

FINAL

AMENDED
June 17, 2013

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2013, Legislative Day No. 23

Bill No. 49-13

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
Public Hearing on AMENDED BILL set for and held on July 1, 2013
Bill VOTED on July 15, 2013
Bill Expires August 23, 2013

By Order: Elizabeth E. Jones, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Conveyance of Surplus Property – Oakwood Road Extended-
2 Southern Segments
3
4 FOR the purpose of approving the terms and conditions under which the County may convey
5 the County’s property, consisting of approximately 5.9423 acres, to ~~Elm Street~~
6 ~~Development, Inc.~~ Obrecht Road, L.C.
7
8 WHEREAS, the County owns a parcel of land known as Oakwood Road Extended,
9 more particularly described in deeds recorded among the land records of the County
10 in liber 2722, folio 550, a part of which is more particularly described in Exhibit A and
11 shown on the plat marked Exhibit B, both attached hereto and made a part hereof
12 (hereinafter referred to as the “Property”); and
13
14 WHEREAS, the County Council in Resolution No. 16-11 approved a determination
15 by the County Executive that the Property be declared surplus; and
16
17 WHEREAS, ~~Elm Street Development, Inc.~~ Obrecht Road, L.C. (“Grantee”) has
18 requested that the County convey the Property to it, for the sum of \$225,000 on the
19 conditions set forth herein; and
20
21 WHEREAS, the County Executive has determined that the Property is not needed for
22 public use and that a disposition of the Property as proposed would be in the best
23 interests of the County; and

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

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

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

- 13
14 1. the sale price shall be \$225,000.00;
- 15
16 2. the Grantee shall be ~~Elm Street Development, Inc.~~ Obrecht Road, L.C.;
- 17
18 3. the conveyance shall be in the form of a deed without warranties;
- 19
20 4. all expenses associated with the sale and conveyance of the Property shall be borne
21 by the Grantee; and
- 22
23 5. the sale shall be in accordance with any other reasonable conditions determined by
24 the County Executive to be necessary for the protection of the County's interest.

25
26 SECTION 2. *And be it further enacted,* That this Ordinance shall take effect 45 days from
27 the date it becomes law.

AMENDMENT ADOPTED: June 17, 2013

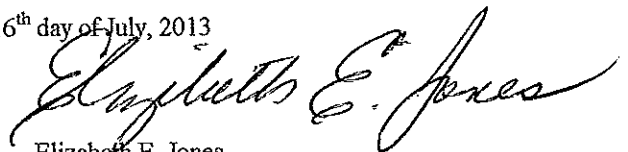
READ AND PASSED this 15th day of July, 2013

By Order:




Elizabeth E. Jones
Administrative Officer

PRESENTED to the County Executive for her approval this 16th day of July, 2013



Elizabeth E. Jones
Administrative Officer

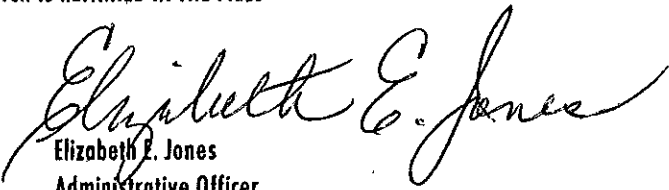
APPROVED AND ENACTED this 22nd day of July, 2013



Laura Neuman
County Executive

EFFECTIVE DATE: September 5, 2013

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF BILL NO.
49-13. THE ORIGINAL OF WHICH IS RETAINED IN THE FILES
OF THE COUNTY COUNCIL.



Elizabeth E. Jones
Administrative Officer

2013-07-22
10:00 AM

BOYD & DOWGIALLO, P.A.

Engineers, Surveyors & Planners

Exhibit "A"

August 19, 2009

**Description of
Part of Oakwood Road
Right-of-Way**

Being part of the lands shown on Anne Arundel County, Maryland Department of Public Works plat Nos. 23423 entitled "Oakwood Road Extended Section 1" and 23430-23434 entitled "Oakwood Road Extended Section 2" and being further described as follows:

Beginning for the second on the north side of Obrecht Road, a variable width right-of-way, and extending in a northerly direction as now surveyed, with the bearings now being referred to the Maryland State Grid Meridian NAD 83, and being more particularly shown and described as the Second Parcel on a plat attached hereto and intended to be recorded herewith as Exhibit "B". Being or intended to be part of the same lands on the north side of Obrecht Road conveyed by William Edward Neldert and Helen Mae Neldert to Anne Arundel County, Maryland by deed dated October 25, 1974 recorded among the Land Records of Anne Arundel County, Maryland in Liber 2722 at Folio 550, containing in all 4.8686 acres of land, more or less.

