

**FINAL**

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2018, Legislative Day No. 4

Bill No. 12-18

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

By the County Council, February 20, 2018

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Introduced and first read on February 20, 2018  
Public Hearing set for and held on March 19, 2018  
Bill Expires May 26, 2018

By Order: JoAnne Gray, Administrative Officer

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A BILL ENTITLED

1 AN ORDINANCE concerning: Purchasing – Acquisition of real property by gift

2

3 FOR the purpose of approving acceptance of a gift of real property consisting of  
4 approximately 23,249.72 square feet or 0.533 acres, being a part of the surplus property  
5 conveyed to Watts Avenue, L.C. from Anne Arundel County, Maryland.

6

7 WHEREAS, Section 306 of the Anne Arundel County Charter empowers the  
8 County Council to accept gifts and grants on behalf of Anne Arundel County,  
9 Maryland (the “County”); and

10

11 WHEREAS, pursuant to Resolution No. 19-13, the County Council of Anne  
12 Arundel County, Maryland approved the County Executive’s determination that  
13 certain County owned property comprising 29,975 square feet or 0.688 acres  
14 located in Stoney Run Village, Hanover, Maryland, was surplus property (“Surplus  
15 Property”); and

16

17 WHEREAS, Watts Avenue, L.C. acquired the Surplus Property from the County  
18 pursuant to a Deed recorded among the Land Records of Anne Arundel County,  
19 Maryland in liber 26764, folio 270; and

20

21 WHEREAS, the parties have determined that a portion of the Surplus Property  
22 comprising 23,249.72 square feet or 0.533 acres, as depicted on Exhibit A, attached  
23 hereto and made a part hereof, was inadvertently included as part of the Surplus  
24 Property transferred to Watts Avenue, L.C. (“Excess Watts Avenue Surplus  
25 Property”); and

26

27 WHEREAS, the Excess Watts Avenue Surplus Property is more specifically  
28 described as follows:

1 BEING a strip or parcel of land hereinafter described in the 4th Assessment  
2 District for Anne Arundel County, Maryland, running in, through, over and  
3 across the property acquired by Tavenshire, L.C. from the Washington  
4 District Advisory Board of the Church of the Nazarine, Inc., by deed dated  
5 October 30, 2000 and recorded among the land records of Anne Arundel  
6 County, Maryland in Liber 10021 at Folio 603, said strip or parcel of land  
7 being part of the land known and identified as Relocated Watts Avenue as  
8 shown on a subdivision record plat entitled "Plat 3 of 6, Stoney Run  
9 Village" and recorded among the aforesaid Land Records in Book 117, Page  
10 No. 45, as Plat No. E6045, and being more particularly described as follows:

11  
12 BEGINNING for the said strip or parcel of land on the (3rd) or North  
13 89° 52' 24" West, 541.63 feet line as described in the aforesaid deed,  
14 distance, 19.83 feet from the end thereof, running thence with and  
15 binding on the outline of said deed, the following courses and  
16 distances.

- 17  
18 1. North 89° 52' 24" West 19.83 feet to a point on the westerly or  
19 North 06° 41' 24" West 222.04 feet right-of-way line of said  
20 Relocated Watts Avenue as shown on said Plat No. E6045,  
21 running thence with and binding on said right-of-way.  
22
- 23 2. North 06° 41' 24" West 222.04 feet to a point thence;  
24
- 25 3. North 02° 39' 00" West 25.53 feet thence;  
26
- 27 4. North 03° 48' 36" East 9.01 feet thence;  
28
- 29 5. North 16° 47' 36" East 16.67 feet to a point on the South 83° 25'  
30 25" East 67.62 foot line as shown on a plat of WATTS  
31 VILLAGE said plat recorded among the land records of Anne  
32 Arundel County, Maryland in Plat Book 345 pages 19-21 thence  
33 running with and binding on said plat the following three  
34 courses.  
35
- 36 6. South 83 ° 25' 25" East 51.98 feet to a point thence;  
37
- 38 7. North 42° 16' 11" East 98.58 feet to a point thence;  
39
- 40 8. 56.36 feet along the arc of a curve, deflecting to the left, having  
41 a radius of 196.00 feet and a chord bearing and distance of North  
42 34° 02' 10" East 56.17 feet to a point thence;  
43
- 44 9. 76.88 feet along the arc of a curve, deflecting to the left, having  
45 a radius of 425.97 feet and a chord bearing and distance of North  
46 70° 38' 37" East 76.78 feet to a point thence;  
47
- 48 10. 128.46 feet along the arc of a curve, deflecting to the right,

1           having a radius of 256.00 feet and a chord bearing and distance  
2           of South 27° 53' 38" West 127.12 feet thence;

3  
4           11. South 42° 16' 11" West 118.64 feet to a point thence;

5  
6           12. 175.22 feet along a curve, deflecting to the left, having a radius  
7           of 196.00 feet and a chord bearing and distance of South 16° 32'  
8           32" West 169.44 feet to a point thence;

9  
10          13. South 08° 57' 06" East 48.13 feet to the point of beginning.

