

County Council of Howard County, Maryland

2020 Legislative Session

Legislative Day No. 10

Resolution No. 108 -2020

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 portions of a Water, Sewer and Utility Easement, containing 20,918 square feet, and of a Right of Way Easement, containing 7,502 square feet, conveyed to Howard County, Maryland are no longer needed by the County for public purposes; authorizing the County Executive to terminate the easement interests in the property of the fee simple owner, The Normandy Venture Limited Partnership; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code in order to convey the easement interests to The Normandy Venture Limited Partnership; and providing that the County Executive is not bound to terminate the easement interests if he finds that the easements may have a public use.

Introduced and read first time July 6, 2020.

By order Diane Schwartz Jones
Diane Schwartz Jones, Administrator

Read for a second time at a public hearing on July 20, 2020.

By order Diane Schwartz Jones
Diane Schwartz Jones, Administrator

This Resolution was read the third time and was Adopted X, Adopted with amendments __, Failed __, Withdrawn __, by the County Council on July 29, 2020.

Certified By Diane Schwartz Jones
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**, as part of Capital Project 33-W&S, the County acquired a water, sewer, and
2 utility easement (the “Water, Sewer and Utility Easement”) by Deed and Agreement dated January
3 26, 1968 and recorded on February 2, 1968 among the Land Records of Howard County, Maryland
4 in Liber 482, Folio 284 on certain property that is now owned by The Normandy Venture Limited
5 Partnership (the “Owner”) and is improved as the Normandy Shopping Center; and

6
7 **WHEREAS**, as part of Capital Project 33-W&S, the County acquired a right of way for a
8 water main (the “Right of Way Easement”) by Deed of Easement and Agreement dated January
9 23, 1989 and recorded on February 1, 1989 among the Land Records of Howard County, Maryland
10 in Liber 1950, Folio 621 on certain property also located at the Normandy Shopping Center; and

11
12 **WHEREAS**, the Owner has requested that the County release a portion containing 20,918
13 square feet of the Water, Sewer and Utility Easement, and a portion containing 7,502 square feet
14 of the Right of Way Easement, as shown as “existing easement to be abandoned” in the attached
15 plat entitled “Plat of Revision, Normandy Shopping Center, Parcels A, B and C, Previously
16 recorded as Plat 10366-68 and Plat 24993” and attached hereto as Exhibit A (collectively, the
17 “Easements to be Abandoned”); and

18
19 **WHEREAS**, the County has reviewed the plans submitted by the Owner and has
20 determined that the Easements to be Abandoned are 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 and
24 also authorizes the County Council to waive advertising and bidding requirements for an individual
25 conveyance of real property upon the request of the County Executive; and

26
27 **WHEREAS**, the County Council has received a request from the County Executive to
28 waive the advertising and bidding requirements in this instance for the conveyance of the
29 Easements to be Abandoned to the Owner.

1 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
2 Maryland, this 29th day of July, 2020, that the Easements to be Abandoned, a
3 portion containing 20,918 square feet of a Water, Sewer and Utility Easement and a portion
4 containing 7,502 square feet of a Right of Way Easement, as shown as “existing easement to be
5 abandoned” in the attached Exhibit, are no longer needed by the County for public purposes and
6 may be conveyed to The Normandy Venture Limited Partnership; and

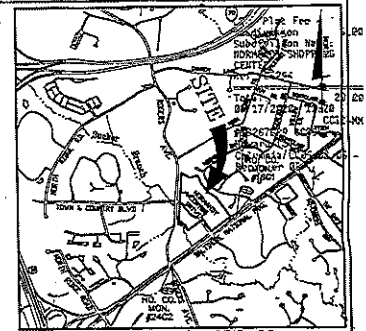
7
8 **AND BE IT FURTHER RESOLVED** that, having received a request from the County
9 Executive and having held a public hearing, the County Council declares that the best interest of
10 the County will be served by authorizing the County Executive to waive the usual advertising and
11 bidding requirements of Section 4.201 of the Howard County Code for the conveyance of the
12 Easements to be Abandoned to The Normandy Venture Limited Partnership.

13
14 **BE IT FURTHER RESOLVED** that if the County Executive finds that the Easements to
15 be Abandoned should not be terminated, he is not bound to terminate the County’s easement
16 interests in accordance with this Resolution.

BENCHMARKS NAD'83 HORIZONTAL

NO. CO. #1801
STAMPED BRASS DISK SET ON TOP OF
CONCRETE BASE.
N 589984.961' E 1367750.25'
ELEVATION: 457.825'

NO. CO. #2422
STAMPED BRASS DISK SET ON TOP OF
CONCRETE BASE.
N 586648.325' E 1366038.16'
ELEVATION: 354.085'



BOUNDARY COORDINATES

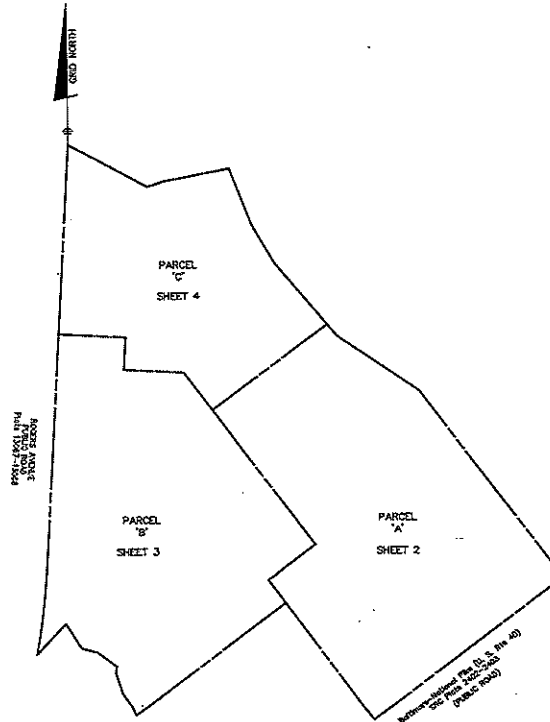
POINT #	NORTHING	EASTING
101	590413.1397	1366233.2790
102	590403.7382	1366412.4770
103	590334.4283	1366410.7288
104	590325.3010	1366548.7044
105	589883.9708	1366878.1078
106	589798.8558	1366763.9131
107	589715.6803	1366791.9284
108	589451.8724	1366411.8391
109	589479.1599	1366388.0550
110	588518.3081	1366301.2237
111	589564.2731	1366351.4560
112	588585.5949	1366350.5153
113	588608.3548	1366311.8365
114	589625.4278	1366267.4382
115	588675.2005	1366237.7291
116	589619.7848	1366155.4539
117	589646.3193	1366184.1224
118	590930.1133	1366278.1559
119	590795.0034	1366444.6079
120	590807.3947	1366509.7856

BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
121	590284.8498	1366660.8536
122	590677.5647	1366732.1313
123	590596.6854	1366788.4627
124	590404.4467	1366994.5742
125	589267.8448	1367134.6423
126	589796.0194	1367481.4907
127	589450.3410	1366891.8917
128	590215.5162	1366829.5988
129	590451.5728	1366897.9801

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD
CT	1840.00'	228.86'	7°03'51"	113.57'	N07°08'52"E 228.71'



WAR PLAT NO. 25294
RECORDED 11/7/20
#250

GENERAL NOTES

- SUBJECT PROPERTY ZONED B-2-TNC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- PROJECT BOUNDARY IS BASED ON AN ALTA SURVEY BY BENCHMARK ENGINEERING, INC. IN JANUARY, 2018.
- COORDINATES SHOWN HEREON ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY MONUMENTS 1901 & 2422.
- ALL AREAS ARE CONSIDERED "MORE OR LESS".
- THERE ARE EXISTING STRUCTURES ON PARCELS 'A' AND 'B' THAT ARE TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR OTHER REQUIRED BUFFERS, OR 100-YEAR FLOODPLAIN.
- THIS PLAN IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAN THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(i)(iv) OF THE HOWARD COUNTY CODE.
- THIS PLAN IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1204 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, BECAUSE IT IS A REVISION PLAN THAT DOES NOT CREATE ANY NEW LOTS OR PARCELS DIMENSIONS.
- PROPERTY SUBJECT TO PUDR DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: WP-97-028, WP-98-055, WP-99-033, F-19-068, F-98-033
- ALTERNATIVE COMPLIANCE, WP-98-50, WHICH WAIVED SECTION 16.147(b)(17) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHICH REQUIRES THE LOCATION OF THE FLOODPLAIN, WETLANDS, WETLAND BUFFERS AND STREAM BUFFERS ON THE FINAL PLAT WAS APPROVED ON DECEMBER 23, 1997.

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MARKS OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald M. Mason 10/9/19
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320
DATE: 11-25-19
DAVID WIGLEY
THE NORMANDY VENTURE LIMITED PARTNERSHIP

TABULATION CHART - TOTALS THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
BUILDABLE	0
OPEN SPACE	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	N/A
BUILDABLE	N/A
OPEN SPACE	24,444 AC.
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	24,444 AC.

BENCHMARK ENGINEERING, INC.
6400 BALTIMORE NATIONAL PIKE SUITE 305A ELICOTT CITY, MARYLAND 21040
(7) 410-460-1100 (7) 410-460-9844
WWW.BE-ENGINEERING.COM

OWNER:
THE NORMANDY VENTURE LIMITED PARTNERSHIP
3820 CHAMPAINSHIP DRIVE
GLENWOOD, MARYLAND 21738
410-370-8529

PROTECTION OF PUBLIC UTILITY FACILITIES
DEVELOPER HEREBY WAIVES, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH PARCEL B, ANY CONVEYANCES OF THE FOREGOING PARCEL, SHALL BE SUBJECT TO THE EASEMENTS HEREON RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 10/22/19
HOWARD COUNTY HEALTH OFFICER
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 1-3-20
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 1-9-20
DIRECTOR

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2021 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY THE NORMANDY VENTURE LIMITED PARTNERSHIP FROM THE PRUDENTIAL INVESTMENTS COMPANY BY DEED DATED FEBRUARY 13, 1992 AND RECORDED IN LIBER 2477 AT FOLIO 692 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, § 3-108.

