



ANNE ARUNDEL COUNTY OFFICE OF LAW

Legislative Summary

To: Members, Anne Arundel County Council

From: Christine Neiderer, Senior Assistant County Attorney /s/

Via: Gregory J. Swain, County Attorney /s/

Date: March 6, 2023

Subject: Resolution No. 3-23 – Approving the determination of certain improved County-owned property at the corner of Yellow Springs South and Wye Mills South in Laurel, Maryland, as surplus property

This summary was prepared by the Anne Arundel County Office of Law for use by members of the Anne Arundel County Council during consideration of Resolution No. 3-23.

Background

Section 8-3-202 of the County Code authorizes the County Executive to dispose of real property owned by the County when the County Executive, with the approval of the County Council by resolution, has determined that the real property is surplus property. In determining whether property is surplus property, the County Executive inquired whether any office, department, or agency of the County has a present need, or reasonably anticipates a future need, for the property, and no such current or future need has been identified. Prior to the introduction of this Resolution, notice was mailed to each adjacent property owner and to the community association representing the area in which the property is located.

The County conveyed to the Maryland City Civic Association, Inc. (“Association”) certain property known and designated as a Wellsite, comprised of 0.25 acres, and located at the corner of Yellow Springs South and Wye Mills South, in Laurel, Maryland (“Property”), by deed dated November 13, 1997, and recorded in the Land Records of Anne Arundel County in Book 9131, Page 655 (“Deed”). The Deed included a reversion clause which provided that, in the event the Association does not use or ceases to use the Property for purposes consistent with its mission as a Civic Association, ownership of the Property would automatically revert to the County. The Association’s corporate charter was forfeited on October 1, 2015, resulting in the reversion of the Property to the County.

Note: This Legislative Summary provides a synopsis of the resolution as introduced. It does not address subsequent amendments to the resolution.

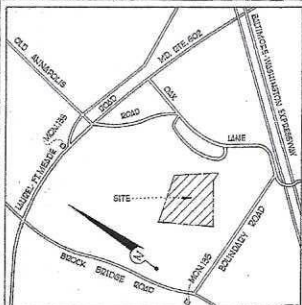
The County Executive has determined that the Property identified on the plat entitled “Section 8 – Maryland City,” attached hereto as Exhibit 1, is surplus property and wishes to dispose of it in accordance with Article 8, Title 3, Subtitle 2 of the County Code.

Purpose

The purpose of Resolution No. 3-23 is to approve the County Executive’s determination that the Property is surplus.

The Office of Law is available to answer any additional questions regarding this Resolution. Thank you.

cc: Honorable Steuart Pittman, County Executive
Christine Anderson, Chief Administrative Officer
Jeff Amoros, Chief of Staff
Peter Baron, Chief Strategy Officer
Chris Trumbauer, Budget Officer
Susan Herrold, Acting Central Services Officer



CURVE	RADIUS	DELTA	TAN	LEN.	CHD BEARING - CHD
7-5	186.00'	162°2'04"	22.41'	44.51'	S89°28'28"E 44.26'
28-29	180.00'	13°28'07"	11.71'	38.26'	S89°23'09"E 35.16'
29-34	105.00'	13°42'25"	12.67'	28.12'	S89°46'40"W 26.06'
32-33	25.00'	90°00'00"	25.00'	29.27'	S48°40'00"W 35.98'
34-34	378.84'	09°42'07"	32.15'	64.18'	S08°31'04"E 64.07'
35-33	108.00'	16°17'36"	37.47'	139.81'	S24°48'41"W 128.11'
42-56	138.00'	16°17'35"	121.24'	203.89'	N24°48'41"E 191.48'
37-36	378.84'	09°42'07"	27.91'	55.69'	N08°31'04"W 55.67'
38-28	25.00'	90°00'00"	25.00'	29.27'	N47°20'00"E 36.36'
39-61	118.00'	80°17'59"	91.01'	161.17'	S58°31'04"E 149.30'
40-65	339.62'	27°57'59"	68.14'	178.99'	S24°11'04"E 128.21'
41-65	25.00'	90°00'00"	25.00'	29.27'	N10°00'00"W 39.88'
46-61	100.00'	90°00'00"	25.00'	29.27'	S80°00'00"E 36.36'
46-30	25.00'	17°20'52"	18.47'	26.19'	S71°19'34"E 26.11'
29-69	150.00'	15°20'52"	202.11'	401.81'	N27°19'34"W 400.63'
70-71	25.00'	90°00'00"	25.00'	29.27'	N10°00'00"E 36.36'
72-78	25.00'	90°00'00"	25.00'	29.27'	N80°00'00"W 36.36'
74-75	283.62'	27°57'59"	54.18'	107.09'	N24°11'04"W 103.44'