Beginning for the third on the south side of Obrecht Road, a variable width right-of-way, and extending in a southerly direction as now surveyed, with the bearings now being referred to the Maryland State Grid Meridian NAD 83, and being more particularly shown and described as the Third Parcel on a plat attached hereto and intended to be recorded herewith as Exhibit "B". Being or intended to be part of the same lands on the south side of Obrecht Road conveyed by William Edward Neldert and Helen Mae Neldert to Anne Arundel County, Maryland by deed dated October 25, 1974 recorded among the Land Records of Anne Arundel County, Maryland in Liber 2722 at Folio 550, containing in all 1.0737 acres of land, more or less.

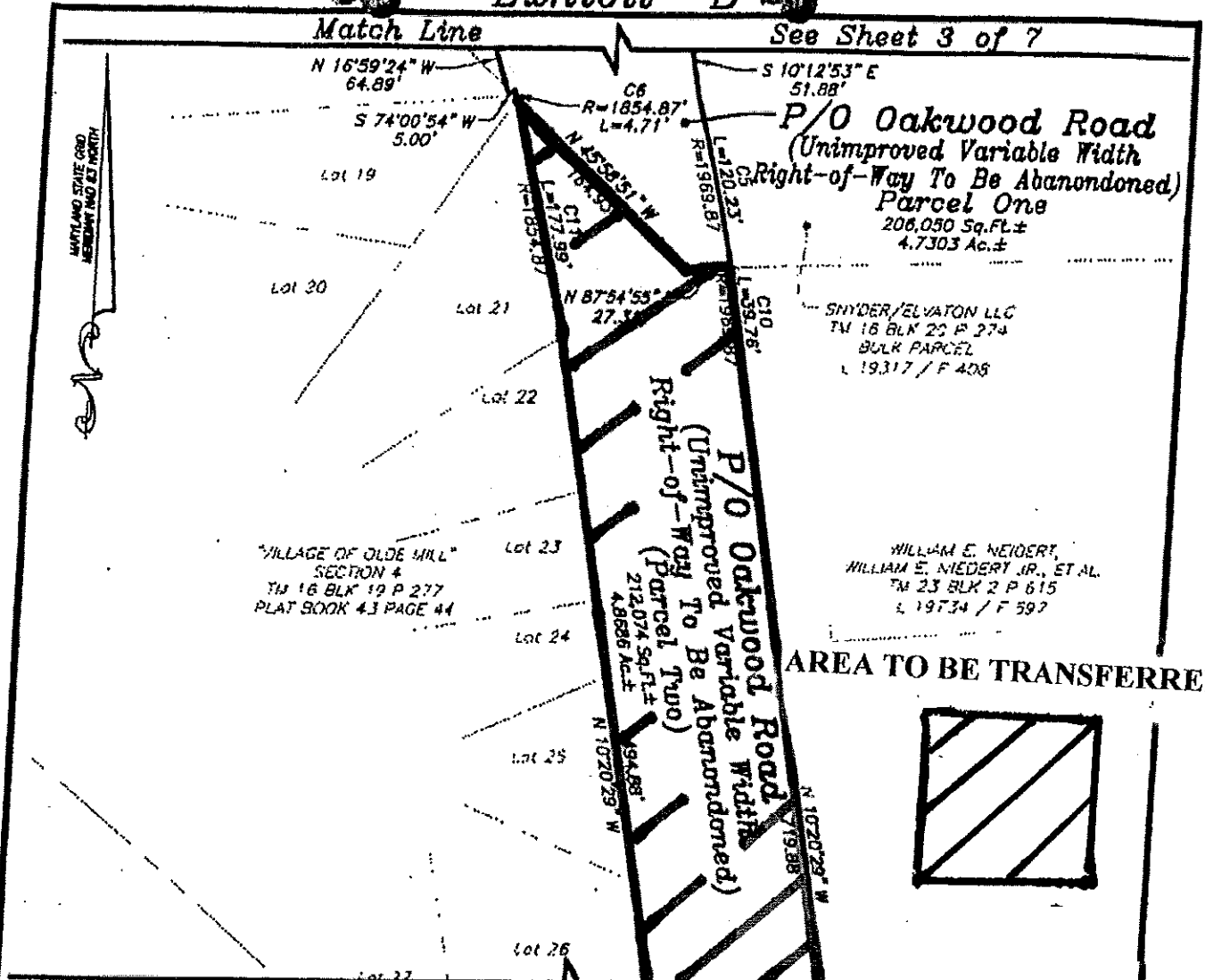
This description and the surveying work reflected in it were prepared by the surveyor or the surveyor was in responsible charge over its preparation, all in compliance with requirements set forth in COMAR Regulation 09.13.06.12.

