

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2022, Legislative Day No. 17

Resolution No. 44-22

Introduced by Mr. Pruski, Ms. Rodvien, and Ms. Haire

By the County Council, September 19, 2022

1 RESOLUTION expressing the need for land located in Edgewater, Maryland, and  
2 owned by the ~~Anne Arundel County Board of Education~~ Board of Education of Anne  
3 Arundel County, to be utilized for construction of the Woodland Beach Volunteer Fire  
4 Department

5  
6 WHEREAS, the ~~Anne Arundel County Board of Education~~ Board of Education of  
7 Anne Arundel County (the “Board”) owns approximately 3.049 acres of land on  
8 Stepney’s Lane in Edgewater, Maryland, as shown on ~~Exhibit A~~ Exhibit A-1 hereto  
9 (the “Property”); and

10  
11 WHEREAS, the Board is authorized by § 4-115 of the Education Article of the  
12 State Code to transfer real property owned by it to the county in which such  
13 property is located if the property is no longer needed for school purposes; and

14  
15 WHEREAS, on July 13, 2022, the Board agreed to recommend approval of a fee  
16 simple conveyance of the Property for a fire station at the South River Complex;  
17 and

18  
19 WHEREAS, the Board will refer the decision to the State Superintendent of  
20 Schools for approval; and

21  
22 WHEREAS, Anne Arundel County (the “County”) has long planned for the  
23 replacement of the Woodland Beach Volunteer Fire Department’s station, and has  
24 provided funding for the development and construction of the new Woodland  
25 Beach Volunteer Fire Station in the fiscal year 2023 Annual Budget and  
26 Appropriation Ordinance; and

27  
28 WHEREAS, the County has existing economic development plans that will benefit  
29 from the acquisition of the Property, namely, the Anne Arundel County  
30 Consolidated Plan for Fiscal Years 2021-2025, approved by Bill No. 40-20, and  
31 Plan 2040, the County’s General Development Plan, approved by Bill No. 11-21;  
32 and

33  
34 WHEREAS, the Property is an integral part of plans for the replacement Woodland  
35 Beach Volunteer Fire Station project, and the County and the Board and the public  
36 will benefit in various ways from the Property acquisition and construction and the

1 enhanced level of public safety the Station will provide to the residents to be served  
2 by the operation of the Station; now, therefore, be it  
3


4 *Resolved by the County Council of Anne Arundel County, Maryland,* That it finds  
5 that there is a need for the Property, as more fully described in ~~Exhibit A~~ Exhibit A-1  
6 attached hereto, to be transferred to the County from the Board because the Property is  
7 an integral part of existing economic development plans that will significantly benefit  
8 Anne Arundel County; and be it further  
9

10 *Resolved,* That, upon the Board providing the notice required by § 4-115(c)(1)(i) of  
11 the Education Article of the State Code, a copy of this Resolution shall be sent to  
12 Dr. Mark Bedell, Superintendent of Anne Arundel County Public Schools;  
13 Dr. Joanna Bache Tobin, President of the ~~Anne Arundel County Board of Education~~  
14 Board of Education of Anne Arundel County; and County Executive Steuart Pittman.


AMENDMENT ADOPTED: October 3, 2022

READ AND PASSED this 3<sup>rd</sup> day of October, 2022.

By Order:

  
Laura Corby  
Administrative Officer

I HEREBY CERTIFY THAT RESOLUTION NO. 44-22, AS AMENDED, IS TRUE AND CORRECT AND DULY ADOPTED BY THE COUNTY COUNCIL OF ANNE ARUNDEL COUNTY.

  
Lisa D. B. Rodvien  
Chair

Item No. 6.04

**Anne Arundel County Public Schools**

Agenda for: July 13, 2022

Exhibit Attached:  Y N

**AGENDA ITEM FOR THE BOARD OF EDUCATION**

<u>      </u>	Information	<u>July 13, 2022</u>
<u>  <b>X</b>  </u>	Action	(Preferred Date)
<u>      </u>	Review	

**STAFF PRESENTATION:**  YES NO

**BUDGETED:** YES  NO

**FISCAL IMPACT:** YES  NO

**DOLLAR AMOUNT:** N/A

**BUDGET SOURCE:** N/A

**SUBJECT:**

South River Complex – Fee Simple Conveyance for a fire station

**BACKGROUND:**

The county has identified a critical need to relocate and reconstruct a fire station to service Edgewater and the surrounding communities. The County has requested a fee simple conveyance for a fire station site on a portion of the South River Complex.

