

FINAL

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2019, Legislative Day No. 5

Bill No. 15-19

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

By the County Council, March 4, 2019

Introduced and first read on March 4, 2019
Public Hearing set for and held on April 1, 2019
Bill Expires June 7, 2019

By Order: JoAnne Gray, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Private Disposition of County-owned property located
2 along MD Route 214 at MD Route 468 in Edgewater, Maryland

3
4 FOR the purpose of authorizing the County Executive to transfer certain property to the
5 Maryland Department of Transportation State Highway Administration (“MDOT
6 SHA”).

7
8 WHEREAS, the County Department of Public Works administered certain projects
9 for road improvements at or near the intersection of Maryland Route 214 and
10 Maryland Route 468 (the “Projects”); and

11
12 WHEREAS, to complete the Projects the County acquired property along MD
13 Route 214 at MD Route 468, as described herein and as shown on Exhibit A, which
14 is attached hereto (the “Property”), for improvements and maintenance of
15 improvements along Maryland Route 214; and

16
17 WHEREAS, MDOT SHA granted access permits to the County (MDOT SHA
18 Permit Nos. 05-AP-AA-007-16 and 03-AP-AA-008-09) (“Permits”) for the
19 Projects; and

20
21 WHEREAS, MDOT SHA executed an addendum to the Permits requiring that the
22 County donate the Property to MDOT SHA for consideration of Zero Dollars
23 (\$0.00) to allow for the maintenance of the improvements along MD Route 214
24 (“Addendum”); and

25
26 WHEREAS, the County Executive desires to convey the Property to MDOT SHA
27 for purposes consistent with those for which it was originally acquired; and

1 WHEREAS, Section 8-3-202(a) of the Code provides that, if real property is being
2 disposed of for purposes consistent with those for which it was acquired, a
3 determination that the real property is surplus is not required; and
4

5 WHEREAS, Section 8-3-204(g) of the Code provides that the County may
6 negotiate and make a private disposition of property if the County Executive
7 determines that the public interest will be furthered by a private disposition of
8 property and if the terms and conditions of such private disposition are first
9 approved by ordinance of the County Council; and
10

11 WHEREAS, the County Executive has determined that the public interest will be
12 furthered by this private disposition of property; and
13

14 WHEREAS, by this Ordinance, the County Council approves the private
15 disposition of the Property from the County to MDOT SHA for Zero Dollars
16 (\$0.00) for purposes consistent with those for which it was originally acquired;
17 now, therefore
18

19 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
20 That it approves the private disposition of all of the following described real property to
21 MDOT SHA in fee simple for a sale price of Zero Dollars (\$0.00):
22

23 All those certain lots or parcels of land situate, lying and being in the First
24 Assessment District of Anne Arundel County, Maryland, more particularly
25 described as follows:
26

27 See Exhibit B attached hereto.
28

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

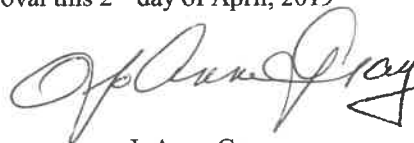
READ AND PASSED this 1st day of April, 2019

By Order:



JoAnne Gray
Administrative Officer

PRESENTED to the County Executive for his approval this 2nd day of April, 2019



JoAnne Gray
Administrative Officer

APPROVED AND ENACTED this 9th day of April, 2019



Steuart Pittman
County Executive

EFFECTIVE DATE:

MAY 2 4 2019

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF BILL NO.
15-19. THE ORIGINAL OF WHICH IS RETAINED IN THE FILES
OF THE COUNTY COUNCIL.