[Signature] 10/9/19
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE
"THE NORMANDY VENTURE LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, AND ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, GRASSES, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND OPEN SPACE TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (4) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND OPEN SPACE TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, AND (5) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITHIN OUR HANDS THIS 25th DAY OF OCTOBER, 2019."

[Signature]
DAVID WIGLEY
THE NORMANDY VENTURE LIMITED PARTNERSHIP

THE PURPOSE OF THIS FINAL PLAT OF REVISION IS TO ABANDON A PORTION OF A PUBLIC WATER, SEWER, AND UTILITY EASEMENT, A PORTION OF A PUBLIC WATER AND UTILITY EASEMENT AND TO ESTABLISH A NEW PUBLIC 20" SEWER & UTILITY EASEMENT AND A NEW PUBLIC 20" WATER & UTILITY EASEMENT.

RECORDED AS PLAT NO. _____
ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
NORMANDY SHOPPING CENTER
PARCELS 'A', 'B' AND 'C'
Previously recorded as Plat 10366-68 and Plat 24993

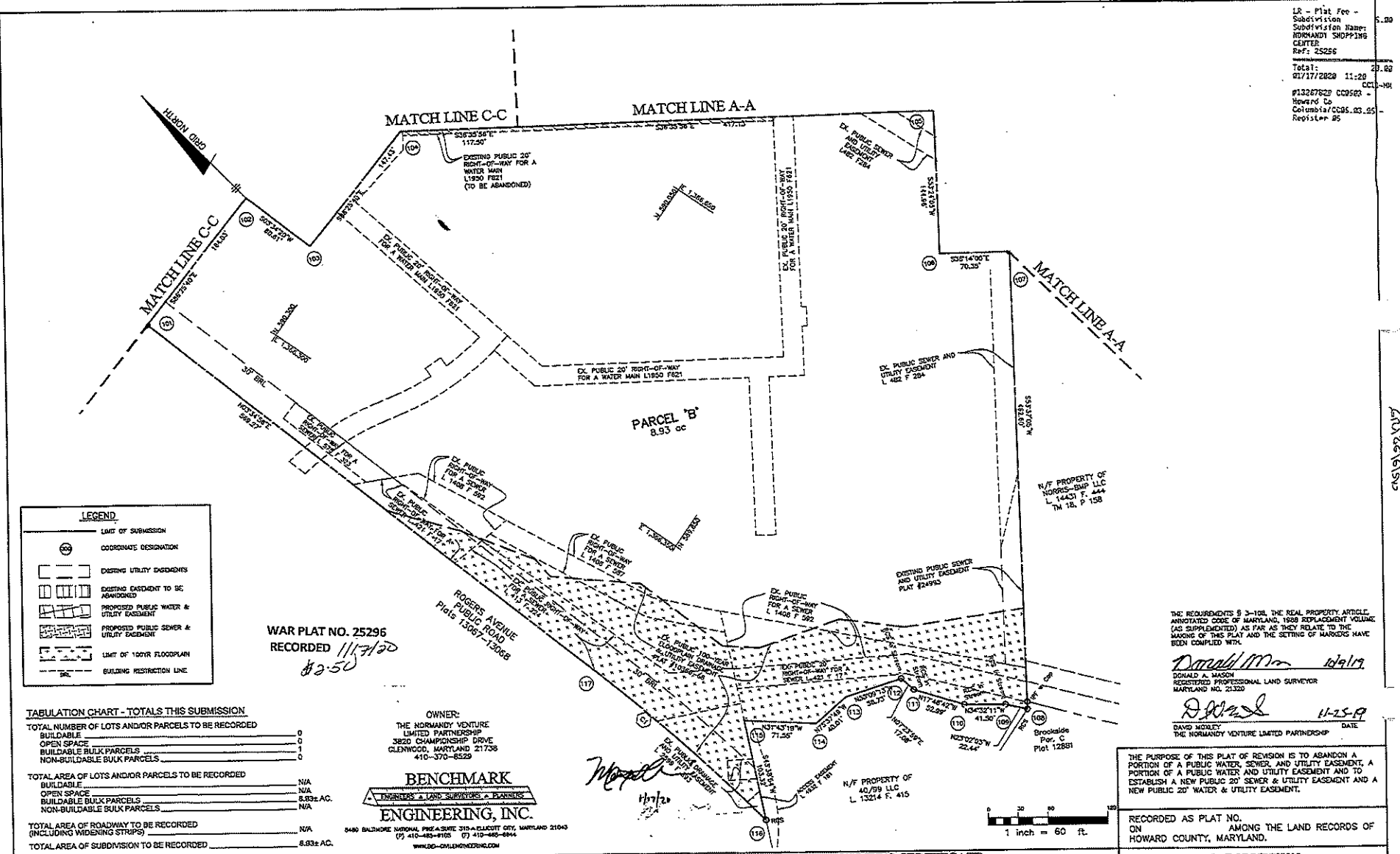
WP-97-028 WP-98-055 F-98-033 F-19-068
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 18 SCALE: 1" = 60'
GRID: 19 DATE: OCTOBER, 2019
PARCEL: 75
ZONED: B-2-TNC SHEET: 1 of 4

POST 336

MSA 0225-6213-1

F-20-036

LR - Plat Fee - 5.00
 Submission
 Submission Name:
 NORMANDY SHOPPING
 CENTER
 REF: 25296
 Total: 29.82
 01/17/2020 11:28
 #13287629 C00503 -
 Howard Co
 Columbia/CC06.03.05
 Register 05



LEGEND

- LIMIT OF SUBMISSION
- COORDINATE DESIGNATION
- ▭ EXISTING UTILITY EASEMENTS
- ▭ EXISTING EASEMENT TO BE ABANDONED
- ▭ PROPOSED PUBLIC WATER & UTILITY EASEMENT
- ▭ PROPOSED PUBLIC SEWER & UTILITY EASEMENT
- ▭ LIMIT OF 100% FLOORPLAN
- ▭ BUILDING RESTRICTION LINE

WAR PLAT NO. 25296
 RECORDED 11/7/20
 \$2,500

OWNER:
 THE NORMANDY VENTURE
 LIMITED PARTNERSHIP
 3820 CHAMPIONSHIP DRIVE
 GLENWOOD, MARYLAND 21735
 410-370-8529

BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
 5450 BULDOZER NATIONAL, PRESASWIE 310-ALEXANDRIA CITY, MARYLAND 21043
 (7) 410-485-9103 (7) 410-485-8944
 WWW.BENCHMARKENGINEERING.COM

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald M. Mason 10/9/19
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 23320

David Moxley 11-25-19
 DAVID MOXLEY
 THE NORMANDY VENTURE LIMITED PARTNERSHIP DATE

THE PURPOSE OF THIS PLAT OF REVISION IS TO ABANDON A PORTION OF A PUBLIC WATER, SEWER, AND UTILITY EASEMENT, A PORTION OF A PUBLIC WATER AND UTILITY EASEMENT AND TO ESTABLISH A NEW PUBLIC 20" SEWER & UTILITY EASEMENT AND A NEW PUBLIC 20" WATER & UTILITY EASEMENT.

RECORDED AS PLAT NO. _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

Michael J. Carr 12/31/19
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. Carr 1-3-20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
J. M. Co. Sr. Asst. 1-7-20
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2021, AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY THE NORMANDY VENTURE LIMITED PARTNERSHIP FROM THE PRUDENTIAL INVESTMENTS COMPANY BY DEED DATED FEBRUARY 13, 1982 AND RECORDED IN LIBERTY PLAT FOLIO 882 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE RECORDING OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, ARTICLES 33 AND 34, CHAPTER 882.

Donald M. Mason 10/9/19
 DONALD A. MASON DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351



OWNER'S CERTIFICATE

"THE NORMANDY VENTURE LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE FACILITIES FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 25th DAY OF November, 2019."

David Moxley
 DAVID MOXLEY
 THE NORMANDY VENTURE LIMITED PARTNERSHIP
 WITNESS

PLAT OF REVISION

NORMANDY SHOPPING CENTER
 PARCELS 'A', 'B' AND 'C'
 Previously recorded as Plat 10366-68 and Plat 24993

WP-97-026 WP-98-055 F-88-033 F-19-065
 3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 18 SCALE: 1" = 60'
 GRID: 19 DATE: OCTOBER, 2019
 PARCEL: 75 SHEET: 3 OF 4
 ZONED: B-2-TNC

P255308

MSA C025-6243-3 F-20-036

**Office of the County Auditor
Analysis of Draft Legislation**

Council Resolution No. 108-2020

Introduced: July 6, 2020

Auditor: Maya Cameron

Fiscal Impact:

There is no fiscal impact of Council Resolution 108-2020 to the County.

Per the Department of Public Works, CR108-2020 was introduced at the request of a developer and is a part of a commercial redevelopment in which there is no expected cost to the county. The developer would be responsible for all costs including advertisement and abandonment fees.

When the easement and right of way was acquired, the first easement (in 1968) had a consideration of \$1.00. The second easement (in 1989) was acquired with a consideration of \$5.00.

