




# Howard County

*Internal Memorandum*

**Subject:** Testimony & Fiscal Impact Statement  
Council Resolution No. \_\_\_\_ - 2021 declaring that property containing 48,786 square feet/1.120 acres of road right of way, owned by Howard County, Maryland is no longer needed by the County for public purposes; authorizing the County Executive to convey, at no cost, fee simple title to the property to the State of Maryland; 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 County may have a public use for it.

**To:** Lonnie R. Robbins,  
Chief Administrative Officer

**From:** Thomas J. Meunier, Director  
Department of Public Works 

**Date:** May 10, 2021

The Department of Public Works has been designated coordinator for preparation of testimony declaring that 1.120 acres, owned by Howard County, Maryland is no longer needed by the County for public purposes; authorizing the County Executive to convey, at no cost, fee simple title to the property to the State of Maryland; and providing that the County Executive is not bound to convey the property if he finds that the County may have a public use for it.

The County is the owner of the 1.120 acres of land shown as "Howard County, Maryland Items #109604 and #109605" on the plat entitled "State of Maryland Department of Transportation State Highway Administration State Roads Commission," Plat No. 60215, which was acquired by the County from: i) Trafalgar House Property, Inc. by a Deed dated April 5, 1994 and recorded among the Land Records of Howard County, Maryland at Liber 3218, folio 519; and ii) Meadowland Joint Venture by a Deed dated November 27, 1992 and recorded among the Land Records of Howard County, Maryland at Liber 2748, folio 156 (collectively the "Property").

The Property known as a part of Maryland Route 103, Meadowridge Road, is shown on the subdivision plats entitled: i) "Willowood, Section One, Lots 1 thru 91" recorded as plat numbers 7729 thru 7733; and ii) "Woodland Village Lots 139 thru 209, & Parcels "C" & "D", Section 2, Area 1" recorded as plat numbers 8580 thru 8582. The Property was mistakenly transferred to the County with the acceptance and acquisition of the adjacent County roads including Wesley Lane, Manchester Way, Sutton Court, Old Stockbridge Drive, and Chatfield Lane.

Lonnie R. Robbins  
Page – 2  
May 10, 2021

Maryland Route 103, Meadowridge Road is a State maintained road and the right of way at the intersection of Wesley Lane includes recently constructed traffic signal improvements which the State would like to ensure are within State owned right of way.

It is necessary to transfer ownership of the Property from the County to the State to ensure that the State can continue to operate and maintain Maryland Route 103 Meadowridge Road in perpetuity.

Section 4.201, "Disposition of real property" of the Howard County Code authorizes the County Council to declare that the property is no longer needed for public purposes and may be disposed of by resolution.

There is no fiscal impact associated with the conveyance of this Property. The State already maintains the Property. Transfer of the Property will also reduce risk to the County as owner of the right of way.

Representatives of this department will be present at the public hearing to answer any questions or concerns. If you require any further information concerning this matter or have any additional questions, please do not hesitate to contact me at your convenience.

TJM/ck

cc: Jennifer Sager  
File

RIM/Legislation/2021/MeadowridgeRd@WesleyRd- Testimony

MARYLAND COORDINATE SYSTEM  
NAD 83 / 91

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LANSING, MD 21076-2801  
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**HOWARD COUNTY MARYLAND**  
HEAV # 60884

LIBER	FOLIO	ACRES
1	N 85° 00' 00" E	60.00
2	N 02° 59' 24" E	584.07
3	S 87° 57' 37" E	29.42
4	S 89° 14' 02" E	21.83
5	S 83° 59' 24" W	331.37

**FEE SIMPLE AREA**  
17,817.50 FT. OR 0.409 ACRES  
SHOWN THEREON

WILWOOD HOMEOWNERS ASSOC INC  
D/O J. ROBERT & BONNIE L. MICHAEL III  
1745 WOODLAND VILLAGE  
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TEL: 410-326-5800