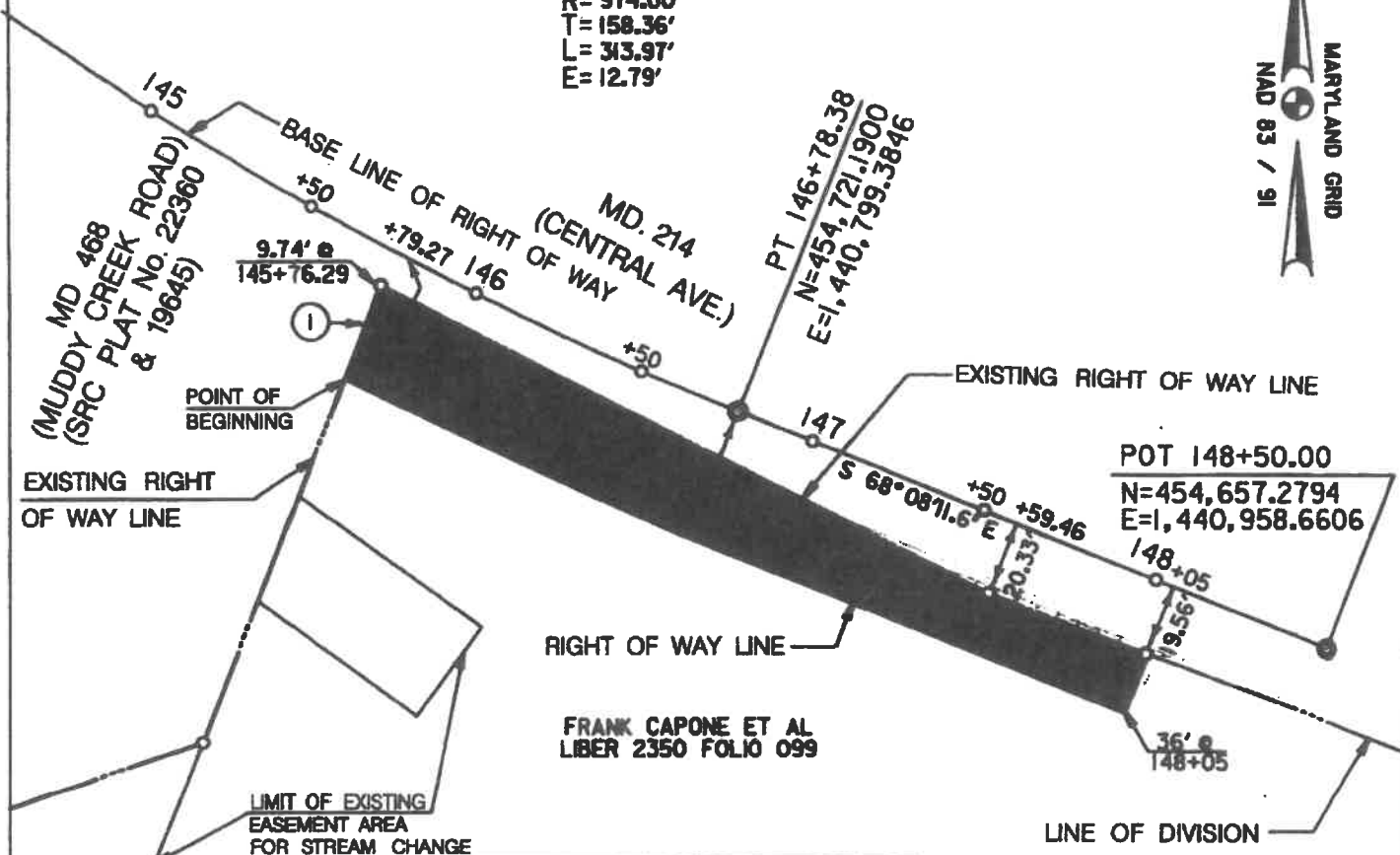
JoAnne Gray
Administrative Officer

EXHIBIT A BK 15736 PG 0223

EXHIBIT A
Parcel No. 1

CURVE DATA

$\Delta = 18^\circ 28' 10.0''$
 $D = 05^\circ 52' 57.1''$
 $R = 974.00'$
 $T = 158.36'$
 $L = 313.97'$
 $E = 12.79'$



FRANK CAPONE ET AL
LIBER 2350 FOLIO 099

FRANK CAPONE ET AL		
REC'D		
LIBER 2350 FOLIO 99		
1	N 21° 09' 4" E	26.44'
2	S 63° 10' 08" E	184.70'
3	S 68° 06' 55" E	45.55'
4	S 2° 5' 48" W	16.44'
5	N 68° 08' 12" W	126.62'
6	R = 1010.00'	L = 102.78'
	CHD. N 65° 13' 16" W	102.73'
FEE SIMPLE AREA 4,900		
SQ. FT OR 0.112 ACRES ±		
SHOWN THUS: 		



K. Bailey 2/24/04

DRAWN: EVC	ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS	SCALE 1" = 50'	REVISIONS	
CHECKED: EVC		DATE: 5/17/04	DATE	BY
DRAWING NO: 1 OF 1		MD 214 / CENTRAL AVENUE AT MUDDY CREEK ROAD	PROJ. NO.	APPROVED: <i>[Signature]</i>
		CHIEF RIGHT OF WAY SERVICES		

1st DIST.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 15932 p. 0147 MSA_CFE59_16276 Date available 03/31/2005. Printed 02/28/2019

BK 15932 PG 0147

Bill No. 15-19
EXHIBIT A
Parcel No. 2

YOGESH HIRPARA ET AL
PARCEL 1
LIBER 12242 FOLIO 359

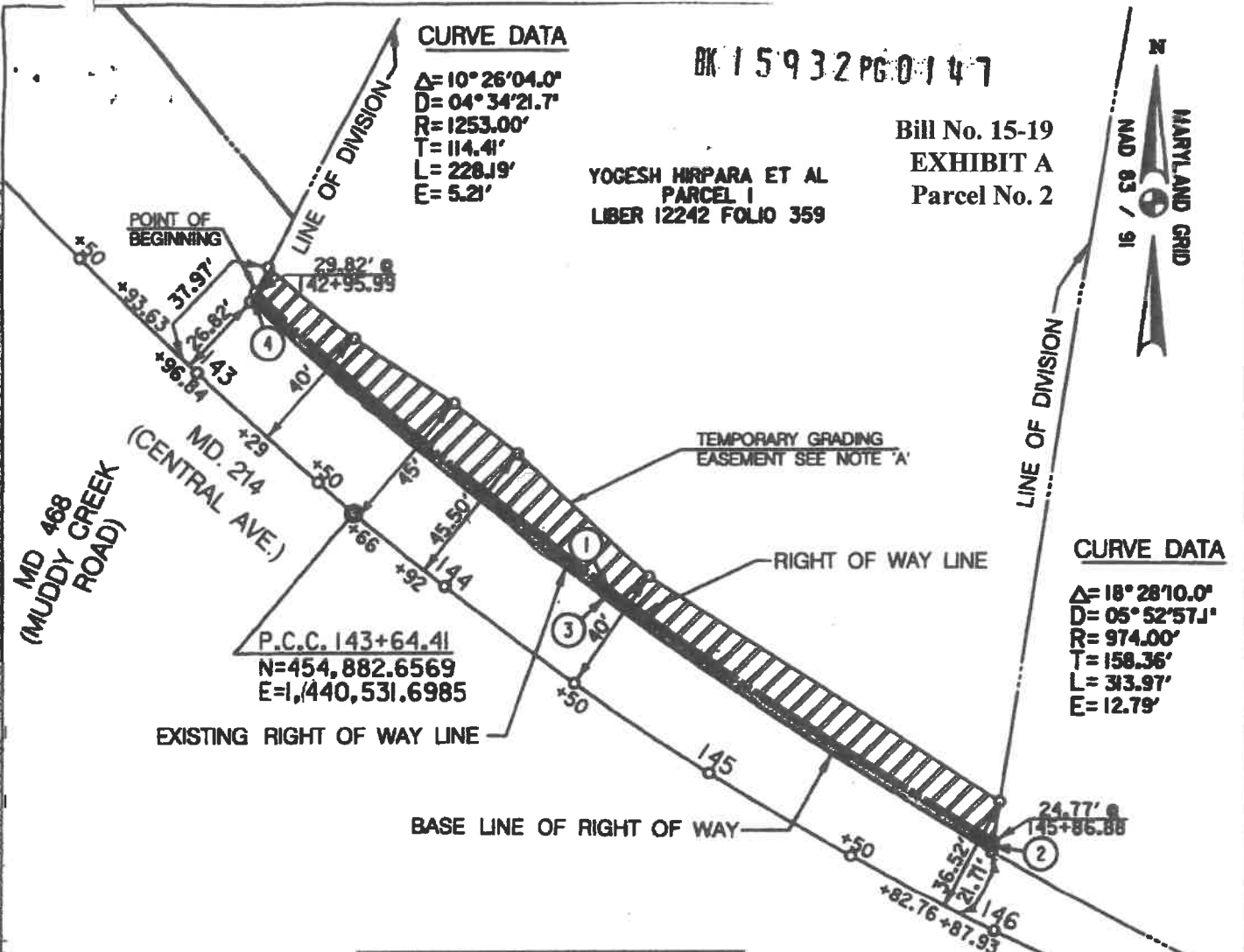


CURVE DATA

$\Delta = 10^{\circ}26'04.0''$
 $D = 04^{\circ}34'21.7''$
 $R = 1253.00'$
 $T = 114.41'$
 $L = 228.19'$
 $E = 5.21'$