Boyd & Dowgiallo, P.A. Reg. No. 171



By: *[Signature]* Date *8/19/09*
MD Professional Land Surveyor #21117

Exhibit "B"



Note: Match Line
For Curve Table see sheet 1 of 7.
GRAPHIC SCALE: 1" = 100'

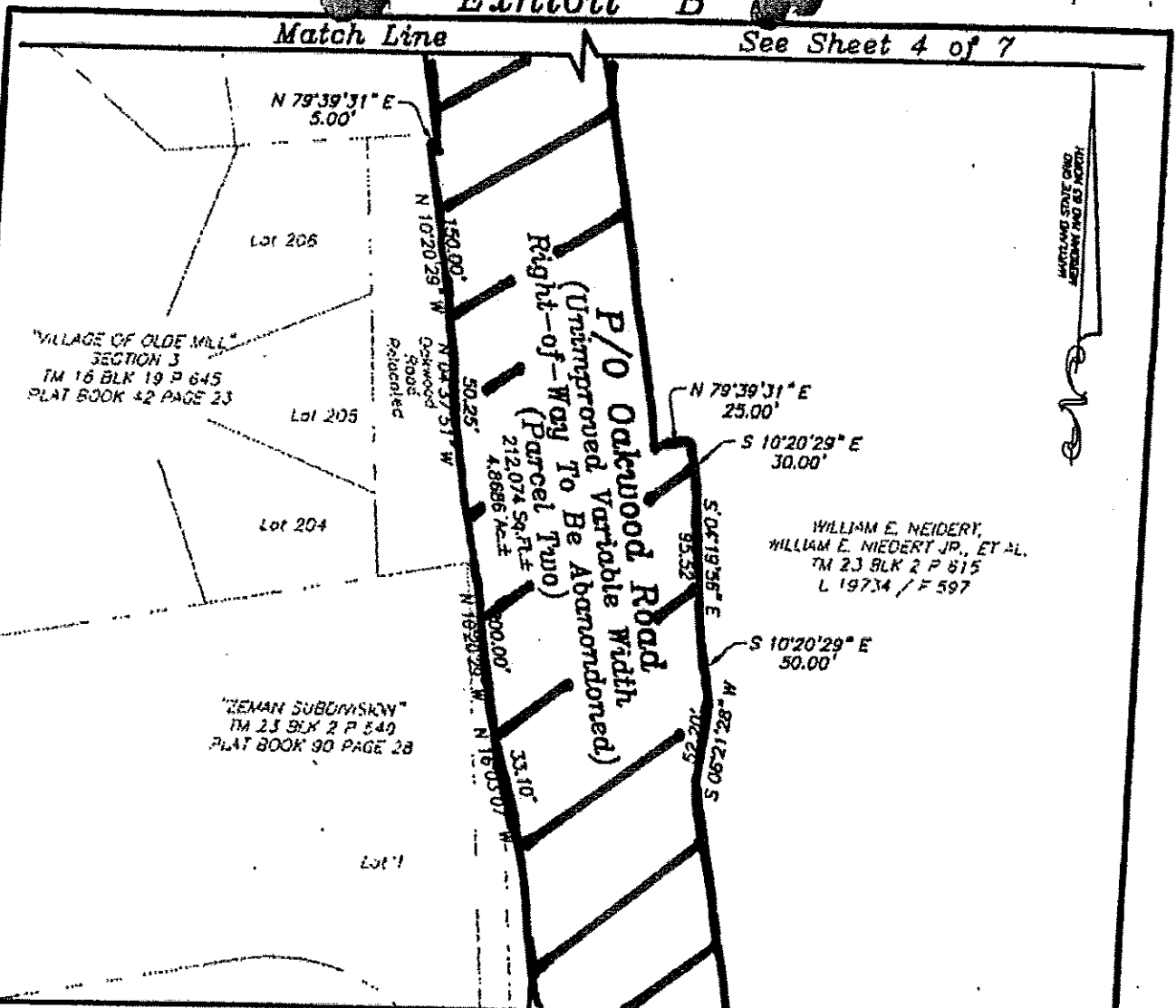
CERTIFICATION
This Easement Exhibit and the surveying work reflected in it were prepared by the surveyor or the surveyor was responsible therefor in cooperation, all in compliance with requirements of the Maryland Professional Surveyor Regulation 09.13.08.12.

