

County Council Of Howard County, Maryland

2019 Legislative Session


Legislative Day No. 1

Resolution No. 4 -2019

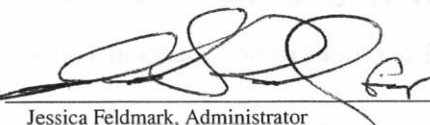
Introduced by: The Chairperson at the request of the County Executive

A RESOLUTION pursuant to Section 4.201 of the Howard County Code declaring that two portions of a water, sewer, and utility easement containing approximately 0.114 acres of property conveyed to Howard County, Maryland are no longer needed by the County for public purposes; authorizing the County Executive to terminate the easement interest, vesting title to the fee simple owner, The Normandy Venture Limited Partnership; and providing that the County Executive is not bound to terminate the easement interest if he finds that the easements may have a further public use.

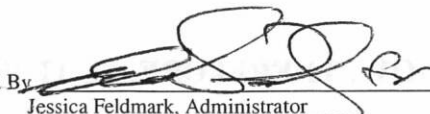
Introduced and read first time January 7, 2019.

By order 
Jessica Feldmark, Administrator

Read for a second time at a public hearing on January 22, 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This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn , by the County Council on February 4, 2019.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**, as part of Capital Project 33-W&S, the County acquired a water, sewer, and
2 utility easement (the “Easement”) by Deed and Agreement dated January 26, 1968 and recorded
3 among the Land Records of Howard County, Maryland in Liber 482, Folio 284 on certain
4 property that is now owned by The Normandy Venture Limited Partnership (the “Owner”) and is
5 improved as the Normandy Shopping Center; and

6
7 **WHEREAS**, a recent survey by the Owner, revealed that the utilities are not located in
8 portions of the areas described in the Easement and such areas of the Easement conflict with the
9 existing buildings as shown in the attached Exhibits A and B; and

10
11 **WHEREAS**, upon the redevelopment of the Normandy Shopping Center, the Owner will
12 convey to the County new utility easements for the utilities as the utilities have been relocated;
13 and

14
15 **WHEREAS**, Owner has requested that the portions of the Easement located on the plat
16 entitled “Abandonment of a Portion of Public Sewer, Water, and Utility Easement” and attached
17 hereto as Exhibits A and B be abandoned (collectively, the “Easement to be Abandoned”); and

18
19 **WHEREAS**, the County has reviewed the plans submitted by Owner and has determined
20 that the Easement to be Abandoned is no longer required for public purposes; and

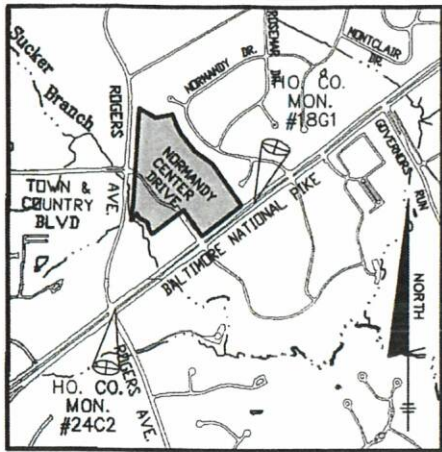
21
22 **WHEREAS**, Section 4.201 “Disposition of real property” of the Howard County Code
23 authorizes the County Council to declare that property is no longer needed for public purposes.

24
25 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
26 Maryland, this ____ day of _____, 2019, that the Easement to be Abandoned, that
27 is, portion of the Easement to be abandoned as shown in Exhibit A and Exhibit B is no longer
28 needed by the County for public purposes and may be terminated, vesting title to the fee simple
29 Owner, The Normandy Venture Limited Partnership, upon the condition that the Owner will
30 convey to the County new utility easements for the utilities as the utilities have been relocated;
31 and

