

FINAL

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2023, Legislative Day No. 4

Bill No. 12-23

Introduced by Mr. Smith, Chair
(by request of the County Executive)

By the County Council, February 21, 2023

Introduced and first read on February 21, 2023
Public Hearing set for and held on March 20, 2023
Bill Expires May 27, 2023

By Order: Laura Corby, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Conveyance of Surplus Property – Improved County-
2 Owned Property – Part of the Dorsey Run Road Right-of-Way in Annapolis Junction,
3 Maryland

4
5 FOR the purpose of approving the conveyance of certain County-owned property
6 comprised of approximately 2.9245 acres of land, being part of the Dorsey Run Road
7 right-of-way, in Annapolis Junction, Maryland.

8
9 WHEREAS, the County owns a certain parcel of land described in Exhibit A, and
10 depicted in Exhibit B, both attached hereto, comprised of approximately 2.9245
11 acres of land, being part of the Dorsey Run Road right-of-way, Annapolis Junction,
12 Maryland (the “Property”); and

13
14 WHEREAS, pursuant to Resolution No. 45-22, the County Council approved the
15 County Executive’s determination that the Property is surplus property; and

16
17 WHEREAS, the value of the Property in the amount of Two Million Two Hundred
18 Twenty-Four Thousand, Four Hundred Twelve Dollars and Fifty Cents
19 (\$2,224,412.50) was established by the average of two independent real estate
20 appraisals and advertised for invitations to bid; and

21
22 WHEREAS, pursuant to § 8-3-204(a)(2) of the County Code, surplus property may
23 be sold, in the discretion of the County Executive, to the highest responsible bidder
24 who submits a bid in response to an invitation to purchase the property; and

1 WHEREAS, upon advertising and soliciting bids for the Property, the County
2 received one bid in the amount of Two Million Two Hundred Twenty-Four
3 Thousand, Four Hundred Twelve Dollars and Fifty Cents (\$2,224,412.50) from
4 Microsoft Corporation; and

5
6 WHEREAS, the County Executive has determined that the Property is not needed
7 for public use and that disposition of the Property for the sum of Two Million Two
8 Hundred Twenty-Four Thousand, Four Hundred Twelve Dollars and Fifty Cents
9 (\$2,224,412.50) and pursuant to the terms and conditions set forth herein, would be
10 in the best interests of the County; and

11
12 WHEREAS, pursuant to § 8-3-204(f) of the County Code, the Council must
13 approve by ordinance any sale of property for which the purchase price is less than
14 ninety percent (90%) of its appraised value or which is appraised at \$50,000 or
15 more; and

16
17 WHEREAS, the County Council, by this Ordinance, authorizes the disposition of
18 the Property in accordance with the terms and conditions set forth herein; now,
19 therefore,

20
21 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
22 That disposition of the parcel of land described in Exhibit A, and depicted in Exhibit B,
23 both attached hereto, comprised of approximately 2.9245 acres of land, being part of the
24 Dorsey Run Road right-of-way, in Annapolis Junction, Maryland, to Microsoft
25 Corporation is hereby approved upon the following terms and conditions:

26
27 1. The sale price of the Property shall be Two Million Two Hundred Twenty-Four
28 Thousand, Four Hundred Twelve Dollars and Fifty Cents (\$2,224,412.50);

29
30 2. The Grantee of the County owned property shall be Microsoft Corporation;

31
32 3. The conveyance shall be in the form of a deed without warranties; and

33
34 4. All expenses associated with the sale and conveyance of the Property to Microsoft
35 Corporation shall be borne by the Grantee.

36
37 SECTION 2. *And be it further enacted,* That this Ordinance shall take effect 45 days
38 from the date it becomes law.


READ AND PASSED this 20th day of March, 2023

By Order:



Laura Corby
Administrative Officer

PRESENTED to the County Executive for his approval this 21st day of March, 2023


Laura Corby
Administrative Officer

APPROVED AND ENACTED this 23 rd day of March, 2023


Steuart Pittman
County Executive

EFFECTIVE DATE: May 7, 2023

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF
BILL NO. 12-23 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES
OF THE COUNTY COUNCIL.

