




Howard County

Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
Council Resolution No. ____-2022 declaring that a portion of certain real property consisting of approximately 0.042 acres of US 1 (Washington Boulevard) at Pine Avenue and owned by Howard County, Maryland is no longer needed by the County for a public purpose; authorizing the County Executive to convey the property to the State Highway Administration (“SHA”) in exchange for the appraised value; waiving the advertising and bidding requirements of Section 4.201 of the County Code in connection with the property’s conveyance; and providing that the County Executive is not bound to terminate the County’s interest in the property if he finds that the property may have a further public use.

To: Lonnie R. Robbins,
Chief Administrative Officer

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

Date: September 22, 2022

The Department of Public Works has been designated coordinator for preparation of testimony: i) declaring that approximately 0.042 acres of real property owned by Howard County is no longer needed for public purposes; ii) authorizing the County Executive to waive the advertising and bidding requirements of Section 4.201 of the Howard County Code in order to convey the property to the adjacent property owner, The State of Maryland, Department of Transportation, State Highway Administration (“SHA”) as part of the construction of new sidewalks along US 1 and providing that the County Executive is not bound to terminate the County’s interest in the property if he finds that the property may have a further public use; and iii) to facilitate construction of the sidewalks, authorizing the establishment of approximately 0.007 acres of temporary construction easement adjacent to the real property to be conveyed.

The County is the owner of approximately 0.042 acres of land (the “Property to be Conveyed”), located within US 1 (Washington Boulevard) and Pine Avenue and shown on State of Maryland Department of Transportation State Highway Administration State Roads Commission Plat No. 61871 attached hereto as Exhibit “A”, which was acquired by the County from: i) Monroe Clay Colonna and Ruby V. Colonna by Deed dated January 22, 1954 and recorded among the Land Records of Howard County, Maryland at Liber 254, page 1; and ii) Imper Realty by a Deed dated March 27, 1995 and recorded among the Land Records of Howard County, Maryland at Liber 3533, folio 542 (collectively the “Property”).

Lonnie R. Robbins, Chief Administrative Officer
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The SHA owns the adjacent land and needs to acquire the Property to be Conveyed in fee simple in order complete the bicycle and pedestrian safety project on US Route 1. In addition, the SHA needs to acquire approximately 0.007 acres of temporary construction easement along US 1, which shall revert to the County upon completion of construction. The County has determined that the Property to be Conveyed is no longer needed for a public purpose and the proposed temporary easement has been approved. The County will agree to transfer the Property to be Conveyed and establish the proposed temporary easement subject to the payment of the appraised value of \$19,650.00.

There is no fiscal impact to the County.

