

County Council of Howard County, Maryland

2019 Legislative Session

Legislative Day No. 11

Resolution No. 121 -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 77.10 acres to be acquired by Howard County, Maryland from Chase Land, LLC, a Maryland Limited Liability Company, will not be needed by the County for public purposes; authorizing the County Executive to convey the property to the Howard County Board of Education; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code; and providing that the County Executive is not bound to convey the property if he finds that the land may have a further public use.

Introduced and read first time _____, 2019.

By order _____
Diane Schwartz Jones, Administrator

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

By order _____
Diane Schwartz Jones, Administrator

This Resolution was read the third time and was Adopted __, Adopted with amendments __, Failed __, Withdrawn __, by the County Council on _____, 2019.

Certified By _____
Diane Schwartz Jones, 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 intends to acquire on or about September 10, 2019
2 certain real property from Chase Land, LLC, a Maryland limited liability company for
3 the purposes of the Howard County Board of Education’s construction of one or more
4 public schools and related uses, including the joint use of ball fields to be owned by the
5 County, which property is described Exhibit A (the “Property”); and

6
7 **WHEREAS**, the County is acquiring the Property for its use by the Howard
8 County Board of Education as a site for public schools and recreational uses by the
9 County and the County has determined that the Property will not be needed for public
10 purposes by the County and should be conveyed to the Howard County Board of
11 Education; and

12
13 **WHEREAS**, Section 4.201 “Disposition of real property” of the Howard County
14 Code authorizes the County Council to declare that Property is no longer needed for
15 public purposes and also authorizes the County Council to waive advertising and bidding
16 requirements for an individual conveyance of real property to the Howard County Board
17 of Education upon the request of the County Executive; and

18
19 **WHEREAS**, the County Council has received a request from the County
20 Executive to waive the advertising and bidding requirements in this instance for the
21 conveyance of the Property to the Howard County Board of Education.

22
23 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard
24 County, Maryland, this ____ day of _____, 2019, that the Property is no longer
25 needed by the County for public purposes and may be conveyed to the Howard County
26 Board of Education.

27
28 **AND BE IT FURTHER RESOLVED** that, having received a request from the
29 County Executive and having held a public hearing, the County Council declares that the
30 best interest of the County will be served by authorizing the County Executive to waive

1 the usual advertising and bidding requirements of Section 4.201 of the Howard County
2 Code for the conveyance of the Property to the Howard County Board of Education.

3

4 **AND BE IT FURTHER RESOLVED** that if the County Executive finds that all
5 or a portion of the Property may have a further County public use and that the Property
6 should not be conveyed, he is not bound to convey the Property in accordance with this
7 Resolution.

8

9

EN Engineering®

EN Engineering
1630 Robin Circle
Forest Hill, MD 21050

Project No. C-0352
Plat No. C-0352-1

Land Description for Fee Simple Acquisition
Chase Land, LLC to Howard County
Being part of Parcel 235 of Tax Map 43, Howard County, Maryland

BEGINNING FOR THE SAME at an iron pipe found near the southerly side of Mission Road, said point being at the end of the fifth or North 25°16'26" West 950.00 feet line of a conveyance described in a deed from Lawrence J. Crone Et Ux. to Charles R. Tansill Et Ux. dated May 21, 1965 as recorded among the Land Records of Howard County in Liber WHH 435, Folio 417; thence departing said point so fixed with all bearings herein being referred to the Maryland State Coordinate System NAD83/2011 as now surveyed:

1. North 29°35'08" West for a distance of 30.82 feet to a point in the bed of said Mission Road, and on the sixth or South 64 1/4° West 1547.5 feet line of a conveyance described in a deed from The Nordau Loan, Building and Savings Corporation of Baltimore City to Lawrence J. Crone dated November 23, 1934 as recorded among the said land records in Liber BM Jr. 150, Folio 271; thence running in the bed of said Mission Road with said sixth line of last mentioned deed reversely
2. North 59°44'54" East for a distance of 444.11 feet to intersect the southwestern 60 feet line of a strip of land, 60 feet wide, for the purpose of reconstructing a roadway known as, "The Relocation of Mission Road," intended to be dedicated as a public street, as described in a deed from Columbia Industrial Development Corporation to The Real Estate and Improvement Company of Baltimore City dated September 18, 1969 as recorded among the said Land Records in Liber CMP 559, Folio 529; thence binding on a part of the said southwestern 60 feet strip
3. South 28°38'40" East for a distance of 47.23 feet to a point; thence binding on and running with southeasterly side of said strip of land
4. North 61°21'20" East for a distance of 257.38 feet to a intersect the west side of a railroad right of way, 66 feet wide, and the fifth or North 13°36'32" West 3846.82 feet line of a conveyance described in a deed from Columbia Industrial Development Corporation to The Baltimore and Ohio Railroad Company dated October 1, 1970 as recorded among the said land records in Liber CMP 545, Folio 52; thence departing said Mission Road and binding on and running with said west side of railroad right of way
5. South 13°38'02" East for a distance of 2717.61 feet to a point; thence departing said railroad right of way for a new line of division,
6. South 41°54'40" West for a distance of 660.08 feet to intersect the twenty third or North 50°48'56" West 1222.01 feet line of Parcel Two in a conveyance described

in a deed from Kingdon Gould to Chase Limited Partnership dated January 3, 1996 as recorded among the said Land Records in Liber MDR 5867, Folio 368; thence binding on and running with said twenty third line, to the end thereof, and the twenty fourth through the thirty third lines of the lastly mentioned deed for the following ten (10) courses and distances

7. North 50°29'09" West for a distance of 942.11 feet to a stone found; thence
8. North 31°02'11" West for a distance of 980.31 feet to a point at the end of the first or South 25°45' East 217.8 feet line of a conveyance described in a deed from Phillip Skeen, Jr et ux to William H. Alston et ux dated March 18, 1979 as recorded in said Land Records in deed Liber CMP 938 at Folio 225; thence binding on the lands of Alston
9. North 59°26'46" East for a distance of 200.00 feet to a point; thence continuing to bind on the lands of Alston and Lot 5, Lot 4, and part of Lot 3 as shown on a plat entitled, "Moore's II Estates Lots 1 thru 4 & Open Space Lot 5" dated March 2007 and recorded among the said Land Records as plat 19114
10. North 30°33'47" West for a distance of 491.51 feet to a 1" iron pipe found at the end of the sixth or South 67°16'09" West 396.17 feet line of a conveyance described in a deed from Kingdon Gould, Jr Trustee to Chase Limited Partnership dated November 29, 2004 as recorded among the said Land Records in deed Liber MDR 8821 at Folio 536; thence binding on said lands of Chase Limited Partnership for the following two (2) courses and distances
11. North 60°22'24" East for a distance of 396.56 feet to a point; thence
12. North 29°35'08" West for a distance of 510.14 feet to a point in the center of Mission Road and on the said sixth or South 64°14' West 1547.5 feet line; thence binding on the center of said Mission Road with said sixth line
13. North 60°15'12" East for a distance of 80.01 feet to a point at the beginning of the second or South 25°16'26" East 27.78 feet line of a conveyance described in a deed dated September 8, 2006 from Charles R. Tansill and Mary C. Tansill to Chase Land, LLC as recorded among the said Land Records in deed Liber MDR 10242 at Folio 162; thence departing said Mission Road and binding on the lands of Chase Land, LLC for the following four (4) courses and distances
14. South 29°35'08" East for a distance of 27.78 feet to a 1" iron pipe found; thence
15. South 29°35'08" East for a distance of 950.07 feet to a point; thence
16. North 60°23'14" East for a distance of 364.92 feet to a point; and thence
17. North 29°35'08" West for a distance of 950.00 feet to the point of beginning.

CONTAINING 2,826,816 square feet or 64.8948 acres of land, per my survey calculation.

