

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2024, Legislative Day No. 22

Resolution No. 51-24

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

By the County Council, December 2, 2024

1 RESOLUTION approving the private disposition of certain improved, County-owned
2 property known as a portion of Magothy Bridge Road, adjacent to the Earleigh Heights
3 Volunteer Fire Company, in Severna Park, Maryland

4
5 WHEREAS, pursuant to Resolution No. 48-23, the County Council approved the
6 County Executive's determination that the property described in Exhibit A, and
7 depicted in Exhibit B, comprised of 0.828 acres, more or less, subject to the
8 reservation of two 5' Public Drainage and Utility Easements and a 15' Public Utility
9 Easement also depicted in Exhibit B and described in Exhibits C, D, and E,
10 respectively, each exhibit attached hereto, (the "Property") is surplus property; and

11
12 WHEREAS, pursuant to § 8-3-201(b)(4), if the appraised value of the real property
13 is less than \$100,000, the property may be sold through the negotiation of a private
14 disposition; and

15
16 WHEREAS, the appraised value of the Property is \$57,960, and the County has
17 negotiated a private disposition of the Property to The Earleigh Heights Volunteer
18 Fire Company of Anne Arundel County, Maryland, for a sum of Zero Dollars (\$0);
19 and

20
21 WHEREAS, the Chief Administrative Officer and the County Executive have
22 approved the private disposition of the Property; and

23
24 WHEREAS, pursuant to § 8-3-201(b)(9)(i), the Real Estate Division gave notice of
25 the proposed disposition to the owners of real property within 300 feet of the lot
26 lines of the Property, the community association or homeowners association for the
27 community in which the Property is located, if any, and the Councilmember
28 representing the district in which the County-owned real property is located,
29 including a statement that objections may be submitted to the Chief Administrative
30 Officer, with email and mailing addresses, by a specified date; and

31
32 WHEREAS, pursuant to § 8-3-201(b)(9)(ii), the Real Estate Division advertised
33 the proposed disposition on the County's website and included a statement that
34 objections may be submitted to the Chief Administrative Officer, with email and
35 mailing addresses, by a specified date; and

1 WHEREAS, there were no objections, and the Chief Administrative Officer
2 determined that the private disposition may proceed; now, therefore, be it
3

4 *Resolved by the County Council of Anne Arundel County, Maryland,* That it hereby
5 approves the private disposition of the Property described in Exhibit A, and depicted in
6 Exhibit B, comprised of 0.828 acres, more or less, subject to the reservation of two 5'
7 Public Drainage and Utility Easements and a 15' Public Utility Easement also depicted in
8 Exhibit B and described in Exhibits C, D, and E, respectively, each exhibit attached hereto,
9 to The Earleigh Heights Volunteer Fire Company of Anne Arundel County, Maryland, for
10 the sum of Zero Dollars (\$0); and be it further
11

12 *Resolved,* That a copy of this Resolution be sent to County Executive Steuart Pittman
13 and Chris Daniels, Real Estate Manager, Office of Central Services.

READ AND PASSED this 16th day of December, 2024.

By Order:



Kaley Schultze
Administrative Officer

I HEREBY CERTIFY THAT RESOLUTION NO. 51-24 IS TRUE AND CORRECT AND DULY
ADOPTED BY THE COUNTY COUNCIL OF ANNE ARUNDEL COUNTY.



Julie K. Hummer
Chair



Messick & Associates
Consulting Engineers,
Planners, Surveyors
& Landscape Architects
"Designing Success Since 1951"

Resolution No. 51-24

Exhibit A

Page No. 1

Exhibit A

**DESCRIPTION OF FEE SIMPLE AREA
PORTION OF
RIGHT-OF-WAY ADBANDONMENT
MAGOTHY BRIDGE ROAD
SEVERNA PARK, MARYLAND 21146
ADJACENT TO
TAX MAP 23 PARCEL 253
THIRD DISTRICT
ANNE ARUNDEL COUNTY, MARYALND
Tax Account # 03-000-24823400**

BEGINNING for the same at a point on the southern Right-of-way line of Earleigh Heights Road (variable width) as shown on Anne Arundel County, Maryland Department of Public Works Roads Plat numbers 22422 and 22423. Said point of beginning also being located 46.44 feet right of station 109+14.91 of the baseline as shown on said plats. Said point of beginning also being located South 86°46'44" West, 26.49' from the end of the North 86°17'33" East, 879.89' line as shown on a plat entitled "Earleigh Heights Volunteer Fire Department, Inc., which is recorded among the land records of Anne Arundel County, Maryland in Plat Book 142, Pages 13-14. Thence, from said point of beginning, running with the existing Right-of-way line as shown on said plats, and with said North 86°17'33" East, 879.89' line reversely, as now surveyed, with all bearings being related to the Maryland State Plane Coordinate System (NAD 83/91);