CURVE DATA

$\Delta = 18^{\circ}28'10.0''$
 $D = 05^{\circ}52'57.1''$
 $R = 974.00'$
 $T = 158.36'$
 $L = 313.97'$
 $E = 12.79'$

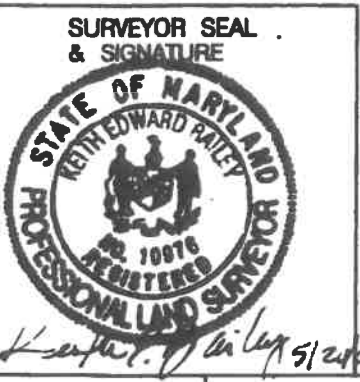


P.C.C. 143+64.41
N=454,882.6569
E=1,440,531.6985

P.T. 146+78.38
N=454,721.1900
E=1,440,799.3846

YOGESH HIRPARA ET AL
LIBER 12242 FOLIO 359

1	R = 1270.00'	L=282.83'
	CHD. S 53°16'41" E	282.25'
2	S 08°37'00" W	3.23'
3	R = 1273.00'	L=283.88'
	CHD. N 53°19'31" W	283.29'
4	N 27°46'03" E	3.81'
FEE SIMPLE AREA 850 SQ.FT OR 0.020 ACRES ± SHOWN THUS:		
TEMP GRADING ESMT AREA 3,429 SQ.FT OR 0.079 ACRES ± SHOWN THUS:		



NOTE 'A'

TEMPORARY GRADING EASEMENT TO BE USED ONLY DURING THE PERIOD OF CONSTRUCTION FOR THE PURPOSE OF GRADING AND AT THE TERMINATION OF THE CONSTRUCTION ALL RIGHTS HEREBY ACQUIRED SHALL THEN TERMINATE AND REVERT TO THE PROPERTY OWNERS

1st DIST.

DRAWN: EVC
CHECKED: EVC
DRAWING NO:
1 OF 1

ANNE ARUNDEL COUNTY
DEPARTMENT OF PUBLIC WORKS
MD 214 / CENTRAL AVENUE
AT MUDDY CREEK ROAD

SCALE 1" = 50'
DATE: 5 / 17 / 04
PROJ. NO.
APPROVED:
CHIEF RIGHT OF WAY SERVICES

EXHIBIT A

BK 15965 PG 0654

Bill No. 15-19
EXHIBIT A
Parcel No. 3

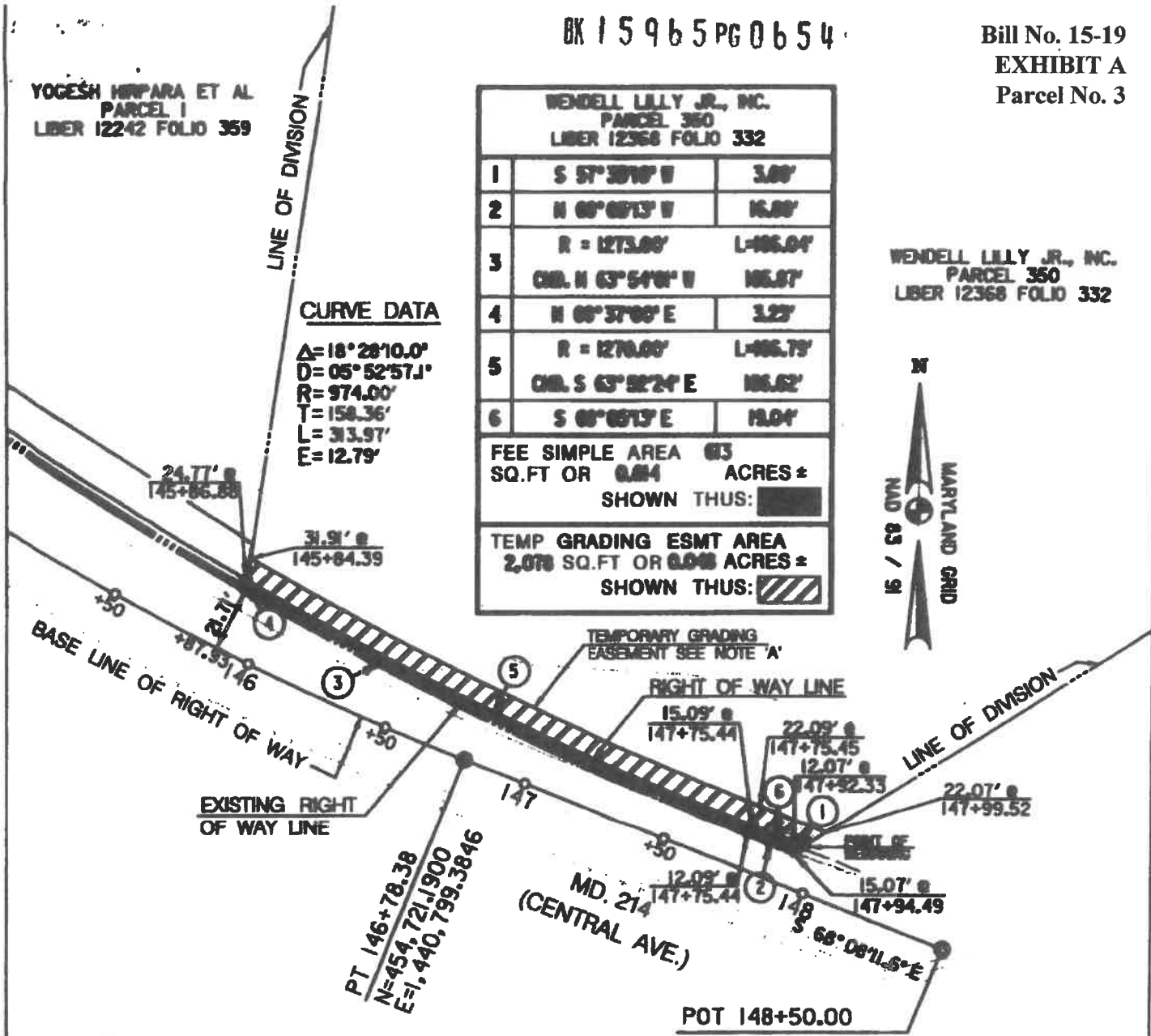
YOGESH HIRPARA ET AL
PARCEL 1
LIBER 12242 FOLIO 359

