

County Council of Howard County, Maryland

2021 Legislative Session

Legislative day # 5

RESOLUTION NO. 28 - 2020

Introduced by: The Chairperson at the request of Dean Dubbe

A RESOLUTION to close a portion of Roxbury Road as shown in Exhibits A and B in accordance with Section 18.204 of the Howard County Code.

Introduced and read first time on _____, 2020.

By order _____
Theo Wimberly, Administrator to the County Council

Read for a second time and a public hearing held on _____, 2020.

By order _____
Theo Wimberly, Administrator to the County Council

This Resolution was read the third time and was Adopted____, Adopted with amendments____, Failed____, Withdrawn ____by the County Council on _____, 2020.

Certified by _____
Theo Wimberly, Administrator to the County Council

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

1 **WHEREAS**, in accordance with Section 18.204 of the Howard County Code, Dean Dubbe
2 (“petitioner”) has petitioned the County Council of Howard County to close the portion of Roxbury
3 Road, as described in Exhibit A and shown on the attached certified plat identified as Exhibit B
4 (the “Road”); and

5 **WHEREAS**, Howard County, Maryland is the fee simple owner of the portion of the road
6 by deed dated April 23, 2009, and recorded in the land records of Howard County at Liber 12984,
7 folio 387.

8 **WHEREAS**, Section 18.204 of the Howard County Code provides for the closure of an
9 existing county road by the adoption of a County Council Resolution; and

10 **WHEREAS**, Roxbury Road was relocated leaving the portion of the Road sought to be
11 closed as an overgrown, weedy field; and

12 **WHEREAS**, the Departments of Public Works, Planning and Zoning, Police, and Fire and
13 Rescue have each reviewed the proposal to close the Road and each has determined the closure of
14 the Road will not affect public safety, the traffic network, or public convenience; and

15 **WHEREAS**, the petitioner has paid a fee in accordance with Section 18.204 to cover the
16 costs of advertising the proposed closing, notifying adjoining property owners, and posting the
17 Road; and

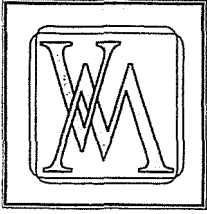
18 **WHEREAS**, notice of the proposed closing of the Road has been posted and advertised in
19 accordance with Section 18.204; and

20 **WHEREAS**, the petitioner, at his cost and expense, shall cause the closure of the Road, as
21 shown and described in Exhibits A and B, in accordance with all applicable Howard County
22 standards and specifications.

23 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,

1 Maryland this ____ day of _____, 2020, that, in accordance with Section 18.204 of the
2 Howard County Code, the closure of the portion of Roxbury Road as shown and described in
3 Exhibits A and B (the “Road”) will not adversely affect public safety, the traffic network, or public
4 convenience and the Road shall be closed.

5 **BE IT FURHTER RESOLVED**, that the petitioner shall bear all of the costs and expenses
6 associated with closure of the Road.



**VANMAR
ASSOCIATES, INC.**

Engineers • Surveyors • Planners

310 South Main Street, P.O. Box 328, Mount Airy, Maryland 21771

(301) 829-2890
(301) 695-0600

(301) 831-5015

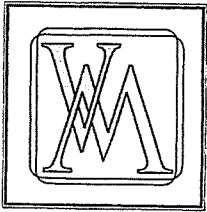
(410) 549-2751
Fax (301) 831-5603

Metes and Bounds Description

**For the Closing of a Portion of Roxbury Road
Across Part of the Lands Dedicated to
Howard County, Maryland
Howard County Plat No. 4598, "Subdivision of Chase Farm,
near Glenelg"
and
Howard County Plat No. 21349, "Meriwether Farm,
Section Two, Buildable Bulk Parcel 'A' and
Non-Buildable Preservation Parcel 'B'"**

Being a certain parcel of land, situated within the dedicated area of Roxbury Road, in the 4th Election District, of Howard County, Maryland; being a part of all of that parcel of land, described as being 0.777 acres, more or less, dedicated to Howard County, Maryland, for the purpose of a public road, as shown and designated on a Plat of Record entitled, "Subdivision of Chase Farm, near Glenelg", which Plat is recorded among the Land Records of Howard County, Maryland (all deed and plat references hereafter refer to said Land Records) as Plat No. 4598; also being a part of all of that parcel of land, described as being 1.266 acres, more or less, dedicated to Howard County, Maryland, for the purpose of a public road, as shown and designated on a Plat of Record entitled, "Meriwether Farm, Section Two, Buildable Bulk Parcel 'A', and Non-Buildable Preservation Parcel 'B'", which Plat is recorded as Plat No. 21349; and now being more particularly described in the datum of the Maryland State Plane Coordinate System (NAD 1983/2011), and in accordance with a Boundary Survey performed by VanMar Associates, Inc., as follows:

Beginning for the same at a point of tangency situated at the end of the North 74° 03' 15" East, 131.95-foot line, of Lot 1, as shown and designated on a Plat of Record entitled, "Subdivision of Chase Farm, near Glenelg", which Plat is recorded as Plat No. 4598; said point of beginning also being a point of tangency situated at the end of the North 73° 12' 38" East, 131.92-foot line, of Lot 8, as shown and designated on a Plat of Record entitled, "Resubdivision Plat, Lots 6 thru 8, Chase Farm, a Resubdivision of Lots 3 and 5", which Plat is recorded as Plat No. 24079; said point of beginning also being situated on the southeasternmost right-of-way line of Roxbury Road, of variable width; as shown and



VANMAR
ASSOCIATES, INC.

Engineers · Surveyors · Planners

310 South Main Street, P.O. Box 328, Mount Airy, Maryland 21771

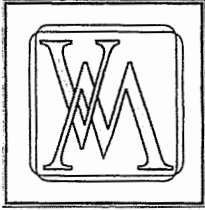
(301) 829-2890
(301) 695-0600

(301) 831-5015

(410) 549-2751
Fax (301) 831-5603

designated on the aforementioned Plats recorded as Plat Nos. 4598 and 24079; thence leaving said point of beginning, and running with and binding reversely on the aforesaid North $74^{\circ} 03' 15''$ East, 131.95-foot line, of the aforesaid Lot 1, of the aforementioned Plat recorded as Plat No. 4598, and also running with and binding reversely on the aforesaid North $73^{\circ} 12' 38''$ East, 131.92-foot line, of the aforesaid Lot 8, of the aforementioned Plat recorded as Plat No. 24079, and also running with and binding on the aforesaid southeasternmost right-of-way line of Roxbury Road; in accordance with a Boundary Survey performed by VanMar Associates, Inc., and referring the courses herein to the datum of the Maryland State Plane Coordinate System (NAD 1983/2011),

- 1) South $73^{\circ} 12' 38''$ West, 131.92 feet to a point of curvature situated at the end of the curve "C3", of the aforesaid Lot 8, as shown and designated on the aforementioned Plat recorded as Plat No. 24079; thence leaving said point of curvature, and running with and binding reversely on the aforesaid curve "C3", of the aforesaid Lot 8, of the aforementioned Plat recorded as Plat No. 24079, and also continuing to run with and bind on the aforesaid southeasternmost right-of-way line of Roxbury Road,
- 2) by a tangent curve to the right, having a radius of 112.82 feet, a central angle of $17^{\circ} 10' 28''$, and an arc length of 33.82 feet; said arc being subtended by a chord bearing and distance of South $81^{\circ} 47' 51''$ West, 33.69 feet to a point; thence leaving said point, and leaving the aforesaid curve "C3", of the aforesaid Lot 8, of the aforementioned Plat recorded as Plat No. 24079, and also leaving the aforesaid southeasternmost right-of-way line of Roxbury Road, and running over, across, under, and through the dedicated area of Roxbury Road,
- 3) North $00^{\circ} 35' 00''$ East, 54.19 feet to a point situated on the curve shown and designated with a radius of 57.82 feet and an arc length of 42.82 feet, of Non-Buildable Preservation Parcel 'B', as shown and designated on a Plat of Record entitled, "Meriwether Farm, Section Two, Buildable Bulk Parcel 'A' and Non-Buildable Preservation Parcel 'B'", which Plat is recorded as Plat No. 21349; said point being distant South $76^{\circ} 53' 12''$ East, 25.09 feet from a point of compound curvature at the end thereof; said point also being situated on the northwesternmost right-of-way line of Roxbury Road, of variable width; thence leaving said point, and running with and binding reversely on a part of the aforesaid curve shown and designated with a radius of 57.82 feet and an arc length of 42.82 feet, and also running with and binding reversely on all of the South $73^{\circ} 12' 43''$ West, 131.95-foot line, the curve shown and designated with a radius of 393.54 feet and an arc length



VANMAR
ASSOCIATES, INC.