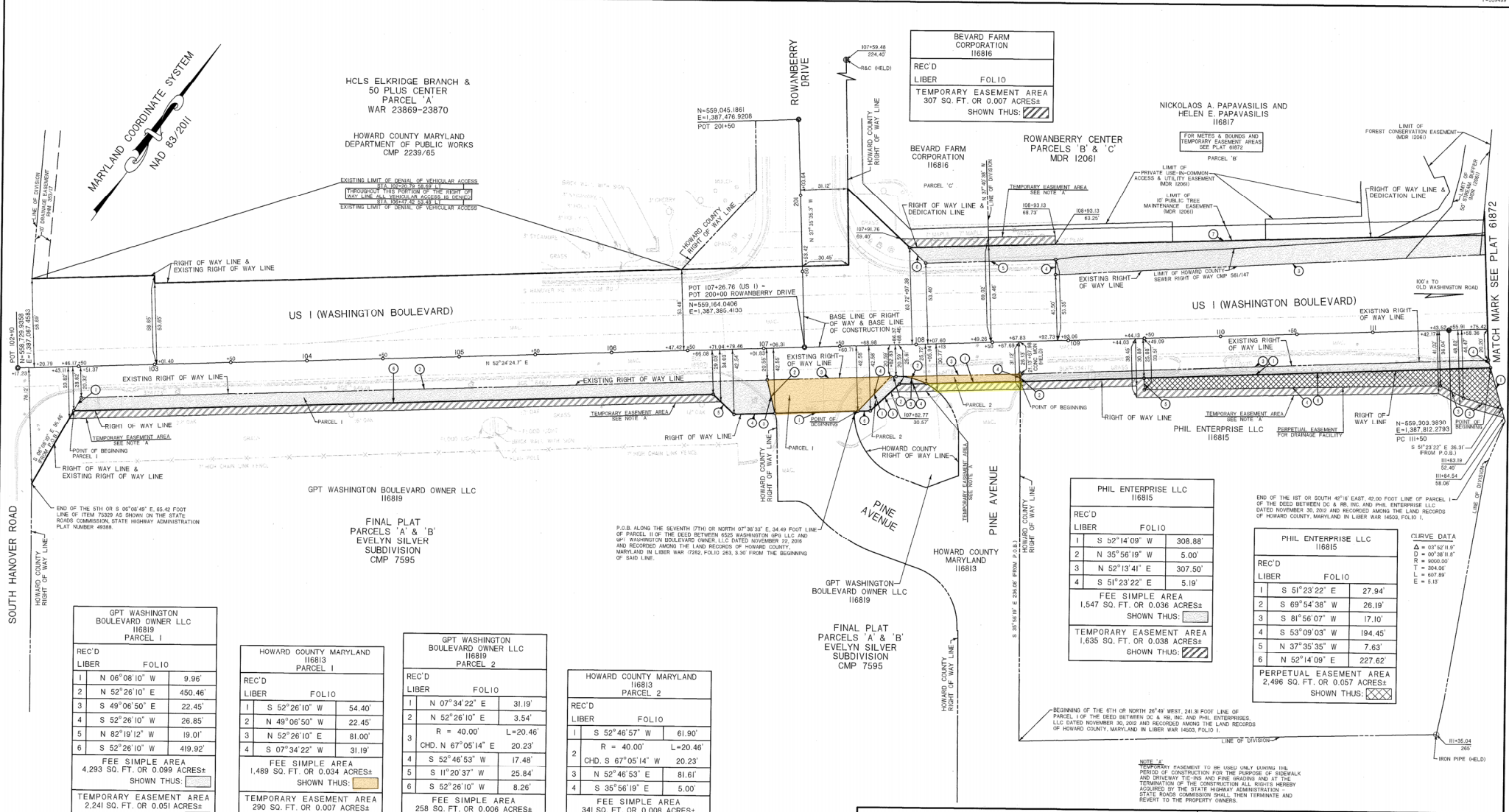
Representatives of this Department will be present at the public hearing to answer any questions or concerns. If you require any further information concerning this matter or have any additional questions, please do not hesitate to contact me at your convenience.

cc: Jennifer Sager
File

Exhibit "A"

X=158915
Y=558924

X=158770
Y=558989



SOUTH HANOVER ROAD

MATCH MARK SEE PLAT 61872

GPT WASHINGTON BOULEVARD OWNER LLC 116819 PARCEL 1

REC'D LIBER	FOLIO	DESCRIPTION
1	N 06°08'10" W	9.96'
2	N 52°26'10" E	450.46'
3	S 49°06'50" E	22.45'
4	S 52°26'10" W	28.85'
5	N 82°19'12" W	19.01'
6	S 52°26'10" W	419.92'

FEE SIMPLE AREA 4.293 SQ. FT. OR 0.099 ACRES±
SHOWN THUS: [Symbol]

TEMPORARY EASEMENT AREA 2.241 SQ. FT. OR 0.051 ACRES±
SHOWN THUS: [Symbol]

HOWARD COUNTY MARYLAND 116813 PARCEL 1

REC'D LIBER	FOLIO	DESCRIPTION
1	S 52°26'10" W	54.40'
2	N 49°06'50" W	22.45'
3	N 52°26'10" E	81.00'
4	S 07°34'22" W	31.19'

FEE SIMPLE AREA 1,489 SQ. FT. OR 0.034 ACRES±
SHOWN THUS: [Symbol]

TEMPORARY EASEMENT AREA 290 SQ. FT. OR 0.007 ACRES±
SHOWN THUS: [Symbol]

GPT WASHINGTON BOULEVARD OWNER LLC 116819 PARCEL 2

REC'D LIBER	FOLIO	DESCRIPTION
1	N 07°34'22" E	31.19'
2	N 52°26'10" E	3.54'
R = 40.00' L = 20.46'		
3	CHD. N 67°05'14" E	20.23'
4	S 52°46'53" W	17.48'
5	S 11°20'37" W	25.84'
6	S 52°26'10" W	8.26'

FEE SIMPLE AREA 258 SQ. FT. OR 0.008 ACRES±
SHOWN THUS: [Symbol]

HOWARD COUNTY MARYLAND 116813 PARCEL 2

REC'D LIBER	FOLIO	DESCRIPTION
1	S 52°46'57" W	61.90'
R = 40.00' L = 20.46'		
2	CHD. S 67°05'14" W	20.23'
3	N 52°46'53" E	81.61'
4	S 35°56'19" E	5.00'