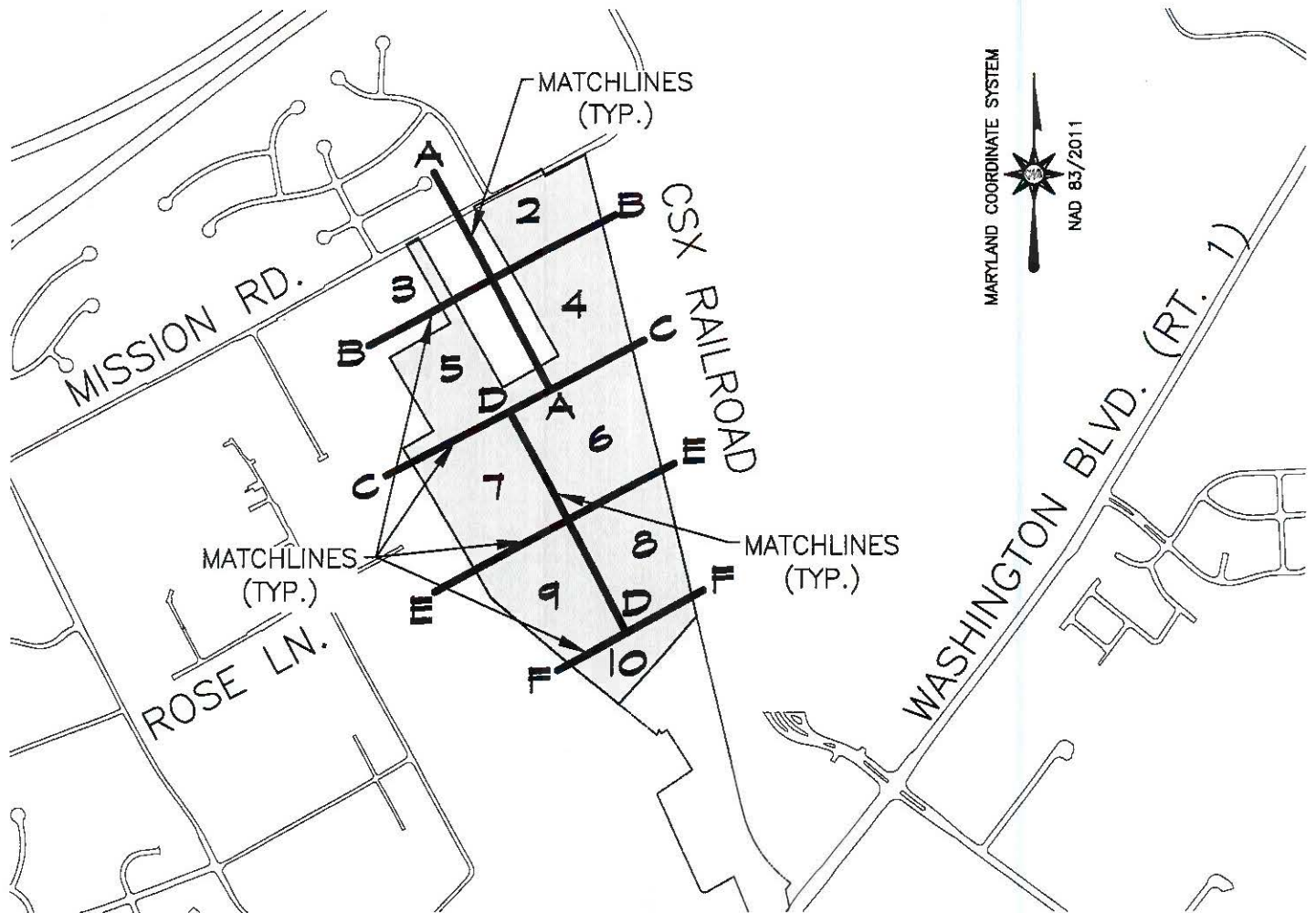
BEING a part of the same land as conveyed in a deed dated January 3, 1996 by and between Kingdon Gould and Chase Limited Partnership as recorded among the Land Records of Howard County in Liber MDR 5867, Folio 368.

This metes and bounds land description and the related survey work was prepared by me or under my direct supervision in accordance with the requirements of COMAR Title 9 Department of Labor, Licensing, and Regulation Subtitle 13, Chapter 06, Minimum Standards of Practice as amended in May of 2017.

Joseph E. Filippone, II
Maryland Professional Land Surveyor No. 21212
Expiration Date: 1/22/2020



I:\CNA\Drive3\Survey\13000\13066 Mission Road\Documents\Land Descriptions\2019\School Site\Exhibit A-1.1_P235UpperPortion_7-16-19.docx



KEY SHEET

SCALE: 1"=1000'

COORDINATE TABLE

NO	NORTHING	EASTING
5000	544181.60	1366438.91
5017	541024.96	1366668.17
5027	542488.76	1365406.34
5028	542590.43	1365578.57
5029	543013.66	1365328.65
5033	543653.32	1365421.50
5034	543209.70	1365673.36
5035	543693.02	1365490.96
5036	542842.66	1365973.75
5037	543022.99	1366291.01
5038	543875.92	1365806.76
5039	544099.67	1366190.39
5040	544058.22	1366213.03
5042	541648.79	1365911.77

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 29°35'08" E	27.78'
L2	N 60°15'12" E	80.01'
L3	N 29°35'08" W	30.82'
L4	S 28°38'40" E	47.23'

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 2017.

Joseph E. Filippone
 JOSEPH E. FILIPPONE, II
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21212
 EXPIRATION DATE: 1/22/2020



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 FROM GPS NETWORK OBSERVATIONS AND TIES TO HOWARD COUNTY GEODETIC CONTROL NETWORK STATIONS 43GA, 48AB, & 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 2,826,816 SQ. FT.± OR 64.89 AC.± OF LAND.
6. THIS IS PLAT 1 OF 10 IN THE SET. SEE OTHER SHEETS FOR PARCEL DETAILS.

EN Engineering

Civil Engineers • Land Surveyors • Landscape Architects
 Planners • Geotechnical Engineers • Environmental Engineers
 1830 Robin Circle
 Forest Hill, Maryland 21050
 Phone (410) 879-7200 Fax (410) 838-1811
 www.enengineering.com

PLAT NO. C-0352-1
 PROJECT NO.
 C-0352

SCALE: 1"=100'
 DATE: 7/11/2019
 DRAWN BY: SAH
 CHECKED BY: JEF
 CNA JOB NO.: 13066
 SHEET 1 OF 10

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
FEE SIMPLE ACQUISITION
 P/O THE LANDS OF
CHASE LAND, LLC
 TM 43 PAR 235
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

APPROVED:
 REAL ESTATE SERVICES DIVISION

Curt Smith 8/20/19
 NAME DATE

APPROVED:
 BUREAU OF ENGINEERING

[Signature] 8/20/19
 NAME DATE



FLY #97
MAGNAIL SET

LANDS N/F
CHASE LAND, LLC
TM 43 PAR 234
L. MDR 5867 F.368
(PARCEL ONE)

LANDS N/F
CSX TRANSPORTATION, INC.
L. CMP 1938 F.181
(SEE L. CMP 545 F.52
PARCEL "A")

MISSION ROAD RELOCATED
60' R/W
L. CMP 559 F.529

TRAVERSE #18
MAGNAIL SET

TRAVERSE #19
REBAR/CAP SET

5000

S 13°38'02" E 2717.61'
APPARENT AREA OF
NECESSARY SLOPES
CMP 545/52

APPARENT
DRAINAGE RIGHTS
CMP 545-52

N 61°21'20" E 257.38'

5039

L4 5040

30' RIGHT OF WAY FOR A
DOMESTIC SEWER AND AN
INDUSTRIAL WASTE SEWER
L. CMP 525 F.619
(PART 1)

CHASE LAND, LLC
LANDS TO BE CONVEYED
TO HOWARD COUNTY
(P/O LANDS N/F CHASE LIMITED
PARTNERSHIP L. MDR 5867 F.368)
AREA=2,826,816 SQ FT.±
OR 64.89 AC.±

MISSION ROAD
(TITLE LINE)

N 59°44'54" E 444.11'

APPROXIMATE LIMIT OF
PUBLIC ROADWAY
MAINTENANCE & USE

TRAVERSE #17
MAGNAIL SET

5038

P.O.B.
1" IRON
PIPE FND
(HELD)

LANDS N/F
CHASE LAND, LLC.
TM 42 PAR 349
L. MDR 10242 F.162

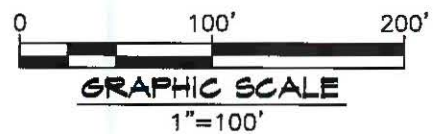
N 29°35'08" W 950.00'

MATCHLINE A-A (SEE SHEET 3 OF 10)

MATCHLINE B-B (SEE SHEET 4 OF 10)

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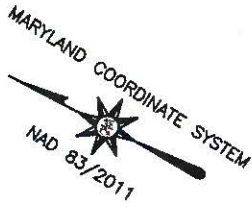


