

County Council of Howard County, Maryland

2025 Legislative Session

Legislative Day No. 13

Resolution No. 168 -2025

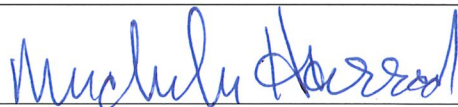
Introduced by: The Chairperson at the request of the County Executive

Short Title: Conveyance of a portion of reclaimed water easement – approximately 59,574 square feet and 5,063 square feet, respectively

Title: A RESOLUTION pursuant to Section 4.201 of the Howard County Code declaring that an easement and a portion of an easement for the reclaimed water system located on Fort George G. Meade containing approximately 59,574 square feet and 5,063 square feet, respectively, conveyed to Howard County, Maryland are no longer needed by the County for public purposes; authorizing the County Executive to terminate the easement and a portion of the easement interest and convey the property to the fee simple owner, the Secretary of the Army; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code in order to convey the easement interests to the Secretary of the Army; and providing that the County Executive is not bound to terminate the easement interests if he finds that the easements may have a public use.

Introduced and read first time Sep 2, 2025.

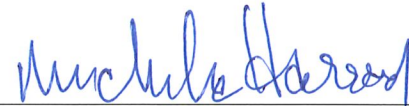
By order



Michelle Harrod, Administrator

Read for a second time at a public hearing on Sep 15, 2025.

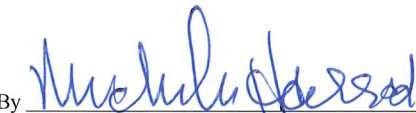
By order



Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted ☒, Adopted with amendments ☐, Failed ☐, Withdrawn ☐, by the County Council on Oct 6, 2025.

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 Secretary of the Army (the “Owner”) is the fee simple owner of that
2 certain real property shown as Parcel 372 on Tax Map 29, Anne Arundel County commonly
3 known as Fort George G. Meade, Maryland (the “Property”); and
4

5 **WHEREAS**, as part of the Howard County Reclaimed Water Project with the Secretary
6 of the Army, the County acquired easements for a reclaimed water system by Easement No.
7 DACA-31-2-13-178 dated June 28, 2013 and recorded among the Land Records of Anne
8 Arundel County, Maryland in Book 27101, page 334, on March 10, 2014 (the “Easement”), on
9 the Property; and
10

11 **WHEREAS**, the Director of Public Works has received a written petition from the
12 Owner to terminate and release the following (collectively the “Easements to be Abandoned”):

- 13 1. The easement containing approximately 59,574 square feet, described and shown as
14 “Permanent Easement 1” on “Exhibit A-1” of the Easement,(“Permanent Easement
15 1”); and
- 16 2. A portion, approximately 5,063 square feet, of the easement containing
17 approximately a total of 5,138 square feet, as described and shown as “Permanent
18 Easement 2” on “Exhibit A-1” of the Easement, and “Existing Permanent Easement
19 2 to be Reduced L RPD 27101 F 334” on the attached plat titled “Howard County
20 Department of Public Works Permanent Easement United States Government” (the
21 “Plat) (“Permanent Easement 2”); and
22

23 **WHEREAS**, the County will retain approximately 75 square feet of Permanent Easement
24 2, as described and shown as “Revised Permanent 2” on the Plat and will also retain Permanent
25 Easement 3, containing 2,670 square feet, as shown on “Exhibit A-1” of the Easement for access
26 to the Property for its operational needs related to the County’s Little Patuxent Water
27 Reclamation Plant; and
28

29 **WHEREAS**, the County has reviewed the petition submitted by the Owner and has
30 determined that the Easements to be Abandoned are no longer required for public purposes; and
31

