

**FINAL**

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2013, Legislative Day No. 35

Bill No. 69-13

Introduced by Mr. Walker, Chairman  
(by request of the County Executive)

By the County Council, July 15, 2013

---

Introduced and first read on July 15, 2013  
Public Hearing set for and held on September 3, 2013  
Bill Expires October 18, 2013

By Order: Elizabeth E. Jones, Administrative Officer

---

A BILL ENTITLED

1 AN ORDINANCE concerning: Conveyance of Surplus Property – Oakwood Road Extended,  
2 Northern Parcel

3  
4 FOR the purpose of approving the terms and conditions under which the County may convey  
5 certain County property, consisting of 4.4742 acres, more or less, to Snyder/Elvaton,  
6 LLC.

7  
8 WHEREAS, Anne Arundel County, Maryland (hereinafter referred to as “County”)  
9 owns a parcel of land known as Oakwood Road Extended, being a part of the  
10 property more particularly described in a deed recorded among the land records of  
11 the County in liber 2722, folio 550, and shown as P/O Oakwood Road (Unimproved  
12 Variable Width Right-of-Way To be Abandoned) Parcel One on Exhibit A, attached  
13 hereto and made a part hereof (hereinafter referred to as the “Disposition Property”);  
14 and

15  
16 WHEREAS, the County Council in Resolution No. 16-11 approved a determination  
17 by the County Executive that the Disposition Property be declared surplus; and

18  
19 WHEREAS, Snyder/Elvaton, LLC (“Grantee”) has requested that the County convey  
20 the Disposition Property to it, for the sum of \$125,000 and the conveyance to the  
21 County of property described in Exhibit B and shown as Relocated Oakwood Road  
22 (Variable Width Public Right-of-Way) on Exhibit C, both attached hereto and made a  
23 part hereof on the conditions set forth herein; and

1 WHEREAS, the County Executive has determined that the Disposition Property is  
2 not needed for public use and that a disposition of the Disposition Property as  
3 proposed would be in the best interests of the County; and

4  
5 WHEREAS, pursuant to § 8-3-204(g) of the Anne Arundel County Code, the County  
6 may make a private disposition of property no longer needed for public use, if the  
7 terms and conditions of such private disposition are first approved by ordinance of the  
8 County Council; and

9  
10 WHEREAS, the County Council, by this ordinance, authorizes the sale of the  
11 Disposition Property in accordance with the terms and conditions as set forth herein;  
12 now therefore,

13  
14 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*  
15 That a private disposition of the property shown as P/O Oakwood Road (Unimproved  
16 Variable Width Right-of-Way To be Abandoned) Parcel One on Exhibit A, attached hereto,  
17 to Snyder/Elvaton, LLC is hereby approved upon the following terms and conditions:

18  
19 1. the sale price shall be \$125,000 plus the conveyance by Snyder/Elvaton, LLC to  
20 the County of the Relocated Oakwood Road (Variable Width Public Right-of-Way) as  
21 described in Exhibit B and as shown on Exhibit C, both attached hereto;

22  
23 2. the Grantee of the County owned property shall be Snyder/Elvaton, LLC;

24  
25 3. the conveyance shall be in the form of a deed without warranties;

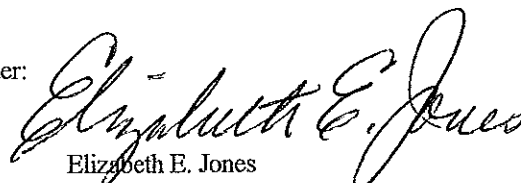
26  
27 4. all expenses associated with the sale and conveyance of property to  
28 Snyder/Elvaton, LLC shall be borne by Grantee; and

29  
30 5. the sale and conveyance shall be in accordance with any other reasonable  
31 conditions determined by the County Executive to be necessary for the protection of the  
32 County's interest.

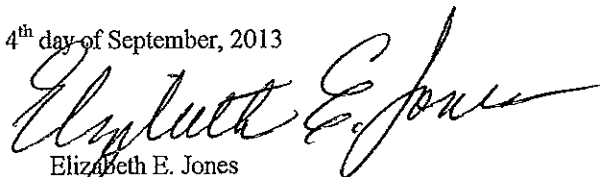
33  
34 SECTION 2. *And be it further enacted,* That this Ordinance shall take effect 45 days from  
35 the date it becomes law.