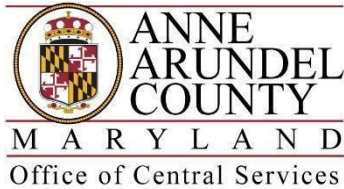
**DISCUSSION:**

The County has prepared the attached concept plan and description of the fee simple area.

The Board Attorney has reviewed the attached documents. Upon approval of the Board of Education and approval by the IAC, a deed of fee simple conveyance will be created, executed, and recorded.

**SUPERINTENDENT'S RECOMMENDATION:**

The Superintendent recommends approval of the Fee Simple Conveyance for a fire station at the South River Complex.



Heritage Office Complex  
2660 Riva Road, 3<sup>rd</sup> Floor  
Annapolis, MD 21401  
Phone (410) 222-7644  
Fax (410) 222-7623

**Christine M. Anderson**  
**Central Services Officer**

July 7, 2022

Alex L. Szachnowicz, P.E.  
Chief Operating Officer  
Anne Arundel County Public Schools  
2644 Riva Road  
Annapolis, MD 21401

Dear Mr. Szachnowicz,

As you may be aware, the County is working closely with the Woodland Beach Volunteer Fire Department to construct a new fire station. We have identified a portion of property held by the Anne Arundel County Board of Education on Stepney's Lane (Parcel 417) which would be ideal for this purpose. The County is supportive of the initiative to reduce response times and provide new and improved fire support services facilities to County residents.

The County is requesting fee simple conveyance of the necessary parcel to County ownership from the County Board of Education. The total acreage is approximately 3 acres. The property line has been drawn on the attached to include the existing water and sewer lines which will continue to have an easement for County access. Attached to this letter you will find a description of the property as well as a draft concept layout showing how the County would see the property used in the future.

Please reach out should you need additional information.

Sincerely,

DocuSigned by:

A handwritten signature in black ink that reads "Christine M. Anderson". The signature is written in a cursive style.

86941CD26F1542F...

Christine M. Anderson

cc: Greg Stewart, AACPS Senior Manager of Planning  
Christopher Daniels, County Real Estate Manager



**EXHIBIT A**  
**Fee Simple Acquisition Area**  
**Board of Education of Anne Arundel County, Property**  
**140 Stepneys Lane, Edgewater**  
**Tax Map 55 – Grid 24 – Parcel 417**  
**Tax ID #01-000-90011326**  
**Deed Ref: L. 2603, Folio 448**  
**1st Assessment District**  
**Anne Arundel County, Maryland 21061**

**BEING** part of the conveyance from Federated Enterprises, Inc., to the Board of Education of Anne Arundel County, by deed dated June 18, 1973 and recorded among the Land Records of Anne Arundel County, Maryland in Liber 2603, Folio 448;

**BEGINNING** for the same at a point located on the southeastern right-of-way line of Stepneys Lane, a variable width right-of-way, said point being 65.02' from an iron pipe found at the end of the ninth or the North 58°20'17" East 252.72' line in the said conveyance to the Board of Education of Anne Arundel County;

**THENCE** leaving said point of beginning and running through a portion of the abovementioned conveyance to the Board of Education of Anne Arundel County, (2603/448) the following eight (8) courses and distances, with bearings referenced to North American Datum 83/2011 (NAD 83/2011), and as now described;

