

County Council of Howard County, Maryland

2019 Legislative Session

Legislative Day No. 6

Resolution No. 63-2019

Introduced by: The Chairperson at the request of the County Executive
at the request of Triangle Route 108 Associates, LLC

AN ACT declaring that a portion of Old Maryland Route 108, containing approximately 1.087 acres, 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 the developer of the adjacent property, Triangle Route 108 Associates, LLC.

Not 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**, on May 7, 2018, the County Council of Howard County adopted
2 Council Resolution No. 14-2018 (“CR 14”); and

3
4 **WHEREAS**, CR 14 closed a portion of Old Maryland Route 108 containing
5 approximately 1.087 acres, as described in Exhibit A and shown in Exhibit B; and

6
7 **WHEREAS**, Triangle Route 108 Associates, LLC, has requested that the portion
8 of Old Maryland Route 108 that was closed in CR 14 be conveyed to Triangle Route 108
9 Associates, LLC; and

10
11 **WHEREAS**, the Department of Public Works has reviewed and approved the
12 proposed conveyance of its property interest in the closed portion of Old Maryland Route
13 108, subject to easements for the existing utilities within the road, for the appraised value
14 of \$50,000; and

15
16 **WHEREAS**, Triangle Route 108 Associates, LLC, has submitted a survey
17 Project Number P-17-003, entitled “Right of Way for Old Route 108” to the Department
18 of Public Works which is attached hereto as Exhibit B; and

19
20 **WHEREAS**, Section 4.201, “Disposition of Real Property”, of the Howard
21 County Code authorizes the County Council to declare that property is no longer needed
22 for public purposes and also authorizes the County Council to waive advertising and
23 bidding requirements for an individual conveyance of real property upon the request of
24 the County Executive; and

25
26 **WHEREAS**, the County Council has received a request from the County
27 Executive to waive the advertising and bidding requirements in this instance for the
28 conveyance of the portion of Old Maryland Route 108, as closed by CR 14, to Triangle
29 Route 108 Associates, LLC, subject to easements for the existing utilities within Old
30 Maryland Route 108, for the appraised value of \$50,000.

1 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard
2 County, Maryland, this _____ day of _____, 2019, that the closed
3 portion of Old Maryland Route 108 comprising approximately 1.087 acres, as described
4 in the attached Exhibit A and as shown in the attached Exhibit B, is no longer needed for
5 a public purpose and may be conveyed to Triangle Route 108 Associates, LLC.

6

7 **AND BE IT FURTHER RESOLVED** that, having received a request from the
8 County Executive and having held a public hearing, the County Council declares that the
9 best interest of the County will be served by authorizing the County Executive to waive
10 the usual advertising and bidding requirements of Section 4.201 of the Howard County
11 Code for the conveyance of the closed portion of Old Maryland Route 108 to Triangle
12 Route 108 Associates, LLC, subject to easements for the existing utilities within Old
13 Maryland Route 108, for the appraised value of \$50,000.

14

15 **AND BE IT FURTHER RESOLVED** that, if the County Executive finds that
16 the closed portion of Old Maryland Route 108 may have a further public use and should
17 not be conveyed, he is not bound to convey the closed portion of Old Maryland Route
18 108 in accordance with this Resolution.

DESCRIPTIONS OF OLD ROUTE 108 AND COLUMBIA ROAD RIGHT OF WAY:
TAX MAP 30, GRID 09
ELLCOTT CITY, MARYLAND

Parcel 1:

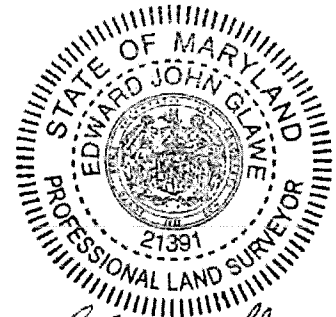
Beginning at the intersection of the Easterly right of way line of Columbia Road, as recorded in plats 48772 and 48773, and the Northerly right of way line of Old Maryland Route 108, as recorded in plats 48772, 48775, and 49874, then;