36  
READ AND PASSED this 3<sup>rd</sup> day of September, 2013

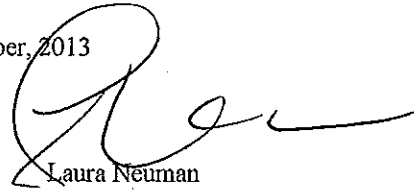
By Order:

  
Elizabeth E. Jones  
Administrative Officer

PRESENTED to the County Executive for her approval this 4<sup>th</sup> day of September, 2013

  
Elizabeth E. Jones  
Administrative Officer

APPROVED AND ENACTED this 15<sup>th</sup> day of September, 2013



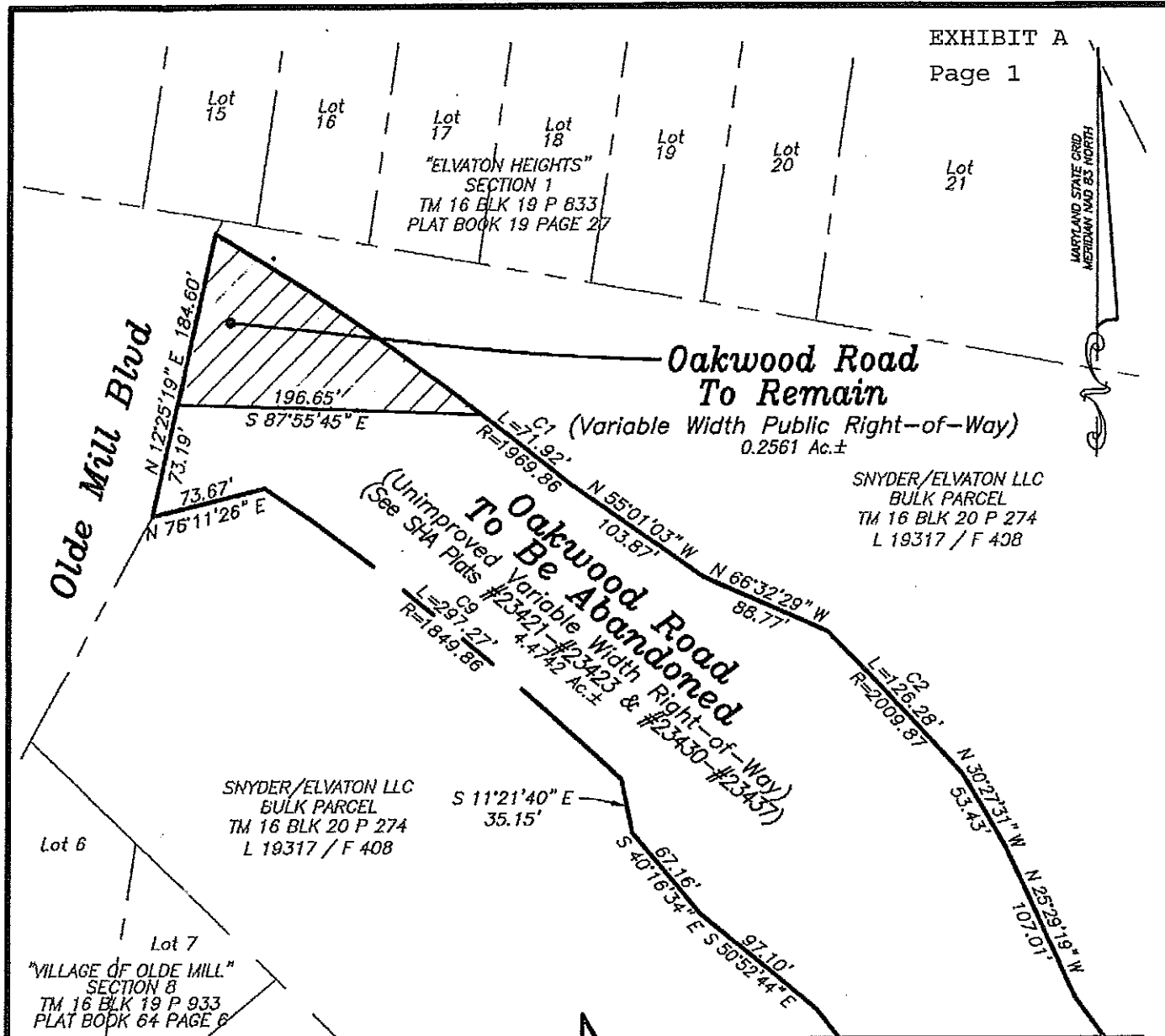
Laura Neuman  
County Executive

EFFECTIVE DATE: October 28, 2013

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF BILL NO.  
69-13. THE ORIGINAL OF WHICH IS RETAINED IN THE FILES  
OF THE COUNTY COUNCIL.



Elizabeth E. Jones  
Administrative Officer



Match Line

GRAPHIC SCALE: 1" = 100'



See Sheet 2 of 3

**CERTIFICATION**  
 This Easement Exhibit and the surveying work reflected in it were prepared by the undersigned after the surveyor was responsible charge of the survey, all in compliance with requirements set forth in Code of regulation 09.13.06.12.

BOYD & DOWGIALLO, P.A.