PLAT NO. C-0352-1
PROJECT NO.
C-0352

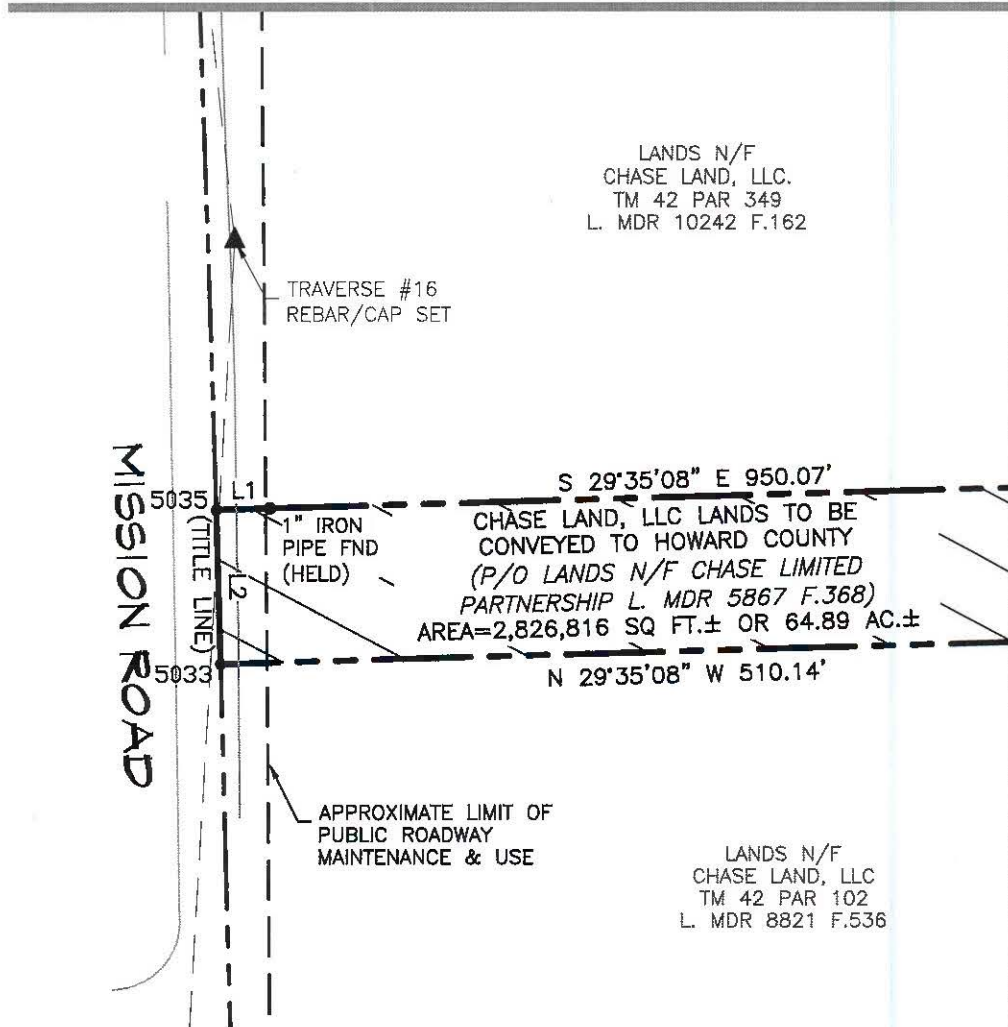
SCALE: 1"=100'
DATE: 7/11/2019
DRAWN BY: SAH
CHECKED BY: JEF
CNA JOB NO.: 13066
SHEET 2 OF 10

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
FEE SIMPLE ACQUISITION
P/O THE LANDS OF
CHASE LAND, LLC
TM 43 PAR 235
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

APPROVED:
REAL ESTATE SERVICES DIVISION
[Signature] 8/20/19
NAME DATE
APPROVED:
BUREAU OF ENGINEERING
[Signature] 8/20/19
NAME DATE



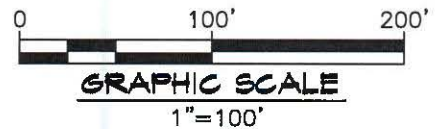
MATCHLINE A-A (SEE SHEET 2 OF 10)



MATCHLINE B-B (SEE SHEET 5 OF 10)

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www.enengineering.com



PLAT NO. C-0352-1
PROJECT NO.
C-0352

SCALE: 1"=100'
DATE: 7/11/2019
DRAWN BY: SAH
CHECKED BY: JEF
CNA JOB NO.: 13066
SHEET 3 OF 10

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
FEE SIMPLE ACQUISITION
P/O THE LANDS OF
CHASE LAND, LLC
TM 43 PAR 235
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

APPROVED:
REAL ESTATE SERVICES DIVISION
Carl Heston 8/20/19
NAME DATE
APPROVED:
BUREAU OF ENGINEERING
[Signature] 8/20/19
NAME DATE



LANDS N/F
CHASE LAND, LLC
TM 43 PAR 234
L. MDR 5867 F.368
(PARCEL ONE)

LANDS N/F
CSX TRANSPORTATION, INC.
L. CMP 1938 F.181
(SEE L. CMP 545 F.52
PARCEL "A")

TRAVERSE #20
REBAR/CAP SET

TRAVERSE #21
REBAR/CAP SET

S 13°38'02" E 2717.61'
APPARENT AREA OF
NECESSARY SLOPES
CMP 545/52

APPARENT
DRAINAGE RIGHTS
CMP 545-52

CHASE LAND, LLC
LANDS TO BE CONVEYED
TO HOWARD COUNTY
(P/O LANDS N/F CHASE LIMITED
PARTNERSHIP L. MDR 5867 F.368)
AREA=2,826,816 SQ FT.±
OR 64.89 AC.±

30' RIGHT OF WAY FOR A
DOMESTIC SEWER AND AN
INDUSTRIAL WASTE SEWER
L. CMP 525 F.619
(PART 1)

LANDS N/F
CHASE LAND, LLC.
TM 42 PAR 349
L. MDR 10242 F.162

LOCATED N 29°35'08" W
950.00' TO PT # 427
1" IRON PIPE FND (HELD)
(SHEET 2 OF 10)

N 29°35'08" W 950.00'

5037
N 60°23'14" E
364.92'

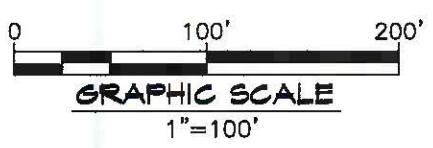
MATCHLINE A-A (SEE SHEET 5 OF 10)

MATCHLINE B-B (SEE SHEET 2 OF 10)

MATCHLINE C-C (SEE SHEET 6 OF 10)

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PLAT NO. C-0352-1
PROJECT NO.
C-0352

SCALE: 1"=100'
DATE: 7/11/2019
DRAWN BY: SAH
CHECKED BY: JEF
CNA JOB NO.: 13066
SHEET 4 OF 10

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
FEE SIMPLE ACQUISITION
P/O THE LANDS OF
CHASE LAND, LLC
TM 43 PAR 235
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

APPROVED:
REAL ESTATE SERVICES DIVISION
[Signature] 8/20/19
NAME DATE
APPROVED:
BUREAU OF ENGINEERING
[Signature] 8/20/19
NAME DATE

MATCHLINE A-A (SEE SHEET 4 OF 10)



LANDS N/F
CHASE LAND, LLC
TM 42 PAR 349
L. MDR 10242 F.162

MATCHLINE C-C
(SEE SHEET 6 OF 10)

S 29°35'08" E 950.07'

N 60°23'14" E 364.92'

5036

N 29°35'08" W 5034
510.14'

CHASE LAND, LLC
LANDS TO BE CONVEYED
TO HOWARD COUNTY
(P/O LANDS N/F CHASE LIMITED
PARTNERSHIP L. MDR 5867 F.368)
AREA=2,826,816 SQ FT.±
OR 64.89 AC.±

LANDS N/F
CHASE LIMITED PARTNERSHIP
TM 42 PAR 102
L. MDR 8821 F.536

N 60°22'24" E 396.56'

TRAVERSE #13
REBAR/CAP SET

TRAVERSE #12
REBAR/CAP SET

MATCHLINE B-B (SEE SHEET 3 OF 10)

MATCHLINE C-C (SEE SHEET 7 OF 10)

LANDS N/F
YOGES A. PATEL &
DEVIKABEN PATEL
TM 42 PAR 530
L. MDR 12999 F.316
PLAT NO. 19114
LOT 2

5029
1" PIPE
FND (HELD)

N 30°33'47" W 491.51'

5028

REBAR/CAP
FND
"MBA 315"

"SHANNABERGER
& LANE"
REBAR/CAP
FOUND

1/2" REBAR
FOUND

LANDS N/F
MOORE'S II ESTATE
HOMEOWNERS
ASSOCIATION, INC..
TM 42 PAR 530
L. MDR 10677 F.189
PLAT NO. 19114
LOT 5 - OPEN SPACE

