

**FINAL**

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2017, Legislative Day No. 8

Bill No. 30-17

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

By the County Council, April 17, 2017

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Introduced and first read on April 17, 2017  
Public Hearing set for and held on May 15, 2017  
Bill Expires July 21, 2017

By Order: JoAnne Gray, Administrative Officer

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A BILL ENTITLED

1 AN ORDINANCE concerning: Transfer of Former Board of Education Real Property  
2 Near Riva Road, Annapolis, Maryland, for Annapolis Corporate Park  
3

4 FOR the purpose of authorizing the County Executive to transfer certain property  
5 acquired from the Board of Education to Truman Office Property Business Trust.  
6

7 WHEREAS, the Board of Education (the "Board") is authorized by the Education  
8 Article, § 4-115, of the State Code to transfer real property owned by it only to the  
9 county in which such property is located; and  
10

11 WHEREAS, Anne Arundel County, Maryland (the "County") and Truman Office  
12 Property Business Trust (the "Trust") entered into a Memorandum of  
13 Understanding dated November 1, 2012 ("MOU"), which includes provisions for  
14 the transfer of two parcels consisting of a total of 0.156 acres more or less, and  
15 more particularly described herein (the "Property"), from the Board to the County  
16 and from the County to the Trust, and for the construction of certain  
17 improvements by the Trust on other property owned by the Board, all in  
18 conjunction with the acquisition and construction of Annapolis Corporate Park  
19 located on Harry S. Truman Parkway by the Trust (the "Project"); and  
20

21 WHEREAS, the Board has conveyed the Property to the County for the purpose  
22 of conveying the Property to the Trust; and  
23

24 WHEREAS, as part of the MOU, the County released any interest it may have  
25 had in an Agreement to Purchase Land dated February 28, 1975, between  
26 members of the Bausum family and the County for the certain real property which  
27 is now a part of the Project, as evidenced by a Memorandum of Termination and

1 Release, dated November 1, 2012 and recorded among the land records of the  
2 County in liber 25313, folio 433 (the "Release"); and

3  
4 WHEREAS, the Trust agreed to pay the County \$1,000,000 for the Release and  
5 other consideration more particularly set forth in the MOU, \$980,000 of which  
6 has been paid to the County, with the remaining \$20,000 to be paid upon the  
7 transfer of the Property to the Trust; and

8  
9 WHEREAS, the County Executive has determined that the public interest will be  
10 furthered by this private disposition of property, and the proposed disposition is  
11 for purposes consistent with those for which it was originally acquired; and

12  
13 WHEREAS, as required by State law and regulation, the Interagency Committee  
14 on School Construction and the Board of Public Works have approved the  
15 transfer; and

16  
17 WHEREAS, after a public hearing on this Ordinance, the County Council  
18 approves the transfer of the Property from the County to the Trust; now, therefore

19  
20 SECTION 1. *Be it enacted by the County Council of Anne Arundel County,*  
21 *Maryland,* That the County Executive is authorized to transfer to Truman Office Property  
22 Business Trust all of the following described real property in fee simple upon the terms  
23 and conditions set forth in the MOU:

24  
25 Parcel One:

26  
27 All that property described in Exhibit A and depicted on Exhibit B and  
28 labeled "P/O BOE-1, FEE SIMPLE, 1,919 SQ. FT. or 0.044 AC.",  
29 attached hereto and made a part hereof.

30  
31 Being part of the same property which, by deed dated November 1, 2012,  
32 and recorded among the land records of Anne Arundel County, Maryland,  
33 in liber 25313, page 455, was granted and conveyed by the Board of  
34 Education of Anne Arundel County to Anne Arundel County, Maryland.

35  
36 Parcel Two:

37  
38 All that property described in Exhibit C and depicted on Exhibit B and  
39 labeled "P/O BOE-2, FEE SIMPLE, 4,860 SQ. FT. or 0.112 AC.",  
40 attached hereto and made a part hereof.