By: Barry D. Pyper, State of Maryland, Professional Land Surveyor, No. 21117  
 Expires: January 16, 2014

**BOYD & DOWGIALLO, P.A.**

ENGINEERS\*SURVEYORS\*PLANNERS  
 412 Headquarters Drive, Suite 5  
 Millersville, Maryland 21108  
 Phone: (410) 729-1234  
 Fax: (410) 729-1243  
 www.bndpa.com

Drawn By: MFP	Anne Arundel County Office of Planning & Zoning	Scale: 1" = 100'	Revisions	
Traced By: CAD		Date: 7/9/13	Date	By
Checked By: BDP	P/O Oakwood Road Right-of-Way To Be Abandoned	SUB# 01-072		
Dwg. No. 1 of 3		PROJ# 08-0032		
	Tax Map 16 Block 20 P/O Parcel 274 3rd District Anne Arundel County, Maryland 21108	Approved _____		
		Chief Engineer		

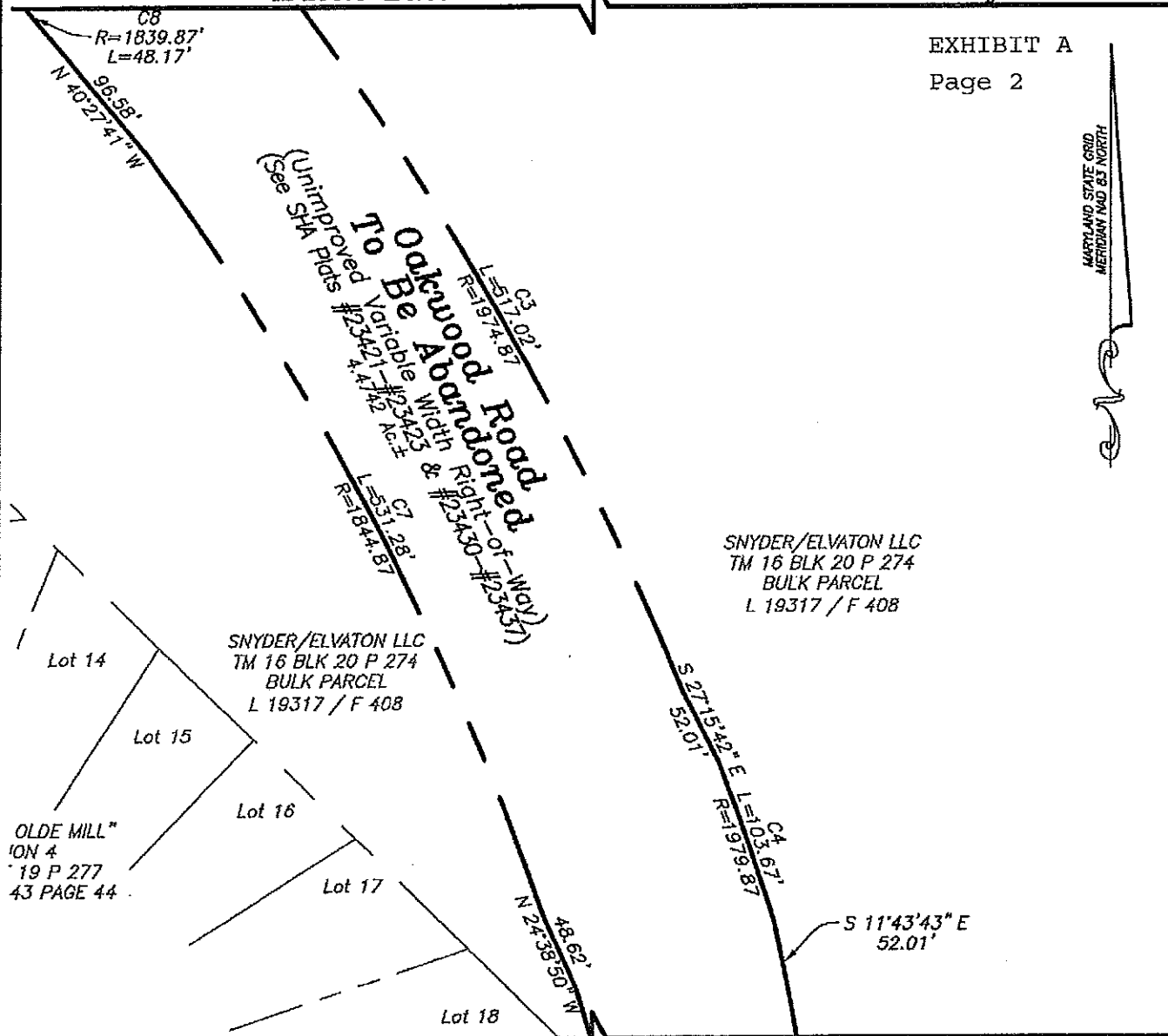
Match Line

See Sheet 1 of 3

EXHIBIT A

Page 2

MARYLAND STATE GRID  
MERIDIAN NAD 83 NORTH



SNYDER/ELVATON LLC  
TM 16 BLK 20 P 274  
BULK PARCEL  
L 19317 / F 408

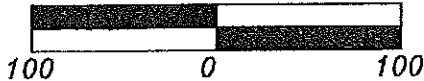
SNYDER/ELVATON LLC  
TM 16 BLK 20 P 274  
BULK PARCEL  
L 19317 / F 408

