

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 07-0796

Introduced by: The Council President
At the request of: The Administration (Department of Public Works)
Introduced and read first time: September 17, 2007
Assigned to: Taxation and Finance Committee

Committee Report: Favorable
Council action: Adopted
Read second time: November 19, 2007

AN ORDINANCE CONCERNING

**Sale of Property – Certain Streets and 3 Varying in Width
Parcels Located in Hollander Ridge**

FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain parcels of land known as the former beds of (1) Dillehunt Drive, extending from 62nd Street, southeasterly, easterly, northeasterly and northerly to Odell Avenue; (2) Odell Avenue, extending from the northwest corner of the property known as No. 1607 Odell Avenue, northwesterly and northerly to the northernmost extremity thereof; and (3) 3 parcels of land located along the west and north sides of Old 62nd Street and no longer needed for public use; and providing for a special effective date.

By authority of
Article V - Comptroller
Section 5(b)
Baltimore City Charter
(1996 Edition)

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That, in accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in certain parcels of land known as the former beds of (1) Dillehunt Drive, extending from 62nd Street, southeasterly, easterly, northeasterly and northerly to Odell Avenue; (2) Odell Avenue, extending from the northwest corner of the property known as No. 1607 Odell Avenue, northwesterly and northerly to the northernmost extremity thereof; and (3) 3 parcels of land located along the west and north sides of Old 62nd Street, and more particularly described as follows:

Beginning for Parcel No. 1 at the point formed by the intersection of the southeast side of the former bed of Dillehunt Drive, varying in width, and the east side of 62nd Street, 60 feet wide, said point of beginning being distant 302.7 feet, more or less, measured along the east side of said 62nd Street from the northwest side of Pulaski Highway US Route 40, 150 feet wide, and running thence binding on the east side of said 62nd Street, North 12° 08' 50" West 90.00 feet, to intersect

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.
Underlining indicates matter added to the bill by amendment.
~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from existing law by amendment.

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1 the north side of the former bed of said Dillehunt Drive, varying in width; thence
2 binding on the north side of the former bed of said Dillehunt Drive, South 57° 08'
3 50" East 21.21 feet to intersect the north side of the former bed of Dillehunt
4 Drive, 60 feet wide; thence binding on the north and northwest sides of the former
5 bed of last said Dillehunt Drive, the three following courses and distances;
6 namely, North 77° 51' 10" East 104.85 feet, by a tangent arc curving to the left
7 with a radius of 120.00 feet the distance of 118.59 feet which arc is subtended by
8 a chord bearing North 49° 32' 28" East 113.82 feet and by a tangent line North
9 21° 13' 45" East 142.24 feet to intersect the north side of the former bed of
10 Dillehunt Drive, varying in width; thence by a tangent arc curving to the left with
11 a radius of 95.00 feet the distance of 81.33 feet which arc is subtended by a chord
12 bearing North 03° 17' 42" West 78.86 feet to intersect the southwest side of Odell
13 Avenue, 60 feet wide; thence binding in part on said Odell Avenue, 60 feet wide,
14 on the line of Odell Avenue, if projected southeasterly, and in all, South 27° 49'
15 09" East 122.78 feet to intersect the southeast side of the former bed of Dillehunt
16 Drive, varying in width; thence binding in part on the southeast side of the former
17 bed of Dillehunt Drive, varying in width, in part on the southeast side of the
18 former bed of Dillehunt Drive, 60 feet wide, and in all, South 21° 13' 45" West
19 133.52 feet; thence binding on the southeast and south sides of the former bed of
20 Dillehunt Drive, 60 feet wide, the two following courses and distances; namely,
21 by a tangent arc curving to the right with a radius of 180.00 feet the distance of
22 177.89 feet which arc is subtended by a chord bearing South 49° 32' 28" West
23 170.74 feet and by a tangent line, South 77° 51' 10" West 104.85 feet, to intersect
24 the southeast side of the former bed of said Dillehunt Drive, varying in width,
25 mentioned firstly herein, thence binding on the southeast side of the former bed of
26 said Dillehunt Drive, mentioned firstly herein, South 32° 51' 10" West 21.21 feet
27 to the place of beginning.