41  
42 Being part of the same property which, by deed dated November 1, 2012,  
43 and recorded among the land records of Anne Arundel County, Maryland,  
44 in liber 25313, page 462, was granted and conveyed by the Board of  
45 Education of Anne Arundel County to Anne Arundel County, Maryland.


46  
47 SECTION 2. *And be it further enacted,* That this Ordinance shall take effect 45 days  
48 from the date it becomes law.

READ AND PASSED this 15<sup>th</sup> day of May, 2017


By Order:

  
JoAnne Gray  
Administrative Officer

PRESENTED to the County Executive for his approval this 16<sup>th</sup> day of May, 2017

  
JoAnne Gray  
Administrative Officer

APPROVED AND ENACTED this 25 day of May, 2017

  
Steven R. Schuh  
County Executive

EFFECTIVE DATE: July 9, 2017

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF BILL NO.  
30-17. THE ORIGINAL OF WHICH IS RETAINED IN THE FILES  
OF THE COUNTY COUNCIL.


  
JoAnne Gray  
Administrative Officer



EXHIBIT A

**Legal Description of Part of Parcel BOE-1  
Fee Simple  
Property of Anne Arundel County, Md.  
Second Tax District  
Anne Arundel County, Maryland  
Tax I.D. #02-000-00211422**

Beginning for the same at the beginning of the sixth (6<sup>th</sup>) or North 22°23'44" West, 125.00' line of the lands conveyed unto The Board Of Education of Anne Arundel County, from John E. Bausum and Sons, Inc., by deed dated August 31, 1973 and recorded among the land records of Anne Arundel County, Maryland in liber 2622, folio 33, thence leaving said point of beginning and running with a portion of said line with all bearings based on the above referenced deed,

1. North 22°23'44" West, 41.29', thence leaving said line and running through said conveyance,
2. Along the arc of a curve to the right having a radius of 524.00' and an arc distance of 19.69', with a chord bearing of South 87°51'20" East, 19.69',
3. South 86°46'45" East 9.74',
4. South 05°04'02" East, 55.69',
5. North 86°46'45" West, 18.67',
6. Along the arc of a curve to the left having a radius of 469.33' and an arc distance of 113.68' with a chord bearing of South 86°16'56" West 113.40', to a point in the fifth (5<sup>th</sup>) or North 77°36'16" East, 385.00' line of said conveyance, thence with said line
7. North 77°36'16" East, 115.92' to the point of beginning.

Containing 1,919 square feet or 0.044 acres of land.

Being part of the property conveyed unto The Board Of Education of Anne Arundel County, from John E. Bausum and Sons, Inc., by deed dated August 31, 1973 and recorded among the land records of Anne Arundel County, Maryland in liber 2622, folio 33.

This description and the survey work reflected in it was prepared under my responsible charge and is in compliance with the requirements set forth in COMAR, Regulation 09.13.06.12.

Expiration/Renewal Date:  
August 3, 2016



5-18-16

EXHIBIT 'B'

TAX I.D. #02-000-00211422

TAX MAP 50, PARCEL 222  
REMAINDER PARCEL  
ANNE ARUNDEL COUNTY  
2646/283; 2641/113



TRUMAN OFFICE PROPERTY  
BUSINESS TRUST  
TAX MAP 50, PARCEL 32  
DEED REF. 25313/441

P/O BOE-2  
FEE SIMPLE  
(SHADED)  
4,860 SQ. FT.  
OR 0.112 AC.

POINT OF BEGINNING  
PARCEL BOE-2  
477692.012  
1437560.481

PARCEL BOE-2  
FEE SIMPLE

TAX MAP 50, PARCEL 314  
ANNE ARUNDEL COUNTY  
DEED REF. 25313/476

TAX MAP 50  
PARCEL 310  
ANNE ARUNDEL COUNTY  
DEED REF. 25313/462

R=524.00'  
L=19.69'  
Chd=N87°51'20"W  
Lc=19.69'

POINT OF BEGINNING  
PARCEL BOE-1 &  
477576.454  
1437608.101

PARCEL BOE-1  
FEE SIMPLE  
DEED REF. 25313/455

PERPETUAL ACCESS,  
DRAINAGE, UTILITY  
AND LANDSCAPE  
EASEMENT  
DEED REF.  
25313/483

5th LINE 2622/33  
N77°36'16"E  
385.00'

