

County Council Of Howard County, Maryland

2021 Legislative Session

Legislative Day No. **10**

Resolution No. 108 -2021

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 a portion of land containing a total of 1.120 acres owned by Howard County, Maryland located at Maryland Route 103 at Old Stockbridge Drive and Wesley Lane is no longer needed by the County for public purposes; authorizing the County Executive to convey 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 use for the property.

Introduced and read first time _____, 2021.

By order _____
Michelle Harrod, Administrator

Read for a second time at a public hearing on _____, 2021.

By order _____
Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted___, Adopted with amendments___, Failed___, Withdrawn___, by the County Council on _____, 2021.

Certified By _____
Michelle Harrod, 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 is the owner of approximately 1.120 acres of land shown as
2 "Howard County, Maryland Items #109604 and #109605" and described and shown as "Fee
3 Simple Area" on the plat entitled "State of Maryland Department of Transportation State
4 Highway Administration State Roads Commission," Plat No. 60215, attached hereto as Exhibit
5 A, which was acquired by the County from: i) Trafalgar House Property, Inc. by a Deed dated
6 April 5, 1994 and recorded among the Land Records of Howard County, Maryland at Liber
7 3218, folio 519; and ii) Meadowland Joint Venture by a Deed dated November 27, 1992 and
8 recorded among the Land Records of Howard County, Maryland at Liber 2748, folio 156
9 (collectively the "Property"); and

10
11 **WHEREAS** the Property known as a part of Maryland Route 103, Meadowridge Road,
12 is shown on the subdivision plats entitled: i) "Willowood, Section One, Lots 1 thru 91" recorded
13 as plat numbers 7729 thru 7733; and ii) "Woodland Village Lots 139 thru 209, & Parcels "C" &
14 "D", Section 2, Area 1" recorded as plat numbers 8580 thru 8582; and

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16 **WHEREAS**, the Property was mistakenly transferred to the County with the acceptance
17 and acquisition by the County of the adjacent County roads including Wesley Lane, Manchester
18 Way, Sutton Court, Old Stockbridge Drive, and Chatfield Lane; and

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20 **WHEREAS**, as part of the construction of a traffic signal on Maryland Route 103 at Old
21 Stockbridge Drive and Wesley Lane, the State of Maryland, Department of Transportation, State
22 Highway Administration has asked for fee simple ownership of the Property to ensure that the
23 traffic signal improvements are within a State-owned right-of-way; and

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25 **WHEREAS**, the Department of Public Works has reviewed and approved the proposed
26 conveyance of fee simple title in the Property; and

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28 **WHEREAS**, Section 4.201, "Disposition of Real Property", of the Howard County Code
29 authorizes the County Council to declare that property is no longer needed for public purposes
30 and also authorizes the County Council to waive advertising and bidding requirements for an
31 individual conveyance of real property upon the request of the County Executive; and

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WHEREAS, the County Council has received a request from the County Executive to waive the advertising and bidding requirements in this instance for the conveyance of the Property to the State of Maryland, Department of Transportation, State Highway Administration.

NOW, THEREFORE, BE IT RESOLVED by the County Council of Howard County, Maryland, this ____ day of _____, 2021, that the Property as shown in the attached Exhibit A as the “Fee Simple Area” containing approximately 1.120 acres of land in total is no longer needed by the County for public purposes.

AND BE IT FURTHER RESOLVED, that County Executive may convey fee simple title in the Property to the State of Maryland, Department of Transportation, State Highway Administration.

AND BE IT FURTHER RESOLVED that, having received a request from the County Executive and having held a public hearing, the County Council declares that the best interest of the County will be served by authorizing the County Executive to waive the usual advertising and bidding requirements of Section 4.201 of the Howard County Code for the conveyance of the Property in fee simple to the State of Maryland, Department of Transportation, State Highway Administration.

AND BE IT FURTHER RESOLVED that if the County Executive finds that all or a portion of the Property may have a further County public use then he is not bound to convey the fee simple property interest in accordance with this Resolution.