LANDS N/F
WILLIAM H. ALSTON
& CONNIE M. ALSTON
TM 42 PAR 177
L. CMP 938 F.225

LANDS N/F
GUANGLAN MO
& GUANG
GUANG
TM 42 PAR 530
L. MDR 16375 F.290
PLAT NO. 19114
LOT 3

LANDS N/F
WENDY HILDEBRAND
TM 42 PAR 530
L. MDR 13152 F.48
PLAT NO. 19114
LOT 4

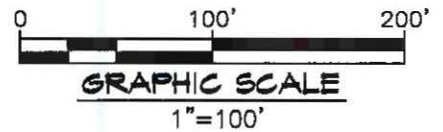
N 59°26'46" E 200.00'

5027

N 31°02'11" W
980.31'

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PLAT NO. C-0352-1
PROJECT NO.
C-0352

SCALE: 1"=100'
DATE: 7/11/2019
DRAWN BY: SAH
CHECKED BY: JEF
CNA JOB NO.: 13066
SHEET 5 OF 10

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
FEE SIMPLE ACQUISITION
P/O THE LANDS OF
CHASE LAND, LLC
TM 43 PAR 235
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

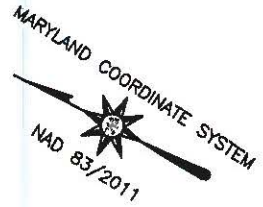
APPROVED:
REAL ESTATE SERVICES DIVISION

[Signature] 8/29/19
NAME DATE

APPROVED:
BUREAU OF ENGINEERING

[Signature]
NAME DATE

LANDS N/F
CHASE LAND, LLC
TM 43 PAR 234
L. MDR 5867 F.368
(PARCEL ONE)



TRAVERSE #22
REBAR/CAP SET

LANDS N/F
CSX TRANSPORTATION, INC.
L. CMP 1938 F.181
(SEE L. CMP 545 F.52
PARCEL "A")

APPARENT AREA OF
NECESSARY SLOPES
CMP 545/52

S 13°38'02" E 2717.61'

MATCHLINE C-C (SEE SHEET 4 OF 10)

MATCHLINE E-E (SEE SHEET 8 OF 10)

CHASE LAND, LLC
LANDS TO BE CONVEYED
TO HOWARD COUNTY
(P/O LANDS N/F CHASE LIMITED
PARTNERSHIP L. MDR 5867 F.368)
AREA=2,826,816 SQ FT.±
OR 64.89 AC.±

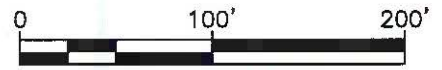
30' RIGHT OF WAY FOR A
DOMESTIC SEWER AND AN
INDUSTRIAL WASTE SEWER
L. CMP 525 F.619
(PART 1)

MATCHLINE C-C
(SEE SHEET 5 OF 10)

MATCHLINE D-D (SEE SHEET 7 OF 10)

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GRAPHIC SCALE
1"=100'

PLAT NO. C-0352-1
PROJECT NO.
C-0352

SCALE: 1"=100'
DATE: 7/11/2019
DRAWN BY: SAH
CHECKED BY: JEF
CNA JOB NO.: 13066
SHEET 6 OF 10

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
FEE SIMPLE ACQUISITION
P/O THE LANDS OF
CHASE LAND, LLC
TM 43 PAR 235
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

APPROVED:
REAL ESTATE SERVICES DIVISION

Col. [Signature] 8/20/19
NAME DATE

APPROVED:
BUREAU OF ENGINEERING

[Signature] 8/20/19
NAME DATE

MATCHLINE D-D (SEE SHEET 6 OF 10)



MATCHLINE C-C (SEE SHEET 5 OF 10)

MATCHLINE E-E (SEE SHEET 9 OF 10)

CHASE LAND, LLC
LANDS TO BE CONVEYED
TO HOWARD COUNTY
(P/O LANDS N/F CHASE LIMITED
PARTNERSHIP L. MDR 5867 F.368)
AREA=2,826,816 SQ FT.±
OR 64.89 AC.±

30' RIGHT OF WAY FOR A
DOMESTIC SEWER AND AN
INDUSTRIAL WASTE SEWER
L. CMP 525 F.619
(PART 1)

TRAVERSE #11
REBAR/CAP SET

TRAVERSE #8
"FCC" REBAR/CAP FND.

1.25" IRON
PIPE FND
(NOT HELD)

N 31°02'11" W 980.31'

APPARENT GAP BETWEEN "NORDAU
SUBDIVISION" DATED 7/15/1949 PB
3/51 AND "NORDON SUBDIVISION" PLAT
DATED 8/27/1934 PB 1/67

1.25" IRON
PIPE FND

1.25" IRON
PIPE FND

1.25" IRON
PIPE FND

1.25" IRON
PIPE FND

1.25" IRON
PIPE FND
(NOT HELD)

TRAVERSE #10
REBAR/CAP SET

TRAVERSE #9
"FCC" REBAR/CAP FND

LANDS N/F
ANTHONY M. WALKER &
KEISHA L. WALKER
TM 42 PAR 446
L. MDR 12001 F.455
PLAT NO. 4446
LOT 9

LANDS N/F
MARION C. PITTS &
LEE ROSS PITTS, JR.
TM 42 PAR 446
L. CMP 2178 F.398
PLAT NO. 4446
LOT 8

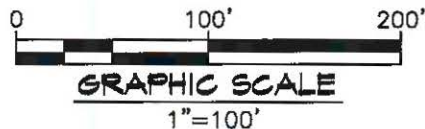
ROSE LANE (45' R/W)
(FORMERLY 40' R/W PER PLAT CMP 4092)

LANDS N/F
KIRK N. GASKINS, III
& VARNER GASKINS
TM 42 PAR 432
L. MDR 11145 F.421
PLAT NO. 4092
LOT 12

LANDS N/F
HOWARD COUNTY
HOUSING COMMISSION
TM 42 PAR 136
L. MDR 6287 F.277
PLAT NO. 21417
LOTS 8, 9, & FOREST
CONSERVATION EASEMENT

ENEngineering

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1830 Robin Circle
Forest Hill, Maryland 21050
Phone (410) 879-7200 Fax (410) 838-1811
www.enengineering.com



PLAT NO. C-0352-1
PROJECT NO.
C-0352

SCALE: 1"=100'
DATE: 7/11/2019
DRAWN BY: SAH
CHECKED BY: JEF
CNA JOB NO.: 13066
SHEET 7 OF 10

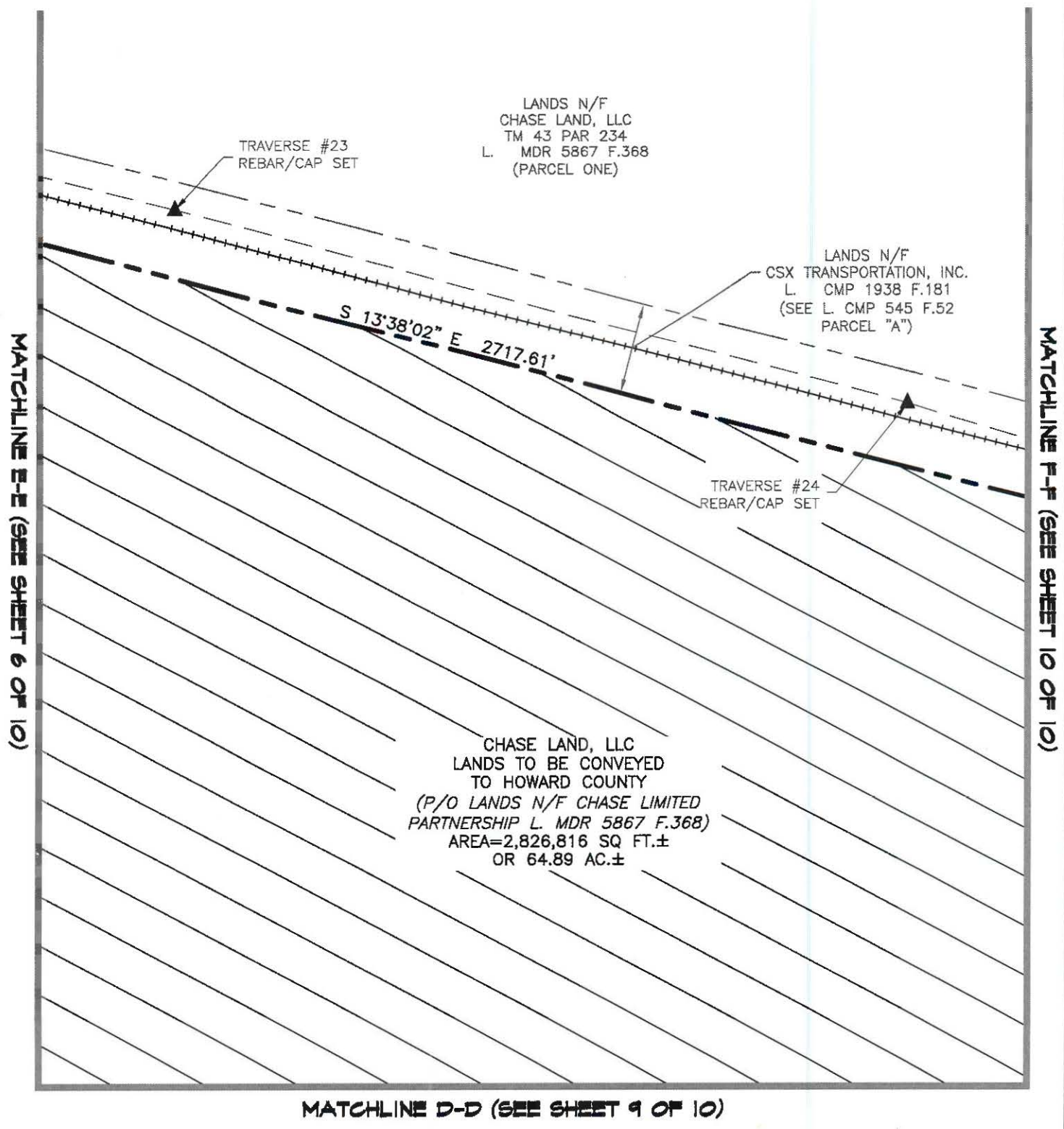
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
FEE SIMPLE ACQUISITION
P/O THE LANDS OF
CHASE LAND, LLC
TM 43 PAR 235
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