1. South 86°46'44" West, 803.96 feet to a point on the northeasterly Right-of-Way line of Maryland Route 2, Ritchie Highway (150 foot wide Right-of-way) where it intersects with said southern Right-of-way line of Earleigh Heights Road. Said point also being located 68.40 feet right of station 101+82.04 of said baseline. Thence, leaving said line and running through, over and across the existing Right-of-Way of Earligh Heights Road, as shown on said Maryland Department of Public Works Roads Plats, for a new line of Right-of-Way
2. North 61°03'39" East, 80.76 feet to a point being located 45.00' right of station 101+59.34 of said baseline. Thence, continuing with said new line of Right-of-Way
3. North 77°54'11" East, 100.23 feet to a point. Thence
4. 496.18 feet along a curve to the right having a radius of 1303.14 feet and being subtended by a chord bearing and distance of North 88°48'39" East, 493.19 feet to a point. Thence
5. South 79°31'16" East, 108.74 feet to a point. Thence



6. 34.42 feet along a curve to the left having a radius of 1319.68 feet and being subtended by chord bearing and distance of South 81°01'37" East, 34.42 feet to the point and place of beginning.

CONTAINING in all the above described, as now surveyed 36,102 Square Feet or 0.828 Acres of land more or less.

BEING part of the Right-of-way as shown on Anne Arundel County, Maryland Department of Public Works Road Plats 22422 and 22423, including a 15' Widening Strip as described in a deed dated June 6, 1958 as recorded among the land records of Anne Arundel County Maryland in Liber 1221, Folio 337 and p/o a Fee Simple Area as described in a deed dated July 9, 1981 as recorded among said Land Record in Liber 3424, Folio 183.

SUBJECT to a 5' Public Drainage and Utility Easement #1 as shown on Exhibit "B" and described in Exhibit "C" as attached hereto, to be recorded among the land records of Anne Arundel County, Maryland.

SUBJECT FURTHER to a 5' Public Drainage and Utility Easement #2 as shown on Exhibit "B" and described in Exhibit "D" as attached hereto, to be recorded among the land records of Anne Arundel County, Maryland.

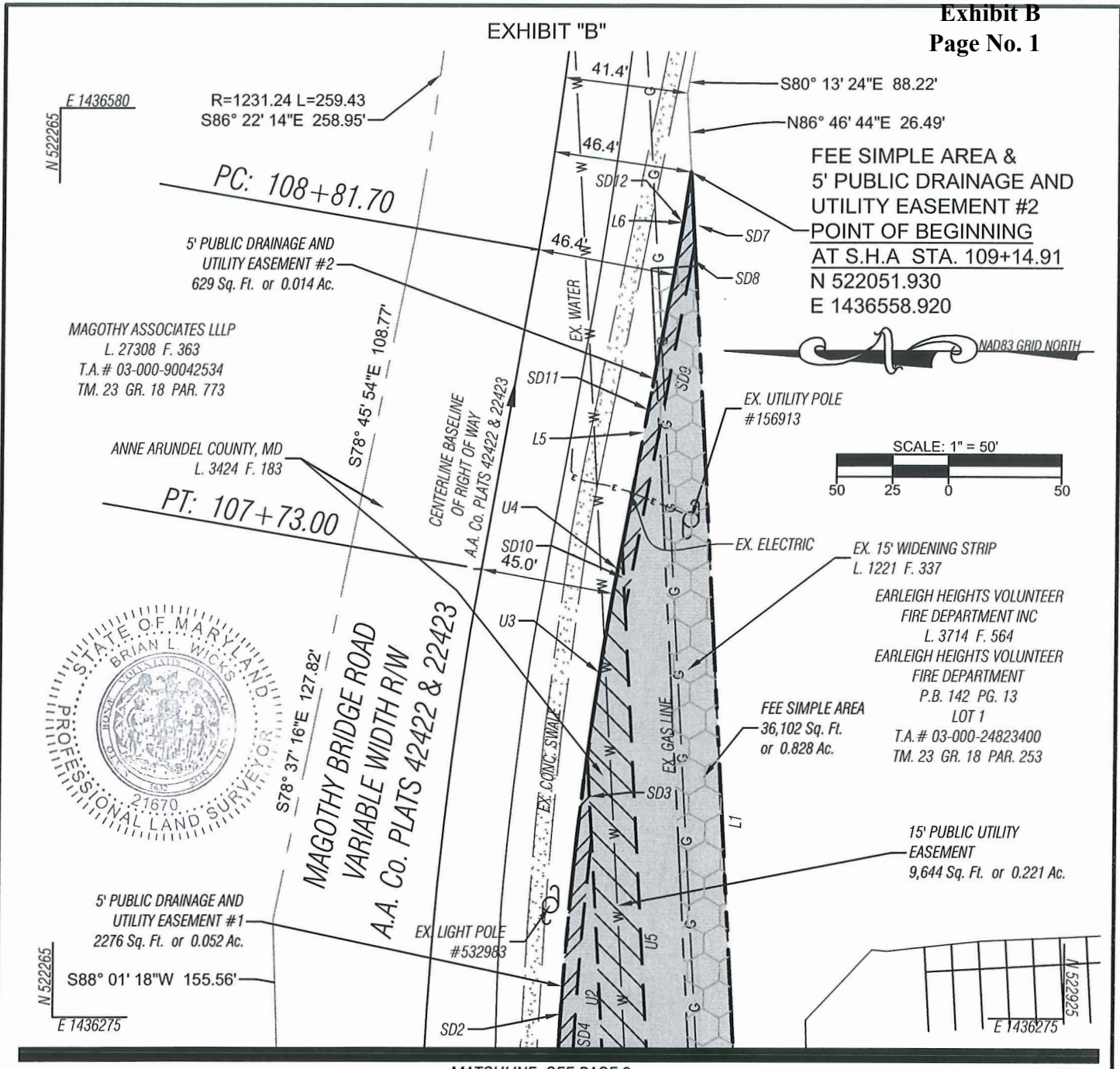
AND SUBJECT FURTHER to a 15' Public Utility Easement as shown on Exhibit "B" and described in Exhibit "E" as attached hereto, to be recorded among the land records of Anne Arundel County, Maryland.