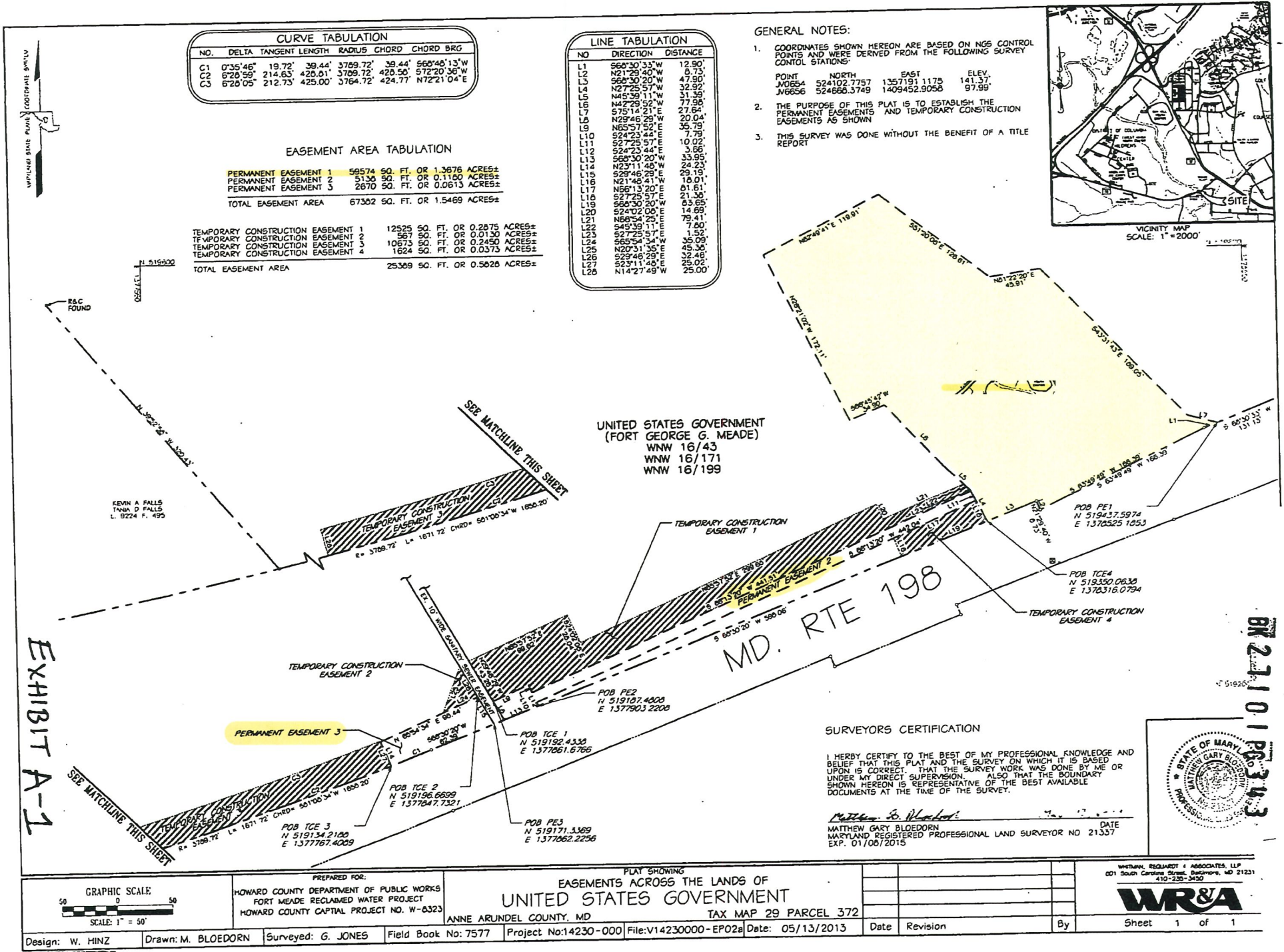
1 **WHEREAS**, Section 4.201 “Disposition of real property” of the Howard County Code
2 authorizes the County Council to declare that property is no longer needed for public purposes and
3 also authorizes the County Council to waive advertising and bidding requirements for an individual
4 conveyance of real property upon the request of the County Executive; and
5

6 **WHEREAS**, the County Council has received a request from the County Executive to
7 waive the advertising and bidding requirements in this instance for the conveyance of the
8 Easements to be Abandoned to the Owner.
9

10 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
11 Maryland, this 6 day of October, 2025, that the Easements to be Abandoned,
12 Permanent Easement 1 containing approximately 59,574 square feet and a portion of Permanent
13 Easement 2 approximately 5,063 square feet, conveyed to Howard County, Maryland are no longer
14 needed by the County for public purposes and may be conveyed to the Secretary of the Army.
15

16 **AND BE IT FURTHER RESOLVED** that, having received a request from the County
17 Executive and having held a public hearing, the County Council declares that the best interest of
18 the County will be served by authorizing the County Executive to waive the usual advertising and
19 bidding requirements of Section 4.201 of the Howard County Code for the conveyance of the
20 Easements to be Abandoned to the Secretary of the Army.
21

22 **BE IT FURTHER RESOLVED** that if the County Executive finds that the County’s
23 easement interest in the Easements to be Abandoned should not be terminated, he is not bound to
24 terminate the County’s easement interests in accordance with this Resolution.