Purpose:

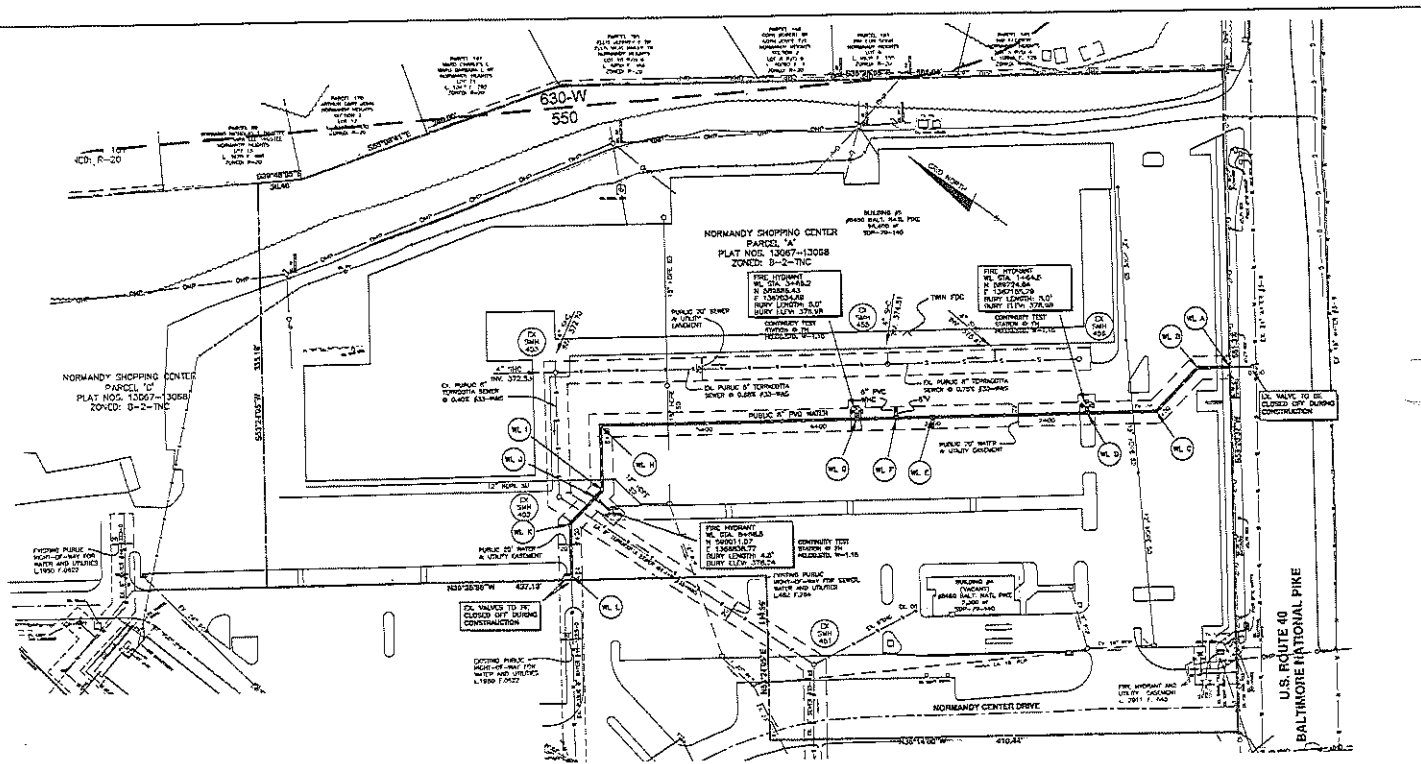
The purpose of this legislation is to:

- Declare that portions of a Water, Sewer, and Utility Easement and of a Right of Way Easement conveyed to Howard County are no longer needed by the County for public purposes;
- Authorize the County Executive to terminate the easement interests in the property of the fee simple owner, waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code in order to convey the easement interest to the Normandy Venture Limited Partnership; and
- Provide that the County Executive is not bound to terminate the easement interests if he finds that the County may have a public use for it.

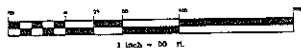
Other Comments:

Exhibit A (attached) is the approved contract drawing #5095 showing the location of the new water main. This plan also shows the location of the old sewer main.

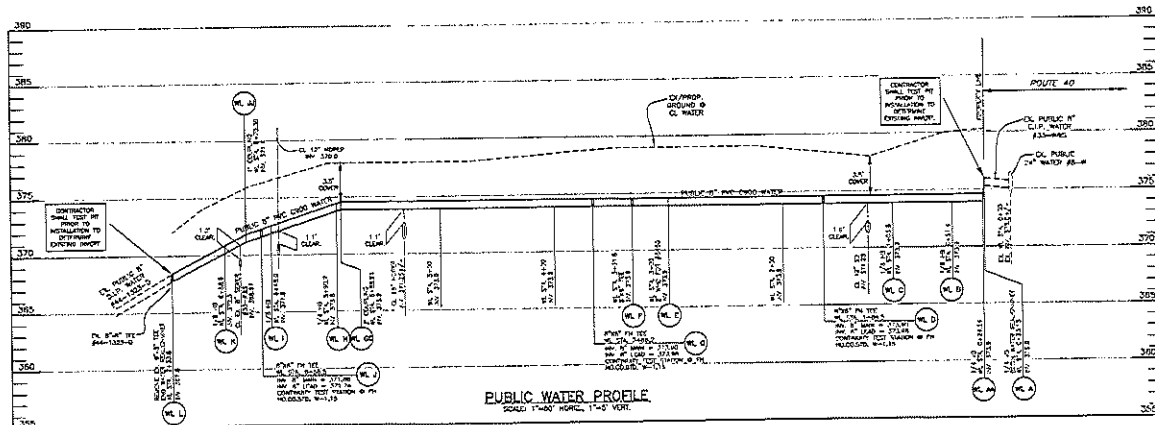
The old waterline was located adjacent to the sewer main within a 30-foot-wide combined Public Sewer and Water Easement. The new water main is located within its own public 20 foot Water Easement. The reduction is the portion of the easement that has been requested to be released.



Water Fittings Chart				
Identification	Fitting	WL Station	Location (NAD '83)	
			Northing	Easting
WL A	1/4 VU - Begin Water Realignment	0+23.15	589541.77	1367220.00
WL AA	1/4 VU	0+24.34	589554.95	1367220.74
WL B	1/8 HB	0+31.4	589594.46	1367224.12
WL C	1/8 HB	1+03.8	589732.97	1367162.10
WL D	6"x6" FH Tee	1+04.2	589720.77	1367160.09
WL E	2" WHIC for 85450	3+00.0	589629.48	1367065.19
WL F	8"x6" Tee for WHIC for 85450	3+31.8	589554.95	1367052.23
WL G	1"x2" FH Tee	3+01.2	589682.26	1367024.99
WL GG	2 Degree Coupling	3+80.97	589058.05	1366847.90
WL H	1/4 HB	5+80.7	589082.99	1366890.95
WL I	1/8 HB	6+46.0	589029.23	1366848.89
WL J	1"x2" FH Tee	6+56.5	590021.47	1366841.47
WL K	1 Degree Coupling	6+70.50	590031.47	1366827.78
WL L	1/8 HB	6+88.0	590034.13	1366824.94
WL M	End Water Replacement	7+33.8	590087.02	1366773.33

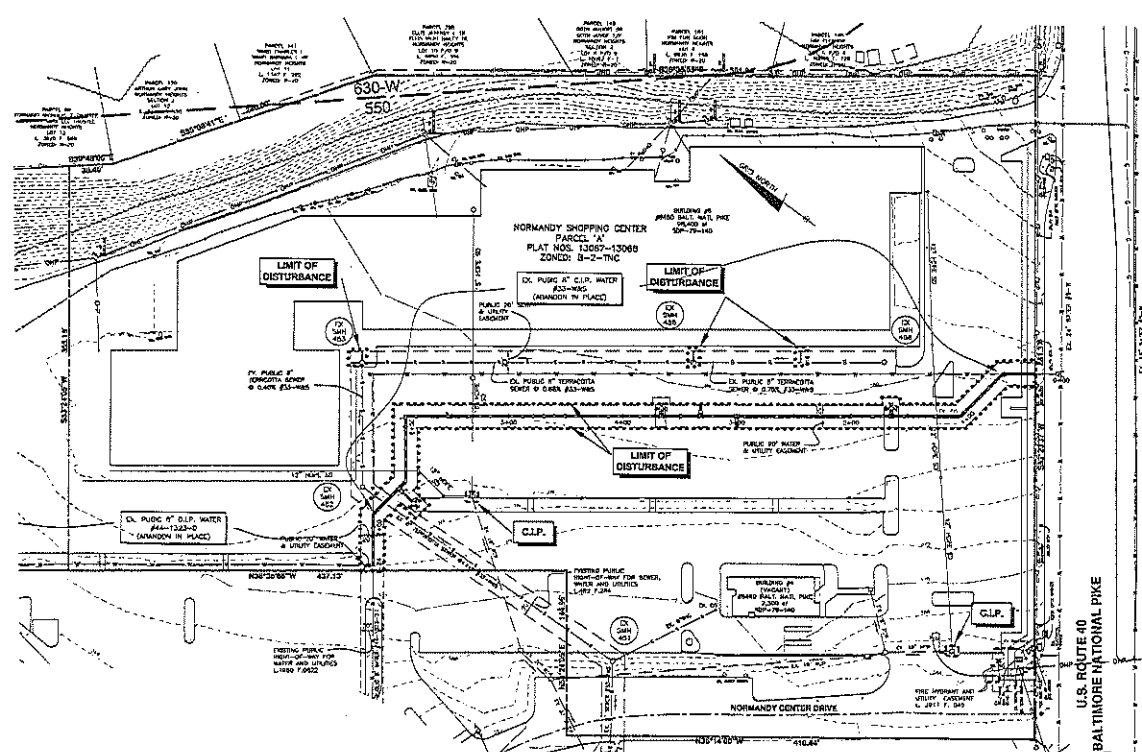


THE NORMANDY VENTURE LIMITED PARTNERSHIP
 3425 CHAMPIONSHIP DRIVE
 GLENWOOD, MARYLAND 21738
 410-370-8529



PUBLIC WATER PROFILE
 SCALE: 1"=40' HORIZ., 1"=4' VERT.