THIS description was prepared by the licensee or was in responsible charge over its preparation and the survey work reflected within it. The license commission expires May 21, 2024



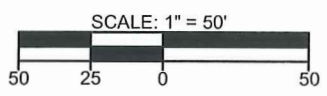
REG. EXPIRES 5/21/24

EXHIBIT "B"



MAGOTHY ASSOCIATES LLLP
L. 27308 F. 363
T.A.# 03-000-90042534
TM. 23 GR. 18 PAR. 773

ANNE ARUNDEL COUNTY, MD
L. 3424 F. 183



MATCHLINE SEE PAGE 2



MESSICK & ASSOCIATES
CONSULTING ENGINEERS,
PLANNERS AND SURVEYORS
7 OLD SOLOMONS ISLAND ROAD, SUITE 202
ANNAPOLIS, MARYLAND 21401
(410) 266-3212 * FAX (410) 266-3502
email: Survey@messickandassociates.com

THIS PLAT WAS PREPARED BY THE LICENSEE OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEY WORK SHOWN ON IT. THE LICENSEE COMMISSION EXPIRES MAY 21, 2024

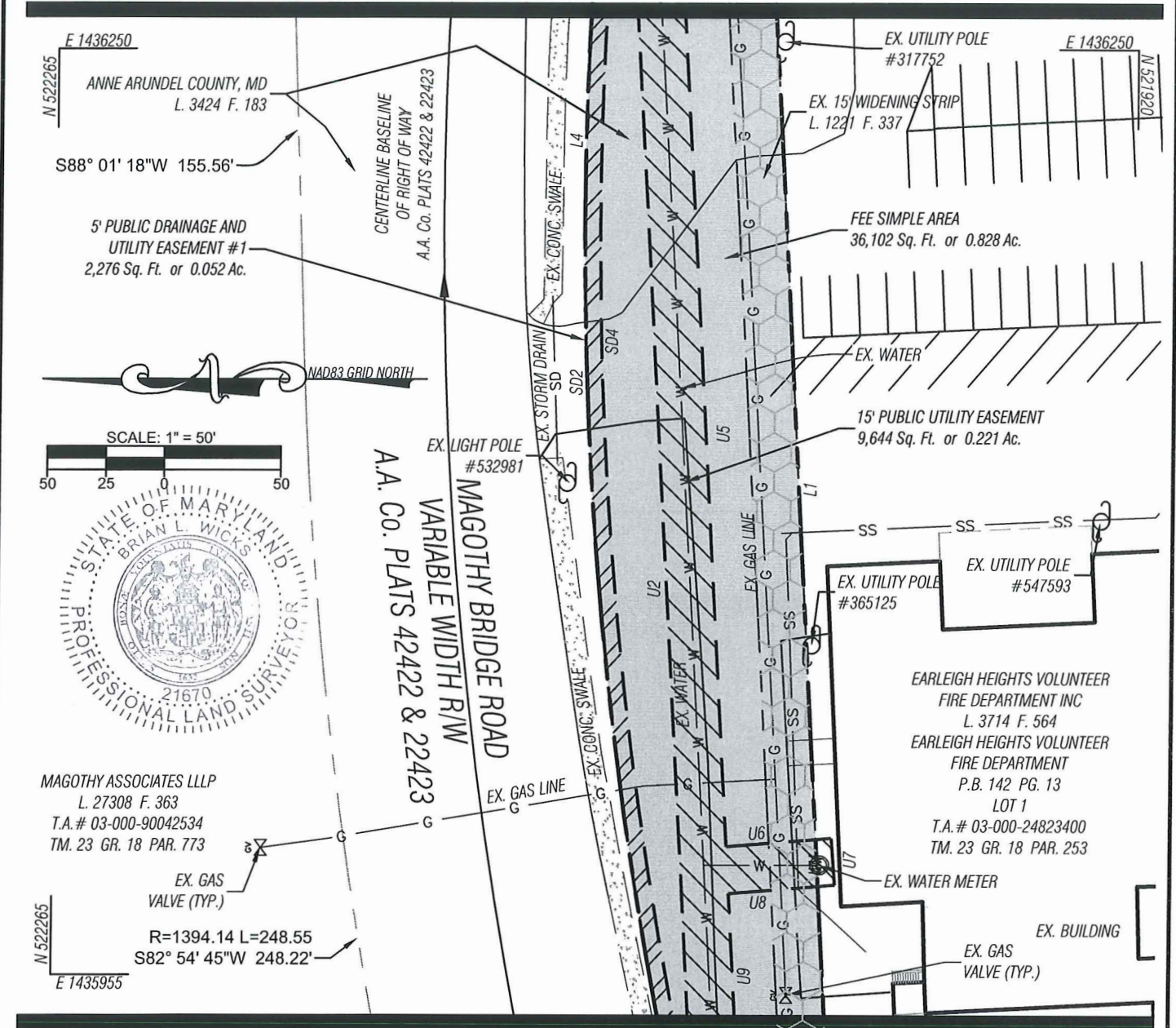
Brian L. Wicks 10/12/23
BRIAN L. WICKS DATE
(MD. PROFESSIONAL LAND SURVEYOR (MD#21670))