OLDE MILL"  
ION 4  
19 P 277  
43 PAGE 44

Match Line

See Sheet 3 of 3

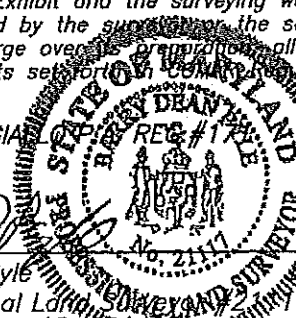
GRAPHIC SCALE: 1" = 100'



CERTIFICATION

This Easement Exhibit and the surveying work reflected in it were prepared by the signature of the surveyor was responsible charge over its preparation, all in compliance with requirements set forth in COMAR Regulation 09.13.06.12.

BOYD & DOWGIALLO



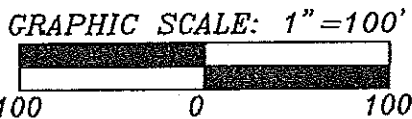
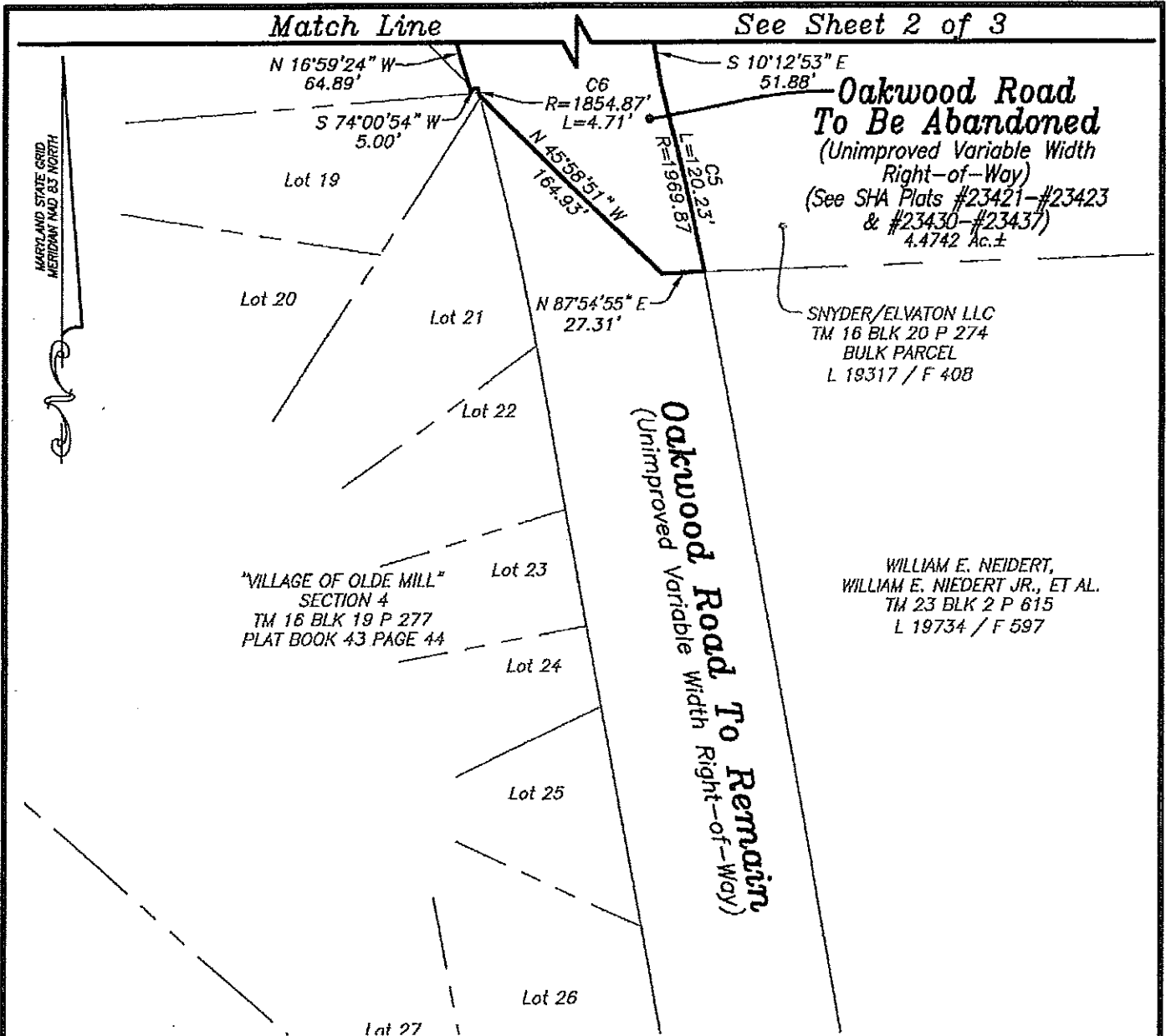
By: Barry D. Pyle  
MD Professional Land Surveyor  
Expires: January 18, 2014

