

County Council Of Howard County, Maryland

2009 Legislative Session

Legislative Day No. 8

Resolution No. 67-2009

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 0.52 acres of land owned by Howard County, Maryland and located along Johns Hopkins Road is no longer needed by the County for public purposes; authorizing the County Executive to terminate the property interest, vesting title to the adjacent property owner, 11101 Johns Hopkins Road Business Trust; 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 terminate the property interest if he finds that it may have a further public use and submits his finding to the County Council for its consideration.

Introduced and read first time July 6, 2009.

By order Stephen M LeGendre
Stephen LeGendre, Administrator

Read for a second time at a public hearing on July 20, 2009.

By order Stephen M LeGendre
Stephen LeGendre, Administrator

This Resolution was read the third time and was Adopted ☒, Adopted with amendments ☐, Failed ☐, Withdrawn ☐, by the County Council on July 30, 2009.

Certified By Stephen M LeGendre
Stephen LeGendre, Administrator

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN ALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment

1 **WHEREAS**, the County acquired certain property for use as a public right-of-way for
2 Johns Hopkins Road by Deed dated October 30, 1972 from the United States of America, acting
3 by and through the Department of Transportation, Federal Highway Administration, to Howard
4 County, Maryland, said deed recorded in the Land Records of Howard County, Maryland in
5 Liber 702, folio 393, and by Deed dated August 2, 1982 from the Johns Hopkins University to
6 Howard County, Maryland, said deed recorded among the aforesaid Land Records in Liber 1164,
7 folio 457 (collectively the "County Property"); and

8
9 **WHEREAS**, 11101 Johns Hopkins Road Business Trust owns the land adjacent to the
10 County's Property and would like to incorporate 0.52 acres of the County Property into their
11 plans for the Johns Hopkins University Property, Applied Physics Laboratory Site, as shown in
12 the attached Exhibits A, B and C and as described in the attached Exhibit D; and

13
14 **WHEREAS**, in exchange for the County's 0.52 acres, 11101 Johns Hopkins Road
15 Business Trust will convey 0.26 acres to the County, as shown in the attached Exhibit C; and

16
17 **WHEREAS**, the County has received a request to convey the 0.52 acres of the County
18 Property to 11101 Johns Hopkins Road Business Trust and has determined that the 0.52 acres of
19 County Property is no longer required for public purposes; and

20
21 **WHEREAS**, Section 4.201, "Disposition of real property", of the Howard County Code
22 authorizes the County Council to declare that property is no longer needed for public purposes
23 and also authorizes the County Council to waive advertising and bidding requirements for an
24 individual conveyance of a property interest upon the request of the County Executive; and

25
26 **WHEREAS**, the County Council has received a request from the County Executive to
27 waive the advertising and bidding requirements in this instance for the conveyance of .052 acres
28 of the County Property to 11101 Johns Hopkins Road Business Trust .

29
30 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
31 Maryland, this 30th day of July, 2009, that the portion of County Property

1 comprising 0.52 acres of land, as shown in the attached Exhibits A, B and C and as described in
2 the attached Exhibit D, is no longer needed by the County for public purposes.

3
4 **AND BE IT FURTHER RESOLVED** that, having received a request from the County
5 Executive and having held a public hearing, the County Council declares that the best interest of
6 the County will be served by authorizing the County Executive to waive the usual advertising
7 and bidding requirements of Section 4.201 of the Howard County Code for the conveyance of
8 the portion of County Property containing 0.52 acres of land, as shown in the attached Exhibits
9 A, B and C and as described in the attached Exhibit D, to 11101 Johns Hopkins Road Business
10 Trust.

11
12 **AND BE IT FURTHER RESOLVED** that, if the County Executive finds that the strip
13 of land may have a further public use and that the property interest should not be terminated, he
14 may submit his findings and recommendations to the County Council for its consideration
15 without being bound to terminate the property interest in accordance with this Resolution.