DRAWN BY: TS DATE: OCT. 2023 CHECKED BY: BLW DWG No. : 1 OF 4 SCALE: AS SHOWN	ANNE ARUNDEL COUNTY DEPARTMENT OF INSPECTIONS AND PERMITS	REVISION	
	FEE SIMPLE AREA PUBLIC UTILITY / DRAINAGE EASEMENT MAGOTHY BRIDGE ROAD EARLEIGH HEIGHTS ROAD SEVERNA PARK, MD. TAX MAP 23 GRID 18 PARCEL 253 3rd DISTRICT, ANNE ARUNDEL COUNTY, MD. 21146	DATE: _____ PROJECT No. _____ APPROVED: _____ ENGINEER MANAGER	DATE BY

S:\AA CO\16-1006 Earleigh Heights VFD\MAI-SURVEY\DWG\16-1006_Earleigh Heights VFD_ESMT-FEE SIMPLE_10-11-23.dwg

EXHIBIT "B"

MATCHLINE SEE PAGE 1



E 1436250
N 522265
ANNE ARUNDEL COUNTY, MD
L. 3424 F. 183

S88° 01' 18"W 155.56'

5' PUBLIC DRAINAGE AND
UTILITY EASEMENT #1
2,276 Sq. Ft. or 0.052 Ac.

CENTERLINE BASELINE
OF RIGHT OF WAY
A.A. Co. PLATS 42422 & 22423

MAGOTHY BRIDGE ROAD
VARIABLE WIDTH R/W
A.A. CO. PLATS 42422 & 22423

EX. UTILITY POLE
#317752

EX. 15' WIDENING STRIP
L. 1221 F. 337

FEE SIMPLE AREA
36,102 Sq. Ft. or 0.828 Ac.

EX. WATER

15' PUBLIC UTILITY EASEMENT
9,644 Sq. Ft. or 0.221 Ac.

EX. LIGHT POLE
#532981

SS

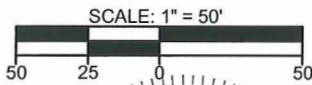
SS

SS

EX. UTILITY POLE
#365125

EX. UTILITY POLE
#547593

EARLEIGH HEIGHTS VOLUNTEER
FIRE DEPARTMENT INC
L. 3714 F. 564
EARLEIGH HEIGHTS VOLUNTEER
FIRE DEPARTMENT
P.B. 142 PG. 13
LOT 1
T.A.# 03-000-24823400
TM. 23 GR. 18 PAR. 253



SCALE: 1" = 50'



MAGOTHY ASSOCIATES LLLP
L. 27308 F. 363
T.A.# 03-000-90042534
TM. 23 GR. 18 PAR. 773

EX. GAS
VALVE (TYP.)