**BOYD & DOWGIALLO, P.A.**

ENGINEERS\*SURVEYORS\*PLANNERS  
412 Headquarters Drive, Suite 5  
Millersville, Maryland 21108  
Phone: (410) 729-1234  
Fax: (410) 729-1243  
www.bndpa.com

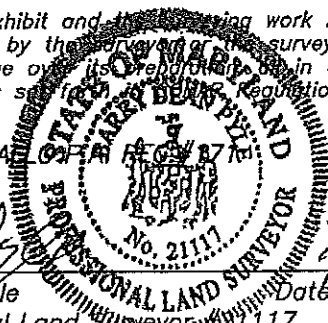
Drawn By: MFP	Anne Arundel County Office of Planning & Zoning  <b>P/O Oakwood Road</b> Right-of-Way To Be Abandoned  Tax Map 16 Block 20 P/O Parcel 274 3rd District Anne Arundel County, Maryland 21108	Scale: 1" = 100'	Revisions	
Traced By: CAD		Date: 7/9/13	Date	By
Checked By: BDP		SUB# 01-072 PROJ# 08-0032		
Dwg. No. 2 of 3		Approved _____ Chief Engineer		

Exhibit "A"



**CERTIFICATION**  
This Easement Exhibit and the surveying work reflected in it were prepared by the surveyor of this surveyor was responsible charge of this report to be in compliance with requirements set forth in Regulation 09.13.06.12.

BOYD & DOWGIALLO, P.A.



By: Barry D. Wyle  
MD Professional Land Surveyor No. 21117  
Date: 7/9/09  
Expires: January 18, 2014

**BOYD & DOWGIALLO, P.A.**  
ENGINEERS\*SURVEYORS\*PLANNERS  
412 Headquarters Drive, Suite 5  
Millersville, Maryland 21108  
Phone: (410) 729-1234  
Fax: (410) 729-1243  
www.bndpa.com

Drawn By: MFP	Anne Arundel County Office of Planning & Zoning  <b>P/O Oakwood Road</b> Right-of-Way To Be Abandoned  Tax Map 16 Block 20 P/O Parcel 274 3rd District Anne Arundel County, Maryland 21108	Scale: 1" = 100'	Revisions	
Traced By: CAD		Date: 7/9/09	Date	By
Checked By: BDP		SUB# 01-072 PROJ# 08-0032		
Dwg. No. 3 of 3		Approved _____ Chief Engineer		

---

**BOYD & DOWGIALLO, P.A.**

---

Engineers, Surveyors & Planners  
**Exhibit "B"**

July 9, 2013

**Description of  
"Relocated Oakwood Road"  
Variable Width Right-of-Way**

*Being part of that parcel of land described in the conveyance by Russell Calvin Wade, Jr. and Joan Wade to Snyder/Elvaton, LLC by deed dated April 30, 2010 and recorded in the land records of Anne Arundel County, Maryland, in Liber 22409 Folio 444, said conveyance also being part of Bulk Parcel "A" as shown on a plat entitled "Wade Property" recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 300 Page 20, and being more particularly described as follows:*

*Beginning for the same at a point on the northernmost side of Oakwood Road, a variable width public right-of-way, said point also being the beginning of the North 28°43'11" East 9.55' line as shown on the aforementioned plat; thence leaving the northernmost side of Oakwood Road and binding on the said northernmost boundary of the aforementioned Bulk Parcel "A" the following five courses and distances, as now surveyed, with bearings referred to the Maryland State Grid Meridian NAD 83:*