MARYLAND COORDINATE SYSTEM

NAD 83 / 91

POINT BEING AT THE BEGINNING OF THE 4TH OR NORTH 80°50' WEST 375 FOOT LINE OF A DEED FROM JACK GUSTAV PALMER JR TO ROBERT A. PALMER, RECORDED IN LIBER 2902 AT FOLIO 200.

POINT BEING AT THE END OF THE SOUTH 68°14' 20" EAST 286.00 FOOT LINE OF A PLAT ENTITLED "WILLOWOOD, SECTION ONE, LOTS 1 THRU 81, HOWARD COUNTY RECORD PLAT NO. 7730.

POINT BEING AT THE END OF THE 2ND OR SOUTH 77°23' EAST 380 FOOT LINE OF A DEED FROM JACK GUSTAV PALMER JR TO ROBERT A. PALMER, RECORDED IN LIBER 2902 AT FOLIO 200.

HOWARD COUNTY, MARYLAND		
ITEM # 109604		
REC'D	LIBER	FOLIO
1	N 86°00'36" W	50.00'
2	N 03°59'24" E	356.97'
3	S 87°57'37" E	29.42'
4	S 68°14'02" E	21.63'
5	S 03°59'24" W	351.37'

FEE SIMPLE AREA
17,817 SQ. FT. OR 0.409 ACRES±
SHOWN THUS:

WILLOWOOD HOMEOWNERS ASSOC INC
C/O RUSSELL D KARPOCK
L 2336 F. 66
TAX MAP 37 PARCEL 301

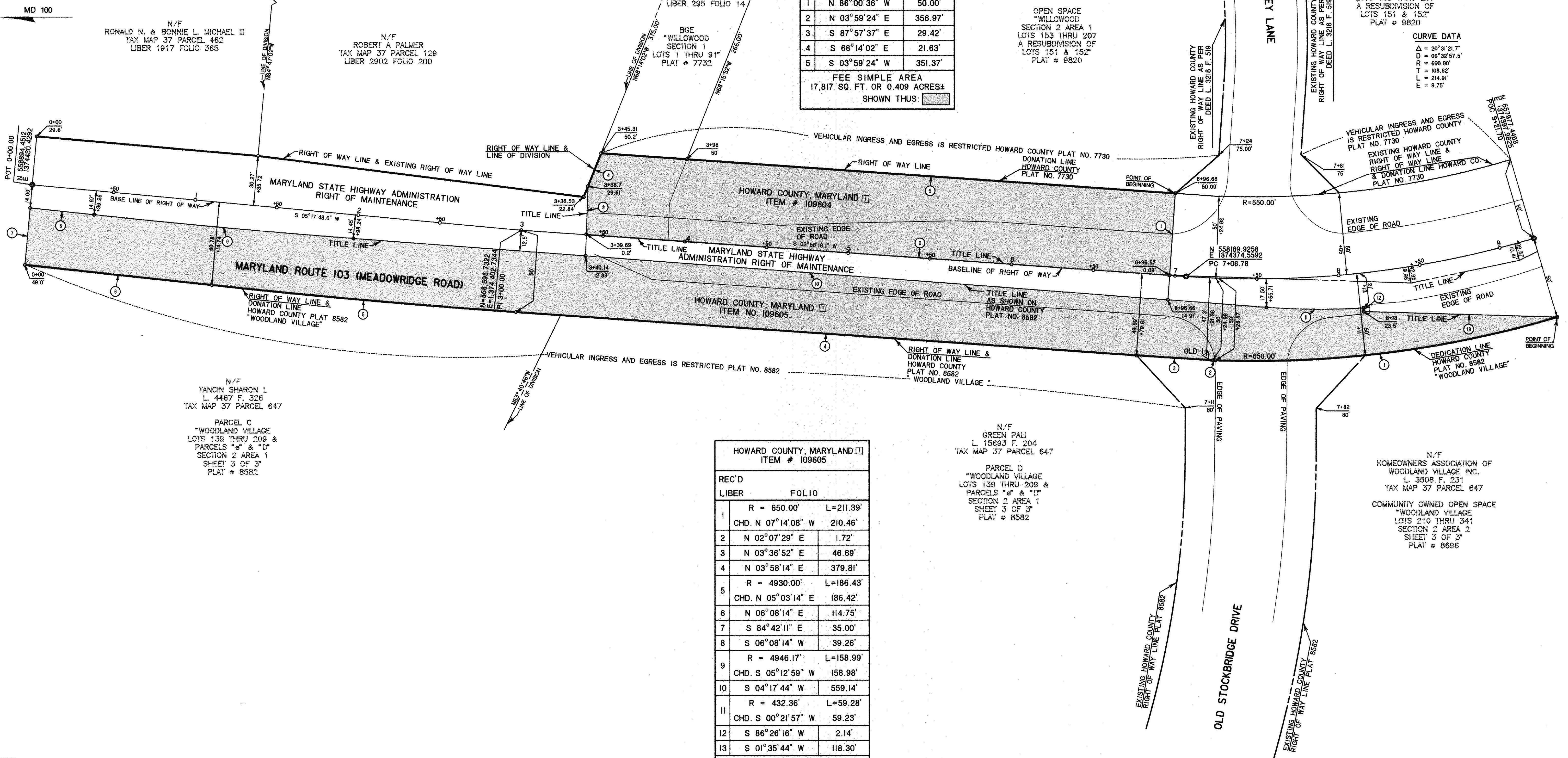
OPEN SPACE
"WILLOWOOD"
SECTION 2 AREA 1
LOTS 153 THRU 207
A RESUBDIVISION OF
LOTS 151 & 152
PLAT # 8820