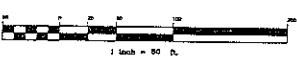
DEPARTMENT OF PUBLIC WORKS HOWARD COUNTY, MARYLAND 	DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY, MARYLAND 	BENCHMARK ENGINEERING, INC. <small>3425 CHAMPIONSHIP DRIVE GLENWOOD, MARYLAND 21738 410-370-8529</small>		DESIGN: DJK DRAWN: DJK CHECK: CAM DATE: 7/20/19	PLAN AND PROFILE	NORMANDY SHOPPING CENTER PARCEL 'A' PUBLIC WATER LINE <small>TAX MAP 15 - GRID 19 - PARCEL 75 - ZONED B-2-TNC - ELECTION DISTRICT 2</small> CONTRACT NO. 44-5095-D	SCALE: AS SHOWN SHEET NO. 2 OF 3
				600 SCALE MAP NO. _____ BLOCK _____			



HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD EROSION CONTROL NOTES

- A preconstruction meeting shall occur with the Howard County Department of Public Works, Environmental Inspection Division (EID) 48 hours prior to the start of work. A minimum of 48 hours notice to EID will be given at the following stages:
 - Prior to the start of earth disturbance.
 - After completion of the installation of permanent erosion and sediment controls, but prior to the start of final finish of construction or opening of another grading.
 - Prior to the removal or modification of sediment control practices.
- All disturbed and erodible portions are to be protected according to the provisions of the HSCD EROSION CONTROL PLAN (ECP) and the HSCD STANDARD EROSION CONTROL PLAN (SECP) and the HSCD STANDARD EROSION CONTROL PLAN (SECP) and the HSCD STANDARD EROSION CONTROL PLAN (SECP).
- Existing utility and structures are to be protected in accordance with the HSCD STANDARD EROSION CONTROL PLAN (ECP) and the HSCD STANDARD EROSION CONTROL PLAN (SECP).
- All disturbed areas shall be stabilized within the time period specified herein in accordance with the HSCD STANDARD EROSION CONTROL PLAN (ECP) and the HSCD STANDARD EROSION CONTROL PLAN (SECP).
- All erosion control structures are to remain in place, and are to be maintained in accordance with the HSCD STANDARD EROSION CONTROL PLAN (ECP) and the HSCD STANDARD EROSION CONTROL PLAN (SECP).

Site category	0.55
Total area of site	0.42
Area to be treated or planted	0.42
Area to be vegetatively established	NA
Total up	0.42
Total dn	0.42



SEQUENCE OF CONSTRUCTION

- NOTIFY SEDIMENT CONTROL DIVISION 48 HOURS PRIOR TO START OF WORK
- PHASE 1 - PUBLIC ROAD IMPROVEMENTS**
- Obtain grading permits (day 1)
 - Hold on-site pre-construction meeting (day 2)
 - Install inlet protection (day 3)
 - Upon approval from the Howard County sediment control inspector, begin water line relocations. Close valves necessary for the work as indicated on the plans. Do not continuously move them until they are stabilized at the end of each day (day 4-21).
 - Once replacement is complete ensure area has been patched with proper asphalt paving section (day 22)

THIS PLAN IS FOR SEDIMENT AND EROSION CONTROL ONLY

This plan meets the requirements for the Howard Soil Conservation District Standard Erosion and Sediment Control Plan for Major Earth Disturbances under Section 817.

THE NORMANDY VENTURE LIMITED PARTNERSHIP
3820 CHAMPIONSHIP DRIVE
GLENWOOD, MARYLAND 21736
410-570-8200

DEPARTMENT OF PUBLIC WORKS
HOWARD COUNTY, MARYLAND

DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY, MARYLAND

BENCHMARK
ENGINEERING, INC.



DESIGN: DDT	
DRAWN: DDT	
CHECK: CAM	
DATE: 7/2019	

SEDIMENT AND EROSION CONTROL

NORMANDY SHOPPING CENTER
PARCEL 'A'
PUBLIC WATER LINE
TAX MAP 18 - GRID 19 - PARCEL 73 - ZONED: B-2-TNC - ELECTION DISTRICT 2
CONTRACT NO. 44-5095-D

SHEET NO. 3 OF 3

482 48284

12-23

THIS DEED and AGREEMENT made this 26th day of January, in the year Nineteen Hundred and Sixty-seven, between

NORMANDY DEVELOPMENT COMPANY, INC.

part y of the first part; and

CHARLES E. HOGG and THOMAS J. CARACUZZO, Trustees for The Lincoln National Life Insurance Company, a Corporation of Fort Wayne, Indiana, parties of the second part;

and HOWARD COUNTY METROPOLITAN COMMISSION, a body corporate, party of the second part.

Made & Signed 2/23/68

WHEREAS, the party of the third part desires to construct and maintain sewers, drains, water pipes, and other municipal utilities and services, in and across the land hereinafter described, and the part y of the first part is willing to grant such right.

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar, the receipt whereof is hereby acknowledged, the said party of the first part hereby grant s and conveys unto Howard County Metropolitan Commission, a body corporate, its successors and assigns, the right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services in and through the land of the part y of the first part, situate in Howard County, State of Maryland, said sewers, drains, water pipes and other municipal utilities and services to be laid in the right-of-way which is described as follows:

Situate in the Second Election District of Howard County.

BRING one (1) strip or parcel of land hereinafter described in PART 1 and one (1) strip or parcel of land twenty (20) feet wide, ten (10) feet on each side of the centerline hereinafter described in PART 2, in, through, over and across the property of the party of the first part acquired by two (2) deeds, one (1) deed from James R. Moxley and Ruth H. Moxley, his wife, dated August 3, 1955, and recorded among the Land Records of Howard County, Maryland in Liber 271 at Folio 5, and one (1) deed from Mary C. Sauter and Marshall F. Sauter, her husband, dated June 25, 1957 and recorded among the aforesaid Land Records in Liber 300 at Folio 222. (PART 1 describing a right-of-way for a sewer, a water main, fire hydrants and appurtenances, and PART 2 describing a right-of-way for a sewer.)

PART 1

BEGINNING for the said strip or parcel of land at a point on the northwest right-of-way line of the Baltimore National Pike (U.S. Route No. 40), 150 feet wide, as now laid out and existing, said northwest line being common with the Third or South 61°21'30" West, 240.98 foot line of Parcel #2 of the aforesaid deed recorded in Liber 300 at Folio 222, and the First or South 61°21'30" West, 1089.00 foot line of the aforesaid deed recorded in Liber 271 at Folio 5, said point being 315.48 feet northeasterly from a pipe found at the end of the aforesaid Third deed line of the deed recorded in Liber 300 at Folio 222, and running thence North 36°20'10" West, true, 235.00 feet to a point, thence South 53°39'50" West, true, 35.00 feet to a point, thence North 36°20'10" West, true, 10.00 feet to a point, thence North 53°39'50" East, true, 35.00 feet to a point, thence North 36°20'10" West, true, 331.18 feet to a point, thence South 53°39'50" West, true, 162.00 feet to a point, thence North 36°20'10" West, true, 10.00 feet to a point, thence North 53°39'50" East, true, 50.51 feet to a point, thence North 02°06'24" West, true, 18.13 feet to a point, thence North 53°39'50" East, true, 126.27 feet to a point, thence North 36°20'10" West, true, 16.00 feet to a point, thence North 53°39'50" East, true, 22.00 feet to a point, thence North 36°20'10" West, true, 29.00 feet to a point, thence North 53°39'50" East, true, 10.00 feet to a point, thence South 36°20'10" East, true, 54.60 feet to a point, thence South 53°39'50" West, true, 17.00 feet to a point, thence South 36°20'10" East, true, 10.00 feet to a point, thence South 53°39'50" West, true, 7.00 feet to a point, thence South 36°20'10" East, true, 276.61 feet to a point, thence South 53°39'50" West, true, 10.00 feet to a point, thence South 36°20'10" East, true, 170.89 feet to a point, thence South 53°39'50" West, true, 5.00 feet to a point, thence South 36°20'10" East, true, 105.00 feet to a point on the aforesaid northwest right-of-way line of the Baltimore National Pike, said point being 335.48 feet northeasterly from the aforesaid pipe found at the end of the Third deed line of the deed recorded

in Liber 100 at Folio 222, and running thence with and along said northwest right-of-way line South 53°39'50" West, true, 20.00 feet to the point of beginning; containing 22,124.60 square feet or 0.5079 acres.

PART 2

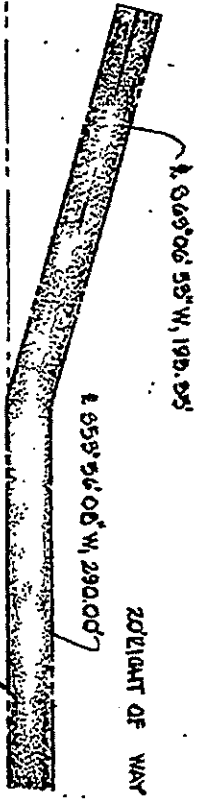
BEGINNING for the said centerline of the said twenty (20) feet wide strip or parcel of land at a point on the Sixth or South 53°39'50" West, true, 162.00 foot line of the strip or parcel of land described above in PART 1, said point being 55.80 feet northwesterly from the end thereof, and running thence South 02°06'24" East, true, 249.83 feet to a point, thence South 53°56'08" West, true, 290.00 feet to a point, thence South 69°06'53" West, true, 193.35 feet to a point; containing 14663.60 square feet or 0.337 acres.