- 1) North 28°43'11" East 9.55' to a point; thence
- 2) South 80° 17' 50" East 662.72' to a point; thence
- 3) North 20° 28' 50" West 165.07' to a point; thence
- 4) North 27° 25' 59" West 131.71' to a point; thence
- 5) South 67° 47' 17" East 585.81' to a point; thence leaving the said northernmost boundary and running thru Bulk Parcel "A" the following eleven courses and distances
- 6) South 38° 54' 48" West 114.63' to a point; thence
- 7) South 11° 41' 03" East 4.10' to a point; thence
- 8) South 38° 54' 48" West 117.99' to a point; thence
- 9) North 56° 41' 29" West 3.18' to a point; thence
- 10) South 38° 54' 48" West 43.24' to a point; thence
- 11) With a curve to the left an arc distance of 28.72', said curve having a radius of 35.00', and a chord bearing South 15° 24' 23" West 27.92' to a point; thence
- 12) With a curve to the right an arc distance of 229.39', said curve having a radius of 75.00', and a chord bearing South 79° 31' 07" West 149.87' to a point; thence
- 13) With a curve to the left an arc distance of 28.72', said curve having a radius of 35.00', and a chord bearing North 36° 22' 09" West 27.92' to a point; thence
- 14) North 59° 52' 34" West 175.19' to a point; thence

**BOYD & DOWGIALLO, P.A.**

15) With a curve to the left an arc distance of 252.49', having a radius of 610.00', and a chord bearing North 71° 44' 02" West 250.69' to a point; thence


16) North 83° 35' 30" West a distance of 174.23' to a point on the aforementioned northernmost side of Oakwood Road; and thence binding on said side

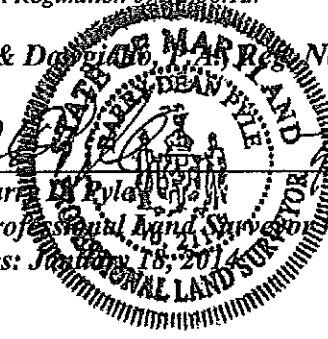
17) With a curve to the left an arc distance of 207.97', said curve having a radius of 1969.86', and a chord bearing North 56° 06' 41" West 207.87' to the point of beginning.

Containing in all 4.4742 acres of land, more or less, as shown on Exhibit "C" intended to be recorded herewith and attached hereto.

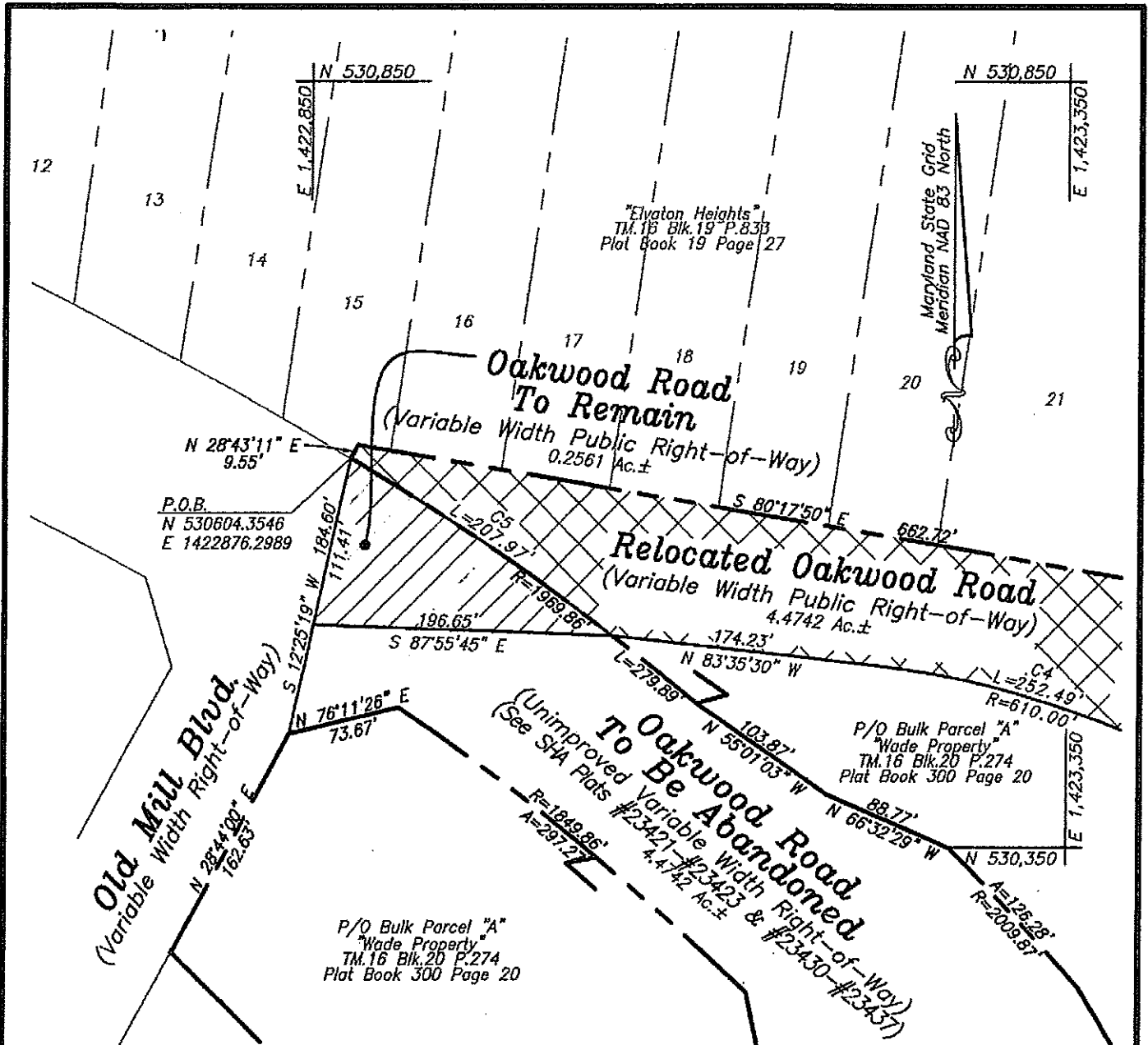
This metes-and-bounds description and the surveying work reflected in it were prepared by the surveyor or the surveyor was in responsible charge over its preparation, all in compliance with requirements set forth in COMAR Regulation 09-13.06.12.