LINE TABLE

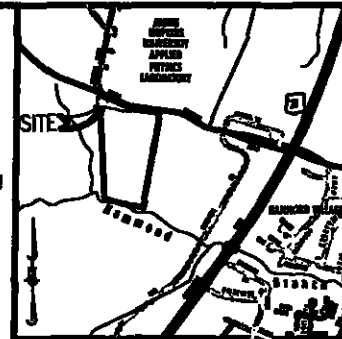
LINE	BEARING	DISTANCE
L1	S67°54'09"E	54.87'
L2	S69°14'55"E	66.38'
L3	S71°23'10"E	32.15'
L4	S83°53'09"E	139.07'
L5	N84°24'21"W	77.79'
L6	N81°07'20"W	65.81'
L7	N07°59'10"W	9.88'

NOTES:

COORDINATES SHOWN HEREON ARE BASED IN THE MARYLAND STATE REFERENCE SYSTEM, NAD '83/91 AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS HOPKINS AND 41EA

THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL, 2008 BY WHITMAN, REQUARDT & ASSOC.

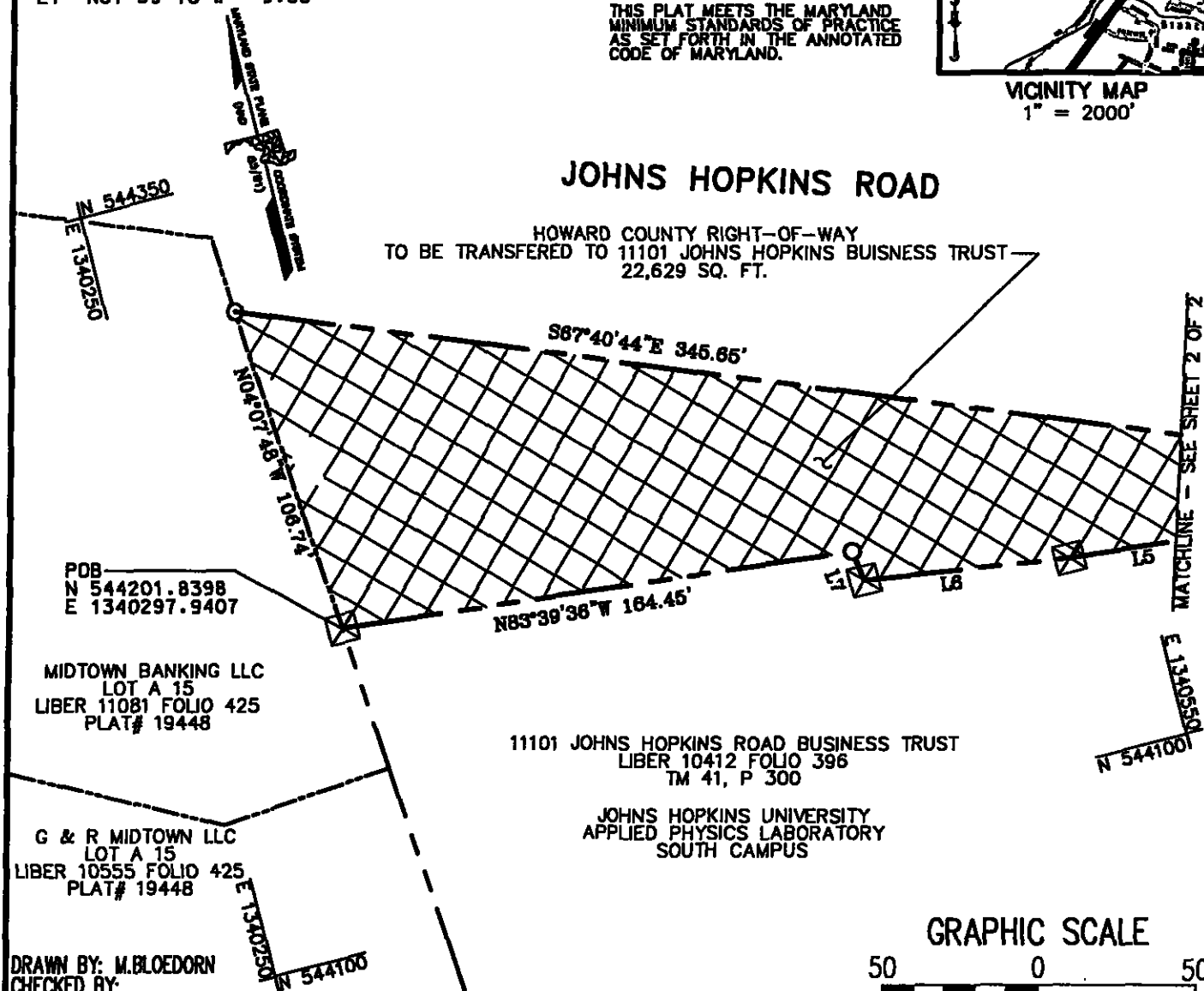
THIS PLAT MEETS THE MARYLAND MINIMUM STANDARDS OF PRACTICE AS SET FORTH IN THE ANNOTATED CODE OF MARYLAND.



