



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. 4-23 – Approving the determination of certain improved County-owned property near Eagle Harbor 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. 4-23.

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 0.1637 acres, more or less, identified as Lot 38 on the plat entitled “Section 7 – Maryland City” (“Property”), attached hereto as Exhibit 1, (“Property”), by deed dated November 13, 1997, and recorded in the Land Records of Anne Arundel County in Book 9131, Page 655 (“Deed”). The Property is located along Eagle Harbor South, in Laurel, Maryland. 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 is surplus property and wishes to dispose of it in accordance with Article 8, Title 3, Subtitle 2 of the County Code.

Purpose

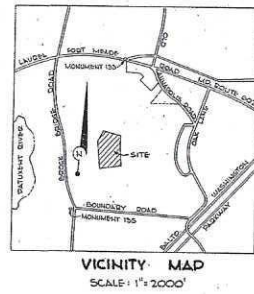
The purpose of Resolution No. 4-23 is to approve the County Executive's determination that the Property is surplus.

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 DATA

CURVE	RADIUS	Δ	TAN	LEN	CHD BEADING-CHD
37-38	908.72	09°42'-01"	77.12	155.81	S84°28'-51" E 155.81
39-40	25.00	09°00'-00"	25.00	38.11	S 58°22'-01" E 38.11
41-42	76.00	09°00'-00"	76.00	38.21	N 38°21'-59" E 38.21
43-44	100.00	07°03'-00"	100.00	151.26	S88°21'-01" E 151.26
45-46	150.00	07°03'-00"	150.00	253.65	S 48°22'-01" E 253.65
47-48	25.00	07°03'-00"	25.00	38.27	S 58°21'-01" E 38.27
49-50	25.00	07°03'-00"	25.00	28.71	N 31°21'-59" E 28.71
50-51	988.72	09°42'-01"	72.88	145.41	N 81°28'-51" E 145.41
52-53	205.00	09°53'-51"	17.75	35.41	N 71°36'-41" W 35.41
54-55	208.00	52°20'-15"	60.21	117.28	N 83°28'-52" W 117.28
56-57	645.00	08°48'-00"	64.03	71.82	S 84°30'-00" W 71.82
58-59	550.00	14°09'-38"	41.75	88.54	N 84°19'-11" W 88.54
60-61	350.00	07°41'-33"	33.59	48.11	N 83°20'-41" W 48.11
62-63	284.00	3°55'-00"	31.50	158.93	S 75°32'-00" E 158.93
64-65	798.00	08°40'-00"	60.24	120.72	N 84°20'-00" E 120.72
66-67	250.00	32°20'-15"	74.80	149.64	S 61°49'-52" E 149.64
67-68	150.00	09°53'-11"	13.85	28.84	S 72°26'-11" E 28.84



OWNERS DEDICATION

We, Maryland Escrow Inc., a Maryland corporation by Paul L. Plack, Vice President and James M. Lejko, 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 detached automatically at such time as a street extension adjacent thereto is dedicated to adjoining property.

There are no easements-in-law, leases, liens, mortgages, trusts, assignments or rights-of-way affecting the property in this plan of subdivision except as shown.

A deed of trust dated April 18, 1962 and recorded in Liber G.T.C. 1470 Folio 60 to Paul M. Hunt Jr. and Solomon Gressburg.

MARYLAND ESCROW INC.
 By: Paul L. Plack, Vice President 3/26/62 Date
 James M. Lejko, Secretary 3/26/62 Date

ENGINEERS CERTIFICATE

I hereby certify that the plan shown hereon is correct, that it is a subdivision of part of the lots indicated by Paul Plack and Alice Green, Lejko, Norman L. Arons Jr. and Judith F. Arons, his wife, and George Swartz, as recorded in Maryland Escrow Inc. Deed books dated April 18, 1962 and recorded in the Land Records of Anne Arundel County in Liber G.T.C. 1470, Folio 115 and Liber G.T.C. 1470, Folio 124.

Carl H. Christ
 Carl H. Christ, Registered Land Surveyor No. 2285 3/26/62 Date

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 70 A, B, C, and D of the Annotated Code of Maryland, 1957 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.