NO	NORTH	EAST	NO	NORTH	EAST	NO	NORTH	EAST	NO	NORTH	EAST	NO	NORTH	EAST	NO	NORTH	EAST
1	459028.00	851933.32	2	459064.69	851936.61	3	459062.66	851860.35	4	459011.89	851870.12	5	459008.87	851414.85			
6	459018.51	851871.81	7	459005.76	851891.81	8	459038.46	851795.91	9	459114.07	851801.66	10	459221.71	852114.29			
11	459186.57	852118.04	12	459259.24	852233.01	13	459228.10	852290.57	14	459278.41	852298.92	15	459306.76	852271.15			
16	459366.65	852289.04	17	459378.10	852421.97	18	459363.61	852395.50	19	459448.81	852451.46	20	459444.86	852476.57			
21	459560.68	852492.55	22	459580.85	852782.95	23	459571.05	852743.15	24	459600.94	852788.65	25	459651.56	852791.67			
26	459581.20	852785.53	27	459580.71	852728.81	28	459572.05	852744.93	29	459604.46	852760.56	30	459671.72	852718.48			
31	459598.15	852982.87	32	459598.09	852982.86	33	459572.61	852981.25	34	459572.45	852981.68	35	459571.68	852971.72			
36	459711.41	853091.96	37	459726.16	853224.44	38	459726.16	853224.44	39	459726.16	853224.44	40	459608.52	853242.65			
41	459804.66	853521.81	42	459827.51	853615.65	43	459819.03	853644.89	44	459868.45	853712.37	45	459868.45	853712.37			
46	459827.02	853712.37	47	459826.65	853895.57	48	459868.45	853921.55	49	459868.45	853921.55	50	459868.45	853921.55			
51	459826.65	853921.55	52	459826.65	853921.55	53	459826.65	853921.55	54	459826.65	853921.55	55	459826.65	853921.55			
56	459826.65	853921.55	57	459826.65	853921.55	58	459826.65	853921.55	59	459826.65	853921.55	60	459826.65	853921.55			
61	459826.65	853921.55	62	459826.65	853921.55	63	459826.65	853921.55	64	459826.65	853921.55	65	459826.65	853921.55			
66	459826.65	853921.55	67	459826.65	853921.55	68	459826.65	853921.55	69	459826.65	853921.55	70	459826.65	853921.55			
71	459826.65	853921.55	72	459826.65	853921.55	73	459826.65	853921.55	74	459826.65	853921.55	75	459826.65	853921.55			
76	459826.65	853921.55	77	459826.65	853921.55	78	459826.65	853921.55	79	459826.65	853921.55	80	459826.65	853921.55			
81	459826.65	853921.55	82	459826.65	853921.55	83	459826.65	853921.55	84	459826.65	853921.55	85	459826.65	853921.55			
86	459826.65	853921.55	87	459826.65	853921.55	88	459826.65	853921.55	89	459826.65	853921.55	90	459826.65	853921.55			
91	459826.65	853921.55	92	459826.65	853921.55	93	459826.65	853921.55	94	459826.65	853921.55	95	459826.65	853921.55			