A handwritten signature in black ink, appearing to read "Laura Corby". The signature is fluid and cursive, with the first name "Laura" and last name "Corby" clearly distinguishable.

Laura Corby
Administrative Officer

VOGEL ENGINEERING TIMMONS GROUP

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**Description of
Right of Way Abandonment Area
Dorsey Run Road
The lands of Anne Arundel County, Maryland
Tax Map 13, Grid 20
Fourth Tax District
Anne Arundel County, Maryland**

BEING a portion of an existing 100' Wide Right of way as shown pages 3 and 4 of the Plat titled "Annapolis Junction Business Park" dated September 25th, 2006 and recorded among the Anne Arundel County, Maryland land Records at **Plat Book 286 Pages 44-50**, and being more particularly described below, as referenced to said plat datum:

BEGINNING for the same at a point on the Northern right of way line of Dorsey Run Road, said point being the line of division between lots 2RR and 3RR, now known as 3RRR, as shown on the above referenced plat and, also being the point labeled as number 614 on the coordinate table shown on page 3 of the above referenced plat; thence binding on and intended to be, within the following bounds, the entire Dorsey Run Road right of way, the following seven (7) courses and distances

1. **North 80°12'13" East, 11.34 feet** to the point of curvature; thence
2. **With a curve to the left having an arc length of 615.17', a radius of 1950.00', and a chord bearing and distance of North 71°09'58" East, 612.62 feet** to a point at the Northeastern limits of the right of way as shown on the above referenced plat; thence
3. **South 27°25'52" East, 100.00 feet** to a point in Lot 14R and being the Southeastern most limits of the right of way as shown on sheet 11 of the above referenced plat; thence
4. **With a curve to the right having an arc length of 645.95', a radius of 2050.00', and a chord bearing and distance of South 71°10'36" West, 643.28 feet** to the point of tangency; thence
5. **South 80°12'13" West, 643.35 feet** to a point; thence crossing said right of way and creating the new line of division

6. **North 9°47'47" West, 100.00 feet** to a point again in the Northern right of way line of Dorsey Run Road; thence

7. **North 80°12'13" East, 632.00 feet** to the point and place of beginning, containing 127,394 square feet or **2.9245 acres** of land.

Also being a part of the right of way conveyed by Konterra Limited Partnership et al. to Anne Arundel County, Maryland by deed dated July 5th, 2006 and recorded in the land records of Anne Arundel County in Liber 18118 Folio 45 and, in addition being all of the right of way conveyed by Konterra Limited Partnership et al. to Anne Arundel County, Maryland by deed dated July 12th, 2007 and recorded in the land records of Anne Arundel County in Liber 19413 Folio 415. As shown on Exhibit "B" attached hereto and intended to be recorded herewith.