11  
12          Containing 23,249.72 square feet or 0.533 acres more or less.

13  
14          AND BEING a part of those lands in a deed conveyed by Anne Arundel  
15          County, Maryland, a body corporate and politic of the State of Maryland to  
16          Watts Avenue, LC, a Maryland limited liability company by deed dated  
17          October 10, 2013 and recorded in the land records of Anne Arundel County,  
18          Maryland in Liber 26764, Folio 270.

19  
20          And

21  
22          WHEREAS, Watts Avenue, L.C. desires to convey the Excess Watts Avenue  
23          Surplus Property to the County; and

24  
25          WHEREAS, in accordance with § 8-3-101(b)(1) of the County Code, the County  
26          Executive has identified a public purpose for the Property, in that it will be used for  
27          a public right-of-way; and

28  
29          WHEREAS, in accordance with § 8-3-101(b)(2) of the County Code, the County  
30          Executive ensured that the Director of Public Works conducted an environmental  
31          assessment and provided a written determination of any potential hazard or future  
32          remediation expense, which determination is acceptable; and


33  
34          WHEREAS, in accordance with § 8-3-101(b)(3) of the County Code, the County  
35          Executive ensured that the Budget Officer provided a written assessment of the  
36          fiscal impact of the proposed gift, including any impact on future expenditures,  
37          which assessment is acceptable; now, therefore,

38  
39          SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*  
40          That it accepts the gift of fee simple title to the Excess Watts Avenue Surplus Property  
41          consisting of 23,249.72 square feet or 0.533 acres of real property as described herein and  
42          depicted in Exhibit A, attached hereto and made a part hereof;

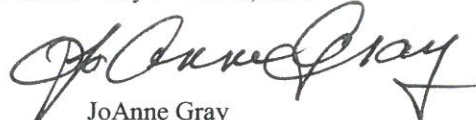
43  
44          SECTION 2. *And be it further enacted,* That this Ordinance shall take effect 45 days  
45          from the date it becomes law.

READ AND PASSED this 19<sup>th</sup> day of March, 2018

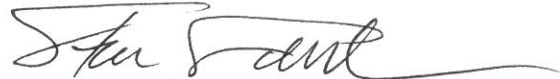
By Order:

  
JoAnne Gray  
Administrative Officer

PRESENTED to the County Executive for his approval this 20<sup>th</sup> day of March, 2018