1. South 35° 37' 22" East 172.80' to a point;
2. South 35° 45' 22" West 324.02' to a point;
3. South 58° 28' 32" West 183.88' to a point;
4. North 31° 31' 28" West 93.24' to a point;
5. North 68° 55' 48" West 36.74' to a point;
6. North 35° 22' 55" West 57.15' to a point;
7. North 59° 36' 29" West 84.50' to a point;
8. North 31° 31' 28" West 44.14' to a point on the aforementioned southeastern right-of-way line of Stepneys Lane, said point being further located 23.66' from the beginning of the eighth or North 58°39'30" East 372.33' line as described in the aforementioned conveyance to the Board of Education of Anne Arundel County;

**THENCE** binding on said southeastern right-of-way line of Stepneys Lane the following two (2) courses and distances;

9. North 58° 38' 31" East 348.67' to a point;
10. North 58° 21' 44" East 187.68' to the point of beginning.

**CONTAINING** 131,876 square feet or 3.0275 acres of land more or less.

**THIS** description 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:  
December 17, 2023

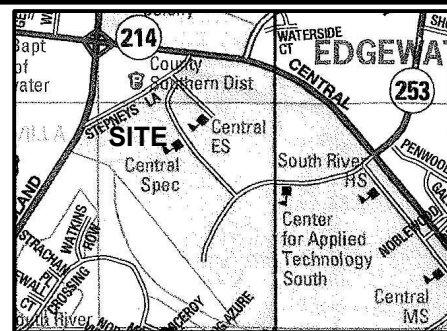


*Mark F. Powell, Jr.*  
9/28/2022

EXHIBIT "B-1"

NOTES:

- EXISTING IMPROVEMENTS SHOWN HEREON WERE ARE A COMBINATION OF FIELD RUN LOCATION DATA AND GIS LINEWORK TAKEN FROM THE ANNE ARUNDEL COUNTY OPEN DATA PLATFORM.
- THE BOUNDARY SURVEY WAS PREPARED FOR THE BOARD OF EDUCATION OF ANNE ARUNDEL COUNTY PROPERTY, TAX MAP 55, GR. 24, P. 417. THE ELEVATED TANK SITE WAS NOT SURVEYED DURING THIS BOUNDARY SURVEY, THE INFORMATION FOR IT WAS TAKEN FROM DEED L. 3020 F. 743 AND CONVERTED UTILIZING THE NGS COORDINATE CONVERSION AND TRANSFORMATION TOOL (NCAT) UTILITY.
- THE BEARINGS AND COORDINATES SHOWN HEREON ARE NAD 83/2011 AND ARE BASED UPON REAL TIME KINEMATIC (RTK) OBSERVATIONS UTILIZING THE SMARTNET GPS NETWORK.