WILLOWOOD HOMEOWNERS ASSOC INC
C/O RUSSELL D KARPOCK
L 2336 F. 66
TAX MAP 37 PARCEL 301

OPEN SPACE
"WILLOWOOD"
SECTION 2 AREA 1
LOTS 153 THRU 207
A RESUBDIVISION OF
LOTS 151 & 152
PLAT # 8820

CURVE DATA
Δ = 20°31'21.7"
D = 09°32'57.5"
R = 600.00'
T = 108.82'
L = 214.91'
E = 9.75'

I-95



N/F
RONALD N. & BONNIE L. MICHAEL III
TAX MAP 37 PARCEL 462
LIBER 1917 FOLIO 365

N/F
ROBERT A. PALMER
TAX MAP 37 PARCEL 129
LIBER 2902 FOLIO 200

N/F
TANCIN SHARON L
L 4467 F. 326
TAX MAP 37 PARCEL 647

PARCEL C
"WOODLAND VILLAGE"
LOTS 139 THRU 209 &
PARCELS "e" & "d"
SECTION 2 AREA 1
SHEET 3 OF 3
PLAT # 8582

N/F
GREEN PALI
L 15693 F. 204
TAX MAP 37 PARCEL 647

PARCEL D
"WOODLAND VILLAGE"
LOTS 139 THRU 209 &
PARCELS "e" & "d"
SECTION 2 AREA 1
SHEET 3 OF 3
PLAT # 8582

N/F
HOMEOWNERS ASSOCIATION OF
WOODLAND VILLAGE INC.
L 3508 F. 231
TAX MAP 37 PARCEL 647

COMMUNITY OWNED OPEN SPACE
"WOODLAND VILLAGE"
LOTS 210 THRU 341
SECTION 2 AREA 2
SHEET 3 OF 3
PLAT # 8696

HOWARD COUNTY, MARYLAND		
ITEM # 109605		
REC'D	LIBER	FOLIO
1	R = 650.00'	L=211.39'
2	CHD. N 07°14'08" W	210.46'
3	N 02°07'29" E	1.72'
4	N 03°36'52" E	46.69'
5	N 03°58'14" E	379.81'
6	R = 4930.00'	L=186.43'
7	CHD. N 05°03'14" E	186.42'
8	N 06°08'14" E	114.75'
9	S 84°42'11" E	35.00'
10	S 06°08'14" W	39.26'
11	R = 4946.17'	L=158.99'
12	CHD. S 05°12'59" W	158.98'
13	S 04°17'44" W	559.14'
14	R = 432.36'	L=59.28'
15	CHD. S 00°21'57" W	59.23'
16	S 86°26'16" W	2.14'
17	S 01°35'44" W	118.30'