APPROVED:
REAL ESTATE SERVICES DIVISION

Paul Hedley 8/20/19
NAME DATE

APPROVED:
BUREAU OF ENGINEERING

Deane Stal 8/19
NAME DATE



CHASE LAND, LLC
LANDS TO BE CONVEYED
TO HOWARD COUNTY
(P/O LANDS N/F CHASE LIMITED
PARTNERSHIP L. MDR 5867 F.368)
AREA=2,826,816 SQ FT.±
OR 64.89 AC.±

LANDS N/F
CHASE LAND, LLC
TM 43 PAR 234
L. MDR 5867 F.368
(PARCEL ONE)

LANDS N/F
CSX TRANSPORTATION, INC.
L. CMP 1938 F.181
(SEE L. CMP 545 F.52
PARCEL "A")

TRAVERSE #23
REBAR/CAP SET

TRAVERSE #24
REBAR/CAP SET

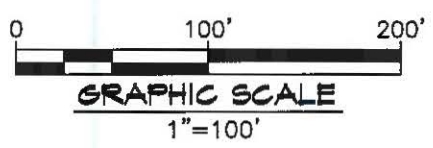
S 13°38'02" E 2717.61'

MATCHLINE E-E (SEE SHEET 6 OF 10)

MATCHLINE F-F (SEE SHEET 10 OF 10)

MATCHLINE D-D (SEE SHEET 9 OF 10)

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www.enengineering.com



PLAT NO. C-0352-1
PROJECT NO.
C-0352

SCALE: 1"=100'
DATE: 7/11/2019
DRAWN BY: SAH
CHECKED BY: JEF
CNA JOB NO.: 13066
SHEET 8 OF 10

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
FEE SIMPLE ACQUISITION
P/O THE LANDS OF
CHASE LAND, LLC
TM 43 PAR 235
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

APPROVED:
REAL ESTATE SERVICES DIVISION

Carl K... 8/20/19
NAME DATE

APPROVED:
BUREAU OF ENGINEERING

[Signature]
NAME DATE

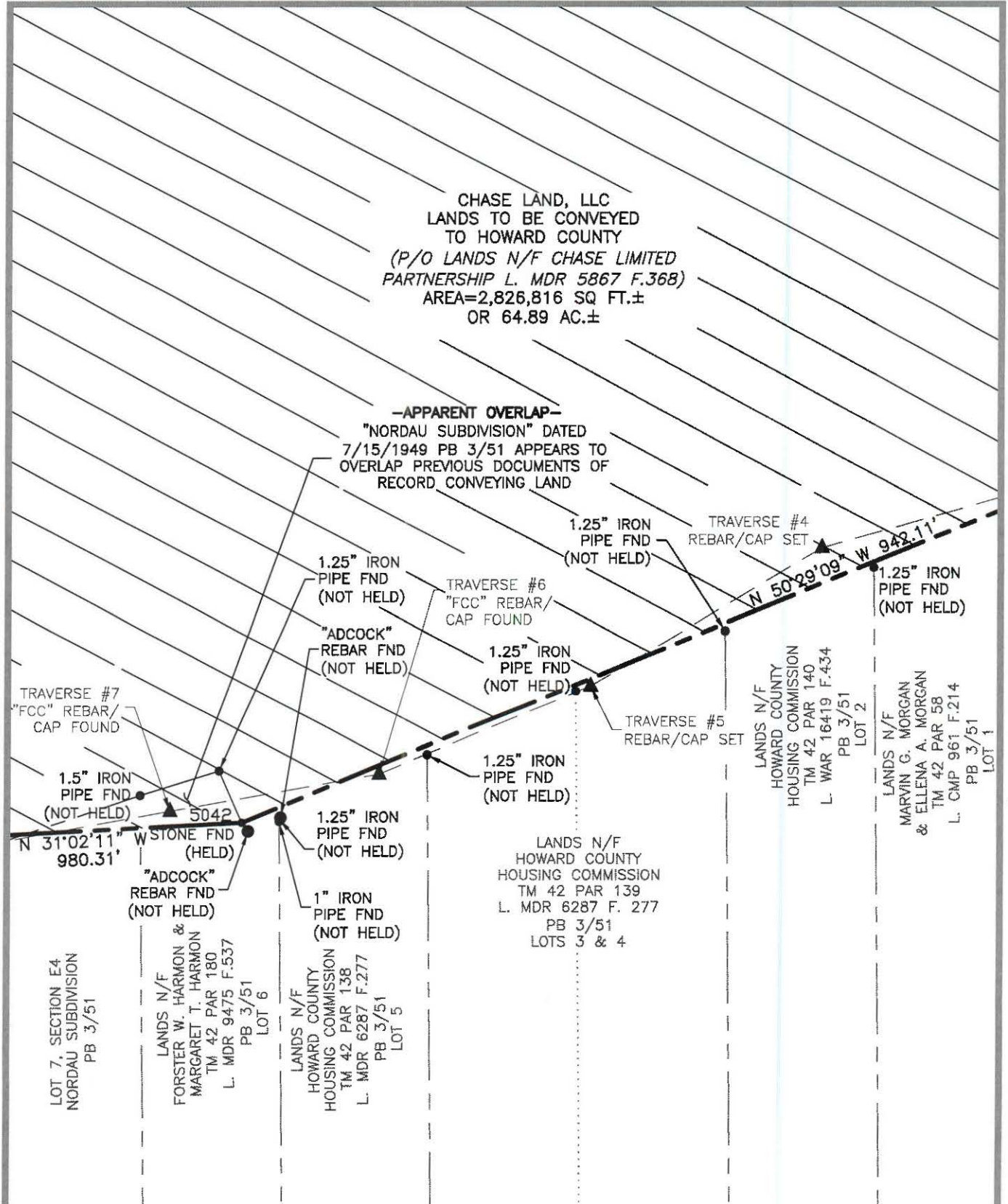
MATCHLINE D-D (SEE SHEET 8 OF 10)

CHASE LAND, LLC
LANDS TO BE CONVEYED
TO HOWARD COUNTY
(P/O LANDS N/F CHASE LIMITED
PARTNERSHIP L. MDR 5867 F.368)
AREA=2,826,816 SQ FT.±
OR 64.89 AC.±

-APPARENT OVERLAP-
"NORDAU SUBDIVISION" DATED
7/15/1949 PB 3/51 APPEARS TO
OVERLAP PREVIOUS DOCUMENTS OF
RECORD CONVEYING LAND

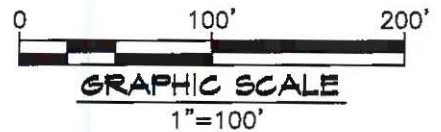
MATCHLINE E-E (SEE SHEET 7 OF 10)

MATCHLINE F-F (SEE SHEET 10 OF 10)



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www.enengineering.com



PLAT NO. C-0352-1
PROJECT NO.
C-0352

SCALE: 1"=100'
DATE: 7/11/2019
DRAWN BY: SAH
CHECKED BY: JEF
CNA JOB NO.: 13066
SHEET 9 OF 10

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
FEE SIMPLE ACQUISITION
P/O THE LANDS OF
CHASE LAND, LLC
TM 43 PAR 235
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

