

FINAL

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2013, Legislative Day No. 23

Bill No. 48-13

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

By the County Council, May 20, 2013

Introduced and first read on May 20, 2013
Public Hearing set for and held on June 17, 2013
Bill Expires August 23, 2013

By Order: Elizabeth E. Jones, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Conveyance of Surplus Property – Conservation Property
2 Herald Harbor

3
4 FOR the purpose of approving the terms and conditions under which the County may convey
5 the County's property, consisting of 192 lots in Herald Harbor, to the Crownsville
6 Conservancy, Inc.

7
8 WHEREAS, the County owns a parcels of land comprised of 192 lots in Herald
9 Harbor and more particularly described in Exhibit A attached hereto and made a part
10 hereof (hereinafter referred to as the "Property"); and

11
12 WHEREAS, the County Council in Resolution No. 20-07 approved a determination
13 by the County Executive that the Property be declared surplus; and

14
15 WHEREAS, Crownsville Conservancy, Inc. ("Grantee") has requested that the
16 County convey the Property to it, for the sum of \$ 1.00 on the conditions set forth
17 herein and for the purpose of preserving and protecting steep slopes and sensitive
18 areas from development; and

19
20 WHEREAS, the County Executive has determined that the Property is not needed for
21 public use and that a disposition of the Property as proposed would be in the best
22 interests of the County; and

23
24 WHEREAS, pursuant to § 8-3-204(g) of the Anne Arundel County Code, the County
25 may make a private disposition of property no longer needed for public use, if the

1 terms and conditions of such private disposition are first approved by ordinance of the
2 County Council; and

3
4 WHEREAS, the County Council, by this ordinance, authorizes the sale of the
5 Property in accordance with the terms and conditions as set forth herein; now
6 therefore,

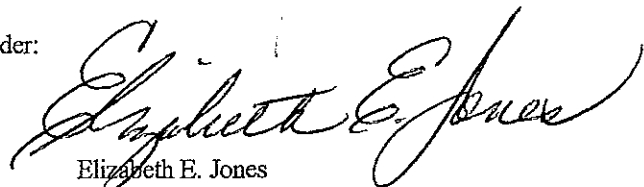
7
8 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
9 That a private disposition of the Property described in Exhibit A to Grantee is hereby
10 approved upon the following terms and conditions:

- 11
12 1. the sale price shall be \$ 1.00;
13
14 2. the Grantee shall be the Crownsville Conservancy, Inc.;;
15
16 3. the conveyance shall be in the form of a deed without warranties;
17
18 4. the deed shall impose conservation covenants on the Property and the possibility
19 of reverter;
20
21 5. all expenses associated with the sale and conveyance of the Property shall be borne
22 by the Grantee; and
23
24 6. the sale shall be in accordance with any other reasonable conditions determined by
25 the County Executive to be necessary for the protection of the County's interest.

26
27 SECTION 2. *And be it further enacted,* That this Ordinance shall take effect 45 days from
28 the date it becomes law.

READ AND PASSED this 17th day of June, 2013

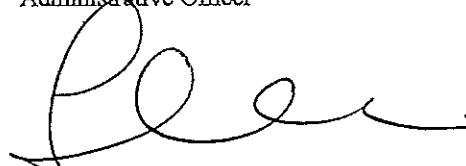
By Order:


Elizabeth E. Jones
Administrative Officer

PRESENTED to the County Executive for her approval this 18th day of June, 2013


Elizabeth E. Jones
Administrative Officer

APPROVED AND ENACTED this 28 day of June, 2013


Laura Neuman
County Executive

EFFECTIVE DATE: August 12, 2013

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF BILL NO.
48-13 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES
OF THE COUNTY COUNCIL.


Elizabeth E. Jones
Administrative Officer

Exhibit A

PARCEL 1: Lots 15 through 20, Block 18, Section A, as shown on the plat entitled "Herald Harbor on the Severn, Amended Map, Section A", recorded among the plat records of Anne Arundel County, Maryland in plat book 4, folio 15, and having Tax Account Number 2-413-00153138, and being located on Elm Trail.

PARCEL 2: Lots 23 and 24, Block 18, Section A, as shown on the plat entitled "Herald Harbor on the Severn, Amended Map, Section A", recorded among the plat records of Anne Arundel County, Maryland in plat book 4, folio 15, and having Tax Account Number 2-413-90004643, and being located on Elm Trail.

PARCEL 3: Lots 1 through 39, Block 72, Section E, as shown on the plat entitled "Herald Harbor on the Severn, Amended Map, Section E", recorded among the plat records of Anne Arundel County, Maryland in plat book 4, folio 14, and having Tax Account Number 2-413-00153113, and being located on Beech Trail.

PARCEL 4: Lots 4 through 6, Block 71, Section E, as shown on the plat entitled "Herald Harbor on the Severn, Amended Map, Section E", recorded among the plat records of Anne Arundel County, Maryland in plat book 4, folio 14, and having Tax Account Number 2-413-0015-3100, and being located on Snodgrass Road.