BOYD & DOWGIALLO, P.A.
ENGINEERS*SURVEYORS*PLANNERS
7678 Quarterfield Road
Suite 201
Glen Burnie, Maryland 21061
(410) 863-1234

By: Barry D. [Signature]
MD Professional Surveyor #21117
Date: 8/19/09

Drawn By: MFP	Anne Arundel County Office of Planning & Zoning P/O Oakwood Road Right-of-Way To Be Abandoned Tax Map 18 Block 20 P/O Parcel 274 3rd District Anne Arundel County, Maryland 21108	Scale: 1" = 100'	Revisions	
Traced By: CAD		Date: 8/19/09	Date	By
Checked By: BDP		SUR 01-072 PROJ 08-0032		
Dwg. No. 4 of 7		Approved: _____ Chief Engineer		

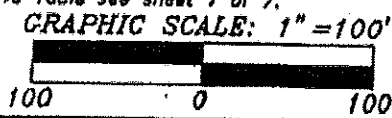
Exhibit "B"



See Sheet 4 of 7

See Sheet 6 of 7

Note: Match Line
For Curve Table see sheet 1 of 7.

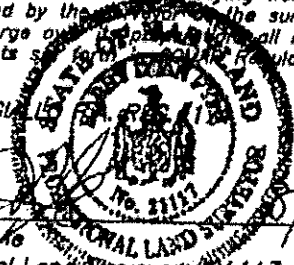


CERTIFICATION
This Easement Exhibit and the surveying work reflected in it were prepared by the undersigned the surveyor was responsible charge and in full compliance with requirements of the Professional Land Surveyor Regulation 09.13.06.12.

BOYD & DOWGIALLO, P.A.

ENGINEERS*SURVEYORS*PLANNERS
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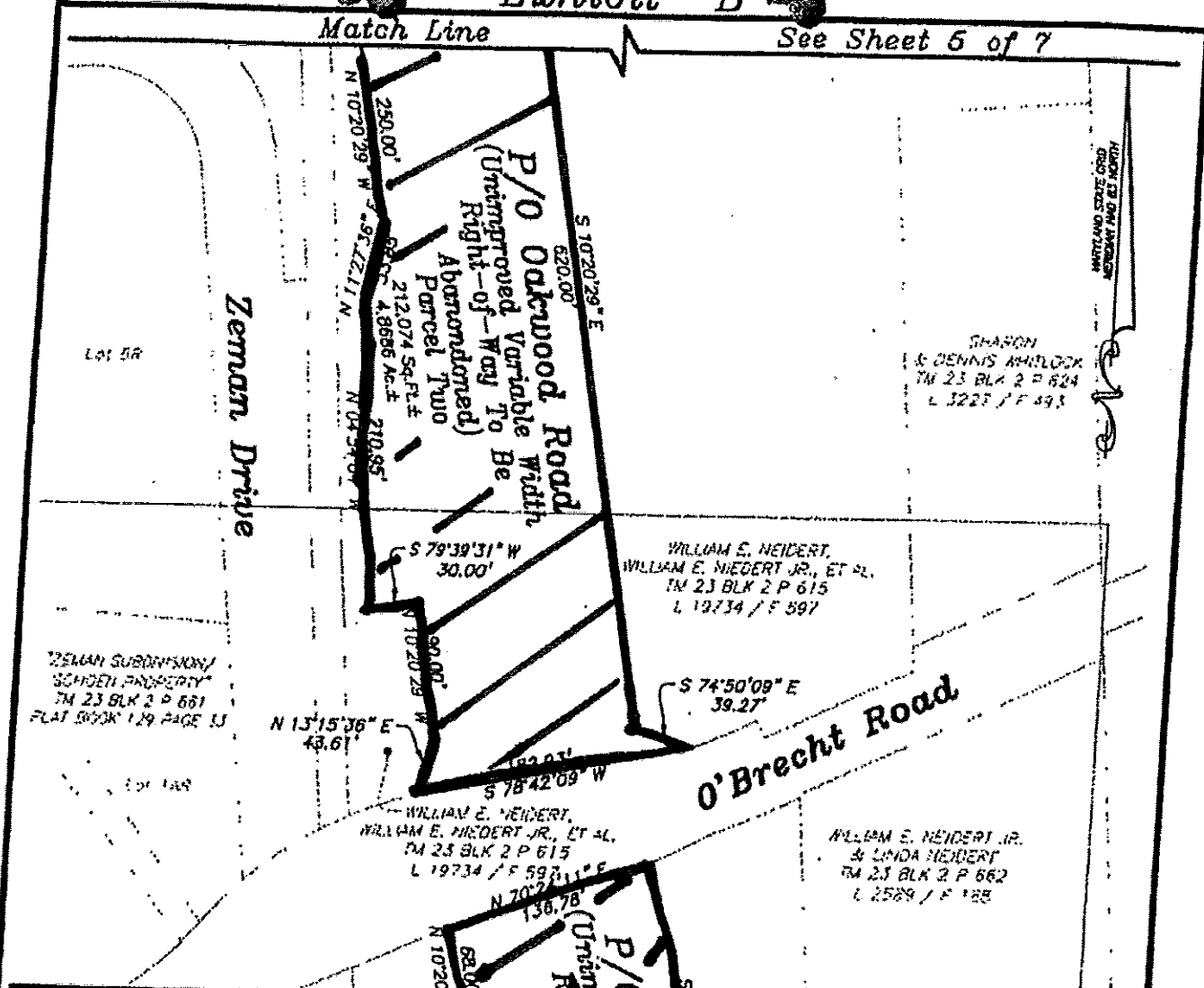
BOYD & DOWGIALLO
By: Barry D. Pyle
MD Professional Land Surveyor #21117
Date: 8/19/09