Engineers · Surveyors · Planners

310 South Main Street, P.O. Box 328, Mount Airy, Maryland 21771

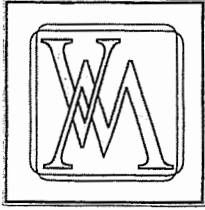
(301) 829-2890
(301) 695-0600

(301) 831-5015

(410) 549-2751
Fax (301) 831-5603

of 39.06 feet, and the South $14^{\circ} 03' 34''$ West, 26.91-foot line, respectfully, of the aforesaid Non-Buildable Preservation Parcel 'B', of the aforementioned Plat recorded as Plat No. 21349; and also running with and binding on the aforesaid northwesternmost right-of-way line of Roxbury Road, the following four (4) courses:

- 4) by a non-tangent curve to the left, having a radius of 57.82 feet, a central angle of $17^{\circ} 22' 17''$, and an arc length of 17.53 feet; said arc being subtended by a chord bearing and distance of North $81^{\circ} 53' 51''$ East, 17.46 feet to a point of tangency; thence,
- 5) North $73^{\circ} 12' 43''$ East, 131.95 feet to a point of curvature; thence,
- 6) by a tangent curve to the right, having a radius of 393.54 feet, a central angle of $05^{\circ} 41' 12''$, and an arc length of 39.06 feet; said arc being subtended by a chord bearing and distance of North $76^{\circ} 03' 19''$ East, 39.04 feet to a point; and,
- 7) North $14^{\circ} 03' 34''$ East, 26.91 feet to a point; thence leaving said point, and leaving the aforesaid Non-Buildable Preservation Parcel 'B', of the aforementioned Plat recorded as Plat No. 21349, and also leaving the aforesaid northwesternmost right-of-way line of Roxbury Road, and running over, across, under, and through the dedicated area of Roxbury Road, for the purpose of establishing a new right-of-way line for the southernmost side of Roxbury Road, with variable width, the following three (3) courses:
 - 8) South $50^{\circ} 59' 30''$ East, 2.18 feet to a point of curvature; thence,
 - 9) by a tangent curve to the left, having a radius of 449.55 feet, a central angle of $19^{\circ} 43' 28''$, and an arc length of 154.76 feet; said arc being subtended by a chord bearing and distance of South $60^{\circ} 51' 14''$ East, 153.99 feet to a point of tangency; and,
 - 10) South $70^{\circ} 42' 57''$ East, 47.08 feet to a point of curvature situated at the end of the curve "764 – 763", of the aforesaid Lot 1, as shown and designated on the aforementioned Plat recorded as Plat No. 4598; said point of curvature also being situated at the end of the curve "C4", of the aforesaid Lot 8, as shown and designated on the aforementioned Plat recorded as Plat No. 24079; said point of curvature also being situated on the southeasternmost right-of-way line of Roxbury



VANMAR
ASSOCIATES, INC.

Engineers · Surveyors · Planners

310 South Main Street, P.O. Box 328, Mount Airy, Maryland 21771

(301) 829-2890
(301) 695-0600

(301) 831-5015

(410) 549-2751
Fax (301) 831-5603

Road, of variable width; thence leaving said point of curvature, and running with and binding reversely on the aforesaid curve "764 - 763", of the aforesaid Lot 1, of the aforementioned Plat recorded as Plat No. 4598, and also running with and binding reversely on the aforesaid curve "C4", of the aforesaid Lot 8, of the aforementioned Plat recorded as Plat No. 24079, and also running with and binding on the southeasternmost right-of-way line of Roxbury Road,

- 11) By a non-tangent curve to the left, having a radius of 338.54 feet, a central angle of 36° 04' 25", and an arc length of 213.15 feet; said arc being subtended by a chord bearing and distance of North 88° 45' 10" West, 209.64 feet to the point of beginning.

The area of land contained by the foregoing amounts to 15,038 square feet, or 0.3452 acres, more or less.

Subject to and together with rights of way, easements, encumbrances, and appurtenances of record.

The Undersigned either personally prepared this metes and bounds description, or was in responsible charge over its preparation and the work reflected in it. This metes and bounds description is in compliance with COMAR Sections 09.13.06.08 and 09.13.06.12 of the Minimum Standards of Practice as now adopted by the Maryland Board for Professional Land Surveyors. This metes and bounds description was prepared without the benefit of a Title Report, and is subject to all easements, Rights-of-Ways, and covenants of record.

Jeffery W. Elkins

Jeffery W. Elkins
Professional Land Surveyor
Maryland License No. 21512
Expiration Date: August 4, 2021

NOVEMBER 13, 2019

Date:



EXHIBIT B

NOTES:

- 1) Roxbury Road is a public right of way and is publically maintained.
- 2) The basis of bearings for this survey is the Maryland Coordinate System (NAD 83/2011) per Howard County Plat No. 24079.
- 3) The US survey foot is the unit of measurement for this survey. All distances are ground distances.
- 4) No title report furnished; plat is not a comprehensive record of appurtenances or encumbrances of record or in use.