CURVE	RADIUS	DELTA	TAN	LEN.	CHD BEARING - CHD
16-17	25.00'	90°00'00"	25.00'	29.27'	N18°57'59"E 38.86'
18-50	218.16'	21°57'59"	51.54'	101.84'	N69°48'57"E 101.24'
19-50	218.16'	21°57'59"	41.98'	82.97'	S66°48'57"W 82.48'
50-81	25.00'	90°00'00"	25.00'	29.27'	N89°02'01"W 55.96'
82-83	168.00'	80°47'45"	139.18'	281.24'	N33°31'04"W 272.18'
84	208.00'	18°08'24"	28.07'	57.65'	S69°36'48"E 57.44'



OWNERS DEDICATION

We, Maryland Escrow Inc., a Maryland Corporation by Paul L. Plack, Vice President and James W. Leuko, Secretary, owners of the property shown and described hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines, dedicate the streets, alleys, walks, and parks to public use, such lands to be deemed to be dedicated automatically at such times as street extensions adjacent thereto are dedicated in adjoining property.

There are no suits, actions, claims, liens, mortgages, trusts, assignments or rights of way affecting the property in this plan of subdivision except as shown.

MARYLAND ESCROW INC.
 Paul L. Plack, Vice President
 James W. Leuko, Secretary

ENGINEERS CERTIFICATE

I hereby certify that the plan shown hereon is correct, that it is a subdivision of part of the land conveyed by Paul Green and Alice Green, his wife, Norman L. Arone Jr. and Judith F. Arone, his wife, and Gertrude Fearington, unmarried, to Maryland Escrow Inc., by two deeds dated April 19, 1961 and recorded among the Land Records of Anne Arundel County in Liber G.T.C. 1470, folio 112 and Liber G.T.C. 1470, folio 124.

Carl H. Uhrig, Registered Land Surveyor No. 2203

Any lot transferred will have a minimum width and area substantially as shown hereon and only one principle building will be built on each lot. The requirements of Sections 72 A, B, C, and D of the Annotated Code of Maryland, 1959 Edition and the requirements of Section 72 B of the Annotated Code of Maryland, 1947 Supplement, insofar as they relate to the making of this plan have been complied with.

Paul L. Plack, Vice President

Carl H. Uhrig, Registered Land Surveyor No. 2203

NOTICE TO TITLE EXAMINERS

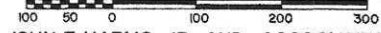
- (1) This plat has been approved subject to an agreement dated the 5th day of Oct. 1962 with the Board of County Commissioners of Anne Arundel County.
- (2) No sale or contract of sale of said lots shown hereon to be made until the necessary improvements have been satisfactorily completed, or a contract sponsored by a surety bond or a certified check has been entered into by the developer as provided in Section III-D-2a or of the Subdivision Regulations.
- (3) That no building permits will be issued for any construction in this development until the requirements of (2) above have been complied with. Recorded in Liber L.V. 15102, folio 154.

Coordinates shown hereon are based on the Maryland State System of Plane Coordinates as projected by the Planning and Zoning Commission of Anne Arundel County and are established from Monument No. 199 located on Maryland Route No. 602 and Monument No. 199 located on Brack Bridge Road.

The relative feet of each lot is reserved on an easement for utilities.
 ANNE ARUNDEL COUNTY PLANNING AND ZONING COMMISSION APPROVED:
 Francis W. Daesler, Chairman
 ANNE ARUNDEL COUNTY HEALTH DEPARTMENT APPROVED:
 J. Howard Beard, County Health Officer

SECTION 8
MARYLAND CITY

FOURTH ELECTION DISTRICT ANNE ARUNDEL COUNTY, MD.
 SCALE: 1"=100' AUGUST 21, 1962



JOHN E. HARMS, JR. AND ASSOCIATES
 CONSULTING ENGINEERS & LAND SURVEYORS
 8 CRAIN HIGHWAY, N.W. GLEN BURNIE, MD.

FILED

1962 OCT -5 PM 3:56

Resolution No. 3-23
 Legislative Summary
 Exhibit 1