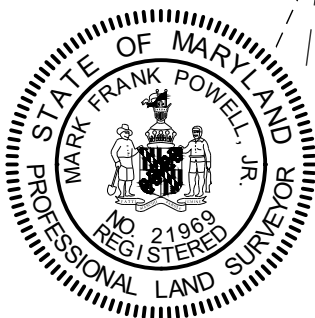
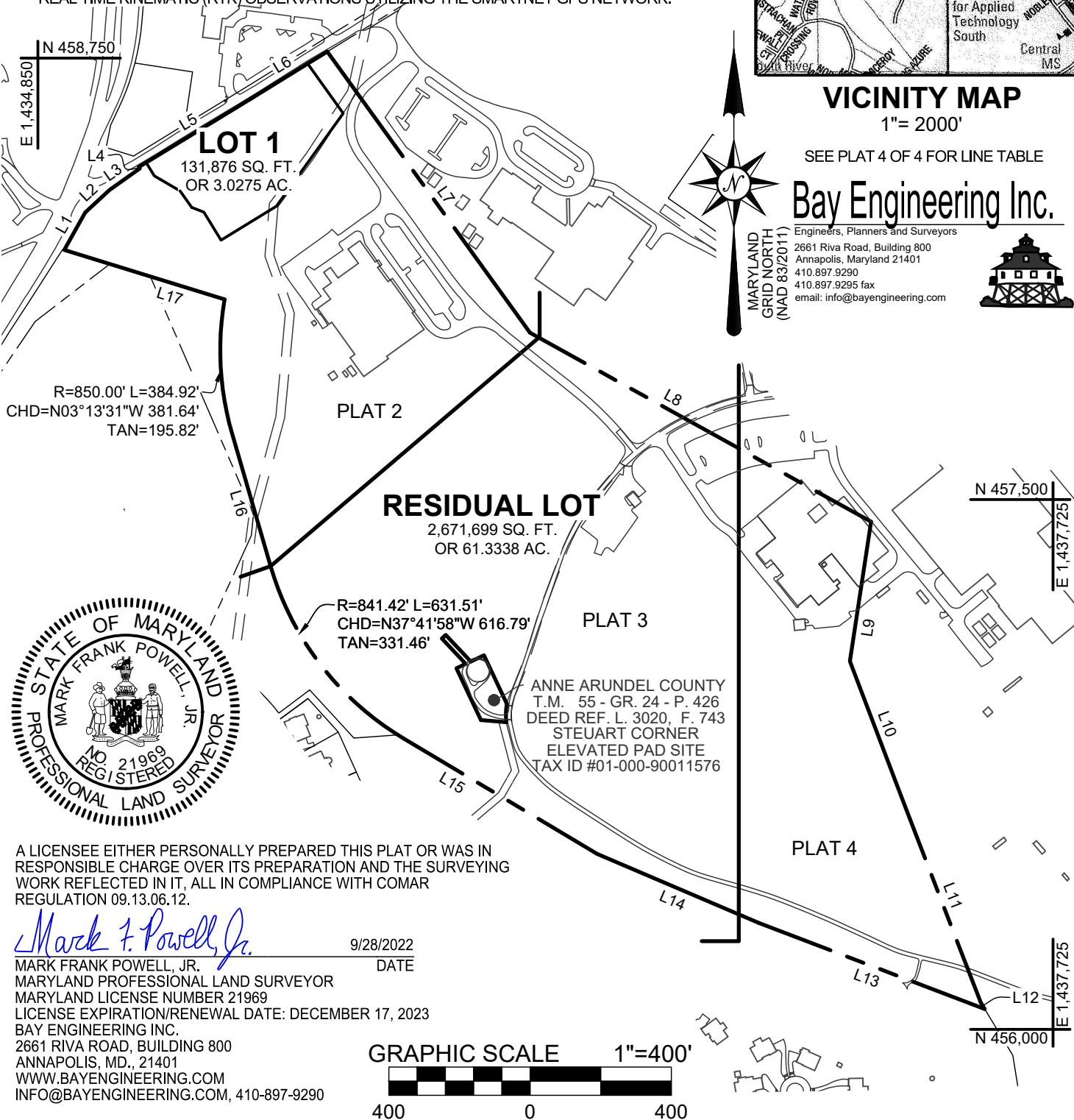
VICINITY MAP

1"= 2000'

SEE PLAT 4 OF 4 FOR LINE TABLE

Bay Engineering Inc.

Engineers, Planners and Surveyors  
2661 Riva Road, Building 800  
Annapolis, Maryland 21401  
410.897.9290  
410.897.9295 fax  
email: info@bayengineering.com



A LICENSEE EITHER PERSONALLY PREPARED THIS PLAT OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH COMAR REGULATION 09.13.06.12.

*Mark F. Powell, Jr.*

9/28/2022  
DATE

MARK FRANK POWELL, JR.  
MARYLAND PROFESSIONAL LAND SURVEYOR  
MARYLAND LICENSE NUMBER 21969  
LICENSE EXPIRATION/RENEWAL DATE: DECEMBER 17, 2023  
BAY ENGINEERING INC.  
2661 RIVA ROAD, BUILDING 800  
ANNAPOLIS, MD., 21401  
WWW.BAYENGINEERING.COM  
INFO@BAYENGINEERING.COM, 410-897-9290



DRAWN BY: S.W.D.  
JOB NUMBER 21-8267  
CHECKED BY: M.F.P. JR.  
SHEET NUMBER: 1 OF 4

**ANNE ARUNDEL COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**  
**FEE SIMPLE ACQUISITION AREA EXHIBIT**  
BOARD OF EDUCATION OF ANNE ARUNDEL COUNTY  
TAX MAP 55 - GRID 24 - PARCEL 417  
LIBER 2603, FOLIO 448  
TAX ACCOUNT# 01-000-90011326  
ANNE ARUNDEL COUNTY, MARYLAND, 21037

