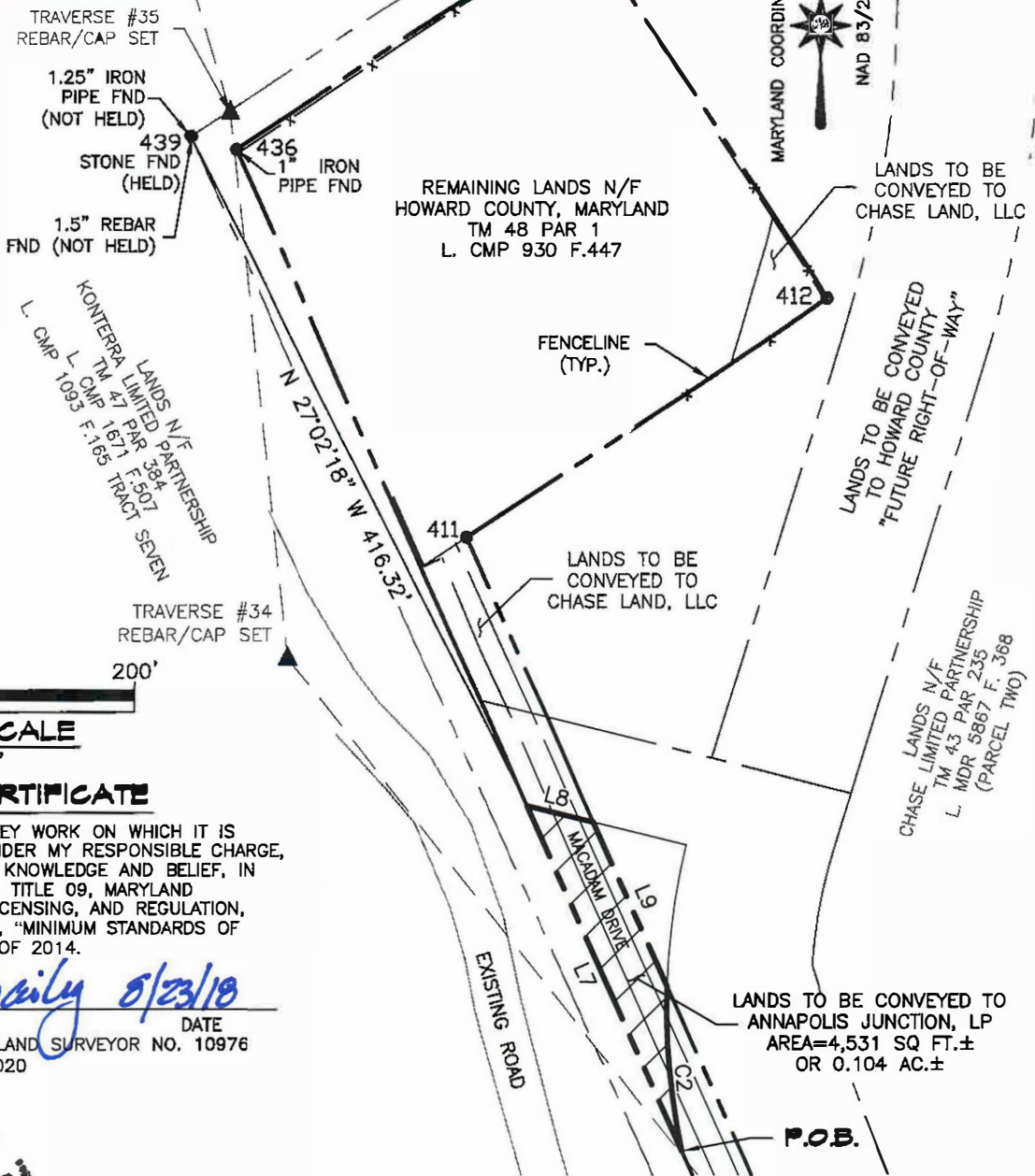
LINE	BEARING	DISTANCE
L7	N 24°15'45" W	212.25'
L8	S 76°09'15" E	38.12'
L9	S 24°15'44" E	101.19'

COORDINATE TABLE

NO.	NORTHING	EASTING
411	540547.60	1366856.48
412	540679.73	1367056.60
436	540761.73	1366727.07
439	540769.00	1366701.68

VICINITY MAP

NOT TO SCALE



GRAPHIC SCALE

1"=100'

SURVEYOR'S CERTIFICATE

THIS PLAT, AND THE SURVEY WORK ON WHICH IT IS BASED, WAS PREPARED UNDER MY RESPONSIBLE CHARGE, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH COMAR, TITLE 09, MARYLAND DEPARTMENT OF LABOR, LICENSING, AND REGULATION, SUBTITLE 13, CHAPTER 06, "MINIMUM STANDARDS OF PRACTICE," IN EFFECT AS OF 2014.

Keith E. Bailey 8/23/18
 KEITH E. BAILEY DATE
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 10976
 EXPIRATION DATE: 7/24/2020



CNA
 engineers, surveyors & landscape architects

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 (410)879-7200 * Fax(410)838-1811

GENERAL NOTES

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2. THIS PLAT WAS BASED ON A FIELD-RUN SURVEY PERFORMED BY CNA, INC. IN AUGUST OF 2016.
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5. FEE SIMPLE ACQUISITION INCLUDES 4,531 SQ. FT.± OR 0.104 AC.± OF LAND.

PLAT NO. C-0352-25
 PROJECT NO. C-0352

SCALE: 1"=100'
 DATE: 8/23/18
 DRAWN BY: SAH
 CHECKED BY: KEB
 CNA JOB NO.: 13066
 SHEET 1 OF 1

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
FEE SIMPLE ACQUISITION
 P/O THE LANDS OF
HOWARD COUNTY
 TM 48 PAR 1
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

APPROVED:
 REAL ESTATE SERVICES DIVISION
Melanie J. Parsons 09.07.18
 NAME DATE
 APPROVED:
 BUREAU OF ENGINEERING
Keith E. Bailey 8/23/18
 NAME DATE