APPROVED:
REAL ESTATE SERVICES DIVISION

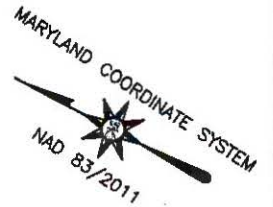
Carol K... 8/20/19
NAME DATE

APPROVED:
BUREAU OF ENGINEERING

[Signature] 8/20/19
NAME DATE

LANDS N/F
CHASE LAND, LLC
TM 43 PAR 234
L. MDR 5867 F.368
(PARCEL ONE)

LANDS N/F
CSX TRANSPORTATION, INC.
L. CMP 1938 F.181
(SEE L. CMP 545 F.52
PARCEL "A")



TRAVERSE #25
MAGNAIL SET

MATCHLINE F-F (SEE SHEET 8 OF 10)

S 13°38'02" E
2717.61'

N:541540.57
E:1367079.50

PROPOSED NEW
LINE OF DIVISION

PROPOSED NEW
LINE OF DIVISION

S 41°54'40" W 660.08'
NEW LINE OF DIVISION

GRAVEL
DRIVE

REMAINING LANDS N/F
CHASE LAND, LLC
TM 43 PAR 235
(P/O LANDS N/F CHASE LIMITED
PARTNERSHIP L. MDR 5867 F. 368
(PARCEL TWO))

MATCHLINE

D-D

CHASE LAND, LLC
LANDS TO BE CONVEYED
TO HOWARD COUNTY
(P/O LANDS N/F CHASE LIMITED
PARTNERSHIP L. MDR 5867 F.368)
AREA=2,826,816 SQ FT.±
OR 64.89 AC.±

N:541049.36
E:1366638.58

MATCHLINE F-F (SEE SHEET 9 OF 10)

HAZEL WAY (20' R/W)
FORMERLY MARY LANE (40' R/W)

1.25" IRON
PIPE FND
(NOT HELD)

TRAVERSE #3
REBAR/CAP SET

1" IRON
PIPE FND
(NOT HELD)

1.25" IRON
PIPE FND
(NOT HELD)

1.5" IRON
PIPE FND
(NOT HELD)

FOREST
CONSERVATION
EASEMENT
PLAT 18188

5017 TRAVERSE #1
REBAR/CAP SET

1.5" IRON
PIPE FND
(NOT HELD)

TRAVERSE #2
REBAR/CAP SET

LOCATED S 50°29'09" E
942.11' FROM
STONE FND (HELD)
(SHEET 9 OF 10)

LANDS N/F
IMANI MEADOWS
HOMEOWNERS ASSOC., INC.
TM 42 PAR 142
L. MDR 9880 F.307
LOT 10 OPEN SPACE &
FOREST CONSERVATION
PLAT NO. 18151

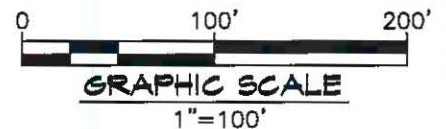
20' PUBLIC
WATER & UTILITY
EASEMENT
PLAT 18188

LANDS N/F
JOHN JAMES CURTIN
& BARBARA ANN CURTIN
TM 42 PAR 143
L. WAR 16056 F.32
PLAT 21007

60' R/W
DINE ROAD
PLAT 5/15/11

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PLAT NO. C-0352-1
PROJECT NO.
C-0352

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS FEE SIMPLE ACQUISITION

P/O THE LANDS OF
CHASE LAND, LLC
TM 43 PAR 235
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

APPROVED:
REAL ESTATE SERVICES DIVISION

Carl Duffy 8/20/19
NAME DATE

APPROVED:
BUREAU OF ENGINEERING

[Signature] 8/20/19
NAME DATE

SCALE: 1"=100'
DATE: 7/11/2019
DRAWN BY: SAH
CHECKED BY: JEF
CNA JOB NO.: 13066
SHEET 10 OF 10

Land Description for Fee Simple Acquisition
Chase Land, LLC to Howard County
Being Parcel 102, Tax Map 42, Howard County, Maryland

BEGINNING FOR THE SAME at a Stone found near the southerly side of Mission Road, and on the third or North 23°45'11" West 300 feet line of a conveyance described in a deed from M. Elizabeth Crone to Kingdon Gould, Jr. dated August 21, 1984 as recorded among the Land Records of Howard County in Liber CMP 1278, Folio 690; thence departing said point so fixed and binding on third line of said conveyance with all bearings herein being referred to the Maryland State Coordinate System NAD83/2011 as now surveyed:

1. North 30°33'47" West for a distance of 11.94 feet to a point in Mission Road and intersecting the sixth or South 64 1/4° West 1547.5 feet line of a conveyance described in a deed from The Nordau Loan, Building and Savings Corporation of Baltimore City to Lawrence J. Crone dated November 23, 1934 as recorded among the said land records in Liber BM Jr. 150, Folio 271; thence running with said sixth line of said deed reversely,
2. North 60°15'12" East for a distance of 305.29 feet to a point; thence departing said sixth line and said Mission Road,
3. South 29°35'08" East for a distance of 510.14 feet to a point; thence,
4. South 60°22'24" West for a distance of 396.56 feet to a 1" Iron Pipe found on the third or North 25°45' West 1000 feet line of a conveyance described in a deed from Lawrence J. Crone Et Ux. to Randolph Moore Et Ux. dated October 14, 1944 as recorded among the said land records in Liber BM Jr. 183, Folio 171; thence binding the lands formerly of Randolph Moore and running with the third line of said deed,
5. North 30°33'47" West for a distance of 207.62 feet to a point at the beginning of the second or North 64°15' East 100 feet line of a conveyance described in a deed from Lawrence J. Crone Et Ux. to Charles A. Vigo Et Ux. dated August 31, 1949 as recorded among the said land records in Liber MWB 213, Folio 447; thence binding on and the lands formerly of Charles A. Vigo and running with the second line of said deed to the end thereof,
6. North 59°26'13" East for a distance of 99.96 feet to a 1" Iron Pipe found and the beginning of the third or North 25°45' West 300 feet line of said lastly mentioned


deed; and thence binding on and running with said third line of said lastly mentioned deed,

7. North 30°33'47" West for a distance of 288.38 feet to the point of beginning, and

CONTAINING 174,260 square feet or 4.000 acres of land, per my survey calculation.

BEING all of the same land as conveyed in a deed dated November 29, 2004 by and between Kingdon Gould, Jr., Trustee and Chase Limited Partnership as recorded among the Land Records of Howard County in Liber MDR 8821, Folio 536.

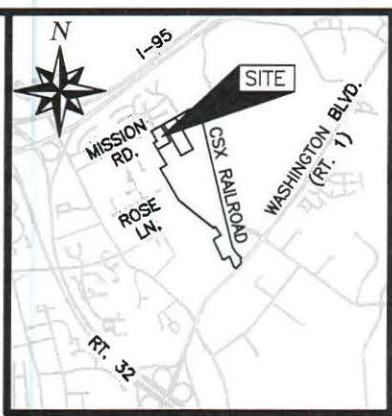
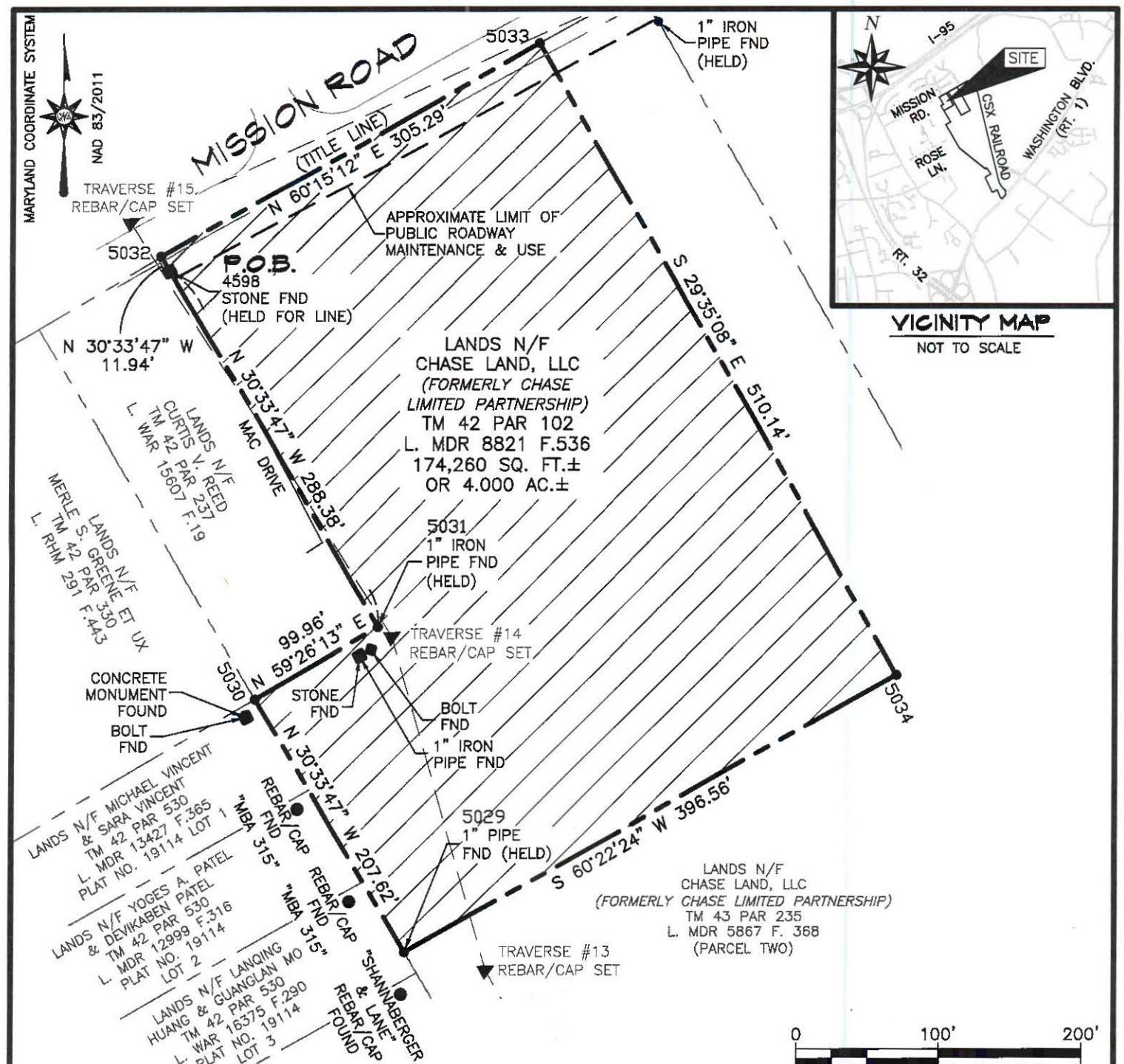
This metes and bounds land description and the related survey work was prepared by me or under my direct supervision in accordance with the requirements of COMAR Title 9 Department of Labor, Licensing, and Regulation Subtitle 13, Chapter 06, Minimum Standards of Practice as amended in May of 2017.