See Plat attached hereto and marked Plat No. 33-MS-1.

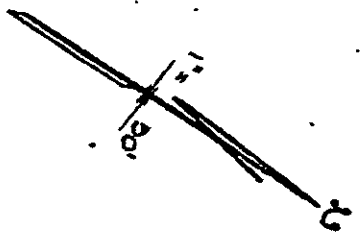
AND the party of the first part do es hereby agree that Howard County Metropolitan Commission, its successors and assigns, shall have the right and privilege of entering upon the aforesaid land, whenever it may be necessary, to make openings and excavations, and to lay, construct and maintain said municipal utilities and appurtenances, provided, however, that the ground shall be restored and left in good condition; and it is further agreed that no buildings or similar structures of any kind shall be erected in, on or over the said right-of-way by any of the parties hereto, their heirs, personal representatives, successors and assigns.

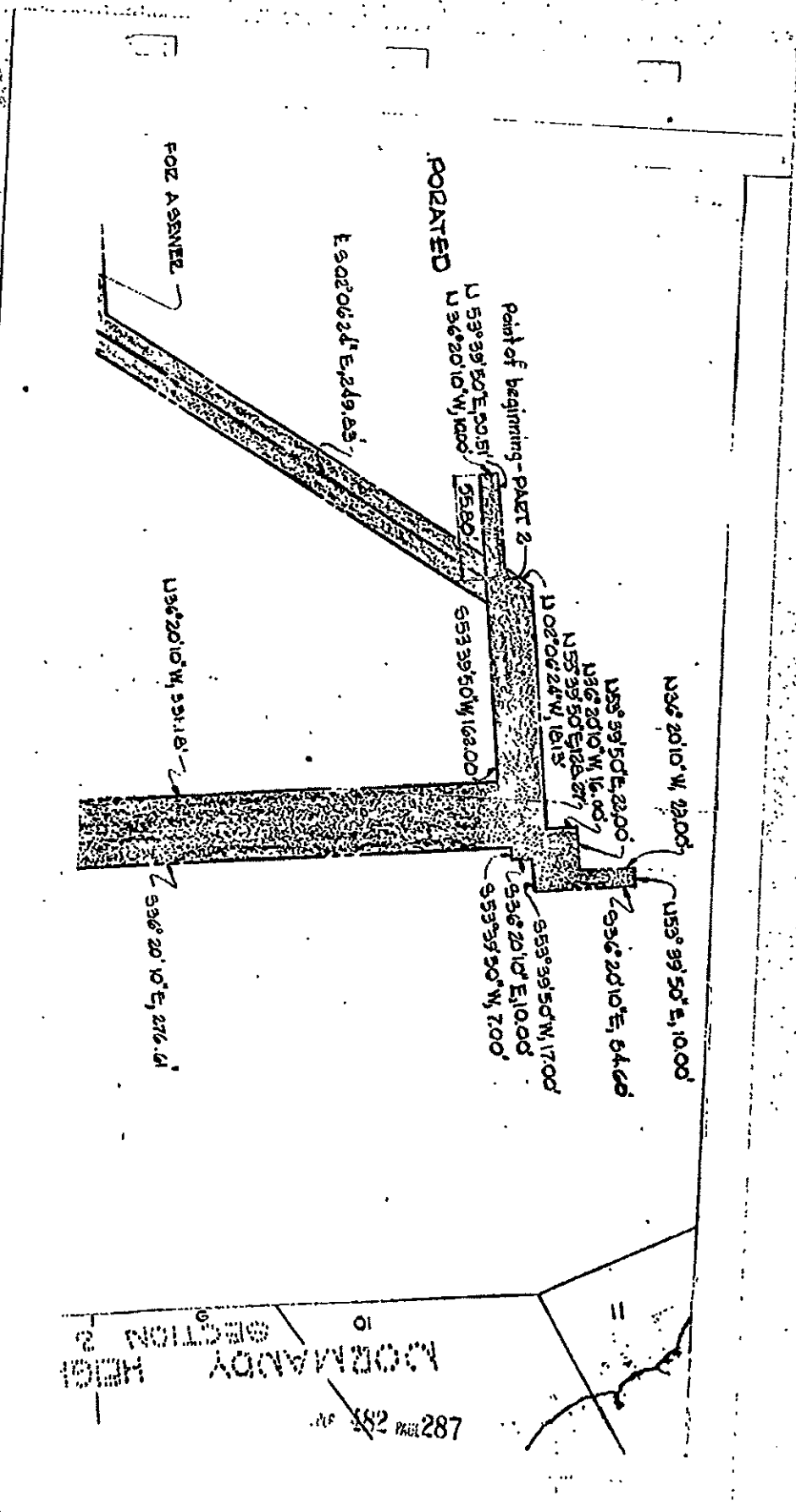
THE said parties of the second part join in this conveyance solely for the purpose of consenting to and subordinating their lien of mortgage to the hereinbefore described right-of-way and for that purpose only, fully retaining their lien on the property described in ~~MSA CE53_473~~ Deeds of Trust, dated September 27, 1961 and June 24, 1965, and recorded among the Land Records of Howard County in Liber 374, Folio 521 and Liber 437, Folio 744.

BOOK 482 PAGE 286
PROPERTY OF
JORNABUDY DEVELOPMENT COMPANY LLCOR

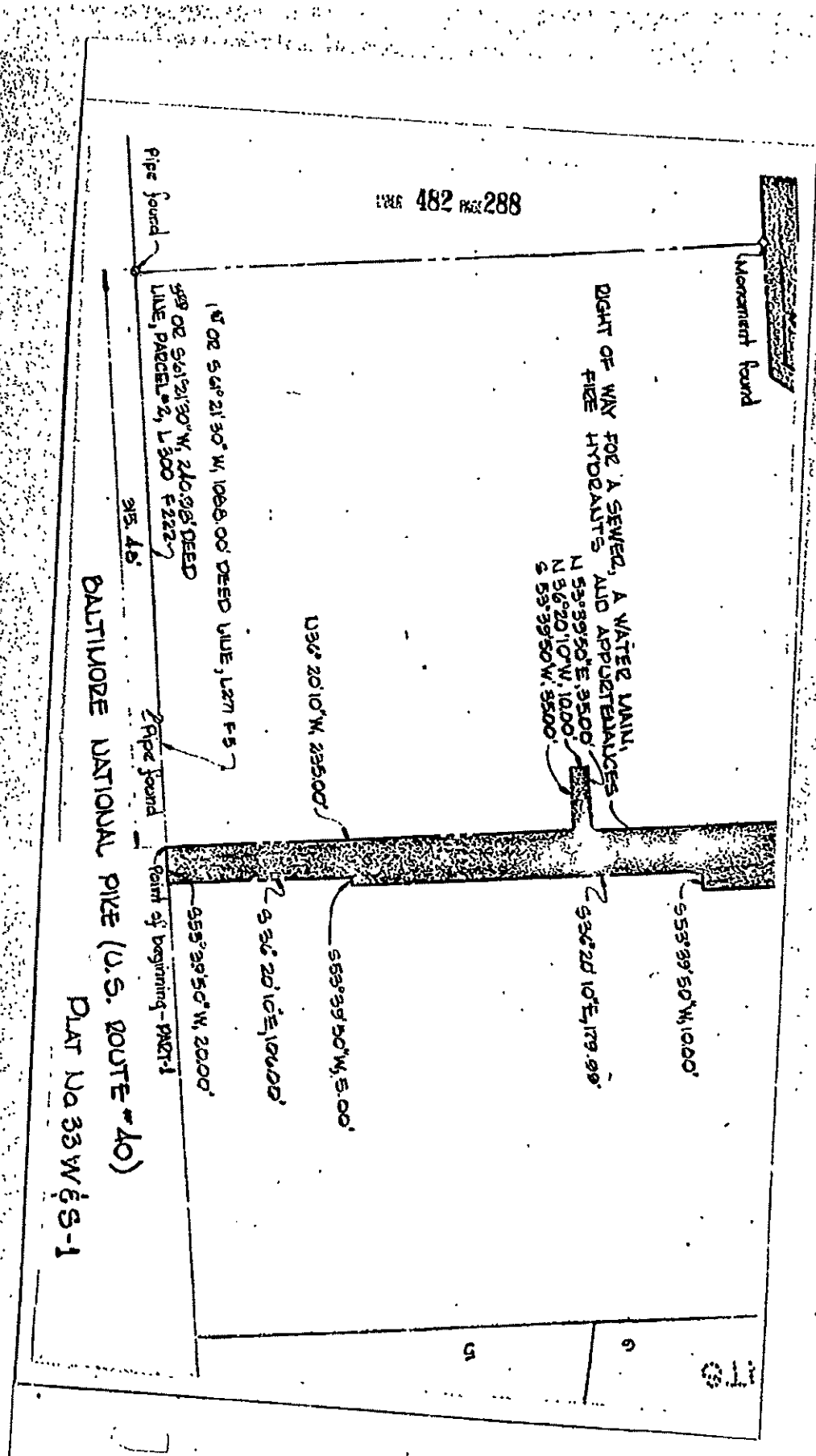


PROPERTY OF
MARY G. SAUTER AND MARSHALL F. SAUTER





10
 NORMANDY
 SECTION 2
 482 PAGE 287



AS WITNESS the due execution hereof by the aforementioned party of the first part and parties of the second part.

TEST:

NORMANDY DEVELOPMENT COMPANY, INCORPORATED

Virginia B. Reddick

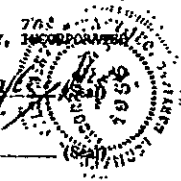
By: Norman E. Moly
Norman E. Moly, Pres.