SCALE: 1"=400'  
PROJ./CONTRACT NO.: \_\_\_\_\_  
FIELD WORK DATE: 8/30/2022  
EXHIBIT PLAT DATE: 9/28/2022  
APPROVED: \_\_\_\_\_  
CHIEF OF RIGHT OF WAY

EXHIBIT "B-2"

GRAPHIC SCALE 1"=200'



200 0 200

SEE PLAT 4 OF 4 FOR LINE TABLE

ACQUISITION AREA  
POINT OF BEGINNING  
N 458,734.0837  
E 1,435,614.2009

N 458,768.1879  
E 1,435,669.5548

STEPNEYS LANE  
(VARIABLE WIDTH PUBLIC R/W)  
(S.R.C. PLAT 54105 AND 53949)

BOARD OF EDUCATION OF  
ANNE ARUNDEL COUNTY  
2644 RIVA ROAD  
ANNAPOLIS MD, 21401  
T.M. 55 - GR. 24 - P. 47  
DEED REF. L. 2128, F. 362  
TAX ID #01-000-90011326

MARYLAND  
GRID NORTH  
(NAD 83/2011)

**LOT 1**  
131,876 SQ. FT.  
OR 3.0275 AC.

SOLOMONS ISLAND  
ROAD - MD RITE 2  
(VARIABLE WIDTH PUBLIC R/W)  
(S.R.C. PLATS 54104, 54105 AND 53949)

CONC. MON.  
FOUND

IRON PIPE  
FOUND (HELD)

L4

L3

L2

L1

L33

L32

L31

L30

L29

L28

L27

L26

L25

L24

L23

L22

L21

L20

L19

L18

L17

L16

L15

L14

L13

L12

L11

L10

L9

L8

L7

L6

L5

L4

L3

L2

L1

L0

L-1

L-2

L-3

L-4

L-5

L-6

L-7

L-8

L-9

L-10

L-11

L-12

L-13

L-14

L-15

L-16

L-17

L-18

L-19

L-20

L-21

L-22

L-23

L-24

L-25

L-26

L-27

L-28

L-29

L-30

L-31

L-32

L-33

L-34

L-35

L-36

L-37

L-38

L-39

L-40

L-41

L-42

L-43

L-44

L-45

L-46

L-47

L-48

L-49

L-50

L-51

L-52

L-53

L-54

L-55

L-56

L-57

L-58

L-59

L-60

L-61

L-62

L-63

L-64

L-65

L-66

L-67

L-68

L-69

L-70

L-71

L-72

L-73

L-74

L-75

L-76

L-77

L-78

L-79

L-80

L-81

L-82

L-83

L-84

L-85

L-86

L-87

L-88

L-89

L-90

L-91

L-92

L-93

L-94

L-95

L-96

L-97

L-98

L-99

L-100

L-101

L-102

L-103

L-104

L-105

L-106

L-107

L-108

L-109

L-110

L-111

L-112

L-113

L-114

L-115

L-116

L-117

L-118

L-119

L-120

L-121

L-122

L-123

L-124

L-125

L-126

L-127

L-128

L-129

L-130

L-131

L-132

L-133

L-134

L-135

L-136

L-137

L-138

L-139

L-140

L-141

L-142

L-143

L-144

L-145

L-146

L-147

L-148

L-149

L-150

L-151

L-152

L-153

L-154

L-155

L-156

L-157

L-158

L-159

L-160

L-161

L-162

L-163

L-164

L-165

L-166

L-167

L-168

L-169

L-170

L-171

L-172

L-173

L-174

L-175

L-176

L-177

L-178

L-179

L-180

L-181

L-182

L-183

L-184

L-185

L-186

L-187

L-188

L-189

L-190

L-191

L-192

L-193

L-194

L-195

L-196

L-197

L-198

L-199

L-200

L-201

L-202

L-203

L-204

L-205

L-206

L-207

L-208

L-209

L-210

L-211

L-212

L-213

L-214

L-215

L-216

L-217

L-218

L-219

L-220

L-221

L-222

L-223

L-224

L-225

L-226

L-227

L-228

L-229

L-230

L-231

L-232

L-233

L-234

L-235

L-236

GRAPHIC SCALE 1"=200'