Joseph E. Filippone, II
Maryland Professional Land Surveyor No. 21212
Expiration Date: 1/22/2020

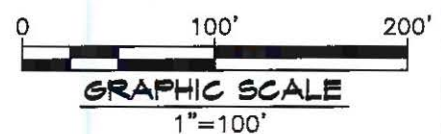


8-9-2019

I:\CNA\Drive3\Survey\13000\13066 Mission Road\Documents\Land Descriptions\2019\School Site\Exhibit A-2.1_P102_7-16-19.docx



VICINITY MAP
NOT TO SCALE



PROPERTY CORNER TABLE

NO	NORTHING	EASTING
4598	543491.57	1365162.51
5029	543013.66	1365328.65
5030	543192.43	1365223.08
5031	543243.26	1365309.15
5032	543501.85	1365156.44
5033	543653.32	1365421.50
5034	543209.70	1365673.36

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 2017.

Joseph E. Filippone

JOSEPH E. FILIPPONE, II DATE
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21212
EXPIRATION DATE: 1/22/2020



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 FROM GPS NETWORK OBSERVATIONS AND TIES TO HOWARD COUNTY GEODETIC CONTROL NETWORK STATIONS 43GA, 48AB, & 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 174,260 SQ. FT.± OR 4.000 AC.± OF LAND.

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Planners • Geotechnical Engineers • Environmental Engineers
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Forest Hill, Maryland 21050
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www.enengineering.com

PLAT NO. C-0352-2
PROJECT NO.
C-0352

SCALE: 1"=100'
DATE: 6/13/2019
DRAWN BY: SAH
CHECKED BY: JEF
CNA JOB NO.: 13086
SHEET 1 OF 1

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
FEE SIMPLE ACQUISITION
P/O THE LANDS OF
CHASE LAND, LLC
TM 42 PAR 102
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

APPROVED:
REAL ESTATE SERVICES DIVISION
Paul Murphy 8/20/19
NAME DATE
APPROVED:
BUREAU OF ENGINEERING
William Stedra
NAME DATE

Land Description for Fee Simple Acquisition
Chase Land, LLC to Howard County
Being Parcel 349, Tax Map 42, Howard County, Maryland


BEGINNING FOR THE SAME at an Iron Pipe found near the southerly side of Mission Road, and a point at the end of the of the fifth or North $25^{\circ}16'26''$ West 950.00 feet line of a conveyance described in a deed from Lawrence J. Crone Et Ux. to Charles R. Tansill Et Ux. dated May 21, 1965 as recorded among the Land Records of Howard County in Liber WHH 435, Folio 417; thence departing said point so fixed with all bearings herein being referred to the Maryland State Coordinate System NAD83/2011 as now surveyed:

1. South $29^{\circ}35'08''$ East for a distance of 950.00 feet to a point; thence,
2. South $60^{\circ}23'14''$ West for a distance of 364.92 feet to a point; thence,
3. North $29^{\circ}35'08''$ West for a distance of 950.07 feet to an Iron Pipe found near the southerly side of said Mission Road; thence continuing the same course,
4. North $29^{\circ}35'08''$ West for a distance of 27.78 feet to a point in the bed of said Mission Road and on the sixth or South $64 \frac{1}{4}^{\circ}$ West 1547.5 feet line of a conveyance described in a deed from The Nordau Loan, Building and Savings Corporation of Baltimore City to Lawrence J. Crone dated November 23, 1934 as recorded among the said land records in Liber BM Jr. 150, Folio 271; and thence running with said sixth line of lastly mentioned deed reversely,
5. North $59^{\circ}55'17''$ East for a distance of 364.94 feet to a point; thence departing said sixth line,
6. South $29^{\circ}35'08''$ East for a distance of 30.82 feet to the point of beginning.

CONTAINING 357,382 square feet or 8.204 acres of land, per my survey calculation.

BEING all of the same land as conveyed in a deed from Charles R. Tansill Et Ux. To Chase Land, LLC dated September 8, 2006 as recorded among the Land Records of Howard County in Liber MDR 10242, Folio 162.

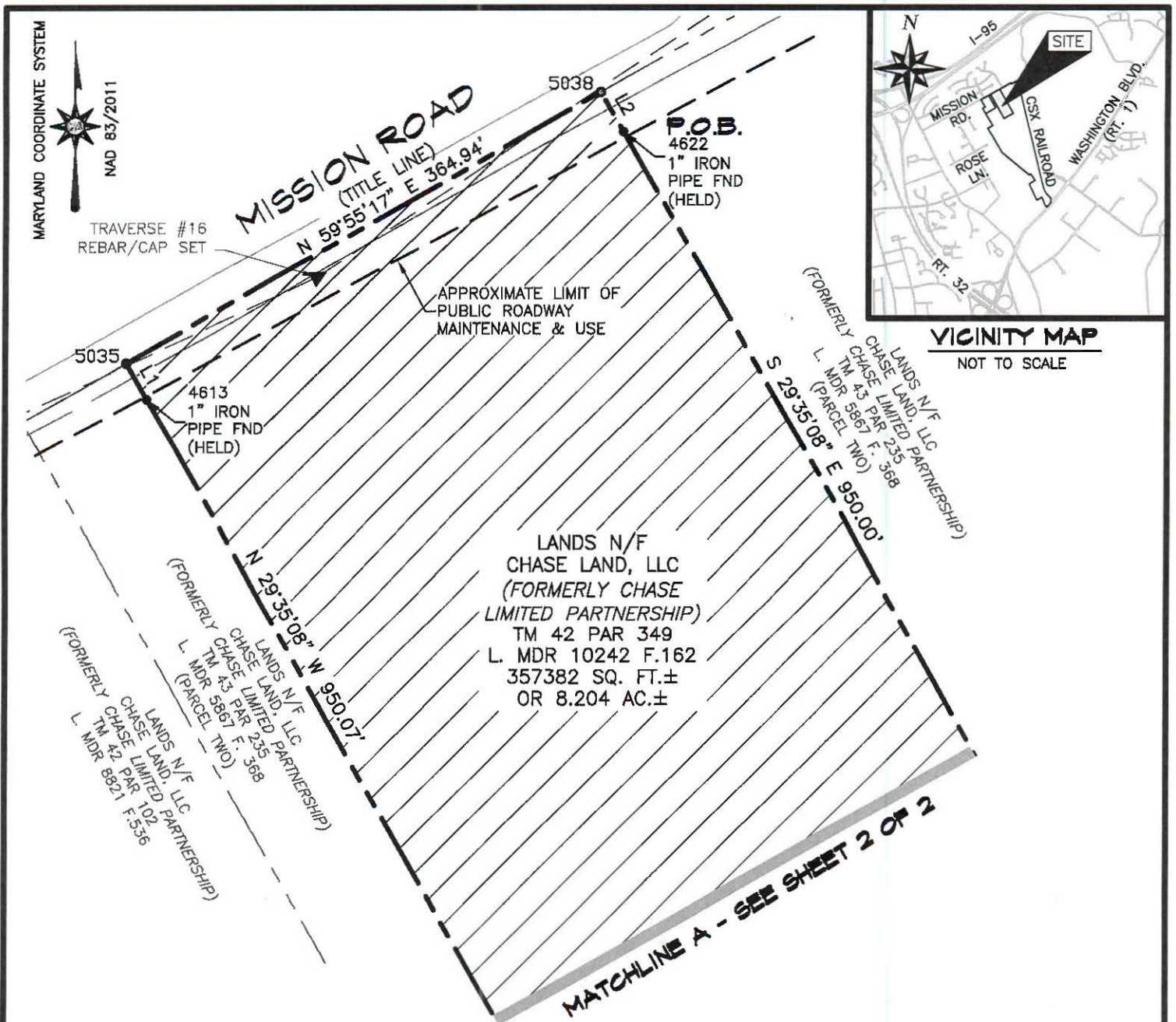
This metes and bounds land description and the related survey work was prepared by me or under my direct supervision in accordance with the requirements of COMAR Title 9 Department of Labor, Licensing, and Regulation Subtitle 13, Chapter 06, Minimum Standards of Practice as amended in May of 2017.


