

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2020, Legislative Day No. 24

Resolution No. 25-20

Introduced by Ms. Pickard, Chair
(by request of the County Executive)

By the County Council, July 6, 2020

1 RESOLUTION approving the determination of certain unimproved County-owned
2 property being part of Old Admiral Court in Annapolis, Maryland as surplus property

3
4 WHEREAS, § 8-3-202 of the County Code authorizes the County Executive to
5 dispose of real property owned by the County when the County Executive, with the
6 approval of the County Council by resolution, has determined that the real property
7 is surplus property; and

8
9 WHEREAS, in accordance with § 8-3-202(a) of the County Code, the County
10 Executive inquired whether any office, department, or agency of the County has a
11 present need, or reasonably anticipates a future need, for the property, and no such
12 present or future need has been identified; and

13
14 WHEREAS, the County Executive has determined that the property described in
15 Exhibit A and depicted in Exhibit B, both attached hereto (“the Property”), is
16 surplus property and wishes to dispose of it in accordance with Article 8, Title 3,
17 Subtitle 2 of the Code; and

18
19 WHEREAS, in accordance with § 8-3-202(b) of the County Code, prior to the
20 introduction of this Resolution, notice was mailed to each adjacent property owner
21 and to the community association representing the area in which the Property is
22 located; and

23
24 WHEREAS, the County Council, after a public hearing on this Resolution, finds
25 that the public interest will be furthered by declaring the Property to be surplus
26 property; now, therefore, be it

27
28 *Resolved by the County Council of Anne Arundel County, Maryland, That in*
29 *accordance with § 8-3-202 of the Code, it hereby approves the County Executive’s*
30 *determination that the Property described in Exhibit A and depicted in Exhibit B, both*
31 *attached hereto, and located in the Sixth Councilmanic District, is surplus property; and be*
32 *it further*

33
34 *Resolved, That a copy of this Resolution be sent to County Executive Steuart Pittman.*

READ AND PASSED this 20th day of July, 2020.

By Order:

A handwritten signature in blue ink, appearing to read "JoAnne Gray".

JoAnne Gray
Administrative Officer

I HEREBY CERTIFY THAT RESOLUTION NO. 25-20 IS TRUE AND CORRECT AND DULY
ADOPTED BY THE COUNTY COUNCIL OF ANNE ARUNDEL COUNTY.

A handwritten signature in blue ink, appearing to read "Allison M. Pickard".

Allison M. Pickard
Chair

March 14, 2018

DESCRIPTION OF
 0.1715 OF AN ACRE OF LAND
 BEING PART OF
OLD ADMIRAL COURT
 SECOND (2ND) ASSESSMENT DISTRICT
 ANNE ARUNDEL COUNTY, MARYLAND

Being a piece or parcel of land, hereinafter described, lying on the Southerly side of Bestgate Road (80' wide public right-of-way) as shown on Anne Arundel County Plan Number 31,641, distant 120'± southerly from the intersection of the aforesaid Bestgate Road and Old Admiral Court (variable width public right-of-way), formerly known as Cow Hide Branch Road, and also known as Admiral Drive and Admiral Court, as shown on the aforesaid Anne Arundel County Plan Number 31,641, and as shown on a Plat entitled "Lots 5B & 5C, Harbour Gates" and recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 124 on Page 43 as Plat Number 6517, situate in the City of Annapolis, and being a part of the aforesaid Old Admiral Court, said property also being the property acquired by Anne Arundel County, Maryland, a body corporate and politic, by virtue of a Deed from the Farmers National Bank of Annapolis Maryland, a body corporate, dated December 03, 1924 and recorded among the aforesaid Land Records in Liber WNW 102 at Folio 180, and being more particularly described in the Maryland State Plane Meridian as shown on the aforesaid Plat as follows

Beginning for the said piece or parcel of land at a point on the Westerly Right-of-Way line of the aforesaid Old Admiral Court, said point also being at the Easterly end of the Northerly or North 74°23'12" East, 118.26 feet line of Lot 5C as shown on the aforesaid Plat, thence leaving the aforesaid Westerly Right-of-Way line of Old Admiral Court, and running in, through, over and across the aforesaid Old Admiral Court Right-of-Way, and also running with and binding on an extension of the aforesaid Northerly line of Lot 5C, and further running with and binding on the Second or North 82°15' East, 1.72 feet line as described in a Deed from Davey L. Cook, Dorothy L. Frantum and Samuel L. Cook, Jr., to Catwil Corporation, a California corporation, dated November 22, 1989 and recorded among the aforesaid Land Records in Liber 4979 at Folio 163, and an extension thereof, the following course and distance, as now surveyed,

1. North 74°23'12" East, 34.64 feet to a point on the Easterly Right-of-Way line of the aforesaid Old Admiral Court, thence running with and binding on the aforesaid Easterly Right-of-Way line of Old Admiral Court the following three courses and distances, as now surveyed,