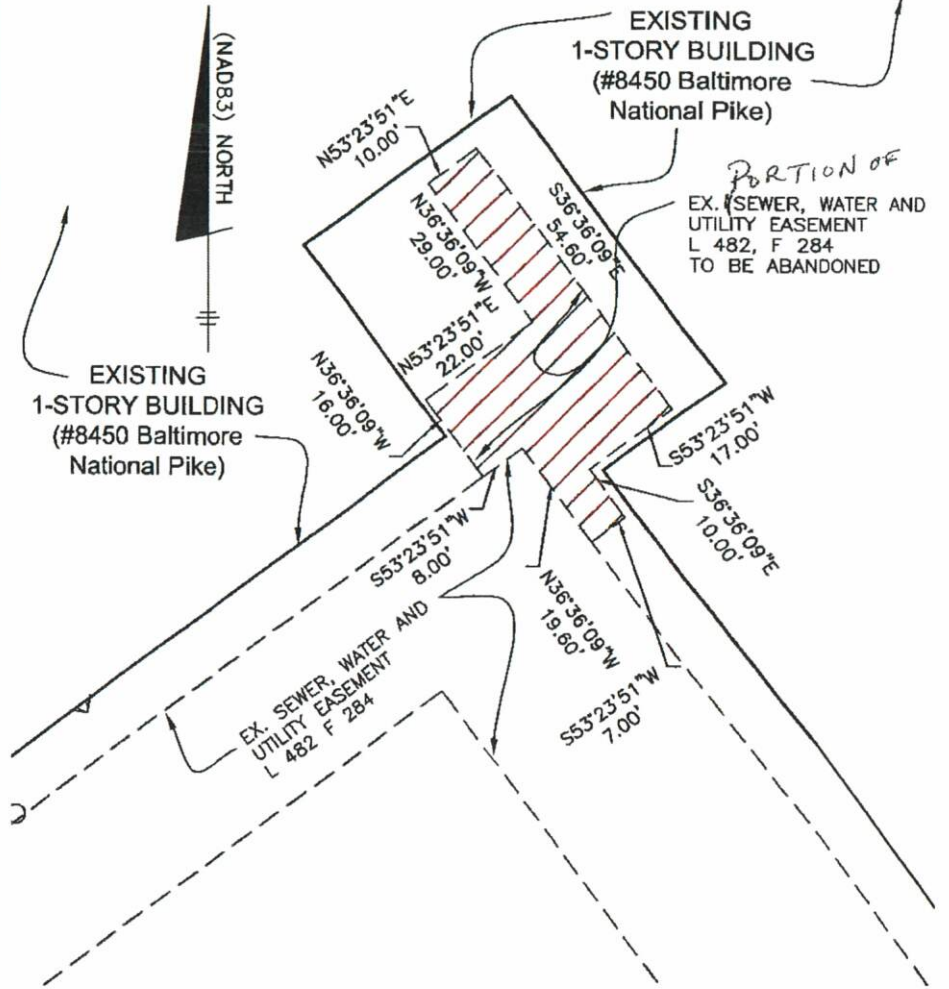
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2
3
4
5

BE IT FURTHER RESOLVED that if the County Executive finds that the Easement to be Abandoned may have a further public use and that the Easement to be Abandoned should not be terminated, he is not bound to terminate the Easement to be Abandoned in accordance with this Resolution.


Exhibit A



ADC MAP 21 GRID C6
VICINITY MAP
 SCALE: 1" = 2000'



Portion of

 PUBLIC SEWER, WATER, AND UTILITY EASEMENT TO BE ABANDONED 1,102± S.F. OR 0.025± AC.

BENCHMARK

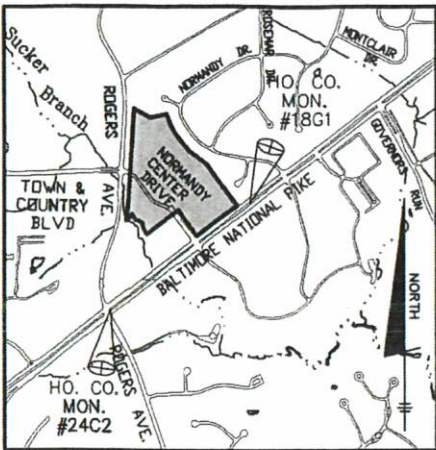
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS

ENGINEERING, INC.