VICINITY MAP
1" = 2000'

JOHNS HOPKINS ROAD

HOWARD COUNTY RIGHT-OF-WAY
TO BE TRANSFERRED TO 11101 JOHNS HOPKINS BUSINESS TRUST
22,629 SQ. FT.



DRAWN BY: M.BLOEDORN
CHECKED BY:

WR&A

Whitman, Requardt and Associates, LLP
Engineers, Planners and Surveyors
801 South Caroline Street
Baltimore, Maryland 21231
(410) 235-3450

LEGEND



ROW AREA TO
BE TRANSFERRED



4"X4" CONCRETE
MONUMENT FOUND

GRAPHIC SCALE



SCALE: 1" = 50'

SHEET 1 OF 2

REVISION

PLAT NO.

PROJECT NO.

SCALE: 1"=50'
DATE: 6/23/2009

HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
FEE SIMPLE TRANSFER OF ROW
TO BE RELEASED TO
11101 JOHNS HOPKINS ROAD BUSINESS TRUST
T.M. 41 PARCEL 300 & LIBER 10412 FOLIO 396
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

APPROVED:
DEV. ENGINEERING DIVISION

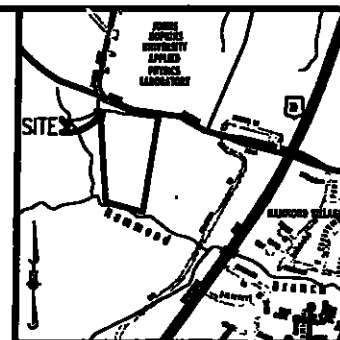
DATE

REAL ESTATE SERVICES
DIVISION

DATE

NO.	RADIUS	LENGTH	CURVE TABLE		CHORD BRG	CHORD
			TANGENT	DELTA		
C1	310.00'	4.50'	2.25'	00°49'53"	S 08°33'23" W	4.50'
C2	310.00'	85.80'	43.18'	15°51'32"	N 16°54'05" E	85.53'
C3	290.00'	70.37'	35.36'	13°54'12"	N 17°52'45" E	70.20'
C4	310.00'	75.22'	37.80'	13°54'12"	S 17°52'45" W	75.04'