R=1394.14 L=248.55
S82° 54' 45"W 248.22'

N 522265
E 1435955

MATCHLINE SEE PAGE 3



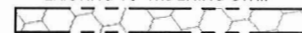
FEE SIMPLE AREA



PROPOSED PUBLIC UTILITY EASEMENT



EXISTING 15' WIDENING STRIP



MESSICK & ASSOCIATES



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Brian L. Wicks

10/12/23

BRIAN L. WICKS
(MD. PROFESSIONAL LAND SURVEYOR (MD#21670))

DATE

DRAWN BY: TS
DATE: OCT. 2023
CHECKED BY: BLW
DWG No.: 2 OF 4
SCALE: AS SHOWN

ANNE ARUNDEL COUNTY
DEPARTMENT OF INSPECTIONS AND PERMITS

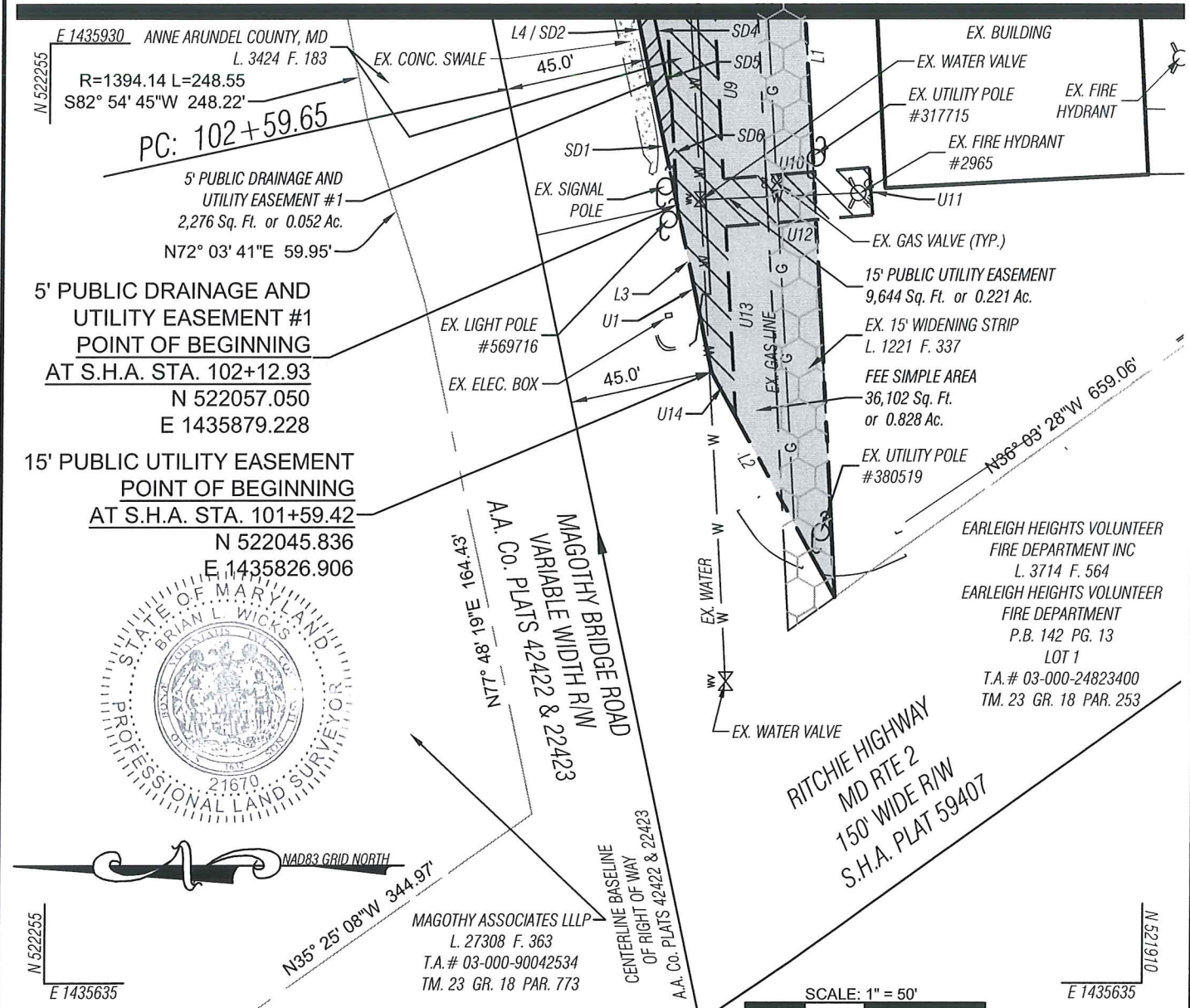
FEE SIMPLE AREA
PUBLIC UTILITY / DRAINAGE EASEMENT
MAGOTHY BRIDGE ROAD
EARLEIGH HEIGHTS ROAD SEVERNA PARK, MD. TAX MAP 23 GRID 18
PARCEL 253 3rd DISTRICT, ANNE ARUNDEL COUNTY, MD. 21146

REVISION

DATE: _____	DATE	BY
PROJECT No. _____		
APPROVED: _____	ENGINEER MANAGER	

EXHIBIT "B"