NOTE:
SEE SHEET 2 OF 3 FOR
GENERAL NOTES AND METES
AND BOUNDS DESCRIPTION.

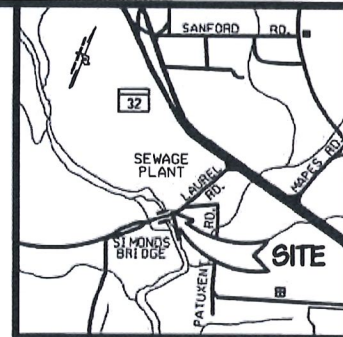
EX. 10' WIDE SANITARY
SEWER EASEMENT
ARMY CORPS OF ENGINEERS
(DACA-31-2-07-353)

UNITED STATES GOVERNMENT
(FORT GEORGE G. MEADE)

WNW 16/43

WNW 16/171

WNW 16/199



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

COORDINATES SHOWN HEREON ARE BASED IN THE MARYLAND
COORDINATE SYSTEM, NAD 83/91 AS PROJECTED BY THE
FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:

POINT	NORTH	EAST	ELEV.
PID JV0654	524102.7757	1357191.1178	141.37
PID JV6656	524668.3749	1409452.9058	97.99

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY
ME OR UNDER MY RESPONSIBLE CHARGE AND THAT THE SURVEY
REFLECTED HEREIN IS IN COMPLIANCE WITH REQUIREMENTS SET
FORTH IN 09.13.06.12 OF THE COMAR REGULATIONS.

JEREMY BURNS, P.L.S. DATE
MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR NO. 21702
EXPIRATION DATE: JUNE 2, 2027

EXHIBIT-A

LINE TABLE

L1	N29°46'29"W	14.73'
L2	N60°13'31"E	5.00'
L3	S29°46'29"E	15.45'
L4	S68°30'20"W	5.05'

EXISTING PERMANENT
EASEMENT 3 TO REMAIN
L. RPD 27101 F. 334

REVISED PERMANENT
EASEMENT 2

EXISTING PERMANENT
EASEMENT 2 TO BE REDUCED
L. RPD 27101 F. 334

S 68°30'20" W 598.06'

P.O.B.
N 519175.0397
E 1377871.6281

TIE 33.95' TO P.O.B.
PERMANENT EASEMENT 2

MD. RTE 198



Whitman, Requardt & Associates, LLP
801 South Caroline Street, Baltimore, Maryland 21231

GRAPHIC SCALE



SCALE: 1" = 20'



REVISION

PLAT NO.
X-XXXX-XX

SCALE: 1" = 20'
DATE: 7/31/2025

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
PERMANENT EASEMENT
UNITED STATES GOVERNMENT
WNW L.16 F.43, WNW L.16 F.171 & WNW L.16 F.199
TAX MAP 29, PARCEL 372
ELECTION DIST. No.21
ANNE ARUNDEL COUNTY, MARYLAND
SHEET 1 OF 3

APPROVED:
BUREAU OF ENGINEERING

DATE

REAL ESTATE SERVICES
DIVISION

DATE

DATE _____

**LEGAL DESCRIPTION FOR REVISED PERMANENT EASEMENT 2
MAP 0029 GRID 0008 PARCEL 0372**

BEGINNING FOR THE SAME AT A POINT AT THE END OF THE FIRST OR SOUTH 68 DEGREES 30 MINUTES 20 SECONDS WEST, 33.95 FOOT LINE OF 'PERMANENT EASEMENT 2,' PREVIOUSLY RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND, IN LIBER RPD 27101, AT FOLIO 334, SAID POINT OF BEGINNING SO FIXED, HAVING A COORDINATE OF NORTH 519175.0397 AND EAST 1377871.6281 AS REFERRED TO THE MARYLAND COORDINATE SYSTEM (NAD 83/91), THENCE RUNNING WITH PART OF THE SECOND OR NORTH 29 DEGREES 46 MINUTES 29 SECONDS WEST, 20.04 FOOT LINE AT SAID EASEMENT, AND BINDING OF THE NORTHEASTERLY SIDE OF AN EXISTING 10 FOOT WIDE SANITARY SEWER EASEMENT;

1. NORTH 29 DEGREES 46 MINUTES 29 SECONDS WEST, 14.73 FEET, THENCE LEAVING SAID SECOND LINE AND RUNNING ACROSS SAID PERMANENT EASEMENT 2, THE FOLLOWING 2 COURSES AND DISTANCES
2. NORTH 60 DEGREES 13 MINUTES 31 SECONDS EAST, 5.00 FEET, THENCE
3. SOUTH 29 DEGREES 46 MINUTES 29 SECONDS EAST, 15.45 FEET, TO INTERSECT THE AFOREMENTIONED FIRST LINE OF SAID PERMANENT EASEMENT 2, THENCE RUNNING WITH PART OF SAID LINE
4. SOUTH 68 DEGREES 30 MINUTES 20 SECONDS WEST, 5.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 75 SQ. FEET OR 0.0017 ACRES, MORE OR LESS.