Charles E. Hogg

Charles E. Hogg
Charles E. Hogg

Robert T. O'Leary
ROBERT T. O'LEARY

Thomas J. Caracuzzo (Seal)
Thomas J. Caracuzzo



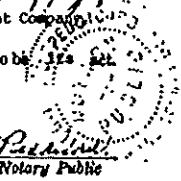
STATE OF MARYLAND, HOWARD COUNTY, TO WIT:

I HEREBY CERTIFY that on this 26th day of January, in the year Nineteen Hundred and Sixty - eight, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Norman E. Moly, as President of the Normandy Development Company, Incorporated, Inc.

part y to the within Deed and Agreement, and he acknowledged the same to be his act.

AS WITNESS my Hand and Notarial Seal.

Virginia B. Reddick
Notary Public



STATE OF MARYLAND, HOWARD COUNTY, TO WIT:

I HEREBY CERTIFY that on this 26th day of January, in the year Nineteen Hundred and Sixty - eight, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Charles E. Hogg,

part y to the within Deed and Agreement, and he acknowledged the same to be his act.

AS WITNESS my Hand and Notarial Seal.

Virginia B. Reddick
Notary Public



STATE OF MARYLAND, HOWARD COUNTY, TO WIT:

I HEREBY CERTIFY that on this 24th day of January, in the year Nineteen Hundred and Sixty - eight, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Thomas J. Caracuzzo, party to the within Deed and Agreement, and he acknowledged the same to be his act.

AS WITNESS my Hand and Notarial Seal.

Robert T. O'Leary
Notary Public

Received for record FEB 2 1968 at 10:00 o'clock A.M.

Said day recorded and examined per W. Harvey Hill, Clerk

ENC 482 JAN 289

Contract No. 44-1323-D

1235

THIS DEED OF EASEMENT AND AGREEMENT made this 23rd day of January, in the year Nineteen Hundred and Eighty-Nine, between THE PRUDENTIAL INVESTMENTS COMPANY, a Maryland General Partnership, hereinafter, "Grantor"; and HOWARD COUNTY, MARYLAND, a body corporate and politic, hereinafter, "Grantee".

WHEREAS, the Grantee desires to construct and maintain municipal utilities and services, in, across, and through the land hereinafter described, and the Grantor is willing to grant such rights to the Grantee.

NOW, THEREFORE, in consideration of the premises and the sum of Five Dollars (\$5.00), the receipt of which is hereby acknowledged, the said Grantor hereby grants and conveys unto Howard County, Maryland, a body corporate and politic, its successors and assigns, the perpetual right to lay, construct and maintain water main and other municipal utilities, appurtenances and services, in, across, and through the land of the Grantor, situate in Howard County, State of Maryland, said municipal utilities and services to be laid in a right-of-way which is described as follows:

SITUATE in the Second Election District of Howard County.

SEE Exhibit "A" attached hereto and incorporated herein by reference.

#425240 C184 P01 113141

SEE Plat No. 44-1323-D, marked as Exhibit "B" which is attached hereto and incorporated herein by reference.

02:01/89

AND the Grantor does hereby agree that Howard County, Maryland, its successors and assigns, shall have the right and privilege of entering upon the aforesaid land, whenever it may be necessary to make openings and excavations, and to lay, construct and maintain said municipal utilities and appurtenances, provided; however, that the ground shall be restored and left in good condition; and it is further agreed that no buildings or structures of any kind shall be erected in, on or over the said right-of-way by any of the parties hereto, their heirs, personal representatives, successors and assigns.

PAID BY GRANTOR
HOWARD COUNTY

A₁

1/23/89

A₂

1/23/89

REC

REC
1/23/89

B. J. Conway, Jr. REC
1/23/89

by *Carol Hand* 11/31/89 *APM*
Date

DEED 1950 1000622

PURDUM AND JESCHKE
CONSULTING ENGINEERS
1029 NORTH CALVERT STREET
BALTIMORE, MARYLAND 21202

CONTRACT NO. 44-1323-D
PLAT NO.

DESCRIPTION OF A RIGHT-OF-WAY FOR A
WATER MAIN AND APPURTENANCES
THE PRUDENTIAL INVESTMENT COMPANY
TO
HOWARD COUNTY, MARYLAND

BEING two (2) strips or parcels of land of variable width hereinafter described in, through, over, and across those properties of the parties of the first part acquired from Normandy Venture Limited Partnership by deed dated November 8, 1984 and recorded among the Land Records of Howard County, Maryland in Liber 1300 at Folio 735 and from Woodbrier Enterprises, Inc., by deed dated November 8, 1984 and recorded among the Land Records, aforesaid, in Liber 1300 at Folio 739 and from Woodberry Corporation, by deed dated November 8, 1984 and recorded, as aforesaid, in Liber 1300 at Folio 744.

FIRST PARCEL.

BEGINNING for the same at a point on the east side of Rogers Avenue (40 feet wide) as laid out and now existing said point being on and distant 217.25 feet from the end of the Tenth (10) or North $03^{\circ} 33' 54''$ East 636.58 feet line of the herein abovementioned deed recorded among the Land Records of Howard County, Maryland in Liber 1300 at Folio 739 and running thence binding along said east side of Rogers Avenue and along a part of the aforesaid Tenth line, as now surveyed, referring to the true meridian.

North $03^{\circ} 33' 54''$ East 20.17 feet to a point thereon, thence leaving said outlines and running within the property of the party of the first part the eight (8) following courses and distances, as now surveyed, referring to the true meridian.

- (1) 104.54 feet along the arc of a curve to the right having a radius of 275.00 feet and a long chord bearing South $68^{\circ} 21' 20''$ East 103.91 feet
- (2) South $57^{\circ} 27' 55''$ East 19.86 feet
- (3) 42.40 feet along the arc of a curve to the left having a radius of 265.00 feet and a long chord bearing South $62^{\circ} 02' 56''$ East 42.35 feet
- (4) North $23^{\circ} 22' 03''$ East 10.00 feet
- (5) South $68^{\circ} 42' 56''$ East 18.54 feet
- (6) South $19^{\circ} 12' 02''$ West 10.00 feet

DESCRIPTION OF A RIGHT-OF-WAY FOR A
 WATER MAIN AND APPURTENANCES
 THE PRUDENTIAL INVESTMENT COMPANY
 TO
 HOWARD COUNTY, MARYLAND

CONTRACT NO. 44-1323-D
 PLAT NO.

(7) 43.95 feet along the arc of a curve to the left having a radius of 265.00 feet and a long chord bearing South 75° 33' 04" East 43.90 feet and

(8) North 07° 32' 05" East 190.45 feet to a point on and distant 44.38 feet from the beginning of the thirteenth line of the aforementioned deed recorded in Liber 1300 at Folio 739 said point being on and distant 44.38 feet from the end of the eleventh line of the aforementioned deed recorded in Liber 1300 at Folio 744 thence continuing within the property of the party of the first part the ten (10) following courses and distances, as now surveyed, referring to the true meridian

- (1) North 07° 32' 05" East 12.85 feet
- (2) South 82° 27' 55" East 40.00 feet
- (3) North 07° 32' 05" East 20.00 feet
- (4) South 82° 27' 55" East 20.00 feet
- (5) South 07° 32' 05" West 20.00 feet
- (6) South 82° 27' 55" East 22.84 feet
- (7) North 53° 23' 39" East 78.30 feet
- (8) South 36° 36' 21" East 20.00 feet
- (9) South 53° 23' 39" West 52.00 feet, and

(10) South 36° 36' 21" East 115.51 feet to a point on and distant 15.95 feet from the end of the ninth line of the aforementioned deed recorded in Liber 1300 at Folio 744 said point being on and distant 15.95 feet from the beginning of the sixth line of the aforementioned deed recorded in Liber 1300 at Folio 735 thence continuing within the property of the party of the first part, as now surveyed referring to the true meridian.

South 36° 36' 21" East 260.74 feet to a point on the Eighth or North 53° 39' 50" East 50.51 feet line of Part 1 of a right-of-way for a sewer, a water main, fire hydrants and appurtenances, which was granted and conveyed to Howard County Metropolitan Commission by deed dated January 26, 1968 and recorded among the Land Records aforesaid in Liber W.H.H. 482 at Folio 284 and running thence reversely with a part of said Eighth line, to the

DESCRIPTION OF A RIGHT-OF-WAY FOR A
 WATER MAIN AND APPURTENANCES
 THE PRUDENTIAL INVESTMENT COMPANY
 TO
 HOWARD COUNTY, MARYLAND

CONTRACT NO. 44-1323-D
 PLAT NO.

beginning thereof, as now surveyed, referring to the true meridian.

South 53° 23' 39" West 10.30 feet to a point at the end of the Seventh or North 26° 20' 10" West 10.00 feet line of the herein abovenentioned right-of-way recorded among the Land Records aforesaid in Liber W.H.H. 482 at Folio 284 thence leaving said right-of-way outline and running within the property of the party of the first part, as now surveyed, referring to the true meridian.

South 79° 16' 47" West 6.28 feet to a point on and distant 258.00 feet from the end of the fifth line of the aforementioned deed recorded in Liber 1300 at Folio 735 said point being 159.09 feet from the end of the fourteenth line of the aforementioned deed recorded in Liber 1300 at Folio 739 thence continuing within the property of the party of the first part the nine following courses and distances, as now surveyed, referring to the true meridian.