MATCHLINE SEE PAGE 2



MESSICK & ASSOCIATES



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Brian L. Wicks 10/12/23

BRIAN L. WICKS DATE
 (MD. PROFESSIONAL LAND SURVEYOR (MD#21670))

DRAWN BY: TS
 DATE: OCT. 2023
 CHECKED BY: BLW
 DWG No. : 3 OF 4
 SCALE: AS SHOWN

ANNE ARUNDEL COUNTY
 DEPARTMENT OF INSPECTIONS AND PERMITS

FEE SIMPLE AREA
 PUBLIC UTILITY / DRAINAGE EASEMENT
MAGOTHY BRIDGE ROAD
 EARLEIGH HEIGHTS ROAD SEVERNA PARK, MD. TAX MAP 23 GRID 18
 PARCEL 253 3rd DISTRICT, ANNE ARUNDEL COUNTY, MD. 21146

REVISION		
DATE:	DATE	BY
PROJECT No.		
APPROVED:	ENGINEER MANAGER	

S:\AA COV16-1006_Earleigh Heights VFD\MAI-SURVEY\DWG\16-1006_Earleigh Heights VFD_ESMT-FEE SIMPLE_10-11-23.dwg

15' PUBLIC UTILITY EASEMENT
LINE TABLE

LINE#	BEARING	DISTANCE
U1	N77° 54' 11"E	53.51'
U2	N86° 40' 24"E	485.24'
U3	CHORD = S81° 29' 21"E 54.95'	L=54.95' R=1303.14'
U4	S79° 31' 16"E	15.62'
U5	S86° 40' 24"W	438.02'
U6	S04° 36' 05"E	33.52'
U7	S85° 25' 35"W	15.00'
U8	N04° 35' 42"W	33.84'
U9	S86° 40' 24"W	93.86'
U10	S04° 25' 45"E	45.93'
U11	S85° 34' 15"W	15.00'
U12	N04° 25' 45"W	46.21'
U13	S86° 40' 24"W	59.46'
U14	N61° 03' 39"E	15.83'

5' PUBLIC DRAINAGE AND UTILITY EASEMENT #1
LINE TABLE

LINE#	BEARING	DISTANCE
SD1	N77° 54' 11"E	46.72'
SD2	CHORD = N87° 36' 10"E 439.12'	L=441.22' R=1305.05'
SD3	S86° 40' 24"W	28.76'
SD4	CHORD = S86° 58' 43"W 409.55'	L=411.27' R=1298.15'
SD5	S77° 54' 11"W	14.31'
SD6	S86° 40' 24"W	32.79'

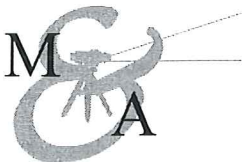
5' PUBLIC DRAINAGE AND UTILITY EASEMENT #2
LINE TABLE

LINE#	BEARING	DISTANCE
SD7	S86° 46' 44"W	24.13'
SD8	CHORD = N80° 30' 42"W 10.96'	L=10.90' R=1332.73'
SD9	N79° 31' 16"W	113.47'
SD10	N86° 40' 24"E	20.95'
SD11	S79° 31' 16"E	93.12'
SD12	CHORD = S81° 01' 37"E 34.42'	L=34.43' R=1319.68'

FEE SIMPLE LINE TABLE

LINE#	BEARING	DISTANCE
L1	S86° 46' 44"W	803.96'
L2	N61° 03' 39"E	80.76'
L3	N77° 54' 11"E	100.23'
L4	CHORD = N88° 48' 39"E 493.19'	L=496.18' R=1303.14'
L5	S79° 31' 16"E	108.74'
L6	CHORD = S81° 01' 37"E 34.42'	L=34.42' R=1319.68'

MESSICK & ASSOCIATES



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Brian L. Wicks 10/12/25
BRIAN L. WICKS DATE
(MD. PROFESSIONAL LAND SURVEYOR (MD#21670))

DRAWN BY: TS
DATE: OCT. 2023
CHECKED BY: BLW
DWG No. : 4 OF 4
SCALE: AS SHOWN

ANNE ARUNDEL COUNTY
DEPARTMENT OF INSPECTIONS AND PERMITS

FEE SIMPLE AREA
PUBLIC UTILITY / DRAINAGE EASEMENT
MAGOTHY BRIDGE ROAD
EARLEIGH HEIGHTS ROAD SEVERNA PARK, MD. TAX MAP 23 GRID 18
PARCEL 253 3rd DISTRICT, ANNE ARUNDEL COUNTY, MD. 21146

REVISION

DATE:	DATE	BY
PROJECT No. _____		
APPROVED: _____	ENGINEER MANAGER	

S:\AA CO16-1006 Earleigh Heights VFD\MAI-SURVEY\DWG\16-1006_Earleigh Heights VFD_ESMT-FEE SIMPLE_10-11-23.dwg