PARCEL 5: Lot 52, Block 74 Section E, as shown on the plat entitled "Herald Harbor on the Severn, Amended Map, Section E", recorded among the plat records of Anne Arundel County, Maryland in plat book 4, folio 14, and having Tax Account Number 2-413-0015-3117, and being located on Elm Trail.

PARCEL 6: Lots 31 through 40, 43 through 46, 50 through 52, 63 and 64, Block 73 Section E, as shown on the plat entitled "Herald Harbor on the Severn, Amended Map, Section E", recorded among the plat records of Anne Arundel County,

Maryland in plat book 4, folio 14, and having Tax Account Number 2-413-9000-4649, and being located on Hickory Trail.

PARCEL 7: Lots 14 through 16, Block 67, Section C, as shown on the plat entitled "Herald Harbor on the Severn, Amended Map, Section C", recorded among the plat records of Anne Arundel County, Maryland in plat book 4, folio 17, and having Tax Account Number 2-413-00153167, and being located on Magnolia Trail.

PARCEL 8: Lots 60 and 61, Block 43, Section C, as shown on the plat entitled "Herald Harbor on the Severn, Amended Map, Section C", recorded among the plat records of Anne Arundel County, Maryland in plat book 4, folio 17, and having Tax Account Number 2-413-00153149, and being located on Whitewood Trail.

PARCEL 9: Lots 58 and 59, Block 43, Section C, as shown on the plat entitled "Herald Harbor on the Severn, Amended Map, Section C", recorded among the plat records of Anne Arundel County, Maryland in plat book 4, folio 17, and having Tax Account Number 2-413-90012236, and being located on Whitewood Trail.

PARCEL 10: Lots 16, 17, and 23 through 26, Block 73, Section E, as shown on the plat entitled "Herald Harbor on the Severn, Amended Map, Section E", recorded among the plat records of Anne Arundel County, Maryland in plat book 4, folio 14, and having Tax Account Number 2-413-00153114, and being located on Beech Trail.

PARCEL 11: Lots 9, 12 through 15, 27, 33, 38 through 40, and 48, Block 74 Section E, as shown on the plat entitled "Herald Harbor on the Severn, Amended Map, Section E", recorded among the plat records of Anne Arundel County, Maryland in plat book 4, folio 14, and having Tax Account Number 2-413-9000-4650, and being located on Hickory Trail.

PARCEL 12: Lot 18, Block 74 Section E, as shown on the plat entitled "Herald Harbor on the Severn, Amended Map, Section

E”, recorded among the plat records of Anne Arundel County, Maryland in plat book 4, folio 14, and having Tax Account Number 2-413-0015-3116, and being located on Hickory Trail.

PARCEL 13: Lot 19, Block 74 Section E, as shown on the plat entitled “Herald Harbor on the Severn, Amended Map, Section E”, recorded among the plat records of Anne Arundel County, Maryland in plat book 4, folio 14, and having Tax Account Number 2-413-0015-3115, and being located on Hickory Trail.

PARCEL 14: Lots 1 through 3, 73, and 76 through 83, Block 92 Section C, as shown on the plat entitled “Herald Harbor on the Severn, Amended Map, Section C”, recorded among the plat records of Anne Arundel County, Maryland in plat book 4, folio 17, and having Tax Account Number 2-413-0015-3161, and being located on Whitewood Trail.

PARCEL 15: Lots 84 through 95, Block 92 Section C, as shown on the plat entitled “Herald Harbor on the Severn, Amended Map, Section C”, recorded among the plat records of Anne Arundel County, Maryland in plat book 4, folio 17, and having Tax Account Number 2-413-9000-4646, and being located on Whitewood Trail.

PARCELS 1 THROUGH 15 BEING a part of the same property described in a deed dated April 8, 1976, from Donald P. Carter, Controller of Anne Arundel County, Maryland to the County Commissioners of Anne Arundel County, Maryland, and recorded among the Land Records of Anne Arundel County in Liber 2845, Folio 434.

PARCEL 16: Lots numbered 57 and 58, Block Numbered 19, Section A, as shown on the plat entitled “Herald Harbor on the Severn, Amended Map, Section A”, recorded among the plat records of Anne Arundel County, Maryland in Plat Book WNW 3, page 32, now Plat Book 4, folio 15, which was conveyed from Herald Harbor, Incorporated to Ansel Wold by Deed dated August 29, 1925, and recorded among the Land Records of Anne Arundel County in Liber WMB 13, folio 96, and having

Tax Account Number 2-413-12626600, and being located on Elm Trail.