WENDELL LILLY JR., INC. PARCEL 350 LIBER 12368 FOLIO 332		
1	S 57°39'10" W	3.00'
2	N 00°09'13" W	15.00'
3	R = 1273.00' CMB. N 63°54'01" W	L=105.04' 105.07'
4	N 00°37'00" E	3.27'
5	R = 1270.00' CMB. S 63°52'24" E	L=105.79' 105.62'
6	S 00°09'13" E	19.04'
FEE SIMPLE AREA 0.13 SQ.FT OR 0.004 ACRES ± SHOWN THUS: 		
TEMP GRADING ESMT AREA 2,078 SQ.FT OR 0.048 ACRES ± SHOWN THUS: 		

WENDELL LILLY JR., INC.
PARCEL 350
LIBER 12368 FOLIO 332

CURVE DATA

$\Delta = 18^\circ 28' 10.0"$
 $D = 05^\circ 52' 57.1"$
 $R = 974.00'$
 $T = 158.36'$
 $L = 313.97'$
 $E = 12.79'$



SURVEYOR SEAL & SIGNATURE



K. Arundel, Judy Stalder

NOTE 'A'

TEMPORARY GRADING EASEMENT TO BE USED ONLY DURING THE PERIOD OF CONSTRUCTION FOR THE PURPOSE OF GRADING AND AT THE TERMINATION OF THE CONSTRUCTION ALL RIGHTS HEREBY ACQUIRED SHALL THEN TERMINATE AND REVERT TO THE PROPERTY OWNERS.

1st DIST.

DRAWN: EVC	ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS	SCALE 1" = 50'	REVISIONS	
		DATE: 5/18/04	DATE	BY
CHECKED: EVC	MD 214 / CENTRAL AVENUE AT MUDDY CREEK ROAD	PROJ. NO.		
DRAWING NO: 1 OF 1		APPROVED: <i>[Signature]</i> CHIEF RIGHT OF WAY SERVICES		

EXHIBIT A

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 18601, p. 0808, MSA_CE59_18945. Date available 01/17/2007. Printed 02/28/2019.

EXHIBIT A

MD 468
(MUDDY CREEK ROAD)
(SRC PLAT No. 22360
& 19645)

CURVE DATA
 $\Delta = 18^{\circ}28'10.0"$
 $D = 06^{\circ}52'57.1"$
 $R = 974.00'$
 $T = 158.36'$
 $L = 313.87'$
 $E = 12.70'$



Bill No. 15-19
EXHIBIT A
Parcel No. 4

BK 18601 PG 808

FRANK CAPONE ET UX LIBER 2350 FOLIO 99		
1	N 70°08'21" W	255.89'
2	N 21°51'48" E	21.44'
3	S 89°18'49" E	257.60'
4	S 28°24'40" W	17.68'
FEE SIMPLE AREA 4,900 SQ.FT OR 0.115 ACRES * SHOWN THUS: [Hatched Box]		
TEMP. GRADING ESMT. AREA 6,104 SQ.FT OR 0.140 ACRES * SHOWN THUS: [Hatched Box]		

FRANK CAPONE ET UX LIBER 2350 FOLIO 99		
1	S 21°51'48" W	5.00'
2	N 89°10'27" W	69.64'
3	N 68°08'12" W	11.00'
4	N 21°51'48" E	30.00'
5	S 68°08'12" E	76.00'
DRAINAGE EASEMENT AREA 1,468 SQ.FT OR 0.034 ACRES * SHOWN THUS: [Cross-hatched Box]		

NOTE 'A'
 TEMPORARY GRADING EASEMENT TO BE USED ONLY DURING THE PERIOD OF CONSTRUCTION FOR THE PURPOSE OF GRADING AND AT THE TERMINATION OF THE CONSTRUCTION ALL RIGHTS HEREBY ACQUIRED SHALL THESE TERMINATE AND REVERT TO THE PROPERTY OWNERS.



LEGEND
 [Symbol] Perpetual Right to Discharge flow of water into existing waterways and/or natural drainage courses

NOTE
 We, Frank Capone and Medred L. Capone their heirs, legal representatives, personal representatives, successors and assigns hereby grants to Anne Arundel County Department of Public Works the perpetual right to discharge the flow of water from such necessary drainage facilities and appurtenances to adequately drain the natural wetland and adjacent properties into existing waterways and/or natural drainage courses and/or upon the existing ground. Such discharge points are indicated by the symbol as shown graphically on this plat.

TEMPORARY GRADING EASEMENT
SEE NOTE 'A'

Right to Discharge Shows

FRANK CAPONE ET UX
PARCEL 3
LIBER 2350 FOLIO 99

TEMPORARY GRADING EASEMENT
SEE NOTE 'A'

RIGHT OF WAY LINE

S 28°24'40" W 853.01'
LINE OF DIVISION

FRANK CAPONE ET UX
PARCEL 3
LIBER 2350 FOLIO 99

1st DIST.

DRAWN: EVC	ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS	SCALE 1" = 60'	REVISIONS	
		DATE: 6/23/06	DATE	BY
CHECKED: EVC	MD 214 /CENTRAL AVENUE AT MUDDY CREEK ROAD	PROJ. NO.	APPROVED: [Signature]	
DRAWING NO: 1 OF 1		APPROVED:	CHIEF RIGHT OF WAY SERVICES	

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 18602, p. 0004, MSA_CE59_18946. Date available 01/17/2007. Printed 02/28/2019.