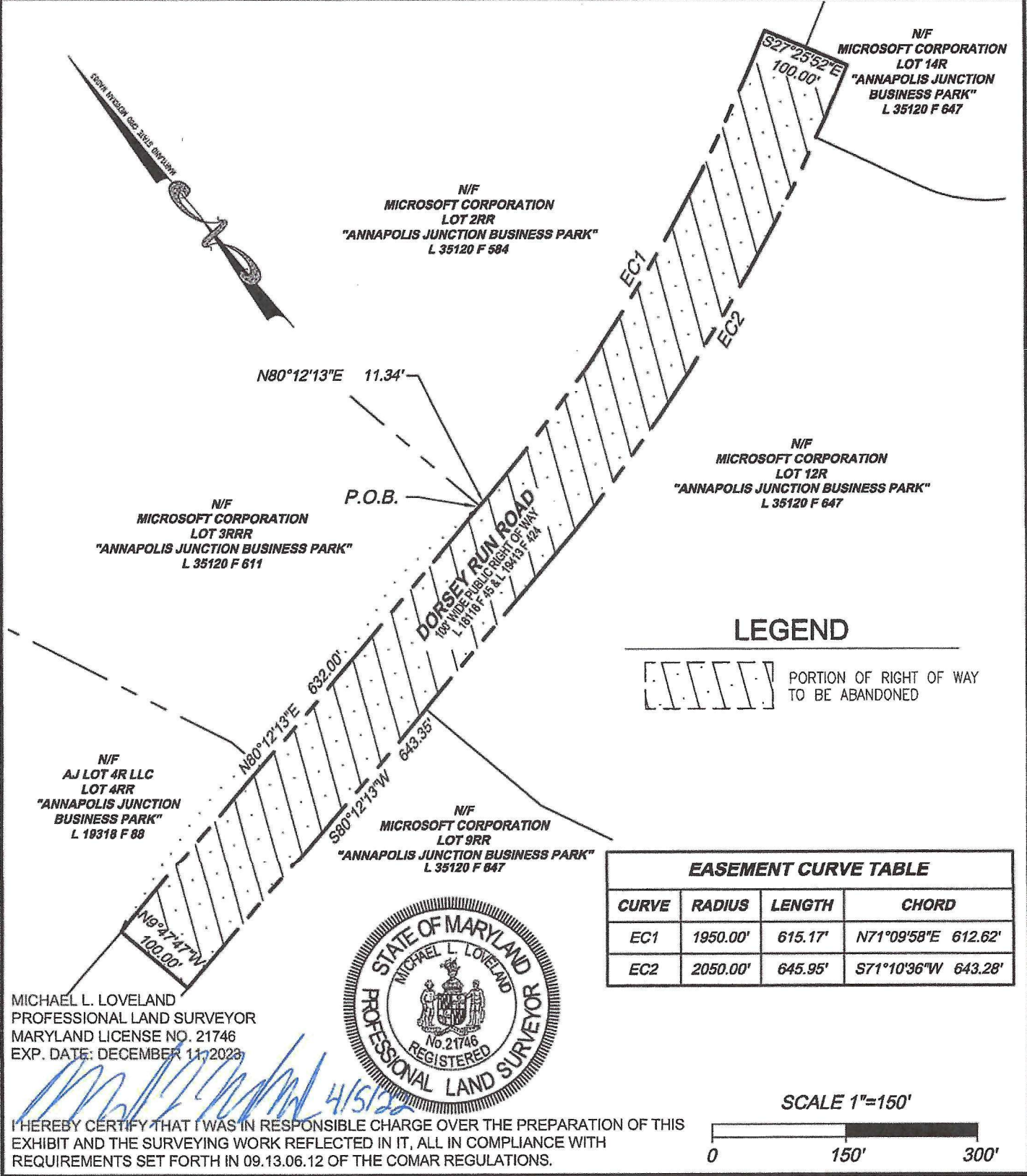
I hereby certify that I was in responsible charge over the preparation of this metes and bounds description and the surveying work reflected in it, all in compliance with requirements set forth in 09.13.06.12 of the COMAR regulations.



Michael L Loveland
Professional Land Surveyor
Maryland License #21746
Expiration Date: December 11, 2023



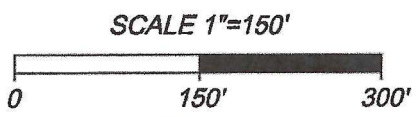
PLOTTED: April 5, 2022
 FILE PATH: S:\105\45080-YELO1\SURVEY\RECORD PLATS\DORSEY RUN R.O.W. ABANDONMENT\45080-410V-DORSEY RUN ROAD ROW ABANDONMENT SKETCH.DWG



MICHAEL L. LOVELAND
 PROFESSIONAL LAND SURVEYOR
 MARYLAND LICENSE NO. 21746
 EXP. DATE: DECEMBER 11, 2023




I HEREBY CERTIFY THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS EXHIBIT AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN 09.13.06.12 OF THE COMAR REGULATIONS.



DRAWN BY: VE+TG
 JOB NUMBER: 45080
 CHECKED BY: MLL
 SHEET NUMBER:
 1 OF 1

EXHIBIT "B"
RIGHT OF WAY ABANDONMENT AREA
DORSEY RUN ROAD
LANDS OF ANNE ARUNDEL COUNTY, MARYLAND
TAX MAP 13 GRID 20
4TH DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND

VOGEL ENGINEERING

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