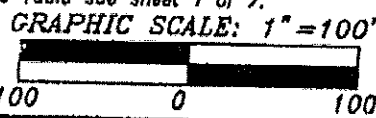
Drawn By: MFP	Anne Arundel County Office of Planning & Zoning P/O Oakwood Road Right-of-Way To Be Abandoned Tax Map 16 Block 20 P/O Parcel 274 3rd District Anne Arundel County, Maryland 21108	Scale: 1" = 100'	Revisions	
Traced By: CAD		Date: 8/19/09	Date	By
Checked By: BOP		SUB# 01-072 PROJ# 08-0032		
Dwg. No. 5 of 7		Approved: _____ Chief Engineer		

JOB#845

Exhibit "B"



Note: For Continuation
For Curve Table see sheet 1 of 7.



BOYD & DOWGIALLO, P.A.

ENGINEERS*SURVEYORS*PLANNERS
7678 Quarterfield Road
Suite 201
Glen Burnie, Maryland 21061
(410) 863-1234

CERTIFICATION
This Easement Exhibit and the surveying work reflected in it were prepared by the undersigned or the surveyor was responsible for the same, all in compliance with requirements of the Professional Regulation 09.13.06.12.

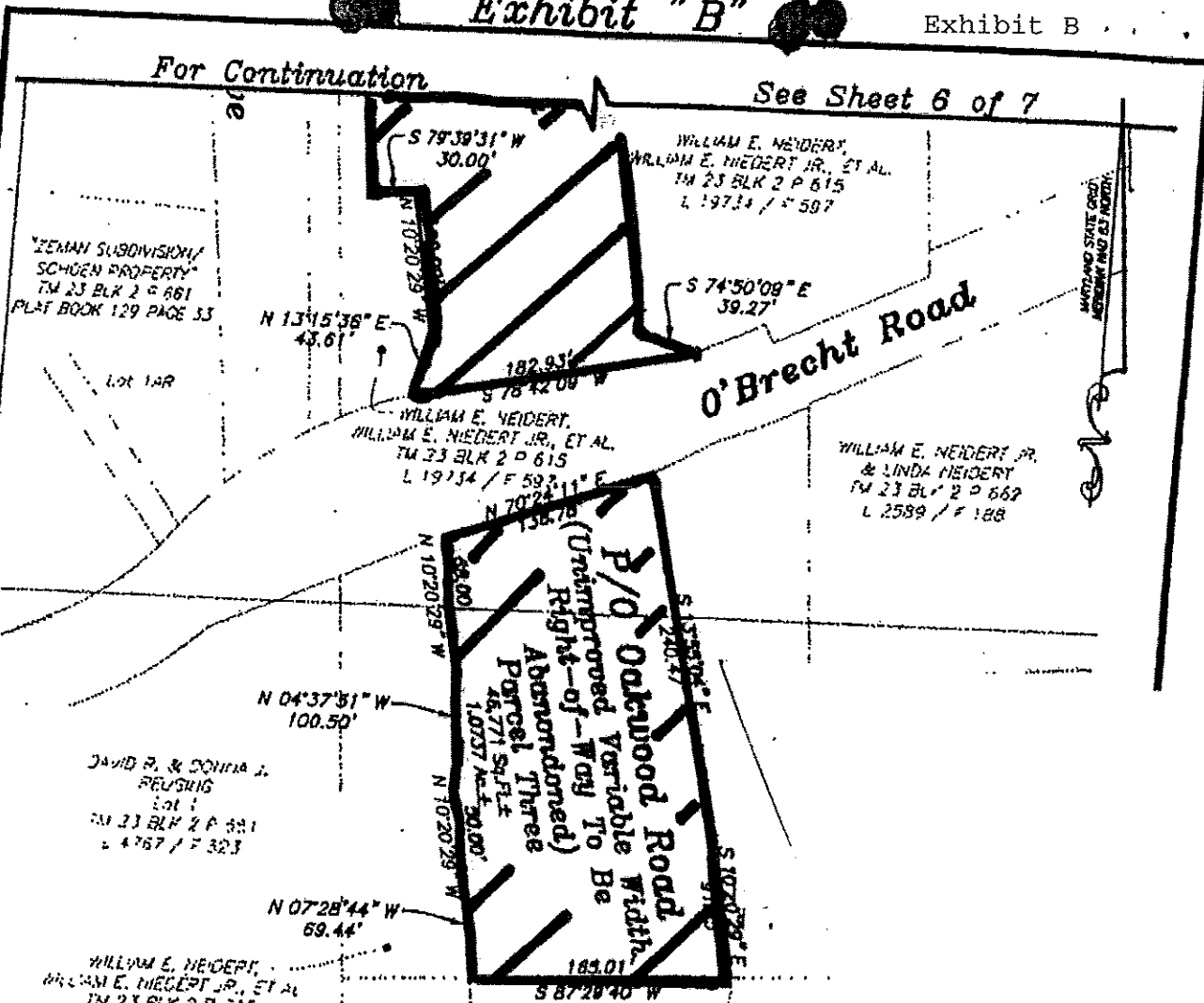
BOYD & DOWGIALLO, P.A. REG. 7

By: Barry D. [Signature] MD Professional Land Surveyor #21117 Date 8/19/09

Drawn By: MFP	Anne Arundel County Office of Planning & Zoning P/O Oakwood Road 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: 8/19/09	Date	By