CURVE DATA

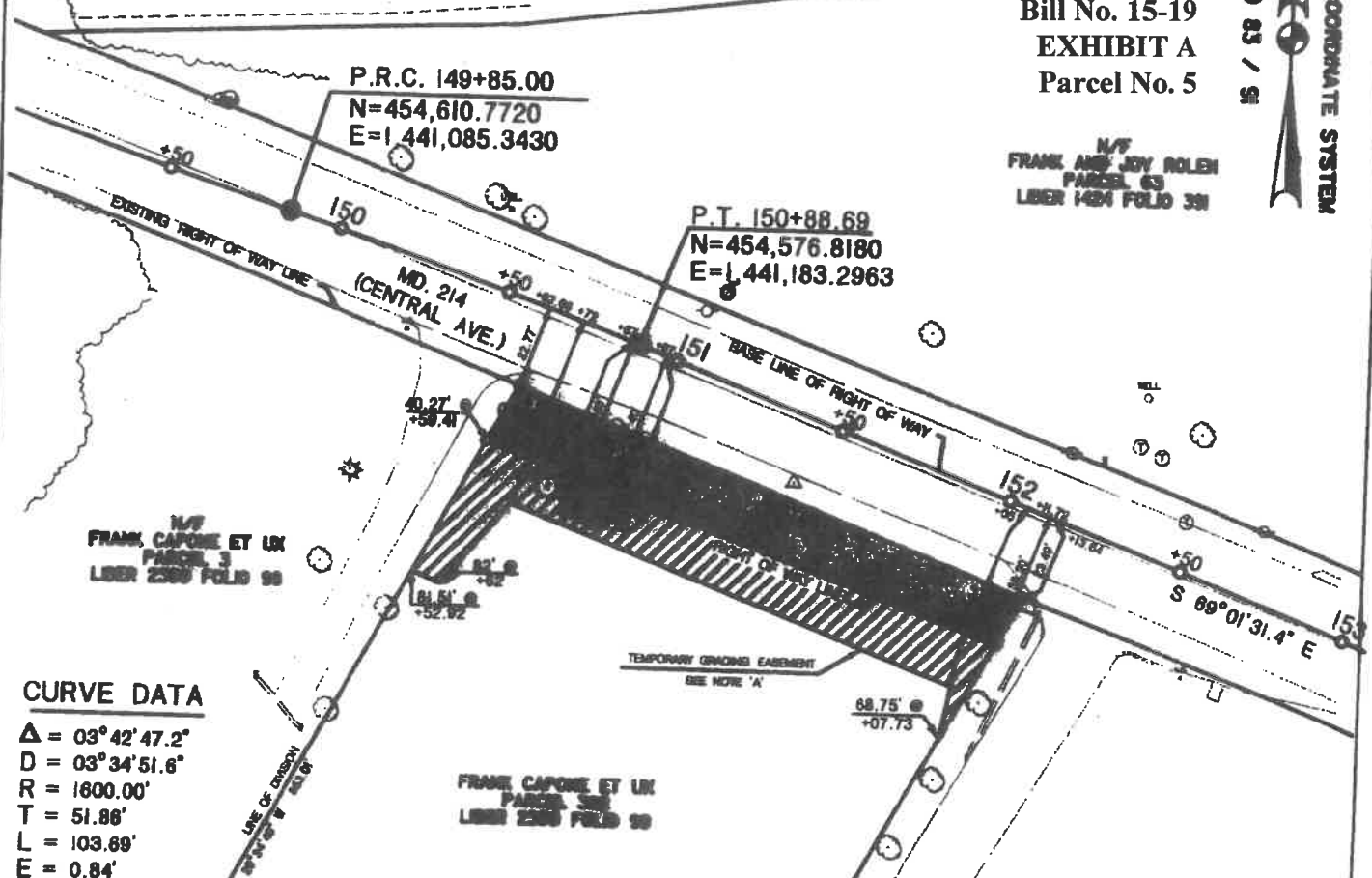
Δ = 04°38'07.0"
 D = 04°38'07.5"
 R = 1245.00'
 T = 50.03'
 L = 100.00'
 E = 1.00'

BK 18602 PG 004
EXHIBIT A



Bill No. 15-19
 EXHIBIT A
 Parcel No. 5

N/W
 FRANK AND JOY ROLEN
 PARCEL 63
 LIBER 1424 FOLIO 331



CURVE DATA

Δ = 03°42'47.2"
 D = 03°34'51.6"
 R = 1600.00'
 T = 51.86'
 L = 103.69'
 E = 0.84'

NOTE 'A'

TEMPORARY GRADING EASEMENT TO BE USED ONLY DURING THE PERIOD OF CONSTRUCTION FOR THE PURPOSE OF GRADING AND AT THE TERMINATION OF THE CONSTRUCTION ALL RIGHTS HEREBY ACQUIRED SHALL THEM TERMINATE AND REVERT TO THE PROPERTY OWNERS.

FRANK CAPONE ET UX LIBER 2350 FOLIO 99		
1	N 08°55'34" W	114.73'
2	S 28°58'28" W	10.06'
3	N 68°01'48" W	9.98'
4	N 20°54'51" E	10.00'
5	N 70°08'21" W	26.90'
6	N 28°24'48" E	17.06'
7	S 68°50'08" E	151.28'
8	S 28°24'48" W	14.88'
FEE SIMPLE AREA 2,538 SQ.FT OR 0.058 ACRES * SHOWN THUS: [Hatched Box]		
TEMP. GRADING ESMT. AREA 2,475 SQ.FT OR 0.057 ACRES * SHOWN THUS: [Hatched Box]		



DRAWN: EVC
 CHECKED: EVC
 DRAWING NO:
 1 OF 1

ANNE ARUNDEL COUNTY
 DEPARTMENT OF PUBLIC WORKS
 MD 214 /CENTRAL AVENUE
 AT MUDDY CREEK ROAD

SCALE 1" = 50'
 DATE: 6 / 23 / 06
 PROJ. NO.
 APPROVED: [Signature]
 CHIEF RIGHT OF WAY SERVICES

1st DIST.

REVISIONS	
DATE	BY

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 19036, p. 0004, MSA_CE59_19380. Date available 05/18/2007. Printed 02/28/2019.