LINE	LINE TABLE	
	BEARING	DISTANCE
L1	S67°54'09"E	54.87'
L2	S69°14'55"E	66.38'
L3	S71°23'10"E	32.15'
L4	S83°53'09"E	139.07'
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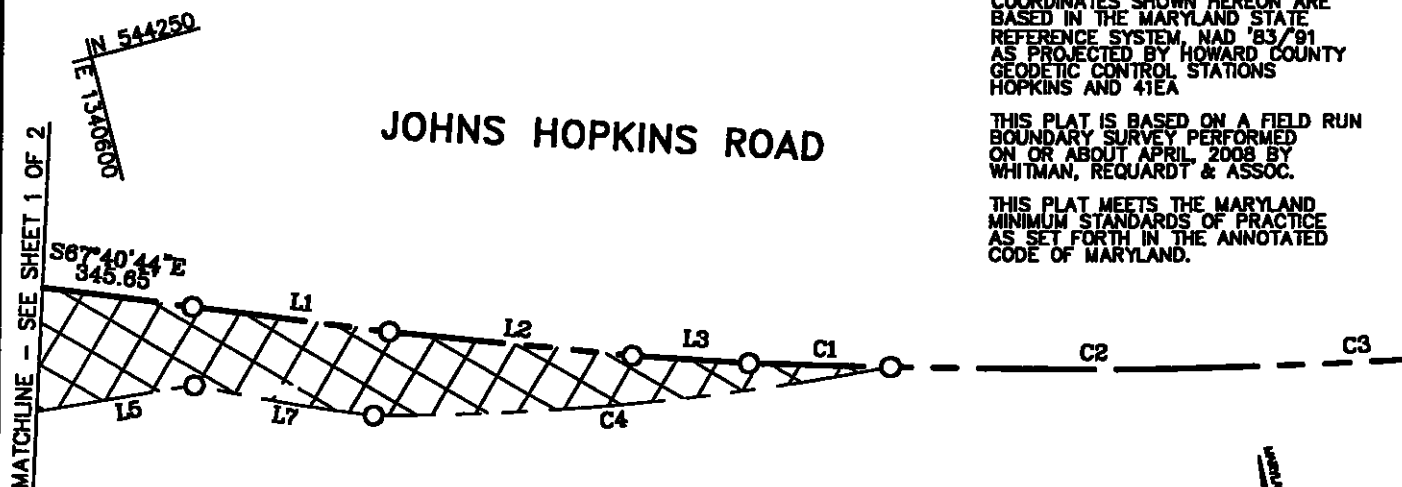
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LEGEND



11101 JOHNS HOPKINS ROAD BUSINESS TRUST
LIBER 10412 FOLIO 396
TM 41, P 300

JOHNS HOPKINS UNIVERSITY
APPLIED PHYSICS LABORATORY
SOUTH CAMPUS

GRAPHIC SCALE



SCALE: 1" = 50'

SHEET 2 OF 2

REVISION



Whitman, Requardt and Associates, LLP
Engineers, Planners and Surveyors
801 South Caroline Street
Baltimore, Maryland 21231
(410) 235-3450

PLAT NO.

PROJECT NO.