- (1) South 79° 16' 47" West 4.50 feet
- (2) North 36° 36' 21" West 371.54 feet
- (3) South 53° 23' 39" West 14.41 feet
- (4) North 82° 27' 55" West 70.95 feet
- (5) South 07° 32' 05" West 203.31 feet
- (6) North 82° 27' 55" West 20.00 feet

(7) 114.35 feet along the arc of a curve to the right having a radius of 285.00 feet and a long chord bearing North 68° 57' 40" West 113.58 feet

(8) North 57° 27' 55" West 19.86 feet, and

(9) 94.41 feet along the arc of a curve to the left having a radius of 255.00 feet and a long chord bearing North 68° 04' 19" West 93.87 feet to the point of beginning containing 20,131 square feet or 0.462 acres of land, more or less.

DESCRIPTION OF A RIGHT-OF-WAY FOR A
WATER MAIN AND APPURTENANCES
THE PRUDENTIAL INVESTMENT COMPANY
TO
HOWARD COUNTY, MARYLAND

CONTRACT NO. 44-1323-D
PLAT NO.

SECOND PARCEL.

BEGINNING for the same at a point at the end of the Seventh or North
36° 20' 10" West 10.00 feet line of Part 1 of a right-of-way for a sewer, a
water main, fire hydrants and appurtenances, which was granted and conveyed
to Howard County Metropolitan Commission by deed dated January 26, 1968 and
recorded among the Land Records, aforesaid, in Liber W.H.H. 482 at Folio
284 said point being at the end of the Twenty-first line of the herein
above described First Parcel and running thence reversely with the
aforesaid Seventh line and a southeasterly prolongation thereof, within
the property of the party of the first part as now surveyed referring to
the true meridian.

South 36° 36' 21" East 15.30 feet to a point thence continuing within
the property of the party of the first part as now surveyed referring to
the true meridian.

South 53° 23' 39" West 5.65 feet to a point on and distant 141.05 feet
from the end of the fourteenth line of the aforementioned deed recorded
in Liber 1300 at Folio 739 said point being on and distant 141.05 feet from
the beginning of the fifth line of the aforementioned deed recorded in Liber
1300 at Folio 735 thence continuing within the property of the party of the
first part the fifteen (15) following courses and distances, as now
surveyed, referring to the true meridian.

- (1) South 53° 23' 39" West 193.05 feet
- (2) South 36° 36' 21" East 5.00 feet
- (3) South 53° 23' 39" West 20.00 feet
- (4) North 36° 36' 21" West 5.00 feet
- (5) South 53° 23' 39" West 50.00 feet
- (6) North 36° 36' 21" West 35.00 feet
- (7) South 53° 23' 39" West 159.00 feet
- (8) North 36° 36' 21" West 20.00 feet
- (9) North 53° 23' 39" East 159.00 feet
- (10) North 36° 36' 21" West 215.11 feet

EXHIBIT "A"

DESCRIPTION OF A RIGHT-OF-WAY FOR A
WATER MAIN AND APPURTENANCES
THE PRUDENTIAL INVESTMENT COMPANY
TO
HOWARD COUNTY, MARYLAND

CONTRACT NO. 44-1323-D
PLAT NO.

- (11) North 07° 32' 05" East 54.17 feet
- (12) South 82° 27' 55" East 20.00 feet
- (13) South 07° 32' 05" West 46.07 feet
- (14) South 36° 36' 21" East 242.00 feet, and

(15) North 53° 23' 39" East 239.00 feet to a point at the end of the
Twenty- third line of the herein above described First Parcel thence
reversely with all of said Twenty- third Line as now surveyed with the
courses referred to the true meridian.

North 79° 16' 47" East 4.50 feet to a point on and distant 258.00 feet
from the end of the fifth line of the aforementioned deed recorded in Liber
1300 at Folio 735 said point being 159.09 feet from the end fourteenth
line of the aforementioned deed recorded in Liber 1300 at Folio 739 thence
continuing within the property of the party of the first part and reversely
along all of the twenty-second line of the hereinabove First Parcel as now
surveyed with the courses referred to the true meridian.

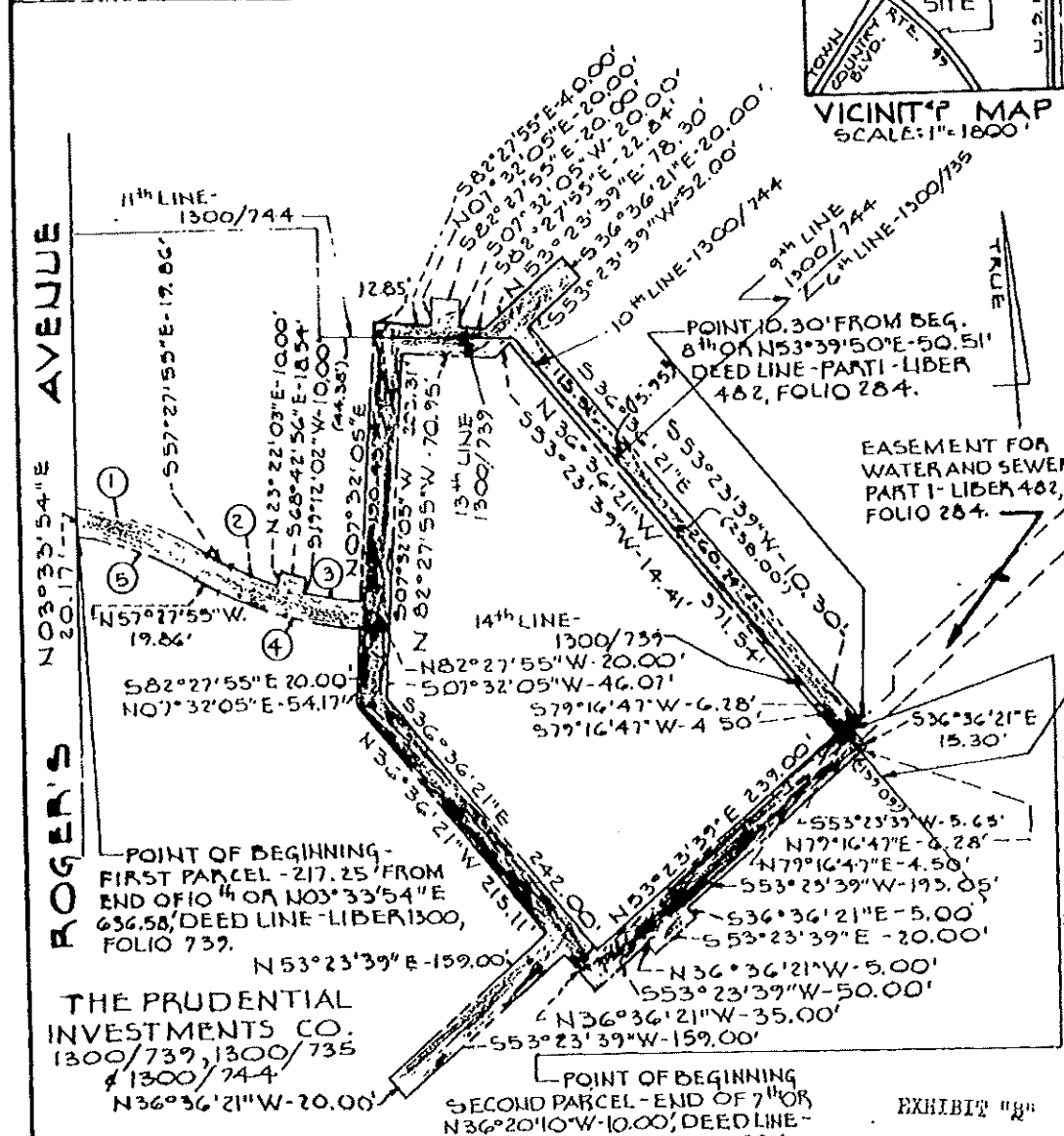
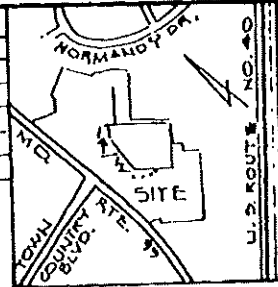
North 79° 16' 47" East 6.28 feet to the point of beginning containing
14,552 square feet or 0.334 acres of land, more or less.

See Plat attached and marked Plat No.

ENCLOSURE

1950' 0627

CURVE DATA						
NO	RADIUS	LENGTH	DELTA	TAN.	CHORD	CHD. BEARING
1	275.00'	104.54'	21°46'50"	52.91'	103.91'	S68°21'20"E
2	265.00'	42.40'	09°10'02"	21.24'	42.35'	S62°02'56"E
3	265.00'	43.95'	09°30'12"	22.03'	43.90'	S75°33'04"E
4	285.00'	114.35'	22°59'21"	57.95'	113.58'	N68°57'40"W
5	255.00'	94.41'	21°12'48"	47.75'	93.87'	N68°04'19"W



PREPARED BY
 PURDUM & JESCHKE
 CONSULTING ENGINEERS &
 LAND SURVEYORS
 1027 N. CALVERT STREET
 BALTIMORE, MARYLAND 21202

Rev. June 28, 1985
 Right Of Way: 34,683 Sq. Ft.; 0.796 Ac. ±

W. J. Jeschke

PLAT NO.
 CONT. N. 44-1323 (1)
 CAP. PROJ.
 SCALE: 1"=100'
 DATE: JUNE 28, 1985

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
 RIGHT OF WAY FOR A WATER MAIN
 AND APPURTENANCES
 THE PRUDENTIAL INVESTMENTS COMPANY
 PROPERTY
 2ND ELECTION DISTRICT

APPROVED
 LAND ACQUISITION
Richard M. Kelly
 BUR. OF
 ENGINEERING

HOWARD COUNTY CIRCUIT COURT (Land Records) CMP 1950, p. 0627, MSA_CE53_1936. Date available 12/17/2003. Printed 07/16/2020.