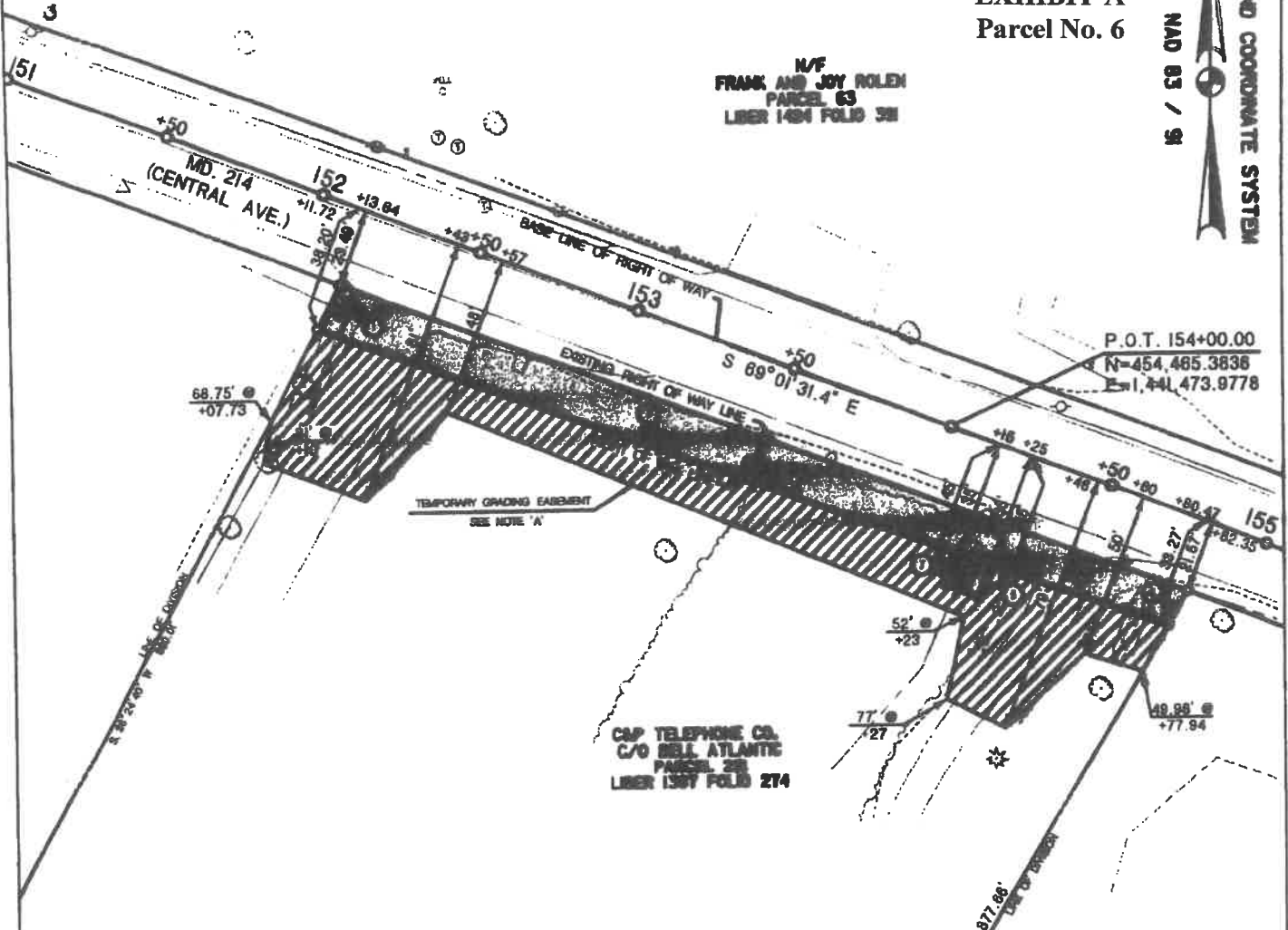
BK 19036 PG 004

EXHIBIT A

Bill No. 15-19
EXHIBIT A
Parcel No. 6



N/F
FRANK AND JOY ROLEN
PARCEL 63
LIBER 1484 FOLIO 38



NOTE 'A'

TEMPORARY GRADING EASEMENT TO BE USED ONLY DURING THE PERIOD OF CONSTRUCTION FOR THE PURPOSE OF GRADING AND AT THE TERMINATION OF THE CONSTRUCTION ALL RIGHTS HEREBY ACQUIRED SHALL THEN TERMINATE AND REVERT TO THE PROPERTY OWNERS.

C&P TELEPHONE CO. LIBER 1387 FOLIO 274		
1	N 28°24'40" E	14.83'
2	S 69°20'09" E	268.72'
3	S 30°07'52" W	11.86'
4	N 70°46'26" W	55.48'
5	S 20°58'28" W	10.00'
6	N 69°01'31" W	10.00'
7	N 20°58'28" E	10.00'
8	N 69°55'34" W	203.36'
FEE SIMPLE AREA 3,721 SQ.FT OR 0.085 ACRES *		
SHOWN THUS:		
TEMP. GRADING ESMT. AREA 5,684 SQ.FT OR 0.130 ACRES * SHOWN THUS:		



DONALD AND JOYCE ANDERSON
PARCEL 44
LIBER 4782 FOLIO 44

1st DIST.

DRAWN: EVC	ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS	SCALE 1" = 50'	REVISIONS	
		DATE: 6 / 23 / 06	DATE	BY
CHECKED: EVC	MD 214 / CENTRAL AVENUE AT MUDDY CREEK ROAD	PROJ. NO.		
DRAWING NO: 1 OF 1		APPROVED:	CHIEF RIGHT OF WAY SERVICES	

EXHIBIT B

Bill No. 15-19

EXHIBIT B

Parcel No. 1

**DESCRIPTION OF FEE SIMPLE AREA
TO BE CONVEYED BY
FRANK CAPONE ET AL
TO ANNE ARUNDEL COUNTY, MARYLAND**

BEING a strip or parcel of land, hereinafter described running through, over, and across the firstly described parcel of the land of Frank Capone et al, which was acquired by deed dated June 30, 1970 and being recorded among the Land Records of Anne Arundel County, Maryland in Liber 2350, Folio 99.