Boyd & Dowgiallo, P.A. No. 171

By:  Date 9/13  
MD Professional Land Surveyor #21117  
Expires: January 18, 2014







GRAPHIC SCALE: 1" = 100'



For Title See Deed Liber 22409 Folio 444

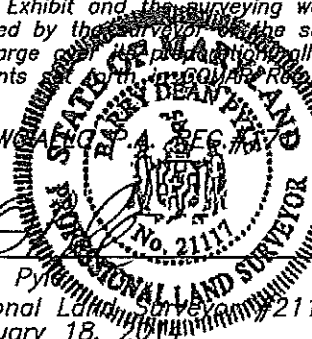
**BOYD & DOWGIALLO, P.A.**

ENGINEERS\*SURVEYORS\*PLANNERS  
412 Headquarters Drive, Suite 5  
Millersville, Maryland 21108  
Phone: (410) 729-1234  
Fax: (410) 729-1243  
www.bndpa.com

**CERTIFICATION**  
This Easement Exhibit and the surveying work reflected in it were prepared by the surveyor or the surveyor was responsible charge of the preparation of the same in compliance with requirements set forth in COMAR Regulation 09.13.06.12.

BOYD & DOWGIALLO, P.A. REG. # 21117

By: Barry D. Pyle, Professional Land Surveyor No. 21117  
Date: 7/9/13  
MD Professional Land Surveyor No. 21117  
Expires: January 18, 2014



Drawn By: MFP
Traced By: CAD
Checked By: BDP
Dwg. No. 1 of 2

**Relocated Oakwood Road  
Variable Width Public  
Right-of-Way  
"Wade Farms"  
Plat Book 300 Page 20**

Tax Map 16 Block 20 Parcel 274  
3rd District Anne Arundel County, Maryland 21108