Lc=113.40'  
Chd=S86°16'56"W  
L=113.68'  
R=469.33'

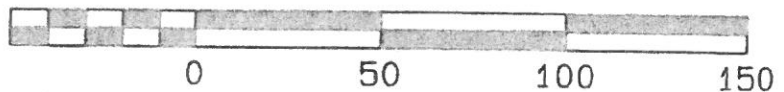
P/O BOE-1  
FEE SIMPLE  
1,919 SQ. FT.  
OR 0.044 AC.

BOE-3  
PERPETUAL GRADING &  
LANDSCAPE EASEMENT  
DEED REF. 25313/516

TAX MAP 50  
PARCEL 310  
THE BOARD OF EDUCATION  
OF ANNE ARUNDEL COUNTY  
2622/33

- NOTES
- 1) THE PROPERTY LINES SHOWN HEREON ARE BASED ON THE DEED OF RECORD.
  - 2) NO FIELD SURVEY WAS DONE AT THIS TIME.

GRAPHIC SCALE 1"=50'



THIS EXHIBIT WAS PREPARED UNDER MY  
RESPONSIBLE CHARGE AND COMPLIES  
WITH COMAR REGULATION 09.13.06.12.

TIMOTHY J. MARTIN DATE  
MARYLAND PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 10989  
EXP./RENEWAL DATE: AUGUST 3, 2016

DRAWN BY SWD  
TRACED BY  
CHECKED BY T.J.M.

**ANNE ARUNDEL COUNTY**  
**DEPT. OF CENTRAL SERVICES**  
FEE SIMPLE PLAT  
DEPARTMENT OF CENTRAL SERVICES  
OF ANNE ARUNDEL COUNTY  
TAX MAP 50 - PARCEL 310 - L. 2622, F. 33  
SECOND DISTRICT ANNE ARUNDEL COUNTY, MD

SCALE 1"=50'  
DATE MAY, 2016  
PROJECT NO.

REVISIONS	
DATE	BY

P:\06-30-15-03-0308-0000-Property\Survey\MISC Files\1 2 Exhibits & Descriptions\Revised P 1 2 Exhibits & Descr 0-25-12\BOE 2 Conveyance to SJF Exhibit 04-9-13 pro

**Bay Engineering Inc.**  
Engineers, Planners and Surveyors



EXHIBIT C

**Legal Description of Part of Parcel BOE-2  
Fee Simple  
Property of Anne Arundel County, Md.  
Second Tax District  
Anne Arundel County, Maryland  
Tax I.D. #02-000-00211422**

Beginning for the same at the beginning of the seventh (7<sup>th</sup>) or North 39°36'16" East, 157.50' line of the lands conveyed unto The Board Of Education of Anne Arundel County, from John E. Bausum and Sons, Inc., by deed dated August 31, 1973 and recorded among the land records of Anne Arundel County, Maryland in liber 2622, folio 33, thence leaving said point of beginning and running with a portion of said line with all bearings referred to the above referenced deed,

1. North 39°36'16" East, 76.95' thence leaving said line and running through said conveyance,
2. South 05°04'02" East, 138.49',
3. North 86°46'45" West, 9.74',
4. Along the arc of a curve to the left having a radius of 524.00' and an arc distance of 19.69', with a chord bearing of North 87°51'20" West 19.69', to a point in the sixth line of said conveyance, thence with part of said line,
5. North 22°23'44" West, 83.69' to the point of beginning.

Containing 4,860 square feet or 0.112 acres of land, more or less.

Being part of the property conveyed unto The Board Of Education of Anne Arundel County, from John E. Bausum and Sons, Inc., by deed dated August 31, 1973 and recorded among the land records of Anne Arundel County, Maryland in liber 2622, folio 33.

This description and the survey work reflected in it was prepared under my responsible charge and is in compliance with the requirements set forth in COMAR, Regulation 09.13.06.12.

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