FEE SIMPLE AREA
30,969 SQ. FT. OR 0.711 ACRES±
SHOWN THUS:

NOTE:
1. HOWARD COUNTY DEED 3218 FOLIO 519 DEDICATED A 675' LENGTH OF MEADOWRIDGE ROAD. KCI ASSUMED THEY TOOK THE SOUTHERNLY PORTION OF THE ROAD WIDENING.
2. THE INFORMATION SHOWN ON THIS PLAT IS BASED ON A FIELD SURVEY BY KCI TECHNOLOGIES FOR S.H.A. T.E.D.D. THE INFORMATION HAS NOT BEEN REVIEWED BY SHA P.S.D.

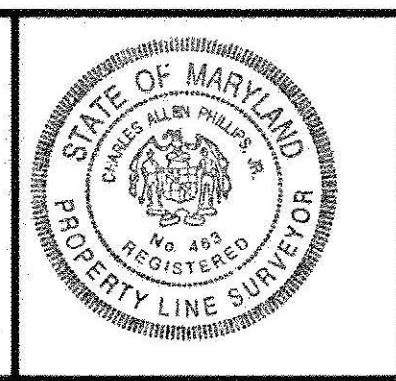
COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM - NAD83 - 1991 ADJUSTMENT AND ARE BASED ON THE FOLLOWING STATE HIGHWAY ADMINISTRATION PLATS AND SURVEYS DIVISION CONTROL STATIONS:

DESIGNATION	NORTH	EAST	BOOK/PAGE	POINT DESCRIPTION
OLD-1	558177.496	1374326.437	25512/24	R&C
OLD-2	557019.314	1374833.055	25512/25	R&C

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

RIGHT OF WAY PROJECT : MD 103 AT OLD STOCKBRIDGE DRIVE AND WESLEY LANE IN HOWARD COUNTY HO158_1
RIGHT OF WAY PROJECT NO. _____
FEDERAL AID PROJECT NO. _____
ISSUED May 10 2016 SCALE 1"=30'
Barry E. Smith
CHIEF, PLATS AND SURVEYS DIVISION
PLAT No. 60215

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THE PROPERTY LINES SHOWN HEREON ARE A CORRECT INTERPRETATION OF SUPPORTING DEEDS OF RECORD, STATE HIGHWAY ADMINISTRATION RIGHT-OF-WAY PLATS AND SURVEY FIELD NOTES. THIS PLAT MEETS THE REQUIREMENTS AS CONTRACTED FOR BY THE MARYLAND DEPARTMENT OF TRANSPORTATION - STATE HIGHWAY ADMINISTRATION.
MD REG. NO: 463
EXP. DATE: 12-27-2018
CHARLES A. PHILLIPS JR.
DATE



LEGEND

	REVERTIBLE EASEMENT FOR SUPPORTING SLOPES
	REVERTIBLE EASEMENT OR RIGHT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON PLAT.
	PERPETUAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED ON THIS PLAT.
	PERPETUAL EASEMENT FOR DRAINAGE FACILITY AS INDICATED BY NOTATION ON THIS PLAT. (ARROW INDICATES GENERAL DRAINAGE PATTERN)
	PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER FROM OR INTO EXISTING WATERWAY OR NATURAL DRAINAGE COURSE.
	PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND.
	APPROXIMATE GENERAL DRAINAGE FLOW PATTERN (NOT TO SCALE-FOR EXPLANATORY PURPOSE ONLY)

BOOKS	REVISIONS	PART OF PLATS	LOCATED IN
	4-24-17		HOWARD COUNTY

PREPARED BY: KCI TECHNOLOGIES, INC.
RAYMOND S. PRICE
PLAT ENGINEER

CONSTRUCTION PROJECT: _____

CONSTRUCTION PROJECT NO: _____

SENT TO RECORD OFFICE: 20

APPROVED BY CHAIRMAN: 20