BEGINNING for the same at a point located on the easterly right-of-way line of Muddy Creek Road (variable width), said point being located, as now surveyed, South 21°09'41" West 26.44 feet along said line from the beginning of the 9th or South 57°03'00" East 193.18 foot deed line, said point also being located 32.00 feet to the right of Station 145+78.82 on the proposed baseline of MD. Rte. 214 (Central Avenue) as shown on Exhibit "A" attached hereto and recorded herewith, thence binding to and running with said easterly right-of-way line, the following course and distance:

- 1.) North 21°09'41" East, a distance of 26.44 feet to a point on the existing southern right-of-way line of Central Avenue; thence binding to and running with a part of said right-of-way line of Central Avenue and also with said 9th deed line (2350/99)
- 2.) South 63°10'08" East, a distance of 184.70 feet to a point; thence with a part of the 10th or South 57°03'00" East 193.18 foot deed line (2350/99)
- 3.) South 69°06'55" East, a distance of 45.55 feet to a point on the aforesaid right-of-way line of Central Avenue; thence leaving said line, running through the land of the grantors, the following courses and distances
- 4.) South 21°51'48" West, a distance of 16.44 feet to a point; thence
- 5.) North 68°08'12" West, a distance of 126.62 feet to a point; thence
- 6.) by a curve to the right, having a radius of 1010.00 feet for an arc distance of 102.78 feet and being subtended by a chord bearing and distance of North 65°13'16" West, 102.73 feet to the point of beginning.

Containing 4,900 square feet, or 0.112 of an acre, of land, more or less.

Said Fee Simple Area being shown thusly [REDACTED] on Exhibit "A" attached hereto and recorded herewith.



Katherine Bailey 02/24/04

EXHIBIT B

**DESCRIPTION OF FEE SIMPLE AREA
TO BE CONVEYED BY
YOGESH HIRPARA ET AL
TO ANNE ARUNDEL COUNTY, MARYLAND**

BEING a strip or parcel of land, hereinafter described running through, over, and across the land of Yogesh Hirpara et al from John R. McGrath et al, which was acquired by deed dated December 09, 2002 and being recorded among the Land Records of Anne Arundel County, Maryland in Liber 12242, Folio 359.

BEGINNING for the same at a point located on the northerly right-of-way line of Central Avenue (MD Rte. 214), said point being located, as now surveyed, North 27°46'09" East 3.11 feet from an iron pipe found at the beginning of the 5th or North 37°07'00" East 258.59 foot deed line, said point also being located 37.97 feet to the left of Station 142+93.63 on the proposed baseline of MD. Rte. 214 (Central Avenue) as shown on Exhibit "A" attached hereto and recorded herewith, thence leaving said point and running through the land of the grantor the following course and distance:

1. Southeasterly 282.83 feet along the arc of a curve to the left having a radius of 1270.00 feet subtended by a chord bearing and distance of South 53 degrees 16 minutes 47 seconds East 282.25 feet to a point on the 3rd or South 21 degrees 57 minutes 00 seconds East 214.21 foot deed line (12242/359); thence
2. South 08 degrees 37 minutes 00 seconds West 3.23 feet to a point on the northerly right of way line; thence
3. Northwesterly 283.88 feet along the arc of a curve to the right having a radius of 1273.00 subtended by a chord bearing and distance of North 53 degrees 19 minutes 31 seconds West 283.29 feet to a point at the beginning of said 5th line; thence
4. North 27 degrees 46 minutes 09 seconds East 3.11 feet to the point of beginning.

Containing 850 square feet, or 0.020 of an acre, of land, more or less.

Said Fee Simple Area being shown thusly [REDACTED] on Exhibit "A" attached hereto and recorded herewith.



Keith E. Bailey
5/20/04

EXHIBIT B

EXHIBIT B



Keith E. Bailey
5/20/04

**DESCRIPTION OF FEE SIMPLE AREA
TO BE CONVEYED BY
WENDLL LILLY, Jr., INC.
TO ANNE ARUNDEL COUNTY, MARYLAND**

BEING a strip or parcel of land, hereinafter described running through, over, and across the land of Wendell Lilly, Jr., Inc. from Thomas E. Collinson, IV, Personal Representative, of the Estate of Eleanor J. Collinson, which was acquired by deed dated December 9, 2002 and being recorded among the Land Records of Anne Arundel County, Maryland in Liber 12368, Folio 328.

BEGINNING for the same at a point located on the 2nd or South 61 degrees 09 minutes 30 seconds 221.63 foot deed line as described in a deed dated March 5, 1937 and recorded among said land records in Liber 380 Folio 287, said point being located, as now surveyed, North 57°35'10" East 3.69 feet from the end thereof, said point also being located 15.07 feet to the left of Station 147+94.49 on the proposed baseline of MD. Rte. 214 (Central Avenue) as shown on Exhibit "A" attached hereto and recorded herewith, thence running with and binding to a part of said 2nd deed line (380/287), as now surveyed,:

1. South 57 degrees 35 minutes 10 seconds West 3.69 feet to a point on the northerly right of way line of MD. 214 (Central Avenue); thence running with and binding on said right of way line and a part of the 3rd or North 69 degrees 01 minutes 30 seconds West 16.89 foot deed line (380/287)
2. North 68 degrees 05 minutes 13 seconds West 16.89 feet to a point on said right of way line; thence
3. Northwesterly 186.04 feet along the arc of a curve to the right having a radius of 1273.00 feet subtended by a chord bearing and distance of North 63 degrees 54 minutes 01 seconds West 185.87 feet to a point on said right of way line; thence leaving said right of way line and running reversly to and binding on the 3rd or South 21 degrees 57 minutes 00 seconds East 214.21 foot deed line as recoded in a deed to Yogesh Hirpara et al from John R. McGrath et al, which was acquired by deed dated December 09, 2002 and being recorded among the Land Records of Anne Arundel County, Maryland in liber 12242, folio 359
4. North 08 degrees 37 minutes 00 seconds East 3.23 feet to a point on said line; thence leaving said 3rd deed line (12242/359) and running through the land of the grantor
5. Southeasterly 186.79 feet along a curve to the left having a radius of 1270.00 feet subtended by a chord bearing and distance of South 63 degrees 52 minutes 24 seconds East 186.62 feet to a point; thence
6. South 68 degrees 05 minutes 13 seconds East 19.04 feet to the point of beginning.

Containing 613 square feet, or 0.014 of an acre, of land, more or less.

Said Fee Simple Area being shown thusly [REDACTED] on Exhibit "A" attached hereto and recorded herewith.

EXHIBIT B

**DESCRIPTION OF FEE SIMPLE AREA
TO BE CONVEYED BY
FRANK CAPONE ET UX
TO ANNE ARUNDEL COUNTY, MARYLAND**

Bill No. 15-19
EXHIBIT B
Parcel No. 4

BEING a strip or parcel of land, hereinafter described running through, over, and across the land of Frank Capone and Mildred I. Capone, which was acquired by deed dated June 30, 1967 and being recorded among the Land Records of Anne Arundel County, Maryland in Liber 2350 Folio 99.