SCALE: 1"=50'
DATE: 6/23/2009

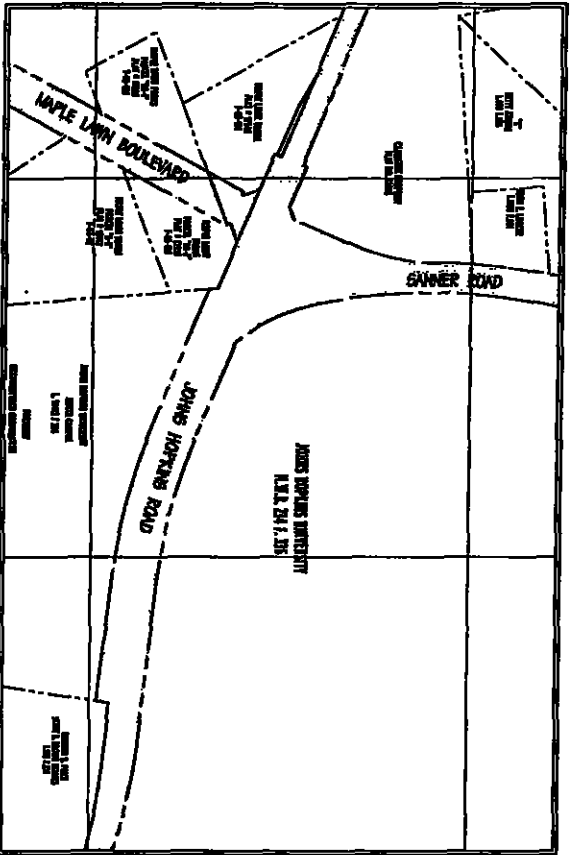
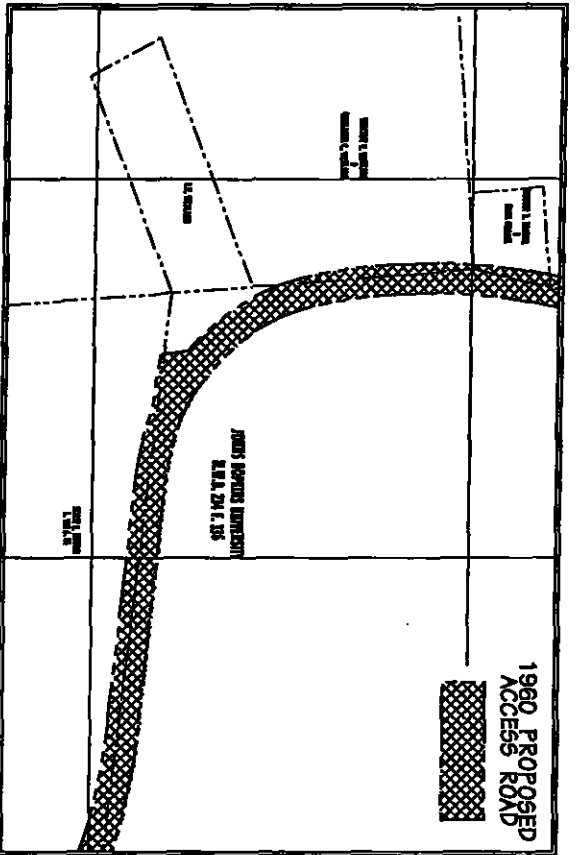
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
FEE SIMPLE TRANSFER OF ROW
TO BE RELEASED TO
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T.M. 41 PARCEL 300 & LIBER 10412 FOLIO 396
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

APPROVED:
DEV. ENGINEERING DIVISION

DATE

REAL ESTATE SERVICES
DIVISION

DATE



LAND OBTAINED BY HOWARD COUNTY FOR RIGHT-OF-WAY USE

APPROX. 0.52 ACRES
AREA JHU APL TO ACQUIRE

APPROX. 0.26 ACRES
AREA JHU APL TO GIVE

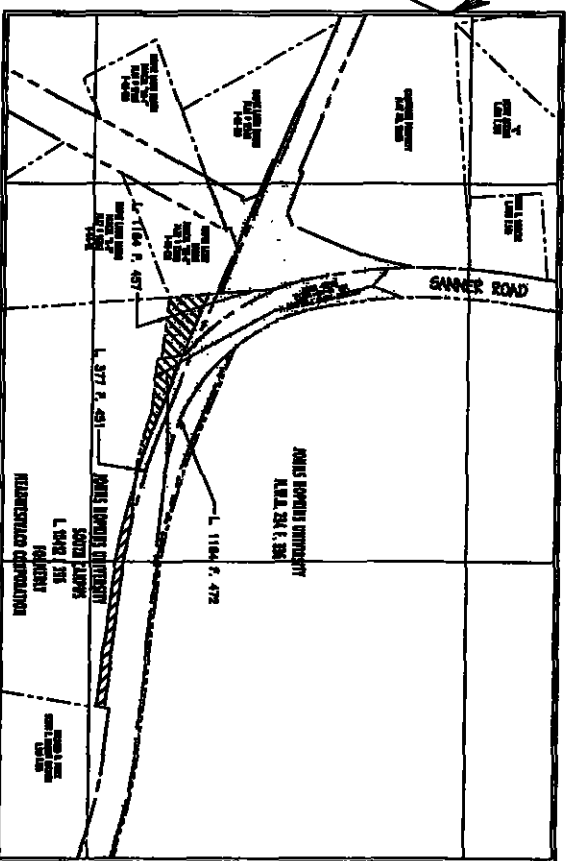
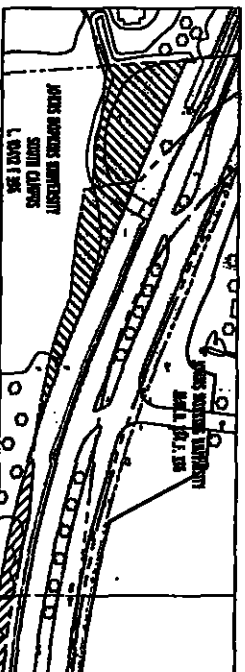