200 0 200

SEE PLAT 4 OF 4 FOR LINE TABLE

# Bay Engineering Inc.

Engineers, Planners and Surveyors  
2661 Riva Road, Building 800  
Annapolis, Maryland 21401  
410.897.9290  
410.897.9295 fax  
email: info@bayengineering.com



MATCHLINE - SEE SHEET 2

N 457,925  
E 1,436,775

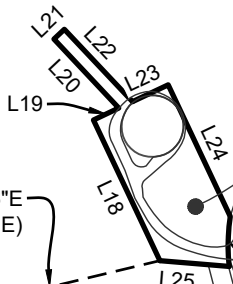
## RESIDUAL LOT

2,671,699 SQ. FT.  
OR 61.3338 AC.

BOARD OF EDUCATION OF ANNE ARUNDEL COUNTY  
2644 RIVA ROAD  
ANNAPOLIS MD, 21401  
T.M. 55 - GR. 24 - P. 417  
DEED REF. L. 2603, F. 448  
TAX ID #01-000-90011326

IRON BAR W/CAP FOUND (WPRP)  
N 457,225  
E 1,435,425  
R=841.42' L=631.51'  
CHD=N37°41'58"W 616.79'  
TAN=331.46'

ACCESS ROAD  
DEED REF. L. 3020, F. 743



ANNE ARUNDEL COUNTY  
T.M. 55 - GR. 24 - P. 426  
DEED REF. L. 3020, F. 743  
STEUART CORNER  
ELEVATED PAD SITE  
TAX ID #01-000-90011576

N76°30'56"E  
224.65' (TIE)

R=200.00' L=52.19'  
CHD=S01°21'23"W 52.04'  
TAN=26.24'



IRON PIPE FOUND (HELD)

N 456,823.5248  
E 1,435,886.1535

N 456,496.8254  
E 1,436,434.2032

WASHINGTON BRICK AND TERRA COTTA COMPANY  
T.M. 59 - GR. 5 - P. 289  
DEED REF. L. 7237, F. 45  
GOLF COURSE - SOUTH RIVER COLONY  
P.B. 181 PG. 38  
TAX ID #01-753-90092384

IRON PIPE FOUND (HELD)

N 456,275  
E 1,436,725

A LICENSEE EITHER PERSONALLY PREPARED THIS PLAT OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH COMAR REGULATION 09.13.06.12.

*Mark F. Powell, Jr.*

9/28/2022  
DATE

MARK FRANK POWELL, JR.  
MARYLAND PROFESSIONAL LAND SURVEYOR  
MARYLAND LICENSE NUMBER 21969  
LICENSE EXPIRATION DATE: DECEMBER 17, 2023  
BAY ENGINEERING INC.  
410-897-9290  
2661 RIVA ROAD, BUILDING 800  
ANNAPOLIS, MD., 21401  
WWW.BAYENGINEERING.COM

DRAWN BY: S.W.D.  
JOB NUMBER 21-8267  
CHECKED BY: M.F.P. JR.  
SHEET NUMBER: 3 OF 4

**ANNE ARUNDEL COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**  
**FEE SIMPLE ACQUISITION AREA EXHIBIT**  
BOARD OF EDUCATION OF ANNE ARUNDEL COUNTY  
TAX MAP 55 - GRID 24 - PARCEL 417  
LIBER 2603, FOLIO 448  
TAX ACCOUNT# 01-000-90011326  
ANNE ARUNDEL COUNTY, MARYLAND, 21037

SCALE: 1"=200'  
PROJ./CONTRACT NO.: \_\_\_\_\_  
FIELD WORK DATE: 8/30/2022  
EXHIBIT PLAT DATE: 9/28/2022  
APPROVED: \_\_\_\_\_  
CHIEF OF RIGHT OF WAY