BEGINNING for the same at a point on the first or South 36°20' East 851.53 foot line of PARCEL NO. 1 as described in a deed from Velina H. Taylor to Frank Capone and Mildred I. Capone, dated June 30, 1967 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 2350 Folio 99, said point being 17.69 feet from the beginning thereof, Thence leaving said first line and running through the lands of the grantors, with bearings referring to the NAD 83/91 coordinate system,

- 1.) North 70°09'21" West 255.69 feet to a point; thence
- 2.) North 21°51'48" East 21.44 feet to a point on the existing southern right-of-way line of Central Avenue; thence binding to and running with a part of said right-of-way line of Central Avenue and also with a part of the 10th or South 61°20' East 303.15 foot line of PARCEL NO. 1 as described in the aforementioned deed, thence
- 3.) South 69°16'49" East 257.60 feet to a point at the beginning of the aforementioned first line; thence binding on and running with a part of said first line, as now surveyed
- 4.) South 28°24'40" West 17.69 feet to the point of beginning.

Containing 4,998 square feet, or 0.115 of an acre, of land, more or less.

Said Fee Simple Area being shown thusly [REDACTED] on Exhibit "A" attached hereto and recorded herewith.

This metes and bounds description was prepared as the result of a field run boundary survey, performed under the direction of a Professional Land Surveyor licensed in the State of Maryland, and is in accordance with the Board of professional Land Surveyors "Minimum Standards of Practice" title 09, subtitle 13, chapter 06, of the code of Maryland Regulations.



**DESCRIPTION OF FEE SIMPLE AREA
TO BE CONVEYED BY
FRANK, CAPONE ET UX
TO ANNE ARUNDEL COUNTY, MARYLAND**

Bill No. 15-19
EXHIBIT B
Parcel No. 5

BEING a strip or parcel of land, hereinafter described running through, over, and across the land of Frank Capone and Mildred I. Capone, which was acquired by deed dated June 30, 1967 and being recorded among the Land Records of Anne Arundel County, Maryland in Liber 2350 Folio 99.

BEGINNING for the same at a point on the second or South 35°52' East 860.01 foot line of PARCEL NO. 2 as described in a deed from Velina H. Taylor to Frank Capone and Mildred I. Capone, dated June 30, 1967 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 2350 Folio 99, said point being 14.83 feet from the beginning thereof, Thence leaving said second line and running through the lands of the grantors, with bearings referring to the NAD 83/91 coordinate system,

- 1.) North 69°55'34" West 114.73 feet to a point; thence
- 2.) South 20°58'29" West 10.00 feet to a point; thence
- 3.) North 69°01'49" West 9.95 feet to a point, thence
- 4.) North 20°54'51" East 10.00 feet to a point; thence
- 5.) North 70°09'21" West 26.90 feet to a point on the fourth or North 85°58'29" East 851.53 foot line of said deed from Taylor to Capone et ux; thence binding on and running with a part of said line, as now surveyed
- 6.) North 28°24'40" East 17.69 feet to the end thereof; thence binding on and running with the first or South 61°56' East 151.40 foot line of said deed, as now surveyed
- 7.) South 68°50'03" East 151.20 feet to a point at the beginning of the aforementioned second line; thence binding on and running with a part of said second line, as now surveyed
- 8.) South 28°24'40" West 14.83 feet to the point of beginning.

Containing 2,538 square feet, or 0.058 of an acre, of land, more or less.

Said Fee Simple Area being shown thusly



on Exhibit "A" attached hereto and recorded herewith.

This metes and bounds description was prepared as the result of a field run boundary survey, performed under the direction of a Professional Land Surveyor licensed in the State of Maryland, and is in accordance with the Board of professional Land Surveyors "Minimum Standards of Practice" title 09, subtitle 13, chapter 06, of the code of Maryland Regulations.




**DESCRIPTION OF FEE SIMPLE AREA
TO BE CONVEYED BY
THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF MARYLAND
TO ANNE ARUNDEL COUNTY, MARYLAND**

BEING a strip or parcel of land, hereinafter described running through, over, and across the land of The Chesapeake and Potomac Telephone Company of Maryland, which was acquired by deed dated April 29, 1960 and being recorded among the Land Records of Anne Arundel County, Maryland in Liber 1387 Folio 274.

BEGINNING for the same at a point on the fourth or North 35°52' East 861.47 foot line as described in said deed dated April 29, 1960 from Robert Andrew Dietz et ux to of The Chesapeake and Potomac Telephone Company of Maryland as recorded among the Land Records of Anne Arundel County, Maryland in Liber 1387 Folio 274, said point being 14.83 feet from the end thereof, Thence binding on and running with said fourth deed line, as now surveyed, with bearings referring to the NAD 83/91 coordinate system,

- 1.) North 28°24'40" East 14.83 feet to a point on the existing southerly right-of-way line of MD. Rte. 214 (Central Avenue); thence binding to and running with a part of said southerly right-of-way line and the first or South 61°42'30" East 268.60 foot line of the aforesaid deed, as now surveyed
- 2.) South 69°26'09" East 268.72 feet to a point at the beginning of the second or South 37°38' West 877.47 foot line of said deed; thence leaving said southerly right of way line and binding to and running with a part of said second line, as now surveyed
- 3.) South 30°07'52" West 11.86 feet to a point, thence leaving said second line and running through the lands of the grantors
- 4.) North 70°48'26" West 55.49 feet to a point; thence
- 5.) South 20°58'29" West 10.00 feet to a point; thence
- 6.) North 69°01'31" West 10.00 feet to a point; thence
- 7.) North 20°58'29" East 10.00 feet to a point; thence
- 8.) North 69°55'34" West 203.30 feet to the point of beginning.

Containing 3,721 square feet, or 0.085 of an acre, of land, more or less.

Said Fee Simple Area being shown thusly  on Exhibit "A" attached hereto and recorded herewith.

BK 19036 PG 006

Bill No. 15-19
EXHIBIT B
Parcel No. 6

This metes and bounds description was prepared as the result of a field run boundary survey, performed under the direction of a Professional Land Surveyor licensed in the State of Maryland, and is in accordance with the Board of professional Land Surveyors "Minimum Standards of Practice" title 09, subtitle 13, chapter 06, of the code of Maryland Regulations.