7.31.2025

**HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS PERMANENT EASEMENT
UNITED STATES GOVERNMENT
WNW L.16 F.43, WNW L.16 F.171 & WNW L.16 F.199
TAX MAP 29, PARCEL 372
ELECTION DIST. No.21 ANNE ARUNDEL COUNTY, MARYLAND**

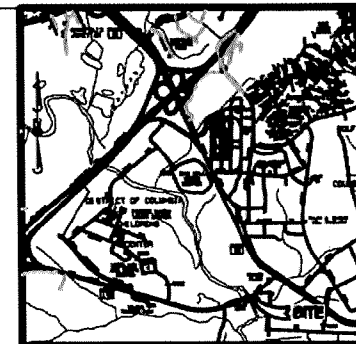
MARYLAND STATE PLANS COORDINATE SYSTEM

CURVE TABULATION					
NO.	DELTA	TANGENT LENGTH	RADIUS	CHORD	CHORD BRG
C1	0°35'48"	19.72'	39.44'	37.09.72'	39.44' 88°45'13"W
C2	8°25'59"	214.83'	428.81'	3786.72'	428.50' 87°22'36"W
C3	8°26'05"	212.73'	425.00'	3764.72'	424.77' N72°21'04"E

LINE TABULATION		
NO.	DIRECTION	DISTANCE
L1	S86°30'33"W	12.80'
L2	N21°29'40"W	8.73'
L3	S66°30'20"W	47.90'
L4	N27°25'57"W	32.82'
L5	N45°39'11"W	31.36'
L6	N42°29'52"W	77.88'
L7	S75°14'21"E	27.84'
L8	N28°48'29"W	20.04'
L9	N65°57'52"E	35.79'
L10	S24°23'44"E	7.78'
L11	S27°48'28"E	29.10'
L12	S24°23'44"E	3.86'
L13	S65°30'20"W	33.95'
L14	N23°11'48"W	24.23'
L15	S28°48'29"E	29.10'
L16	N21°48'41"W	16.01'
L17	N66°13'20"E	61.81'
L18	S27°25'57"E	21.36'
L19	S65°30'20"W	63.85'
L20	S24°02'06"E	14.89'
L21	N66°54'23"E	78.41'
L22	S45°58'11"E	7.00'
L23	S27°25'57"E	1.52'
L24	S65°34'34"W	35.08'
L25	N20°31'55"E	40.35'
L26	S28°48'29"E	32.40'
L27	S27°11'48"E	26.02'
L28	N14°27'48"W	25.00'

GENERAL NOTES:

- COORDINATES SHOWN HEREON ARE BASED ON NGS CONTROL POINTS AND WERE DERIVED FROM THE FOLLOWING SURVEY CONTROL STATIONS:
 POINT NORTH EAST ELEV.
 JN854 524102.7757 1357181.1178 141.37
 JN856 524060.3748 1408482.9058 87.89'
- THE PURPOSE OF THIS PLAT IS TO ESTABLISH THE PERMANENT EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS AS SHOWN
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT



EASEMENT AREA TABULATION

PERMANENT EASEMENT 1	56574 SQ. FT. OR 1.3678 ACRES±
PERMANENT EASEMENT 2	5135 SQ. FT. OR 0.1180 ACRES±
PERMANENT EASEMENT 3	2670 SQ. FT. OR 0.0613 ACRES±
TOTAL EASEMENT AREA	67302 SQ. FT. OR 1.5468 ACRES±

TEMPORARY CONSTRUCTION EASEMENT 1	12525 SQ. FT. OR 0.2875 ACRES±
TEMPORARY CONSTRUCTION EASEMENT 2	587 SQ. FT. OR 0.0130 ACRES±
TEMPORARY CONSTRUCTION EASEMENT 3	10873 SQ. FT. OR 0.2480 ACRES±
TEMPORARY CONSTRUCTION EASEMENT 4	1824 SQ. FT. OR 0.0373 ACRES±
TOTAL EASEMENT AREA	25369 SQ. FT. OR 0.5828 ACRES±