  
JoAnne Gray  
Administrative Officer

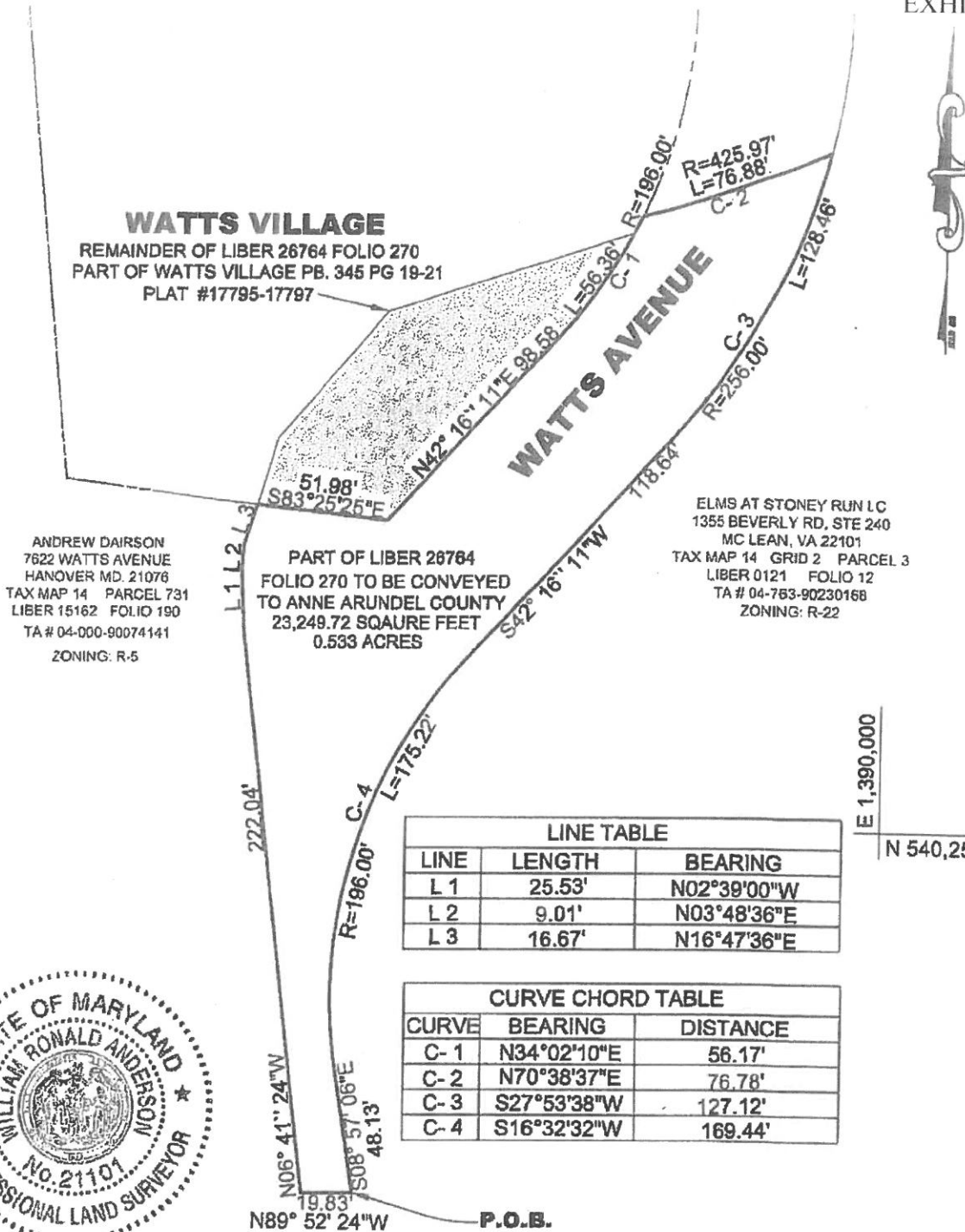
APPROVED AND ENACTED this 26 day of March, 2018

  
Steven R. Schuh  
County Executive

EFFECTIVE DATE: **MAY 1 0 2018**

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF BILL NO.  
12-18 . THE ORIGINAL OF WHICH IS RETAINED IN THE FILES  
OF THE COUNTY COUNCIL.

  
JoAnne Gray  
Administrative Officer



**LINE TABLE**

LINE	LENGTH	BEARING
L 1	25.53'	N02°39'00"W
L 2	9.01'	N03°48'36"E
L 3	16.67'	N16°47'36"E

**CURVE CHORD TABLE**

CURVE	BEARING	DISTANCE
C-1	N34°02'10"E	56.17'
C-2	N70°38'37"E	76.78'
C-3	S27°53'38"W	127.12'
C-4	S16°32'32"W	169.44'

**P.O.B.**  
**N 540,106.44**  
**E 1,389,796.17**

*William R. Anderson*

WILLIAM R. ANDERSON  
MARYLAND PROFESSIONAL LAND SURVEYOR #21101, EXP. 31 AUGUST 2019  
THE SURVEY WORK SHOWN HEREON WAS PREPARED UNDER MY  
RESPONSIBLE CHARGE AND IS IN COMPLIANCE WITH THE MINIMUM  
STANDARDS OF PRACTICE SET FORTH IN COMAR TITLE 9, SUBTITLE  
13, CHAPTER 6.

12/14/17  
DATE

**DFI** ENGINEERS-SURVEYORS-PLANNERS  
CONSTRUCTION MANAGERS  
1-67 BUSINESS PARK  
1127 BENFIELD BLVD, SUITE K  
MILLERVILLE, MD 21108  
WWW.DFIENGINEERING.COM  
443-308-2100 FAX 443-308-2106

DRAWN BY <u>KAD</u>	<b>WATTS AVENUE</b>	SCALE <u>1"=60'</u>	REVISIONS
DESIGNED BY _____		DATE <u>12/13/17</u>	DATE BY
CHECKED BY <u>WRA</u>	<b>RIGHT-OF-WAY EXHIBIT</b>	PROJECT NO. <u>13-102</u>	
DRAWING NO. <u>1 OF 1</u>	4TH ASSESSMENT DISTRICT, ANNE ARUNDEL COUNTY MD		