482 284

THIS DEED and AGREEMENT made this 26th day of January, in the year Nineteen Hundred and Sixty-seven, between

NORMANDY DEVELOPMENT COMPANY, INC.

part y of the first part; and

CHARLES E. HOGG and THOMAS J. CARACIZZO, Trustees for The Lincoln National Life Insurance Company, a Corporation of Fort Wayne, Indiana, parties of the second part;

and HOWARD COUNTY METROPOLITAN COMMISSION, a body corporate, party of the third part.

WHEREAS, the party of the third part desires to construct and maintain sewers, drains, water pipes, and other municipal utilities and services, in and across the land hereinafter described, and the part y of the first part is willing to grant such right.

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar, the receipt whereof is hereby acknowledged, the said party of the first part hereby grant s and conveys unto Howard County Metropolitan Commission, a body corporate, (its successors and assigns, the right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services in and through the land of the part y of the first part, situate in Howard County, State of Maryland, said sewers, drains, water pipes and other municipal utilities and services to be laid in the right-of-way which is described as follows:

Situate in the Second Election District of Howard County.

BEING one (1) strip or parcel of land hereinafter described in PART 1 and one (1) strip or parcel of land twenty (20) feet wide, ten (10) feet on each side of the centerline hereinafter described in PART 2, in, through, over and across the property of the party of the first part acquired by two (2) deeds, one (1) deed from James R. Moxley and Ruth H. Moxley, his wife, dated August 3, 1955, and recorded among the Land Records of Howard County, Maryland in Liber 271 at Folio 5, and one (1) deed from Mary C. Sauter and Marshall F. Sauter, her husband, dated June 25, 1957 and recorded among the aforesaid Land Records in Liber 300 at Folio 222. (PART 1 describing a right-of-way for a sewer, a water main, fire hydrants and appurtenances, and PART 2 describing a right-of-way for a sewer.)

PART 1

BEGINNING for the said strip or parcel of land at a point on the northwest right-of-way line of the Baltimore National Pike (U.S. Route No. 40), 150 feet wide, as now laid out and existing, said northwest line being common with the Third or South 61°21'30" West, 240.98 foot line of Parcel #2 of the aforesaid deed recorded in Liber 300 at Folio 222, and the First or South 61°21'30" West, 1088.00 foot line of the aforesaid deed recorded in Liber 271 at Folio 5, said point being 315.48 feet northeasterly from a pipe found at the end of the aforesaid Third deed line of the deed recorded in Liber 300 at Folio 222, and running thence North 36°20'10" West, true, 215.00 feet to a point, thence South 53°39'50" West, true, 35.00 feet to a point, thence North 36°20'10" West, true, 10.00 feet to a point, thence North 53°39'50" East, true, 35.00 feet to a point, thence North 36°20'10" West, true, 331.18 feet to a point, thence South 53°39'50" West, true, 162.00 feet to a point, thence North 36°20'10" West, true, 10.00 feet to a point, thence North 53°39'50" East, true, 50.51 feet to a point, thence North 02°06'24" West, true, 18.13 feet to a point, thence North 53°39'50" East, true, 128.27 feet to a point, thence North 36°20'10" West, true, 16.00 feet to a point, thence North 53°39'50" East, true, 22.00 feet to a point, thence North 36°20'10" West, true, 29.00 feet to a point, thence North 53°39'50" East, true, 10.00 feet to a point, thence South 36°20'10" East, true, 54.60 feet to a point, thence South 53°39'50" West, true, 17.00 feet to a point, thence South 36°20'10" East, true, 10.00 feet to a point, thence South 53°39'50" West, true, 7.00 feet to a point, thence South 36°20'10" East, true, 276.61 feet to a point, thence South 53°39'50" West, true, 10.00 feet to a point, thence South 36°20'10" East, true, 178.89 feet to a point, thence South 53°39'50" West, true, 5.00 feet to a point, thence South 36°20'10" East, true, 106.00 feet to a point on the aforesaid northwest right-of-way line of the Baltimore National Pike, said point being 335.48 feet northeasterly from the aforesaid pipe found at the end of the Third deed line of the deed recorded

Map of Howard Co. 1/68

in Liber 300 at Folio 222, and running thence with and along said northwest right-of-way line South 53°39'50" West, true, 20.00 feet to the point of beginning; containing 22,124.60 square feet or 0.5079 acres.

PART 2

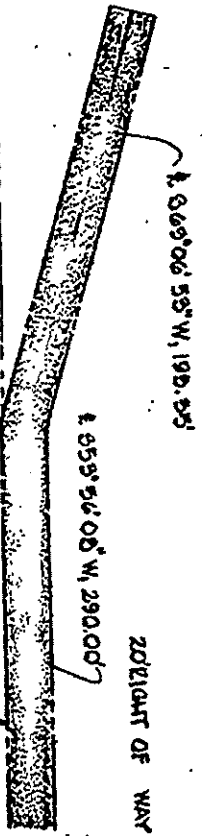
BEGINNING for the said centerline of the said twenty (20) feet wide strip or parcel of land at a point on the Sixth or South 53°39'50" West, true, 162.00 foot line of the strip or parcel of land described above in PART 1, said point being 55.80 feet northwesterly from the end thereof, and running thence South 02°06'24" East, true, 249.83 feet to a point, thence South 53°56'08" West, true, 290.00 feet to a point, thence South 69°06'53" West, true, 193.35 feet to a point; containing 14663.60 square feet or 0.337 acres.

See Plat attached hereto and marked Plat No. 33-M6-1.

AND the party of the first part do es hereby agree that Howard County Metropolitan Commission, its successors and assigns, shall have the right and privilege of entering upon the aforesaid land, whenever it may be necessary, to make openings and excavations, and to lay, construct and maintain said municipal utilities and appurtenances, provided, however, that the ground shall be restored and left in good condition; and it is further agreed that no buildings or similar structures of any kind shall be erected in, on or over the said right-of-way by any of the parties hereto, their heirs, personal representatives, successors and assigns.

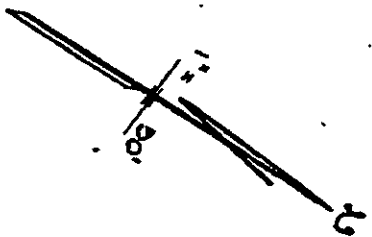
THE said parties of the second part join in this conveyance solely for the purpose of consenting to and subordinating their lien of mortgage to the hereinbefore described right-of-way and for that purpose only, fully retaining their lien on the property described in ~~the~~ Deeds of Trust, dated September 27, 1961 and June 24, 1965, and recorded among the Land Records of Howard County in Liber 374, Folio 521 and Liber 437, Folio 744.

MAP 482 REC 286
PROPERTY OF
JORGANUDY DEVELOPMENT COMPANY LLCOR

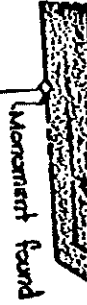


PROPERTY OF
MARY C. SAUTER AND MARSHALL F. SAUTER

$N^{\circ} 02' 11'' 50' E, 244.77'$ DEED LINE, L 300 F 2K.



FILE 482 PAGE 288



RIGHT OF WAY FOR A SEWER, A WATER MAIN,
AND APPURTENANCES
HYDRAULIC PIPE

N 53°39'50"E, 35.00'
N 36°20'10"W, 10.00'
S 53°39'50"W, 55.00'

N 36°20'10"W, 335.00'

1" OR 5/8" 21'30" W, 1088.00' DEED LINE, L271 F-5

5/8" OR 5/4" 21'30" W, 240 5/8" DEED
LINE, PARCEL #2, L 300 F 2227

315.45'

Pipe found

Point of beginning - PLOT 1

S 53°39'50"W, 20.00'

S 36°20'10"E, 100.00'

S 53°39'50"W, 5.00'

S 36°20'10"E, 179.99'

S 53°39'50"W, 10.00'

BALTIMORE NATIONAL PIPE (U.S. ROUTE #40)
PLAT NO 33 W & S-1

179

5

6

As WITNESS the due execution hereof by the aforementioned party of the first part and parties of the second part.

TEST:

NORMANDY DEVELOPMENT COMPANY, INCORPORATED
By: Norman E. Moxley, Inc.
Norman E. Moxley, Inc.
Charles E. Hogg
Thomas J. Caracuzzo (Seal)
(Seal)

Virginia B. Padellaro
Robert T. O'Leary
ROBERT T. O'LEARY

STATE OF MARYLAND, HOWARD COUNTY, TO WIT:

I HEREBY CERTIFY that on this 26th day of January, in the year Nineteen Hundred and Sixty - eight, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Norman E. Moxley, as President of the Normandy Development Company, Incorporated, Inc., party to the within Deed and Agreement, and he acknowledged the same to be his act. As WITNESS my Hand and Notarial Seal.

Virginia B. Padellaro
Notary Public

STATE OF MARYLAND, HOWARD COUNTY, TO WIT:

I HEREBY CERTIFY that on this 26th day of January, in the year Nineteen Hundred and Sixty - eight, before me, the subscriber, a Notary Public of the State of Maryland, in and for the county aforesaid, personally appeared Charles E. Hogg, party to the within Deed and Agreement, and he acknowledged the same to be his act. As WITNESS my Hand and Notarial Seal.

Virginia B. Padellaro
Notary Public

XX

STATE OF MARYLAND, HOWARD COUNTY, TO WIT:

I HEREBY CERTIFY that on this 24th day of January, in the year Nineteen Hundred and Sixty - eight, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Thomas J. Caracuzzo, party to the within Deed and Agreement, and he acknowledged the same to be his act.

AS WITNESS my Hand and Notarial Seal.

Robert T. O'Leary
Notary Public

Received for record FEB 2 1968
o'clock AM. 24 day recorded and examined per
W. Harvey Hill W. Hill, Clerk