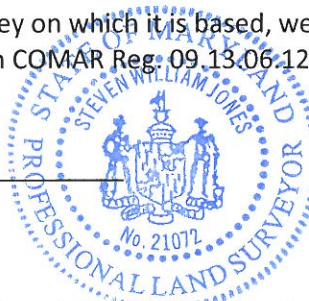
Description of 0.1715 of an Acre of Land
Being Part of Old Admiral Court
Page 2 of 2

2. South 29°30'53" East, 112.13 feet to a point, thence
3. South 31°13'50" East, 34.58 feet to a point of curvature, thence
4. 92.38 feet along the arc of a tangent curve, deflecting to the right, having a radius of 915.00 feet and a chord bearing and distance of South 28°20'18" East, 92.34 feet to a point on the Third or Southwesterly, 162 feet line as described in a Deed from Chancellor Holdings-Annapolis, L.L.C., a Maryland limited liability company, to 711 Bestgate Partners LLC, a Maryland limited liability company, dated July 18, 2013 and recorded among the aforesaid Land Records in Liber 26439 at Folio 380, said point also being on the Fourth or Westerly, 200 feet line as described in a Deed from Paul J. Otto to LaRue A. Forrester and Michael E. Turk, dated May 28, 1993 and recorded among the aforesaid Land Records in Liber 6089 at Folio 445, thence leaving the aforesaid Easterly Right-of-Way line of Old Admiral Court, and also leaving the aforesaid Third line as described in Liber 26439 at Folio 380, and further leaving the aforesaid Fourth line as described in Liber 6089 at Folio 445, and running in, through, over and across the aforesaid Old Admiral Court Right-of-Way the following course and distance, as now surveyed,
5. South 64°33'15" West, 30.00 feet to a point of curvature on the aforesaid Westerly Right-of-Way line of Old Admiral Court, said point also being on the Easterly or 115.92 feet arc line of the aforesaid Lot 5C, distant 89.35 southerly from the Northerly end thereof, thence running with and binding on the aforesaid Westerly Right-of-Way line of Old Admiral Court, and also running reversely with and binding on the outline of the aforesaid Lot 5C, the following two courses and distances, as now surveyed,
6. 89.35 feet along the arc of a non-tangent curve, deflecting to the left, having a radius of 885.00 feet and a chord bearing and distance of North 28°20'18" West, 89.31 feet to a point, thence with a tangent line
7. North 31°13'50" West, 155.99 feet to the point of beginning, containing 7,469 square feet or 0.1715 of an acre of land.

This description, and the Survey on which it is based, were prepared under my responsible charge and are in compliance with COMAR Reg. 09.13.06.12.

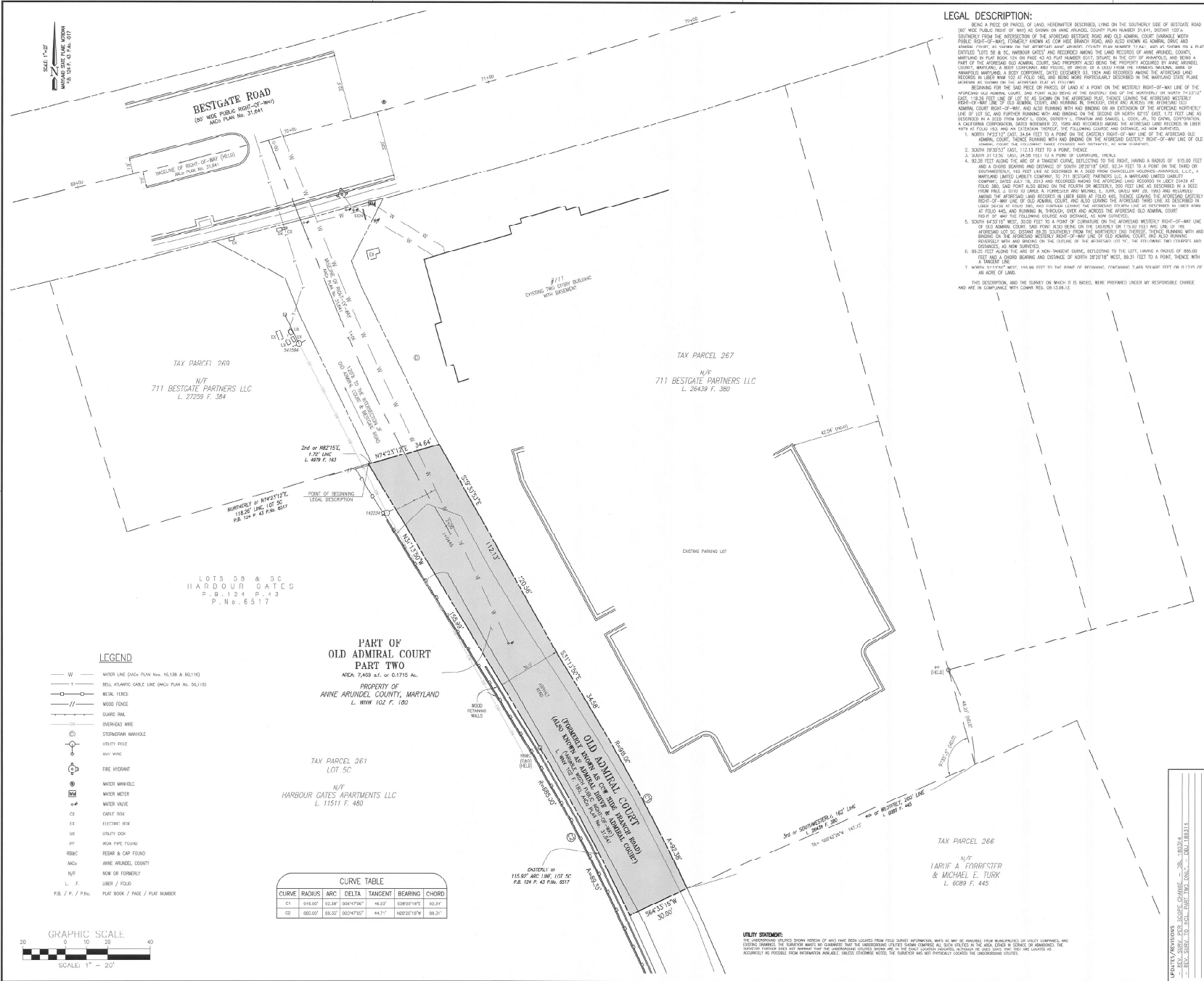
DATE:

3/14/18



Steven W. Jones

Professional Land Surveyor
MD Lic. No. 21072 Exp. 02/08/2019



LEGAL DESCRIPTION:
BEING A PIECE OR PARCEL OF LAND, HERETOFORE DESCRIBED, LYING ON THE SOUTHERLY SIDE OF BESTGATE ROAD ...
1. BEARING FOR THE SAID PIECE OR PARCEL OF LAND TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF THE APPLICABLE OLD ADMIRAL COURT ...
2. SOUTH 29°35'17\"

- NOTES:**
1. THE SUBJECT PROPERTY IS NEAR THE WEST NORTHERLY PART OF THE OLD ADMIRAL COURT RIGHT-OF-WAY ...
 2. THE SUBJECT PROPERTY APPEARS TO BE VESTED IN ANNE ARUNDEL COUNTY, MARYLAND, A BODY CORPORATE AND POLICE ...
 3. THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE 3 - AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD ...
 4. THE TELLER OF THIS SURVEY HAS PERSONALLY EXAMINED THE RECORDS OF ANNE ARUNDEL COUNTY ...
 5. THERE IS NO OBSERVABLE EVIDENCE OF COEXISTING OR BURIED GROUNDS ON THE SUBJECT PROPERTY ...
 6. THE AREA OF THE SUBJECT PROPERTY IS 0.1715 ACRES ...
 7. THE SURVEYOR HAS PERSONALLY EXAMINED THE RECORDS OF ANNE ARUNDEL COUNTY ...
 8. THE SURVEYOR HAS PERSONALLY EXAMINED THE RECORDS OF ANNE ARUNDEL COUNTY ...
 9. NO TITLE RECORD WAS REVIEWED IN THE PREPARATION OF THIS SURVEY.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREON WAS OBTAINED USING ACCEPTED LAND SURVEYING PRACTICES ...
DATE: MARCH 14, 2018
MICHAEL E. TURK
PROFESSIONAL LAND SURVEYOR
NO. 8 - 21124 EXP. 04/20/21

BOUNDARY SURVEY
TAX MAP 45H GRID 2
0.1715 OF AN ACRE OF LAND
BEING PART OF
OLD ADMIRAL COURT
SECOND (2nd) ASSESSMENT DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers - Planners - Landscape Architects - Surveyors
175N Eloth Rd., Suite 300 Silver Spring, MD 20990 301-424-7000 FAX: 301-424-9294
www.cpj.com • Silver Spring, MD • Oakton, MD • Annapolis, MD • College Park, MD • Finksburg, MD • Pikesville, MD

CLIENT:	Linnes & Becker LLP One Park Side Suite 606 Annapolis, MD 20701 ATTN: Ms. Benjamin Wehler	TAX MAP/SHEET:	SHEET NO.:
DEPART:	DBB	1	1
DATE:	DBB		
DATE:	11/07/2017	FILE NO.:	
SCALE:	1" = 20'	DATE PLOTTED:	2017-11-24 09:00:00