- 1 binding the Northerly right of way of Old Maryland Route 108, 459.38 feet along a curve to the right with radius of 7570.86 feet, chord North 82°56'25" East 459.31 feet,
- 2 binding the Northerly right of way of Old Maryland Route 108, North 84°40'49" East 140.77 feet,
- 3 binding the Northerly right of way of Old Maryland Route 108, North 60°18'35" East 26.49 feet,
- 4 North 85°18'11" East 75.26 feet,
- 5 South 08°25'47" East 16.66 feet,
- 6 South 05°35'00" East 44.27 feet,
- 7 South 04°30'29" East 15.12 feet, to the Northerly right of way line of Maryland Route 108 (Clarksville Pike) as recorded in plats 48772, 48775 & 49874,
- 8 binding the Southerly right of way line of Old Maryland Route 108 and the Northerly right of way line of Maryland Route 108 (Clarksville Pike), South 85°29'31" West 411.98 feet,
- 9 binding the Southerly right of way line of Old Maryland Route 108 and the Northerly right of way line of Maryland Route 108 (Clarksville Pike), South 82°03'30" West 200.36 feet,
- 10 binding the Southerly right of way line of Old Maryland Route 108 and the Northerly right of way line of Maryland Route 108 (Clarksville Pike), 109.33 feet along a curve to the right with radius of 100.00 feet, chord North 63°11'27" West 103.97 feet to the point of beginning, containing 42375.66 square feet or 0.97281 acres.

Parcel 2:

Beginning from a point North 07°04'01" West 104.62 feet distant from the intersection of the Northerly right of way of Old Maryland Route 108 and the Easterly right of way line of Columbia Road, then,

- 1 binding the Easterly right of way of Columbia Road, 194.39 feet on a curve to the left with radius 654.00 feet, chord North 12°55'53" West 193.68 feet,
- 2 North 71°10'42" East 53.87 feet,
- 3 South 00°11'19" East 172.00 feet,
- 4 South 13°30'05" West 35.17 feet to the point of beginning, containing 4974.60 square feet or 0.11420 acres.

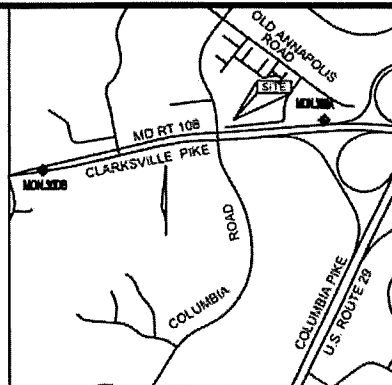


Edward John Glawe
APRIL 18, 2019

Exhibit B

COORDINATE TABLE

NO.	NORTH	EAST
129	573193.3510	1356403.8223
130	573227.5490	1356412.0334
131	573399.5481	1356411.4670
155	573172.1697	1357035.5552
156	573159.0503	1357012.5454
157	573145.9992	1356872.3865
162	573089.5479	1356416.5633