UNITED STATES GOVERNMENT
(FORT GEORGE G. MEADE)
WNW 18/43
WNW 18/171
WNW 18/198

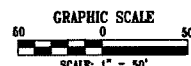
MD. RTE 198

SURVEYORS CERTIFICATION

I HERBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED UPON IS CORRECT. THAT THE SURVEY WORK WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION. ALSO THAT THE BOUNDARY SHOWN HEREON IS REPRESENTATIVE OF THE BEST AVAILABLE DOCUMENTS AT THE TIME OF THE SURVEY.

MATTHEW GARY BLOEDORN
MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR NO. 21337
EXP. 01/08/2015

MATTHEW, BLOEDORN & ASSOCIATES, LLP
601 South Country Office Building, 301 E. 11th St.
410-888-6885



PREPARED FOR
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
FORT MEADE RECLAIMED WATER PROJECT
HOWARD COUNTY CAPITAL PROJECT NO. W-8325

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
UNITED STATES GOVERNMENT
WNW 18/43, WNW 18/171 & WNW 18/198
180 MAR 28, 2015 PAGE 373
ELECTION DIST. NO. HOWARD COUNTY, MARYLAND



Howard County

Internal Memorandum

Subject: Testimony & Fiscal Impact Statement
Council Resolution No. ____ - 2025, declaring that an easement and a portion of an easement for reclaimed water system located on Fort George G. Meade, Maryland containing approximately 59,574 square feet and 5,063 square feet, respectively, conveyed to Howard County, Maryland are no longer needed by the County for public purposes; authorizing the County Executive to terminate the easement and a portion of the easement interests in the property of the fee simple owner, The Secretary of the Army; waiving advertising and bidding requirements of Section 4.201 of the Howard County Code in order to convey the easement interests to The Secretary of the Army; and providing that the County Executive is not bound to terminate the easement interests if he finds that the easements may have a public use.

To: Brandee Ganz,
Chief Administrative Officer

From: Mark DeLuca, Acting Director
Department of Public Works  8/20/25

Date: August 20, 2025

The Department of Public Works has been designated coordinator for preparation of testimony declaring that an easement and a portion of an easement for a reclaimed water system located on Fort George G. Meade, Maryland containing approximately 59,574 square feet and 5,063 square feet, conveyed to Howard County, Maryland, are no longer needed by the County for public purposes, authorizing the County Executive to terminate the easement interests, vesting title to the fee simple owner, The Secretary of the Army (the "Owner"); and providing that the County Executive is not bound to terminate the easement interests if he finds that the easements may have a further public use.

As part of the Howard County Reclaimed Water Project with the Secretary of the Army, the County acquired easements for a reclaimed water system by Easement No. DACA-31-2-13-178 dated June 28, 2013 and recorded among the Land Records of Anne Arundel County, Maryland in Book 27101, page 334, on March 10, 2014 (the "Easement"), on that certain real property commonly known as Fort George G. Meade, Maryland.

The Owner is the fee simple owner of that certain real property shown as Parcel 372 on Tax Map 29, Anne Arundel County (collectively, the "Property").

The Director of Public Works has received a written petition from the Owner to terminate and release the easement containing approximately 59,574 square feet ("Permanent Easement 1") and a portion of the easement containing approximately 5,063 square feet as described and shown as "Permanent Easement 1" on "Exhibit A-1" of the Easement, and "Existing Permanent Easement 2 to be Reduced L RPD 27101 F 334" on the attached plat titled "Howard County Department of Public Works Permanent Easement United States Government" (the "Plat") ("Permanent Easement 2"). The County will retain approximately 75 square feet of Permanent Easement 2, as described and shown as "Revised Permanent

Page 2 of 2

2" on the Plat and will also retain Permanent Easement 3, containing 2,670 square feet, as shown on "Exhibit A-1" of the Easement for its operational needs related to the County's Little Patuxent Water Reclamation Plat.

The Department of Public Works has reviewed the petition submitted by the Owner and has determined that the Easements to be Abandoned are no longer required for public purposes.

Section 4.201, "Disposition of real property" of the Howard County Code authorizes the County Council to declare that the Easements to be Abandoned are no longer needed for the public purposes.

There is no fiscal impact associated with this termination of easements.

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.

YK/ei

cc: Jennifer Sager
File

SPLegislation/2025/Fort Meade Utility Easement Reduction