BUILDABLE BULK
PARCEL 'A'
SECTION TWO
"MERIWETHER FARM"
PLAT No. 21349

NON-BUILDABLE
PRESERVATION PARCEL 'B'
SECTION TWO
"MERIWETHER FARM"
PLAT No. 21349

ROXBURY ROAD
(VARIABLE WIDTH R.O.W.)

ROXBURY ROAD
(VARIABLE WIDTH R.O.W.)

N: 578926.01
E: 1301677.99

P.O.B.:
N: 578864.76
E: 1301655.56

PORTION OF
ROXBURY ROAD
TO BE CLOSED
15,038 SQ. FT. OR
0.3452 AC.±

LOT 2
"CHASE FARM"
PLAT No. 4598

LOT 8
"CHASE FARM"
PLAT No. 24079

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 73°12'38" W	131.92'
L2	N 00°35'00" E	54.19'
L3	N 73°12'43" E	131.95'
L4	N 14°03'34" E	26.91'
L5	S 50°59'30" E	2.18'
L6	S 70°42'57" E	47.08'

CURVE DATA						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE	CHORD BEARING	TANGENT
C1	1112.82'	33.82'	33.69'	17°10'28"	S 81°47'51" W	17.04'
C2	57.82'	17.53'	17.46'	17°22'17"	N 81°53'51" E	8.83'
C3	393.54'	39.06'	39.04'	05°41'12"	N 76°03'19" E	19.55'
C4	1449.55'	154.76'	153.99'	19°43'28"	S 60°51'14" E	78.15'
C5	338.54'	213.15'	209.64'	36°04'25"	N 88°45'10" W	110.24'



PROFESSIONAL CERTIFICATION:

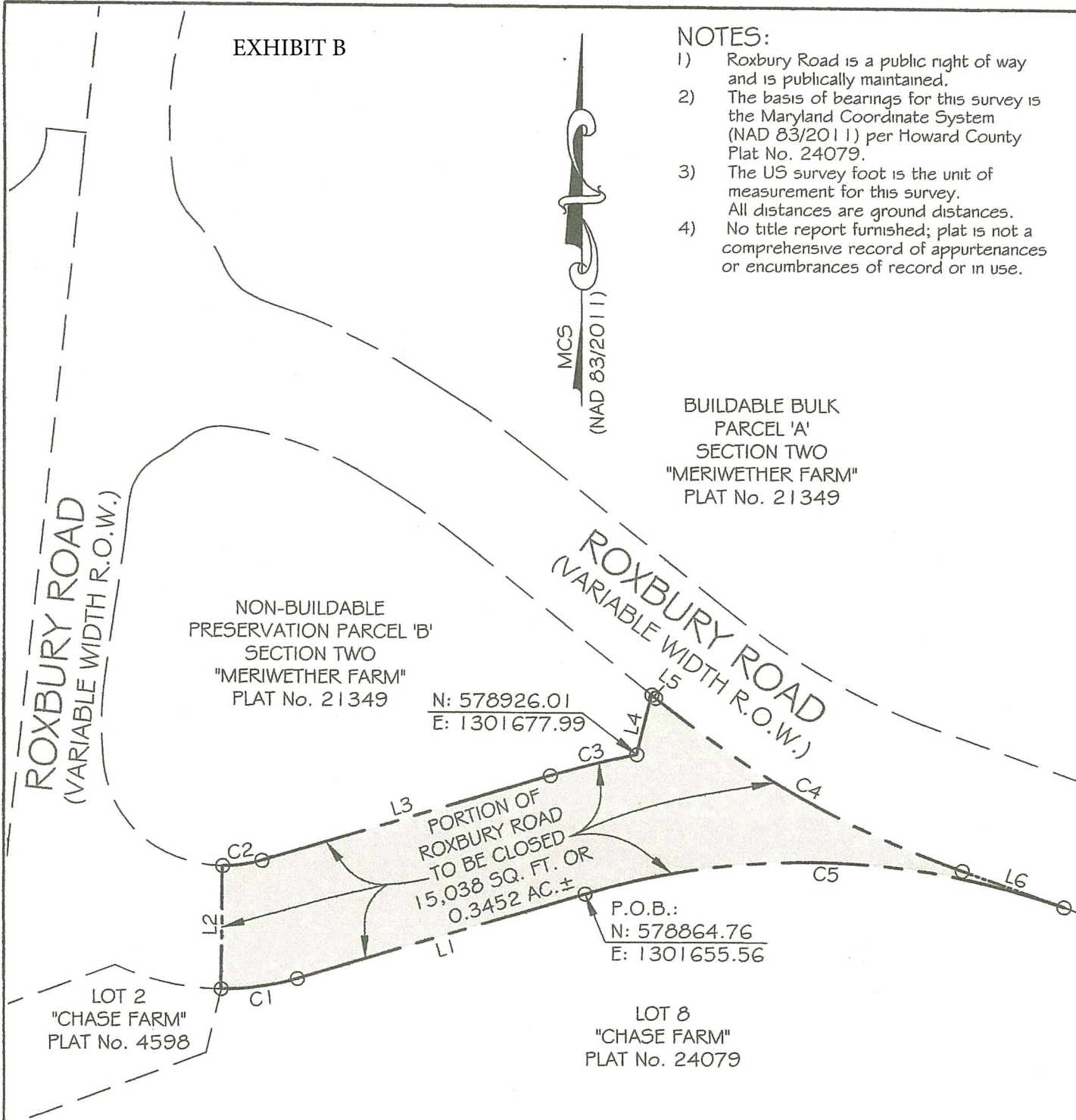
PLAT OF ROAD CLOSING
FOR A PORTION OF
ROXBURY ROAD
ACROSS PART OF THE LANDS

Roxbury Road Closing.dwg; 1/17/19/2019 12:54:27 PM; 1:1

EXHIBIT B

NOTES:

- 1) Roxbury Road is a public right of way and is publically maintained.
- 2) The basis of bearings for this survey is the Maryland Coordinate System (NAD 83/2011) per Howard County Plat No. 24079.
- 3) The US survey foot is the unit of measurement for this survey. All distances are ground distances.
- 4) No title report furnished; plat is not a comprehensive record of appurtenances or encumbrances of record or in use.



BUILDABLE BULK
PARCEL 'A'
SECTION TWO
"MERIWETHER FARM"
PLAT No. 21349

NON-BUILDABLE
PRESERVATION PARCEL 'B'
SECTION TWO
"MERIWETHER FARM"
PLAT No. 21349

N: 578926.01
E: 1301677.99

PORTION OF
ROXBURY ROAD
TO BE CLOSED
15,038 SQ. FT. OR
0.3452 AC. ±

P.O.B.:
N: 578864.76
E: 1301655.56

LOT 2
"CHASE FARM"
PLAT No. 4598

LOT 8
"CHASE FARM"
PLAT No. 24079

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 73°12'38" W	131.92'
L2	N 00°35'00" E	54.19'
L3	N 73°12'43" E	131.95'
L4	N 14°03'34" E	26.91'
L5	S 50°59'30" E	2.18'
L6	S 70°42'57" E	47.08'

CURVE DATA						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE	CHORD BEARING	TANGENT
C1	112.82'	33.82'	33.69'	17°10'28"	S 81°47'51" W	17.04'
C2	57.82'	17.53'	17.46'	17°22'17"	N 81°53'51" E	8.83'
C3	393.54'	39.06'	39.04'	05°41'12"	N 76°03'19" E	19.55'
C4	449.55'	154.76'	153.99'	19°43'28"	S 60°51'14" E	78.15'
C5	338.54'	213.15'	209.64'	36°04'25"	N 88°45'10" W	110.24'



PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21512, EXPIRATION DATE AUGUST 4, 2021, IN ACCORDANCE WITH COMAR 09.13.06.12.

Jeffery W. Elkins 11/14/2019

For VanMar Associates, Inc. Date
Jeffery W. Elkins, Prof. Land Surveyor

PLAT OF ROAD CLOSING
FOR A PORTION OF
ROXBURY ROAD
ACROSS PART OF THE LANDS
DEDICATED TO HOWARD COUNTY, MD.
IN HOWARD COUNTY PLATS
Nos. 4598 AND 21349
ELECTION DISTRICT NO. 4
HOWARD COUNTY, MARYLAND
SCALE: 1" = 60' NOVEMBER, 2019

I CERTIFY THIS PLAT TO BE CORRECT; IT IS THE RESULT OF AN ACTUAL FIELD SURVEY, BASED ON DATA FOUND AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AS REFERENCED HEREON.

REFERENCE	JOB NO.
PLATS Nos. 4598 and 21349	B3-5383



VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners

310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
Fax (301) 831-5603 ©Copyright, Latest Date Shown

1471472019-12-5-17 PM, 4.1