MATCHLINE - SEE SHEET 4



EXHIBIT "B-4"

GRAPHIC SCALE 1"=200'

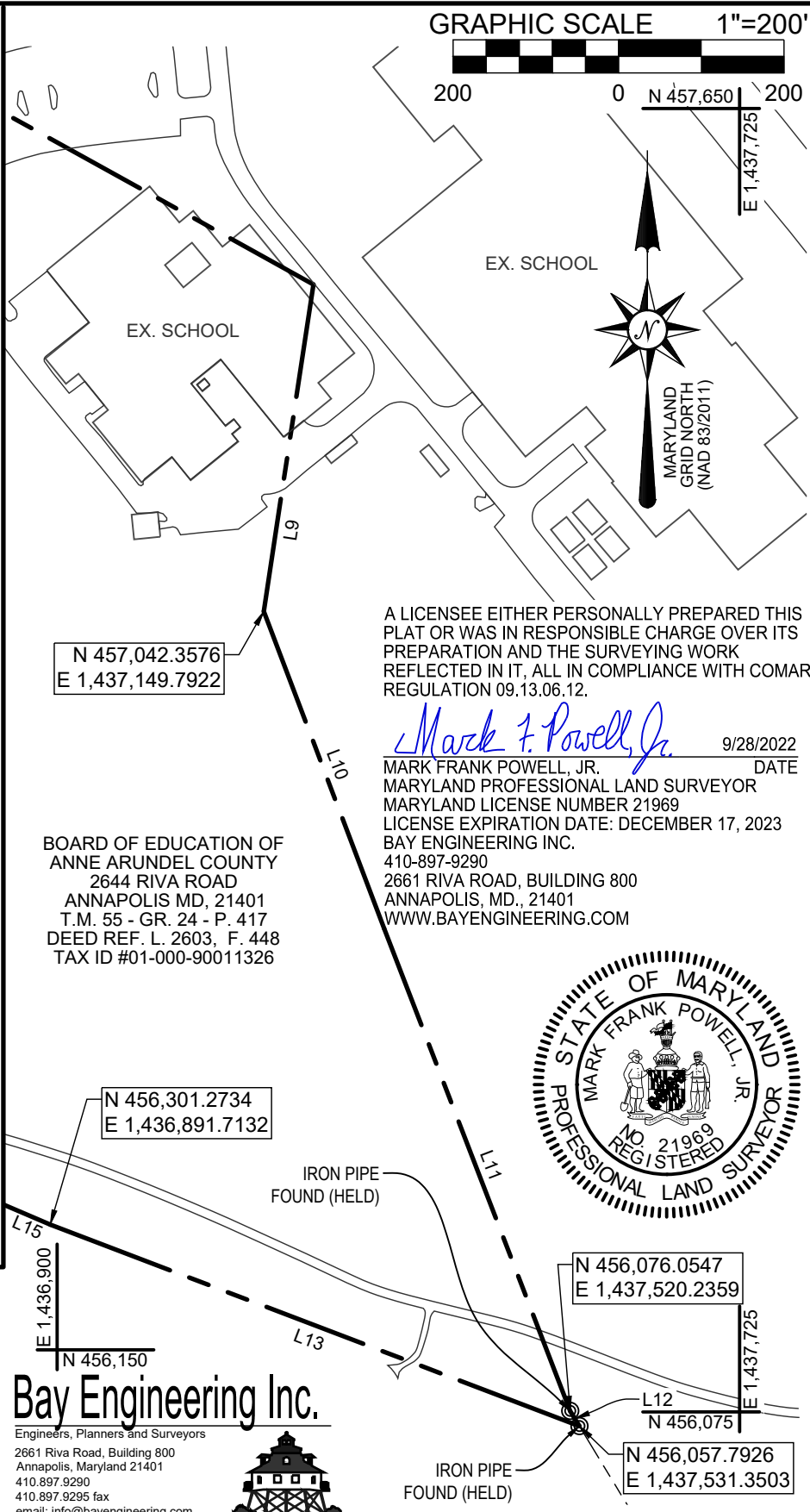


200 0 N 457,650 200  
E 1,437,725



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N29°14'00"E	121.64'
L2	N47°08'10"E	93.10'
L3	N54°45'30"E	105.88'
L4	N26°20'30"W	5.00'
L5	N58°38'31"E	348.67'
L6	N58°21'44"E	187.68'
L7	S35°48'30"E	981.09'
L8	S61°01'10"E	1104.63'
L9	S08°39'00"W	399.52'
L10	S20°47'50"E	410.08'
L11	S21°05'30"E	624.80'
L12	S31°19'30"E	21.38'
L13	N69°09'38"W	684.41'
L14	N66°51'25"W	497.55'
L15	N59°12'01"W	638.04'
L16	N16°11'54"W	389.87'
L17	N72°53'05"W	475.22'
L18	N25°15'10"W	162.00'
L19	N64°44'50"E	29.09'
L20	N43°15'10"W	98.66'
L21	N46°44'50"E	15.00'
L22	S43°15'10"E	103.53'
L23	N64°44'50"E	41.14'
L24	S25°15'10"E	151.67'
L25	N85°15'10"W	72.39'
L26	S35°37'22"E	172.80'
L27	S35°45'22"W	324.02'
L28	S58°28'32"W	183.88'
L29	N31°31'28"W	93.24'
L30	N68°55'48"W	36.74'
L31	N35°22'55"W	57.15'
L32	N59°36'29"W	84.50'
L33	N31°31'28"W	44.14'

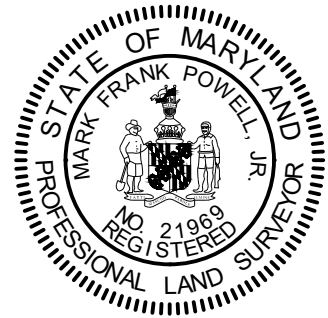
MATCHLINE - SEE SHEET 3



A LICENSEE EITHER PERSONALLY PREPARED THIS PLAT OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH COMAR REGULATION 09.13.06.12.

*Mark F. Powell, Jr.* 9/28/2022  