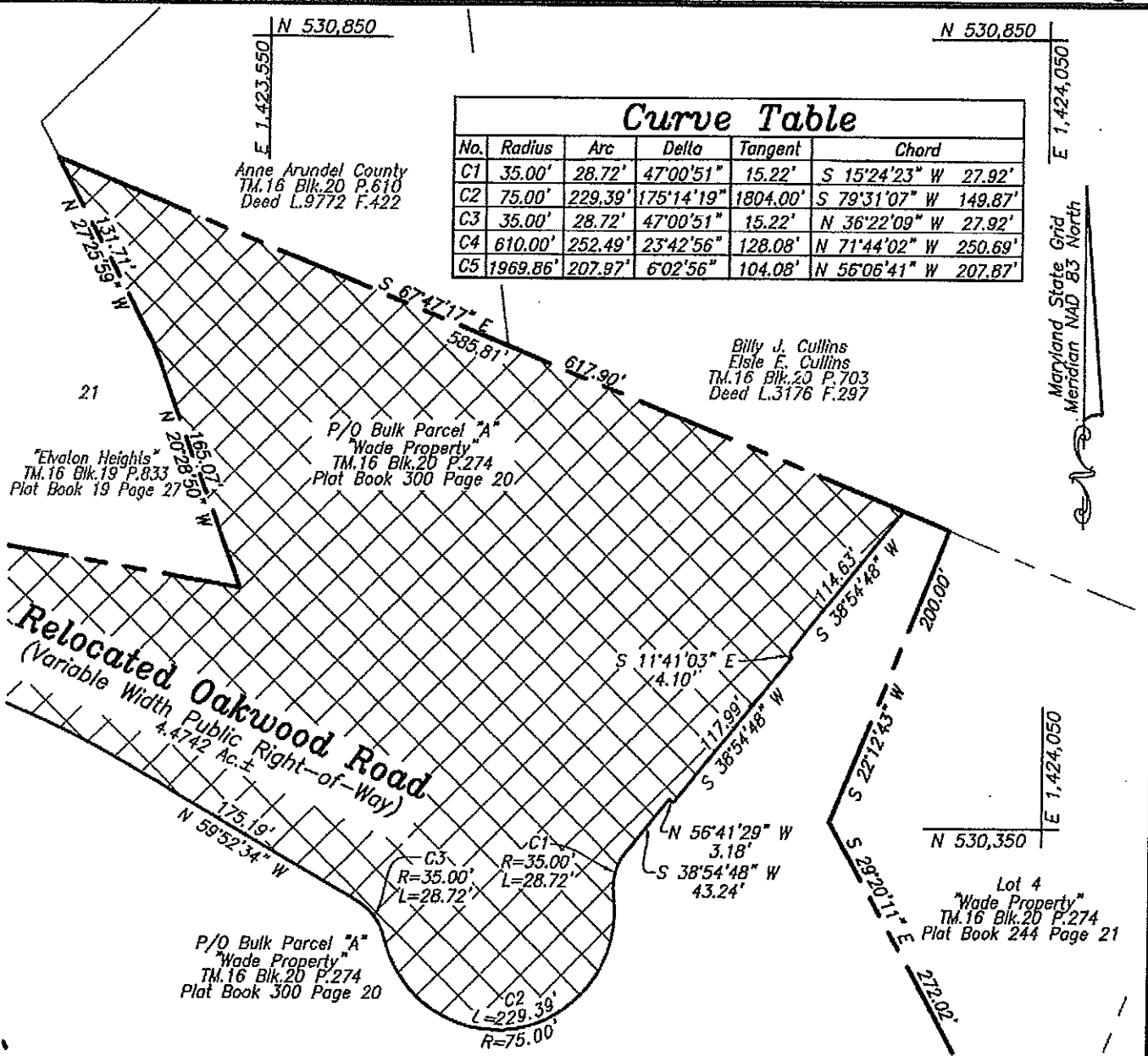
Scale: 1" = 100'	Revisions	
Date: 7/9/13	Date	By
PERMIT#G02 PROJ#		
Approved _____ Chief Engineer		

HAL Land Projects R2 845.dwg 845-RW PLAT-REV.dwg // RW PLAT

Curve Table

No.	Radius	Arc	Delta	Tangent	Chord
C1	35.00'	28.72'	47°00'51"	15.22'	S 15°24'23" W 27.92'
C2	75.00'	229.39'	175°14'19"	1804.00'	S 79°31'07" W 149.87'
C3	35.00'	28.72'	47°00'51"	15.22'	N 36°22'09" W 27.92'
C4	610.00'	252.49'	23°42'56"	128.08'	N 71°44'02" W 250.69'
C5	1969.86'	207.97'	6°02'56"	104.08'	N 56°06'41" W 207.87'

Maryland State Grid  
Meridian NAD 83 North



GRAPHIC SCALE: 1" = 100'



For Title See Deed Liber 22409 Folio 444

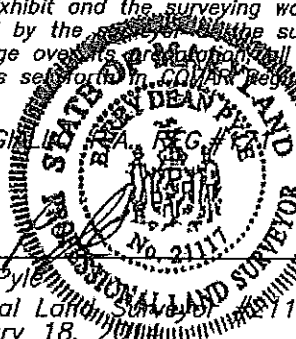
**BOYD & DOWGIALLO, P.A.**

ENGINEERS\*SURVEYORS\*PLANNERS  
412 Headquarters Drive, Suite 5  
Millersville, Maryland 21108  
Phone: (410) 729-1234  
Fax: (410) 729-1243  
www.bndpa.com

CERTIFICATION

This Easement Exhibit and the surveying work reflected in it were prepared by the undersigned surveyor as responsible charge over this project in compliance with requirements set forth in COMAR Regulation 09.13.06.12.

BOYD & DOWGIALLO



By: Barry D. Pyle  
MD Professional Land Surveyor No. 21117  
Expires: January 18, 2011

Date 7/9/13

Drawn By: MFP	<b>Relocated Oakwood Road Variable Width Public Right-of-Way "Wade Farms" Plat Book 300 Page 20</b>  Tax Map 16 Block 20 Parcel 274 3rd District Anne Arundel County, Maryland 21108	Scale: 1" = 100'	Revisions	
Traced By: CAD		Date: 7/9/13	Date	By
Checked By: BDP		PERMIT#602 PROJ#		
Dwg. No. 2 of 2		Approved _____ Chief Engineer		

HAL Land Projects R2\845\dwg\845-RW FLAT-REV.dwg // RW PLAT