FEE SIMPLE AREA 341 SQ. FT. OR 0.008 ACRES±
SHOWN THUS: [Symbol]

PHIL ENTERPRISE LLC 116815

REC'D LIBER	FOLIO	DESCRIPTION
1	S 52°14'09" W	308.88'
2	N 35°56'19" W	5.00'
3	N 52°13'41" E	307.50'
4	S 51°23'22" E	5.19'

FEE SIMPLE AREA 1,547 SQ. FT. OR 0.036 ACRES±
SHOWN THUS: [Symbol]

TEMPORARY EASEMENT AREA 1,635 SQ. FT. OR 0.038 ACRES±
SHOWN THUS: [Symbol]

PHIL ENTERPRISE LLC 116815

REC'D LIBER	FOLIO	DESCRIPTION
1	S 51°23'22" E	27.94'
2	S 69°54'39" W	26.19'
3	S 81°56'07" W	17.10'
4	S 53°09'03" W	194.45'
5	N 37°35'35" W	7.63'
6	N 52°14'09" E	227.62'

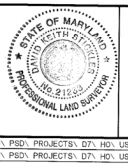
PERPETUAL EASEMENT AREA 2,496 SQ. FT. OR 0.057 ACRES±
SHOWN THUS: [Symbol]

CURVE DATA

Δ	107°54'19"
T	007°58'11"
R	9000.00'
L	304.04'
E	607.89'
E	5.10'

SURVEYOR'S CERTIFICATION
THE RIGHT OF WAY LINES AND LINES OF DIVISION SHOWN HEREON WERE ESTABLISHED FROM DEEDS AND PLATS OF RECORD AND FIELD SURVEYS. THE UNDERSIGNED WAS IN RESPONSIBLE CHARGE OF THE PREPARATION OF THIS PLAT AND THE SURVEYING WORK REFLECTED ON IT. THIS PLAT WAS DEVELOPED IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN COMAR REGULATION 09.12.06.

DAVID KEITH STICKLES
PROFESSIONAL LAND SURVEYOR MD REG. NO. 21283
EXP. DATE 6/14/2023
DATE 12-22-21



LEGEND OF PROPOSED EASEMENTS

- TEMPORARY CONSTRUCTION EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT.
- REVERSIBLE EASEMENT FOR SUPPORTING SLOPES.
- PERPETUAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT.
- PERPETUAL EASEMENT FOR DRAINAGE FACILITY AS INDICATED BY NOTATION ON THIS PLAT.
- PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER FROM OR INTO AN EXISTING WATERWAY OR NATURAL DRAINAGE COURSE.
- PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND.

SENT TO RECORD OFFICE _____ 20____
APPROVED BY: _____
STATE ROADS COMMISSION CHAIRMAN _____

NO. _____ DATE _____ REVISION _____

BOOKS	PART OF PLATS	LOCATED IN	HOWARD	COUNTY
	49388			

COORDINATES AND BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE MARYLAND COORDINATE SYSTEM AS DEFINED BY THE NORTH AMERICAN DATUM OF 1983, ADJUSTED IN 2011 (NAD83/2011) AND ARE BASED ON THE FOLLOWING RTN KEYMET CONTROL STATION(S):

DESIGNATION	NORTH	EAST	POINT DESCRIPTION	SOURCE
JMT1	509723.2010	1388154.3629	RAC	RTN Key(MET)
JMT2	508760.3939	1387020.5449	RAC	RTN Key(MET)

PREPARED BY: JOHNSON, MIRMIRAN & THOMPSON
ADDRESS: 40 NIGHT AVE, HUNT VALLEY, MD 21030
CONSTRUCTION PROJECT: US 1 (WASHINGTON BLVD.) AT ROWANBERRY DRIVE
CONSTRUCTION PROJECT NO: H02155176

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

RIGHT OF WAY PROJECT: US 1 (WASHINGTON BLVD.) AT ROWANBERRY DRIVE
H02155176

ISSUED January 6, 2022 FEDERAL AID PROJECT NO. _____
SCALE: 1"=30'

ACQUISITION PLAT No. 61871

X=158729 DRAWN BY: GEM DIRECTOR: S.A. CADDO, P.S.D. PROJECT(S): 071_HD_US_0011_03_121_20_0231_PLATS@p181719.dgn
Y=558811 COMPED BY: JCDL CHECKED BY: JMD DIRECTOR: S.A. CADDO, P.S.D. PROJECT(S): 071_HD_US_0011_03_121_20_0231_PLATS@ROWANBERRY.mxd

X=158807
Y=558987