EXHIBIT SHOWING PAST, PRESENT AND FUTURE PARCELS
FOR
THE JOHN HOPKINS UNIVERSITY PROPERTY

APPLIED PHYSICS LABORATORY SITE
HOWARD COUNTY, MARYLAND
SCALE: 1" = 150' JUNE 10, 2008



**DESCRIPTION OF A FEE SIMPLE PARCEL TO BE CONVEYED
FROM
HOWARD COUNTY, MARYLAND
TO
JOHNS HOPKINS UNIVERSITY
TAX MAP 41
FIFTH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND**

All that piece or parcel of land being in the Fifth Election District of Howard County, State of Maryland and located southwest of the intersection of Johns Hopkins Road with Sanner Road, being described more fully as follows:

Beginning for the same at a 6" x 3" concrete monument found at the beginning of the first or North 04 degrees 55 minutes 49 second West 211.38 foot line of a conveyance from The Johns Hopkins University to Howard County, Maryland, by a deed dated August 2nd, 1982 as recorded among the Land Records of Howard County, State of Maryland at Liber 1164 Folio 457, thence running with a portion of said first line, referring all courses of this description to the Maryland State Coordinate system (NAD 83/91), as now surveyed, the following courses and distances, viz:

- 1) North 04 degrees 07 minutes 48 seconds West 106.74 feet, thence leaving said first line and crossing into the land owned by Howard County,
- 2) South 67 degrees 40 minutes 44 seconds East 345.65 feet, thence
- 3) South 67 degrees 54 minutes 09 seconds East 54.87 feet, thence
- 4) South 69 degrees 14 minutes 55 seconds East 66.38 feet, thence
- 5) South 71 degrees 23 minutes 10 seconds East 32.15 feet, thence
- 6) Southeasterly, by a curve to the left, having a radius of 3015.94 feet for a distance of 38.44 feet, (the arc of said curve being subtended by a chord bearing South 73 degrees 26 minutes 38 seconds East 38.44 feet) to intersect the sixth course of a conveyance from Meadwestvaco Corporation to 11101 Johns Hopkins Road Business Trust, by deed dated December 13th, 2006 as recorded among the land records of Howard County, Maryland at Liber 10412 Folio 396 , thence binding reversely on said curve
- 7) Northeasterly, by a curve to the right, having a radius of 735.22 feet for a distance of 141.48 feet, (the arc of said curve being subtended by a chord bearing North 80 degrees 20 minutes 14 seconds 141.26 feet), thence
- 8) North 65 degrees 34 minutes 17 seconds West 50.28 feet to a 4" x 4" concrete monument found, thence

- 9) North 84 degrees 24 minutes 21 seconds West 77.79 feet to a 4" x 4" concrete monument found, thence
- 10) North 81 degrees 07 minutes 20 seconds West 65.81 feet to a 4" x 4" concrete monument found, thence
- 11) North 07 degrees 59 minutes 10 seconds West 9.88 feet, thence
- 12) North 83 degrees 39 minutes 36 seconds West 164.45 feet to the point of beginning.

Containing 22,629 square feet or 0.5195 acres of land, more or less.

Being a portion of the land obtained by Howard County, Maryland for the use of a public Right of Way for Johns Hopkins Road by deed dated August 2, 1982 from the Johns Hopkins University, recorded in Liber 1164 Folio 457 in the Land Records of Howard County, Maryland, and by deed dated October 30, 1972 from the United States of America, acting by and through the Department of Transportation, Federal Highway Administration recorded in Liber 702, folio 393 in the Land Records of Howard County, Maryland.

Prepared by,
Matthew G. Bloedorn, L.S.
Maryland Professional Land Surveyor No. 21337
WHITMAN, REQUARDT AND ASSOCIATES, LLP