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M/F  
HOWARDNESS ASSOCIATION OF  
1745 WOODLAND VILLAGE  
LANSING, MD 21076-2801  
TEL: 410-326-5800

**HOWARD COUNTY MARYLAND**  
ITEM # 108885

REC'D	FOLIO	ACRES
1	R = 655.00	L=2111.39
2	CHD. N 07° 14' 08" W	210.48
3	N 02° 59' 24" E	46.89
4	N 02° 59' 24" E	379.81
5	R = 4930.00	L=1684.43
6	CHD. N 05° 03' 14" E	166.42
7	N 02° 59' 24" E	114.77
8	S 02° 08' 14" W	33.28
9	R = 4936.17	L=158.98
10	CHD. S 02° 12' 30" W	168.88
11	R = 432.35	L=593.14
12	CHD. S 00° 21' 57" W	88.83
13	S 89° 28' 16" W	2.14

**FEE SIMPLE AREA**  
30,989.50 FT. OR 0.711 ACRES  
SHOWN THEREON

NOTE: THIS COUNTY DEED IS SUBJECT TO THE RIGHTS OF THE STATE OF MARYLAND TO TAKE ANY AND ALL RIGHTS OF EASES AND RIGHTS OF WAY NECESSARY FOR THE CONSTRUCTION AND MAINTENANCE OF THE STATE HIGHWAY SYSTEM. THE STATE OF MARYLAND SHALL BE DEEMED TO HAVE TAKEN SUCH RIGHTS OF EASES AND RIGHTS OF WAY AT THE TIME OF RECORDATION OF THIS DEED.

1. THIS DEED IS SUBJECT TO THE RIGHTS OF THE STATE OF MARYLAND TO TAKE ANY AND ALL RIGHTS OF EASES AND RIGHTS OF WAY NECESSARY FOR THE CONSTRUCTION AND MAINTENANCE OF THE STATE HIGHWAY SYSTEM. THE STATE OF MARYLAND SHALL BE DEEMED TO HAVE TAKEN SUCH RIGHTS OF EASES AND RIGHTS OF WAY AT THE TIME OF RECORDATION OF THIS DEED.

2. THIS DEED IS SUBJECT TO THE RIGHTS OF THE STATE OF MARYLAND TO TAKE ANY AND ALL RIGHTS OF EASES AND RIGHTS OF WAY NECESSARY FOR THE CONSTRUCTION AND MAINTENANCE OF THE STATE HIGHWAY SYSTEM. THE STATE OF MARYLAND SHALL BE DEEMED TO HAVE TAKEN SUCH RIGHTS OF EASES AND RIGHTS OF WAY AT THE TIME OF RECORDATION OF THIS DEED.

3. THIS DEED IS SUBJECT TO THE RIGHTS OF THE STATE OF MARYLAND TO TAKE ANY AND ALL RIGHTS OF EASES AND RIGHTS OF WAY NECESSARY FOR THE CONSTRUCTION AND MAINTENANCE OF THE STATE HIGHWAY SYSTEM. THE STATE OF MARYLAND SHALL BE DEEMED TO HAVE TAKEN SUCH RIGHTS OF EASES AND RIGHTS OF WAY AT THE TIME OF RECORDATION OF THIS DEED.

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CHIEF OF ENGINEERS  
DATE



APPROVED BY COUNTY  
DATE

APPROVED BY COUNTY  
DATE

APPROVED BY COUNTY  
DATE

APPROVED BY COUNTY  
DATE

STATE OF MARYLAND  
DEPARTMENT OF TRANSPORTATION  
STATE HIGHWAY ADMINISTRATION  
STATE ROADS COMMISSION

RIGHT OF WAY PROJECT NO. 108885  
FEDERAL AID PROJECT NO. 108885  
SCALE 1"=100'

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SCALE 1"=100'

PLAT No. 60215

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