PARCEL 17: Lots numbered 9 and 10, Block Numbered 32, Section C, as shown on the plat entitled "Herald Harbor on the Severn, Amended Map, Section C", recorded among the plat records of Anne Arundel County, Maryland in Plat Book WNW 3, page 34, now Plat Book 4, folio 17, which was conveyed from Marguerite L. McDermott, et al. to John Hamilton Pope et ux. by Deed dated June 12, 1951, and recorded among the Land Records of Anne Arundel County in Liber JHH NO. 631, folio 521, and having Tax Account Number 2-413-09417800, and being located on Cedar Trail.

PARCELS 16 AND 17 BEING a part of the property described in a deed dated August 11, 1982, from Donald P. Carter, Controller of Anne Arundel County, Maryland to the Anne Arundel County, Maryland, and recorded among the Land Records of Anne Arundel County in Liber 3512, Folio 43.

PARCEL 18: Lots 20 and 21, Block 104, Section D, as shown on the plat entitled "Herald Harbor on the Severn, Amended Map, Section D", recorded among the plat records of Anne Arundel County, Maryland in plat book 4, folio 7, and having Tax Account Number 2-413-9004-6057, and being located on Myrtle Trail.

PARCEL 19: Lots 12 and 13, Block 36B, Section E, as shown on the plat entitled "Herald Harbor on the Severn, Amended Map, Section E", recorded among the plat records of Anne Arundel County, Maryland in plat book 4, folio 14, and having Tax Account Number 2-413-9001-5686, and being located on Hickory Trail.

PARCEL 20: Lots 5 through 8, Block 147, Section F, as shown on the plat entitled "Herald Harbor on the Severn, Amended Map, Section F", recorded among the plat records of Anne Arundel County, Maryland in plat book 4, folio 6, and having

Tax Account Number 2-413-9004-6061, and being located on Redbud Trail.

PARCEL 21: Lots 13 and 14, Block 147, Section F, as shown on the plat entitled "Herald Harbor on the Severn, Amended Map, Section F", recorded among the plat records of Anne Arundel County, Maryland in plat book 4, folio 6, and having Tax Account Number 2-413-9004-6062, and being located on Redbud Trail.

PARCEL 22: Lots 1 through 29, Block 164, Section F, as shown on the plat entitled "Herald Harbor on the Severn, Amended Map, Section F", recorded among the plat records of Anne Arundel County, Maryland in plat book 4, folio 6, and having Tax Account Number 2-413-9004-6063, and being located on Serpentine Trail.

PARCEL 23: Lots 1 through 15, Block 165, Section F, as shown on the plat entitled "Herald Harbor on the Severn, Amended Map, Section F", recorded among the plat records of Anne Arundel County, Maryland in plat book 4, folio 6, and having Tax Account Number 2-413-9004-6064, and being located on Serpentine Trail.

PARCEL 24: Lot 1, Block 77, Section D, as shown on the plat entitled "Herald Harbor on the Severn, Amended Map, Section D", recorded among the plat records of Anne Arundel County, Maryland in plat book 4, folio 7, and having Tax Account Number 2-413-9004-6056, and being located on Herald Harbor Road.

PARCELS 18 THROUGH 24 BEING a part of the same property described in a deed dated August 8, 1985, from Walter N. Chitwood, Controller of Anne Arundel County, Maryland to Anne Arundel County, Maryland, and recorded among the Land Records of Anne Arundel County in Liber 3931, Folio 180.

PARCEL 25: Lots 61, 62, 67, 68, 71, 72, and 73, Block 68, Section C, as shown on the plat entitled "Herald Harbor on the

Severn, Amended Map, Section C", recorded among the plat records of Anne Arundel County, Maryland in plat book 4, folio 17, and having Tax Account Number 2-413-90008765, and being located on Moul Road.

BEING a part of the same property described in a deed dated March 9, 1977, from Donald P. Carter, Controller of Anne Arundel County, Maryland to Anne Arundel County, Maryland, and recorded among the Land Records of Anne Arundel County in Liber 2940, Folio 403.

PARCEL 26: Lots 34, 37, 42, and 43, Block 75 Section E, as shown on the plat entitled "Herald Harbor on the Severn, Amended Map, Section E", recorded among the plat records of Anne Arundel County, Maryland in plat book 4, folio 14, and having Tax Account Number 2-413-0015-3118, and being located on Sweet Gum Trail.

BEING a part of the same property described in a deed dated February 20, 1952, from Joseph H. Griscom, Sr., Treasurer of Anne Arundel County, Maryland to Anne Arundel County, Maryland, and recorded among the Land Records of Anne Arundel County in Liber 667, Folio 437.

PARCEL 27: Lots 82 and 83, Block 75A, Section E, as shown on the plat entitled "Herald Harbor on the Severn, Amended Map, Section E", recorded among the plat records of Anne Arundel County, Maryland in plat book 4, folio 14, and having Tax Account Number 2-413-0015-4056, and being located on Serpentine Trail.

BEING a part of the same property described in a deed dated March 1, 1974, from Helene H. Dreyer, aka Helene Chambers to Anne Arundel County, Maryland, and recorded among the Land Records of Anne Arundel County in Liber 2668, Folio 479.