VICINITY MAP

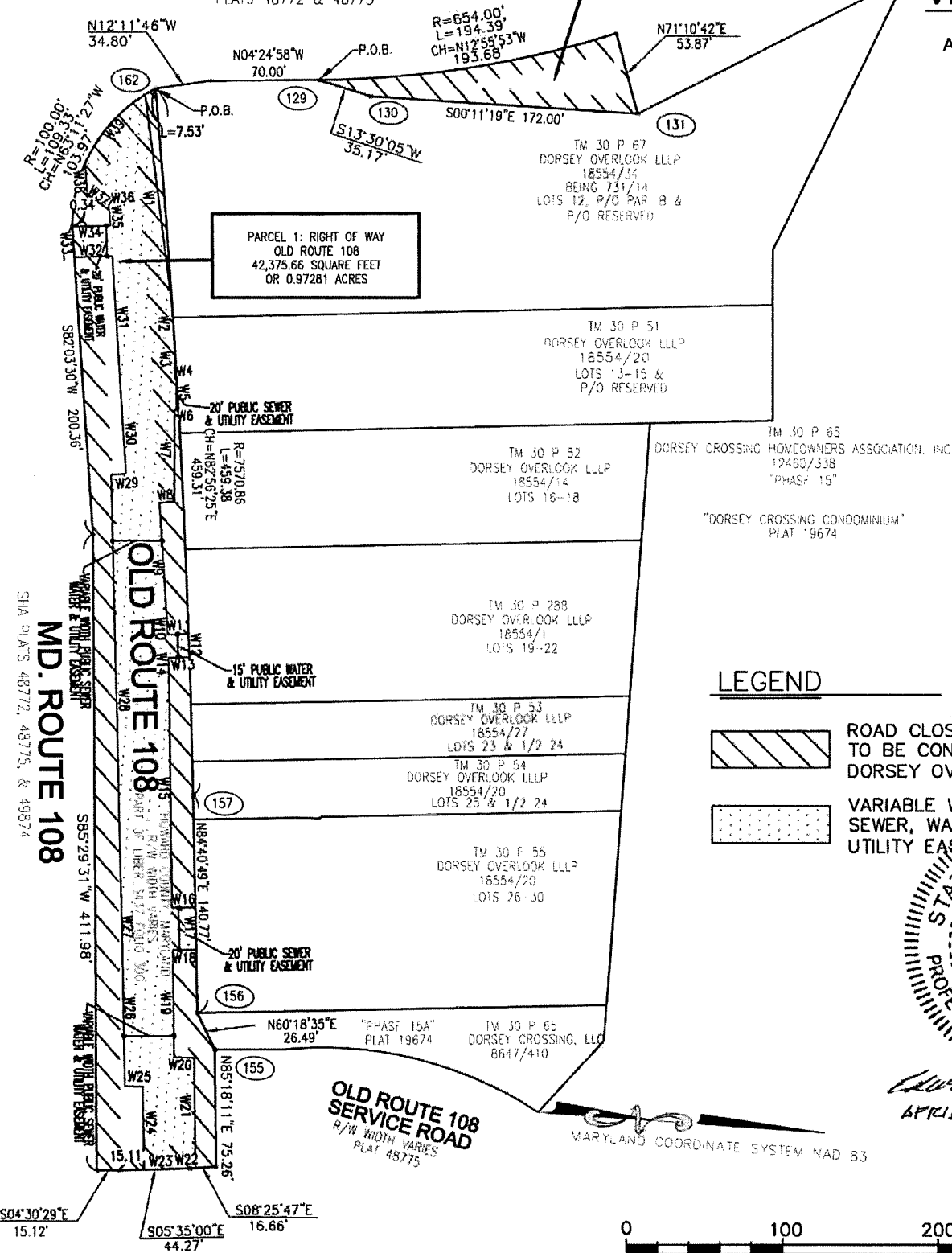
SCALE: 1"=2000'
ADC MAP 15 GRID K1

COLUMBIA ROAD

R/W WIDTH VARIES
PLATS 48772 & 48773

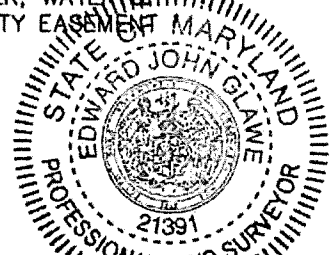
PARCEL 2: RIGHT OF WAY
COLUMBIA ROAD
4974.60 SQUARE FEET
OR 0.11420 ACRES

PARCEL 1: RIGHT OF WAY
OLD ROUTE 108
42,375.66 SQUARE FEET
OR 0.97281 ACRES

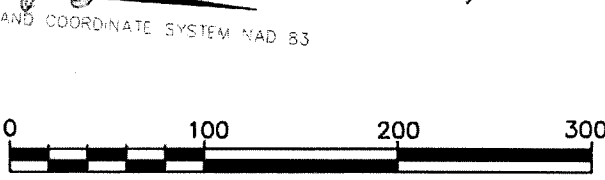


LEGEND

- ROAD CLOSURE AREA TO BE CONVEYED TO DORSEY OVERLOOK LLLP
- VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT



Edward John Glave
APRIL 18, 2019



**VARIABLE WIDTH PUBLIC SEWER,
WATER & UTILITY EASEMENT
LINE TABLE**

LINE	COURSE
W1	N78°58'41"E 140.41'
W3	N86°02'02"E 19.86'
W4	N07°41'47"W 1.21'
W6	S07°41'47"E 2.37'
W7	N86°02'02"E 59.97'
W8	S07°41'47"E 9.33'
W9	N82°19'07"E 82.40'
W10	N84°15'41"E 2.96'
W11	N05°44'19"W 13.12'
W12	N83°56'25"E 15.00'
W13	S05°41'19"E 13.20'
W14	N84°15'41"E 10.14'
W15	N85°02'24"E 151.92'
W16	N05°16'10"W 14.62'
W17	N84°40'49"E 27.28'
W18	S05°44'19"E 14.79'
W19	N85°02'24"E 69.69'
W20	N01°53'17"E 12.63'
W21	N85°04'38"E 71.01'
W22	S08°25'47"E 3.41'
W23	S05°35'00"E 29.16'
W24	S85°02'24"W 53.25'
W25	S01°53'17"E 11.52'
W26	S84°44'30"W 97.84'
W27	S84°33'21"W 7.26'
W28	S84°29'25"W 291.11'
W29	N07°41'47"W 9.65'
W30	S82°19'07"W 51.34'
W31	S82°17'01"W 90.12'
W32	S05°19'38"E 24.35'
W33	S82°03'30"W 20.02'
W34	N05°19'38"W 24.50'
W35	S81°44'08"W 10.61'
W36	S07°21'09"E 1.21'
W37	S33°06'41"W 16.29'
W38	S82°14'05"W 20.06'

**VARIABLE PUBLIC WIDTH SEWER, WATER & UTILITY EASEMENT
CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
W2	7570.86'	25.33'	12.66'	00°11'30"	N82°23'02"E 25.33'
W5	7570.86'	20.00'	10.00'	00°09'05"	N82°42'30"W 20.00'
W39	100.00'	60.09'	30.98'	34°25'35"	N53°23'46"W 59.19'