* MESSICK GROUP INC. T/A MESSICK AND ASSOCIATES



Messick & Associates
Consulting Engineers,
Planners, Surveyors
& Landscape Architects
"Designing Success Since 1951"

Resolution No. 51-24

Exhibit C

Page No. 1

EXHIBIT C

**DESCRIPTION OF
5' PUBLIC DRAINAGE AND UTILITY EASEMENT #1
MAGOTHY BRIDGE ROAD
SEVERNA PARK, MARYLAND 21146
ADJACENT TO
TAX MAP 23 PARCEL 253
THIRD DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND
Tax Account # 03-000-24823400**

BEING a strip of land, hereinafter described running through, over and across the lands of a new Fee Simple Area, as described in a deed from Anne Arundel County, Maryland to the Earleigh Heights Volunteer Fire Department, Inc., which is recorded, or intended to be recorded among the land records of Anne Arundel County, Maryland. Said Fee Simple Area being created over a portion of the Right-of-way as shown on Anne Arundel County, Maryland Department of Public Works Road Plats 22422 and 22423, including a 15' Widening Strip as described in a deed dated June 6, 1958 as recorded among the land records of Anne Arundel County Maryland in Liber 1221, Folio 337 and p/o a Fee Simple Area as described in a deed dated July 9, 1981 as recorded among said Land Record in Liber 3424, Folio 183.

BEGINNING for the same near the southern Right-of-way line of Earleigh Heights Road (variable width) as shown on Anne Arundel County, Maryland Department of Public Works Roads Plat numbers 22422 and 22423, at a point being located 45.00 feet right of station 102+12.93 of the baseline as shown on said plats. Said point of beginning also being located on the new line of Right-of-Way, N77°54'11"E 46.72' from the end of the third (L3) or S77°54'11"E 100.23' Line as described in the aforementioned Fee Simple Area deed. Thence, running with the new line of Right-of-Way as described in said Fee Simple Deed, the following six (6) courses and distances describing this 5' Public Drainage and Utility Easement, with all bearings and distances being related to the North American Datum (NAD 83');

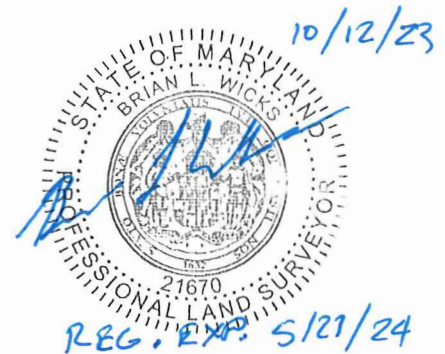
1. N77°54'11"E 46.72' Thence leaving said new line of Right-of-Way and running through, over and across the lands of the above referenced new Fee Simple Area
2. 441.22' along a curve to the right, having a radius of 1305.05' and being subtended by a chord bearing and distance of N87°36'10"E 439.12'. Thence leaving said new line of Right-of-Way and running through, over and across the lands of the above referenced new Fee Simple Area



3. S86°40'24"W 28.76'
4. 411.27' along a curve to the left, having a radius of 1298.15' and being subtended by a chord bearing and distance of S86°58'43"W 409.55'
5. S77°54'11"W 14.31'
6. S86°40'24"W 32.79' to the point of beginning.

CONTAINING in all the above described, as now surveyed 2,276 square feet or 0.052 acres of land more or less.

THE 5' Public Drainage and Utility Easement #1 described hereon was prepared under the responsible charge of a Maryland Licensed Land Surveyor, and complies with the standards set forth under COMAR Regulation 09.13.06.08.





Messick & Associates
Consulting Engineers,
Planners, Surveyors
& Landscape Architects
"Designing Success Since 1951"

Resolution No. 51-24

Exhibit D

Page No. 1

EXHIBIT D

**DESCRIPTION OF
5' PUBLIC DRAINAGE AND UTILITY EASEMENT #2
MAGOTHY BRIDGE ROAD
SEVERNA PARK, MARYLAND 21146
ADJACENT TO
TAX MAP 23 PARCEL 253
THIRD DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND
Tax Account # 03-000-24823400**

BEING a strip of land, hereinafter described running through, over and across the lands of a new Fee Simple Area, as described in a deed from Anne Arundel County, Maryland to the Earleigh Heights Volunteer Fire Department, Inc., which is recorded, or intended to be recorded among the land records of Anne Arundel County, Maryland. Said Fee Simple Area being created over a portion of the Right-of-way as shown on Anne Arundel County, Maryland Department of Public Works Road Plats 22422 and 22423, including a 15' Widening Strip as described in a deed dated June 6, 1958 as recorded among the land records of Anne Arundel County Maryland in Liber 1221, Folio 337 and p/o a Fee Simple Area as described in a deed dated July 9, 1981 as recorded among said Land Record in Liber 3424, Folio 183.