By: Paul L. Plack, Vice President 3/26/62 Date
 Carl H. Christ, Registered Land Surveyor No. 2285 3/26/62 Date

COORDINATES

LOT	NORTH	EAST	LOT	NORTH	EAST
1	458600.23	859496.92	2	458695.46	859496.92
3	458600.23	859521.15	4	458647.56	859496.92
5	458664.73	859521.15	6	458679.45	859496.92
7	458710.21	859496.92	8	458741.09	859496.92
9	458733.89	859520.18	10	458741.09	859496.92
11	458733.89	859496.92	12	458733.89	859496.92
13	458733.89	859520.18	14	458733.89	859496.92
15	458733.89	859496.92	16	458733.89	859496.92
17	458733.89	859520.18	18	458733.89	859496.92
19	458733.89	859520.18	20	458733.89	859496.92
21	458733.89	859520.18	22	458733.89	859496.92
23	458733.89	859520.18	24	458733.89	859496.92
25	458733.89	859520.18	26	458733.89	859496.92
27	458733.89	859520.18	28	458733.89	859496.92
29	458733.89	859520.18	30	458733.89	859496.92
31	458733.89	859520.18	32	458733.89	859496.92
33	458733.89	859520.18	34	458733.89	859496.92
35	458733.89	859520.18	36	458733.89	859496.92
37	458733.89	859520.18	38	458733.89	859496.92
39	458733.89	859520.18	40	458733.89	859496.92
41	458733.89	859520.18	42	458733.89	859496.92
43	458733.89	859520.18	44	458733.89	859496.92
45	458733.89	859520.18	46	458733.89	859496.92
47	458733.89	859520.18	48	458733.89	859496.92
49	458733.89	859520.18	50	458733.89	859496.92
51	458733.89	859520.18	52	458733.89	859496.92
53	458733.89	859520.18	54	458733.89	859496.92
55	458733.89	859520.18	56	458733.89	859496.92
57	458733.89	859520.18	58	458733.89	859496.92
59	458733.89	859520.18	60	458733.89	859496.92
61	458733.89	859520.18	62	458733.89	859496.92
63	458733.89	859520.18	64	458733.89	859496.92
65	458733.89	859520.18	66	458733.89	859496.92
67	458733.89	859520.18	68	458733.89	859496.92
69	458733.89	859520.18	70	458733.89	859496.92
71	458733.89	859520.18	72	458733.89	859496.92
73	458733.89	859520.18	74	458733.89	859496.92
75	458733.89	859520.18	76	458733.89	859496.92
77	458733.89	859520.18	78	458733.89	859496.92
79	458733.89	859520.18	80	458733.89	859496.92
81	458733.89	859520.18	82	458733.89	859496.92
83	458733.89	859520.18	84	458733.89	859496.92
85	458733.89	859520.18	86	458733.89	859496.92
87	458733.89	859520.18	88	458733.89	859496.92
89	458733.89	859520.18	90	458733.89	859496.92
91	458733.89	859520.18	92	458733.89	859496.92
93	458733.89	859520.18	94	458733.89	859496.92
95	458733.89	859520.18	96	458733.89	859496.92
97	458733.89	859520.18	98	458733.89	859496.92
99	458733.89	859520.18	100	458733.89	859496.92

NOTICE TO TITLE EXAMINERS

This plan has been approved subject to an agreement dated the 26 day of March 1962 with the Board of County Commissioners of Anne Arundel County.

(No sale or contract of sale of land shown hereon to take effect until the necessary improvements have been satisfactorily completed or a contract executed by a surety bond or a certified check has been entered into by the developer as provided in Section III-D, 2a to e of the Subdivisions Regulations.)

No building permits will be issued for any construction in this development until the requirements of (c) above have been complied with. Discarded at Liber 1105.

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. 159 located on Maryland State No. 602 and Monument No. 159 located on Brock Bridge Road.

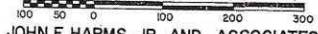
The remaining feet of each lot is reserved as an easement for utilities.

ANNE ARUNDEL COUNTY PLANNING AND ZONING COMMISSION APPROVED:
 Francis W. Doester, Chairman 4-26-62 Date

ANNE ARUNDEL COUNTY HEALTH DEPARTMENT APPROVED:
 Howard Beard, County Health Officer 4-19-62 Date
 Public Systems

**SECTION 7
 MARYLAND CITY**

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



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

STORM DRAIN DEDICATION

THE 50 YEAR FLOOD PLAIN AS SHOWN HEREON IS HEREBY DEDICATED TO PUBLIC USE IN ACCORDANCE WITH STORM DRAINAGE REGULATIONS ADOPTED BY THE COUNTY COMMISSIONERS, DECEMBER 14, 1956 FOR STORM WATER CONTROL.

PAUL L. PLACK DATE: JAMES M. LEJKO DATE: [Signature] DATE: [Signature]
 LAT NO 1685, PLAT BOOK 32, PAGE 10

1685