Joseph E. Filippone, II
Maryland Professional Land Surveyor No. 21212
Expiration Date: 1/22/2020



8.9.2019

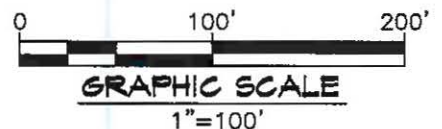
I:\CNA\Drive3\Survey\13000\13066 Mission Road\Documents\Land Descriptions\2019\School Site\Exhibit A-3.1_P349_7-16-19.docx



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 2017.

Joseph E. Filippone
 JOSEPH E. FILIPPONE, II DATE 8-9-2019
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21212
 EXPIRATION DATE: 1/22/2020



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 FROM GPS NETWORK OBSERVATIONS AND TIES TO HOWARD COUNTY GEODETIC CONTROL NETWORK STATIONS 43GA, 48b, & 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 357,382 SQ. FT.± OR 8.204 AC.± OF LAND.
6. SEE SHEET 2 OF 2 FOR LINE TABLE AND PROPERTY COORDINATE TABLE.

ENEngineering

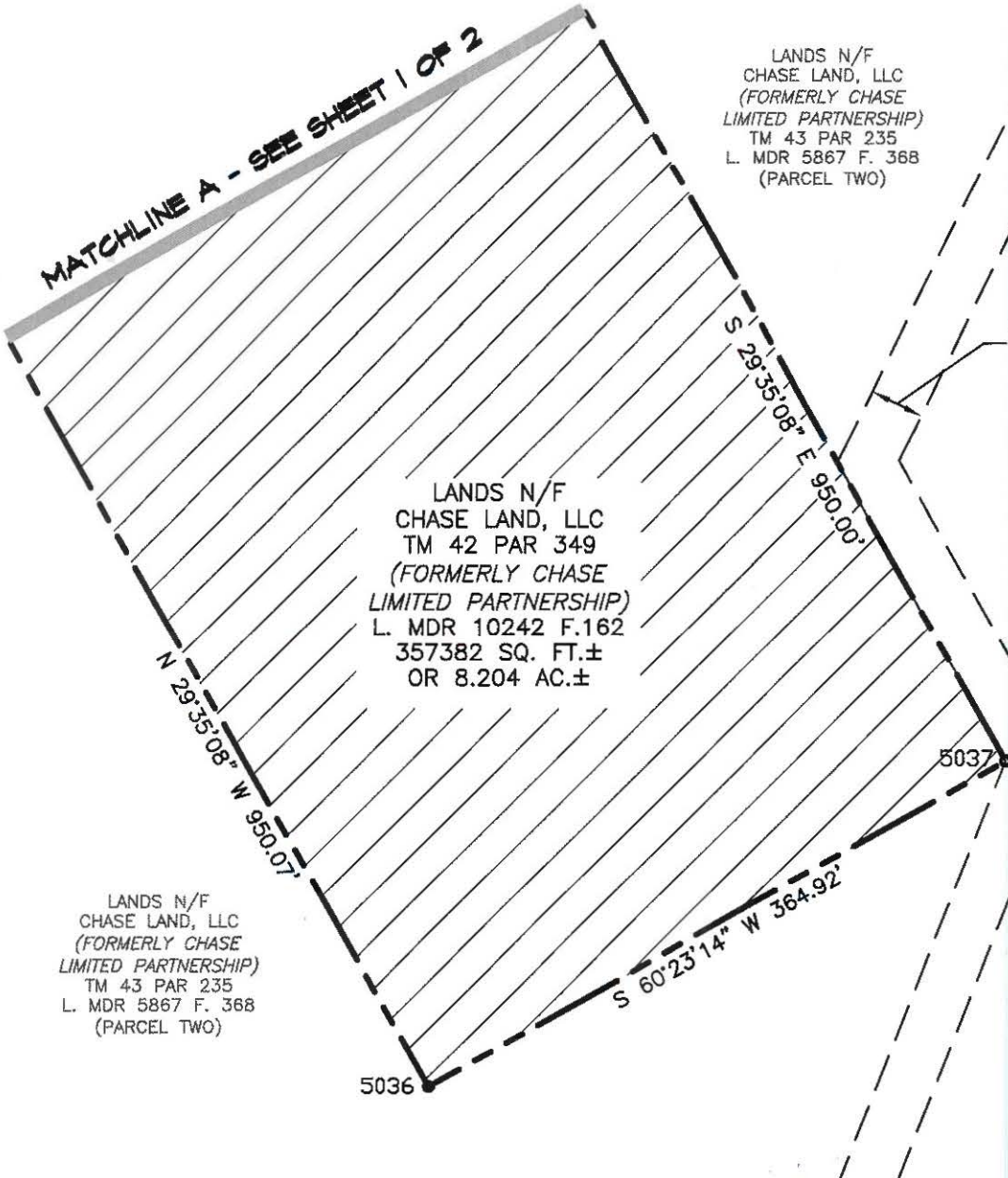
Civil Engineers • Land Surveyors • Landscape Architects
 Planners • Geotechnical Engineers • Environmental Engineers
 1630 Robin Circle
 Forest Hill, Maryland 21050
 Phone (410) 879-7200 Fax (410) 838-1811
 www.enengineering.com

PLAT NO. C-0352-3
 PROJECT NO.
 C-0352

SCALE: 1"=100'
 DATE: 6/13/2019
 DRAWN BY: SAH
 CHECKED BY: JEF
 CNA JOB NO.: 13066
 SHEET 1 OF 2

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
FEE SIMPLE ACQUISITION
 P/O THE LANDS OF
CHASE LAND, LLC
 TM 42 PAR 349
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

APPROVED:
 REAL ESTATE SERVICES DIVISION
Paul [Signature] 8/20/19
 NAME DATE
 APPROVED:
 BUREAU OF ENGINEERING
[Signature] 8/20/19
 NAME DATE



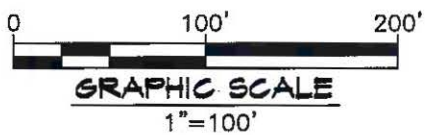
CURVE TABLE

LINE	BEARING	DISTANCE
L1	N 29°35'08" W	27.78'
L2	S 29°35'08" E	30.82'

PROPERTY CORNER TABLE

NO	NORTHING	EASTING
4613	543668.87	1365504.68
4622	543849.13	1365821.97
5035	543693.02	1365490.96
5036	542842.66	1365973.75
5037	543022.99	1366291.01
5038	543875.92	1365806.76

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PLAT NO. C-0352-3
 PROJECT NO.
 C-0352

SCALE: 1"=100'
 DATE: 6/13/2019
 DRAWN BY: SAH
 CHECKED BY: JEF
 CNA JOB NO.: 13066
 SHEET 2 OF 2

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
FEE SIMPLE ACQUISITION
 P/O THE LANDS OF
CHASE LAND, LLC
 TM 42 PAR 349
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

APPROVED:
 REAL ESTATE SERVICES DIVISION

Paul W. Kelly 8/20/19
 NAME DATE

APPROVED:
 BUREAU OF ENGINEERING

David Stalla
 NAME DATE