BEGINNING for the same near the southern Right-of-way line of Earleigh Heights Road (variable width) as shown on Anne Arundel County, Maryland Department of Public Works Roads Plat numbers 22422 and 22423, at a point being located 46.4 feet right of station 109+14.91 of the baseline as shown on said plats. Said point of beginning also being located on the new line of Right of-Way at the beginning of the first (L1) or S86°46'44"W 803.96' Line as described in said Fee Simple Area deed. Thence, leaving said new line of Right-of-Way and running with said first (L1) or S86°46'44"W 803.96' Line, the following six (6) courses and distances describing this 15' Public Drainage and Utility Easement #2, with all bearings and distances being related to the North American Datum (NAD 83');

1. S86°46'44"W 24.13' Thence leaving said first (L1) or S86°46'44"W 803.96' Line and running through, over and across the lands of the above referenced new Fee Simple Area
2. 10.90' along a curve to the left, having a radius of 1332.73' and being subtended by a chord bearing and distance of N80°30'42"W 10.96'.
3. N79°31'16"W 113.47'
4. N86°40'24"E 20.95' to a point being located on the aforementioned new line of Right-of-Way. Thence, with said new line of Right-of-Way



5. S79°31'16"E 93.12'

6. 34.43' along a curve to the right, having a radius of 1319.68' and being subtended by a chord bearing and distance of S81°01'37"E 34.42'.

CONTAINING in all the above described, as now surveyed 629 square feet or 0.014 acres of land more or less.

THE 5' Public Drainage and Utility Easement #2 described hereon was prepared under the responsible charge of a Maryland Licensed Land Surveyor, and complies with the standards set forth under COMAR Regulation 09.13.06.08.



10/12/23

REG. EXPIRES 8/21/24



Messick & Associates
Consulting Engineers,
Planners, Surveyors
& Landscape Architects
"Designing Success Since 1951"

EXHIBIT E

**DESCRIPTION OF
15' PUBLIC UTILITY EASEMENT
MAGOTHY BRIDGE ROAD
SEVERNA PARK, MARYLAND 21146
ADJACENT TO
TAX MAP 23 PARCEL 253
THIRD DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND
Tax Account # 03-000-24823400**

BEING a strip of land, hereinafter described running through, over and across the lands of a new Fee Simple Area, as described in a deed from Anne Arundel County, Maryland to the Earleigh Heights Volunteer Fire Department, Inc., which is recorded, or intended to be recorded among the land records of Anne Arundel County, Maryland. Said Fee Simple Area being created over a portion of the Right-of-way as shown on Anne Arundel County, Maryland Department of Public Works Road Plats 22422 and 22423, including a 15' Widening Strip as described in a deed dated June 6, 1958 as recorded among the land records of Anne Arundel County Maryland in Liber 1221, Folio 337 and p/o a Fee Simple Area as described in a deed dated July 9, 1981 as recorded among said Land Record in Liber 3424, Folio 183.

BEGINNING for the same near the southern Right-of-way line of Earleigh Heights Road (variable width) as shown on Anne Arundel County, Maryland Department of Public Works Roads Plat numbers 22422 and 22423, at a point being located 45.00 feet right of station 101+59.34 of the baseline as shown on said plats. Said point of beginning also being located on the new line of Right-of-Way and at the end of the second (L2) or N61°03'39" E 80.76' Line as described in said Fee Simple Area deed. Thence, running with said new line of Right-of-Way, the following fourteen (14) courses and distances describing this 15' Public Utility Easement, with all bearings and distances being related to the North American Datum (NAD 83');

1. N77°54'11"E 53.51' Thence leaving said new line of Right-of-Way and running through, over and across the lands of the above referenced new Fee Simple Area
2. N86°40'24"E 485.24' to a point on said new line of Right-of-Way. Said point being located 45.00 feet right of station 108+24.82 of the baseline as, shown on said plats. Thence running with said new Right-of-Way
3. 54.95' along a curve to the right, having a radius of 1303.14' and benign subtended by a chord bearing and distance of S81°29'21"E 54.95'. Thence leaving said new line of Right-of-Way and running through, over and across the lands of the above referenced new Fee Simple Area



4. S79°31'16"E 15.62'
5. S86°40'24"W 438.02'
6. S04°36'05"E 33.52'
7. S85°25'35"W 15.00'
8. N04°35'42"W 33.84'
9. S86°40'24"W 93.86'
10. S04°25'45"E 45.93'
11. S85°34'15"W 15.00'
12. N04°25'45"W 46.21'
13. S86°40'24"W 59.46'
14. N61°03'39"E 15.83' to the point of beginning.

CONTAINING in all the above described, as now surveyed 9,644 square feet or 0.221 acres of land more or less.

THE 15' Public Utility Easement described hereon was prepared under the responsible charge of a Maryland Licensed Land Surveyor, and complies with the standards set forth under COMAR Regulation 09.13.06.08.