 MARK FRANK POWELL, JR. DATE  
 MARYLAND PROFESSIONAL LAND SURVEYOR  
 MARYLAND LICENSE NUMBER 21969  
 LICENSE EXPIRATION DATE: DECEMBER 17, 2023  
 BAY ENGINEERING INC.  
 410-897-9290  
 2661 RIVA ROAD, BUILDING 800  
 ANNAPOLIS, MD., 21401  
 WWW.BAYENGINEERING.COM

BOARD OF EDUCATION OF ANNE ARUNDEL COUNTY  
 2644 RIVA ROAD  
 ANNAPOLIS MD, 21401  
 T.M. 55 - GR. 24 - P. 417  
 DEED REF. L. 2603, F. 448  
 TAX ID #01-000-90011326



**Bay Engineering Inc.**  
 Engineers, Planners and Surveyors  
 2661 Riva Road, Building 800  
 Annapolis, Maryland 21401  
 410.897.9290  
 410.897.9295 fax  
 email: info@bayengineering.com

DRAWN BY: S.W.D.  
 JOB NUMBER 21-8267  
 CHECKED BY: M.F.P. JR.  
 SHEET NUMBER: 4 OF 4

**ANNE ARUNDEL COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**  
**FEE SIMPLE ACQUISITION AREA EXHIBIT**  
 BOARD OF EDUCATION OF ANNE ARUNDEL COUNTY  
 TAX MAP 55 - GRID 24 - PARCEL 417  
 LIBER 2603, FOLIO 448  
 TAX ACCOUNT# 01-000-90011326  
 ANNE ARUNDEL COUNTY, MARYLAND, 21037

SCALE: 1"=200'  
 PROJ./CONTRACT NO.: \_\_\_\_\_  
 FIELD WORK DATE: 8/30/2022  
 EXHIBIT PLAT DATE: 9/28/2022  
 APPROVED: \_\_\_\_\_  
 CHIEF OF RIGHT OF WAY