SCALE: 1" = 30'
 DATE: AUGUST, 2018

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 ABANDONMENT OF A PORTION OF
 PUBLIC SEWER, WATER, AND UTILITY EASEMENT
 TAX MAP: 18 PARCEL: 75 - LIBER 482 FOLIO 284
 ELECTION DISTRICT: 2
 HOWARD COUNTY, MARYLAND


Exhibit B

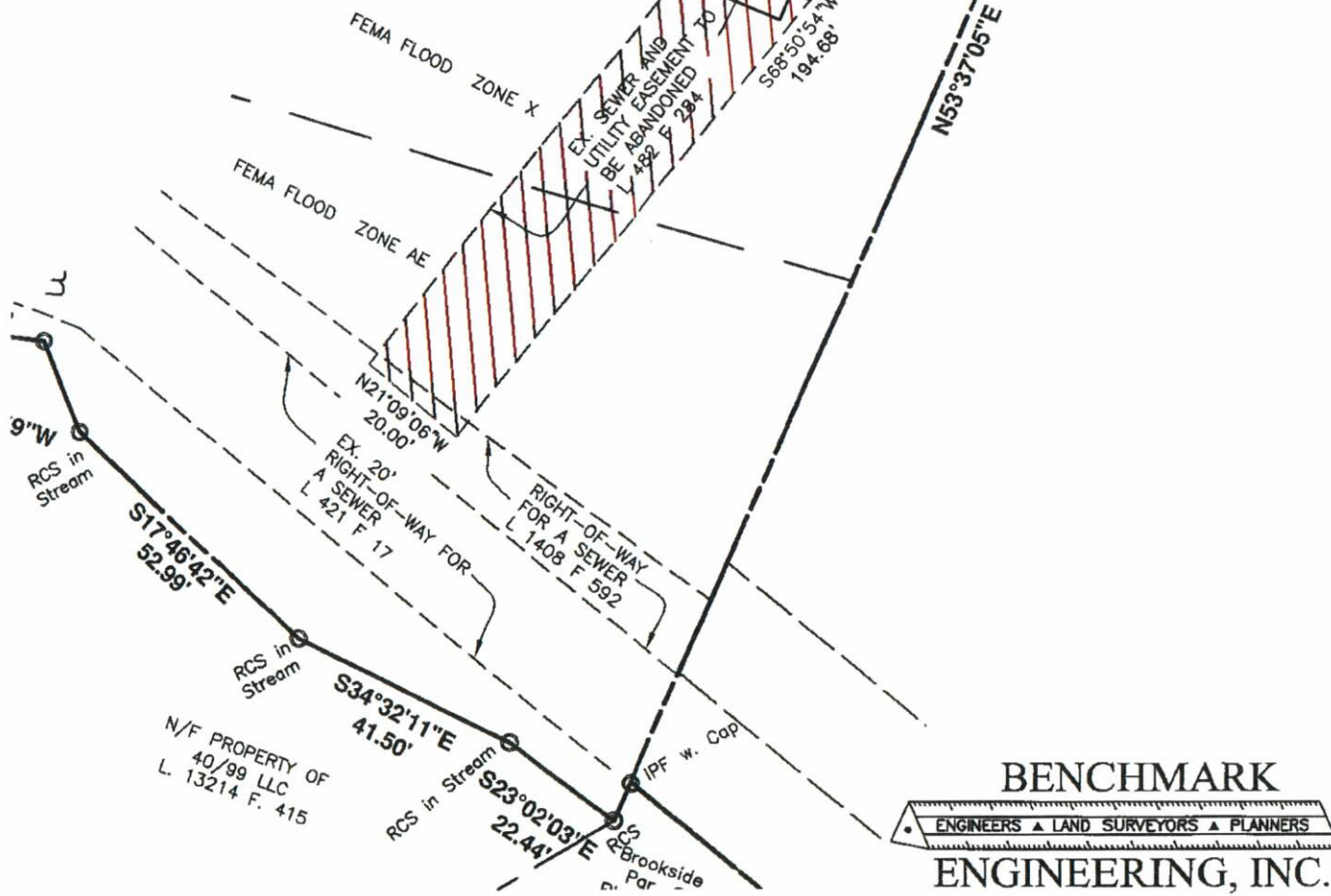


ADC MAP 21 GRID C6

VICINITY MAP

SCALE: 1" = 2000'


 PORTION OF
 PUBLIC SEWER AND UTILITY
 EASEMENT
 TO BE ABANDONED
 3,867± S.F. OR 0.089± AC.



BENCHMARK
 ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 ABANDONMENT OF A PORTION OF
 PUBLIC SEWER, WATER, AND UTILITY EASEMENT

TAX MAP: 18 PARCEL: 75 - LIBER 482 FOLIO 284
 ELECTION DISTRICT: 2
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 30'
 DATE: AUGUST, 2018