Checked By: BDP		Sub/D: -072 PROJ: 08-0012		
Dwg No. 6 of 7		Approved: _____ Chief Engineer		

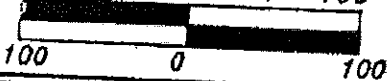
Exhibit "B"

BILL NO. 49-13
Exhibit B



Notes:
For Curve Table see sheet 1 of 7.

GRAPHIC SCALE: 1" = 100'



BOYD & DOWGIALLO, P.A.

ENGINEERS*SURVEYORS*PLANNERS

7678 Quarterfield Road
Suite 201
Glen Burnie, Maryland 21061
(410) 863-1234

CERTIFICATION
This Easement Exhibit and the surveying work reflected in it were prepared by the undersigned of the surveyor was responsible charge and all in compliance with requirements of the State regulation 09.13.06.12.

BOYD & DOWGIALLO



By: Barry D. Phipps
MD Professional Land Surveyor No. 21117
Date: 8/19/09

Drawn By: MFP	Anne Arundel County Office of Planning & Zoning P/O Oakwood Road Right-of-Way To Be Abandoned Tax Map 18 Block 20 P/O Parcel 274 3rd District Anne Arundel County, Maryland 21108	Scale: 1" = 100'	Revisions	
Traced By: CAD		Date: 8/19/09	Date	By
Checked By: BDP		Sub# 01-072		
Dwg. No. 7 of 7		Proj# 08-0032		
		Approved: _____ Chief Engineer		

JOB#845