

# 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 Road 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 June 7, 2021.

By order

Michelle Harrod  
Michelle Harrod, Administrator

Read for a second time at a public hearing on June 21, 2021.

By order

Michelle Harrod  
Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted , Adopted with amendments \_\_, Failed \_\_, Withdrawn \_\_, by the County Council on July 6, 2021.

Certified By

Michelle Harrod  
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

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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 Road 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 6 day of July, 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.

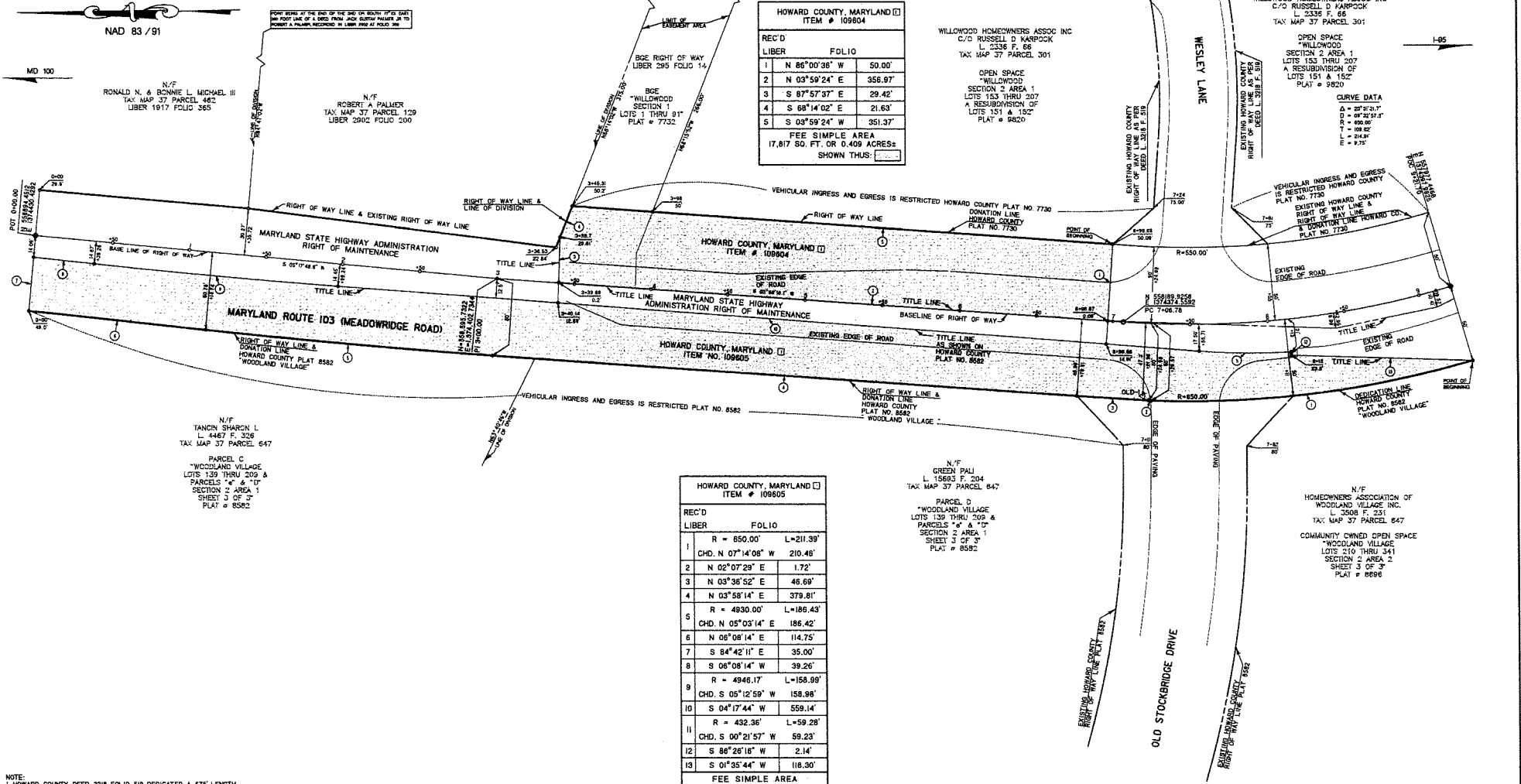
**AND BE IT FURTHER RESOLVED**, that County Executive may convey fee simple title in the Property to the State of Maryland, Department of Transportation, State Highway Administration.

**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



HOWARD COUNTY, MARYLAND  
ITEM # 109804

REC'D	LIBER	FOLIO
1	N 86°00'36" W	50.00'
2	N 03°59'24" E	356.87'
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: [Symbol]

HOWARD COUNTY, MARYLAND  
ITEM # 109605

REC'D	LIBER	FOLIO
1	R = 850.00'	L = 211.39'
1	CHD. N 07°14'08" W	210.46'
2	N 02°07'29" E	1.72'
3	N 03°36'52" E	46.69'
4	N 03°58'14" E	379.81'
5	R = 4830.00'	L = 186.43'
6	CHD. N 05°03'14" E	186.42'
6	N 06°08'14" E	114.75'
7	S 84°42'11" E	35.00'
8	S 06°08'14" W	39.26'
8	R = 4946.17'	L = 158.99'
9	CHD. S 05°12'59" W	158.98'
10	S 04°17'44" W	559.14'
11	R = 432.36'	L = 59.28'
11	CHD. S 00°21'57" W	59.23'
12	S 86°28'16" W	2.14'
13	S 01°35'44" W	118.30'

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

NOTE:  
1. HOWARD COUNTY DEED 5018 FOLIO 519 DEDICATED A 675' LENGTH OF MEADOWRIDGE ROAD. KCI ASSUMED THEY TOOK THE SOUTHERLY 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 HEREIN ARE REFERENCED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM - NAD83 - BY ADJUSTMENT AND ARE BASED ON THE FOLLOWING:  
STATE HIGHWAY ADMINISTRATION PLATS AND SURVEYS DIVISION CONTROL STATIONS:  
EASTON 05-1 NORTH 55677.496 EAST 107425.437 POINT DESCRIPTION 2503/74 NAC  
05-2 NORTH 83708.844 EAST 107463.085 5563/25 NAC

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

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. 483  
EXP. DATE: 12-31-2018  
DATE: [Signature]  
CHARLES A. PHILLIPS, JR.  
S.E.



LEGEND

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

BOOKS: [ ]  
REVISIONS: [ ]  
PART OF PLAT: [ ]  
LOCATED IN: HOWARD COUNTY  
PREPARED BY: KCI TECHNOLOGIES, INC. RAYMOND S. PRICE, PLAT ENGINEER  
CONSTRUCTION PROJECT: [ ]  
CONSTRUCTION PROJECT NO.: [ ]

RIGHT OF WAY PROJECT: MD 103 AT OLD STOCKBRIDGE DRIVE AND WESTLEY LANE IN HOWARD COUNTY  
FEDERAL AID PROJECT NO. [ ]  
ISSUED: May 19, 2016  
SCALE: 1" = 30'  
PLAT No. 60215  
STATE ENGINEER: [Signature]  
CHIEF, PLATS AND SURVEYS DIVISION




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**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