28 Containing 26,138 square feet or 0.6000 acre of land, more or less.

29 Beginning for Parcel No. 2 at the point formed by the intersection of the northeast
30 side of the southeasternmost extremity of the former bed of Odell Avenue, 50 feet
31 wide, and the northwest corner of the property known as No.1607 Odell Avenue,
32 said point of beginning being distant North 27° 49' 09" West 558.45 feet
33 measured along the northeast side of said Odell Avenue from the northwest side
34 of Pulaski Highway US Route 40, 150 feet wide, and running thence binding on
35 the northwest corner of said property, and the line of the northwest corner of said
36 property, if projected southwesterly, and in all, South 62° 58' 12" West 60.01 feet
37 to intersect the southwest side of the southeasternmost extremity of the former
38 bed of Odell Avenue, as widened from its former width of 50 feet wide to 60 feet
39 wide; thence binding on the southwest and west sides of the former bed of last
40 said Odell Avenue, the twelve following courses and distances; namely, North 27°
41 49' 09" West 7.17 feet, by a tangent arc curving to the right with a radius of
42 350.00 feet the distance of 164.65 feet which arc is subtended by a chord bearing
43 North 14° 20' 32" West 163.14 feet, by a tangent line North 00° 51' 55" West
44 172.09 feet, by a tangent arc curving to the right with a radius of 350.00 feet the
45 distance of 183.51 feet which arc is subtended by a chord bearing North 14° 09'
46 17" East 181.41 feet, by a tangent line North 29° 10' 30" East 50.52 feet, by a
47 tangent arc curving to the left with a radius of 250.00 feet the distance of 229.03
48 feet which arc is subtended by a chord bearing North 02° 55' 48" East 221.11
49 feet, by a tangent line North 23° 18' 54" West 58.48 feet, by a tangent arc curving

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1 to the right with a radius of 350.00 feet the distance of 161.94 feet which arc is
2 subtended by a chord bearing North 10° 03' 35" West 160.50 feet, by a tangent
3 line North 03° 11' 44" East 64.81 feet, by a tangent arc curving to the right with a
4 radius of 350.00 feet the distance of 105.71 feet which arc is subtended by a chord
5 bearing North 11° 50' 53" East 105.31 feet, by a line curving to the left with a
6 radius of 140.00 feet the distance of 47.85 feet which arc is subtended by a chord
7 bearing North 10° 42' 35" East 47.62 feet and by a tangent line North 00° 55' 06"
8 East 112.87 feet to intersect the beginning of the northernmost extremity of the
9 cul-de-sac for the former bed of Odell Avenue, varying in width; thence binding
10 on the west, north, and east sides of said cul-de-sac by an arc curving to the right
11 with a radius of 70.00 feet the distance of 262.60 feet which arc is subtended by a
12 chord bearing South 71° 36' 35" East 133.54 feet to intersect the northwest side
13 of the former bed of Odell Avenue, varying in width; thence binding on the
14 northwest, east and north sides of the former bed of last said Odell Avenue, the
15 four following courses and distances; namely, by a tangent line South 35° 51' 43"
16 West 72.27 feet, by a tangent arc curving to the left with a radius of 300.00 feet
17 the distance of 171.04 feet which arc is subtended by a chord bearing South 19°
18 31' 43" West 168.73 feet, by a tangent line South 03° 11' 44" West 40.38 feet and
19 South 80° 13' 53" West 10.64 feet to intersect the east side of the former bed of
20 Odell Avenue, 60 feet wide, and thence binding on the east, northeast, northwest,
21 and northeast sides of the former bed of last said Odell Avenue, the five following
22 courses and distances; namely, South 09° 45' 16" East 49.20 feet, by a tangent arc
23 curving to the left with a radius of 290.00 feet the distance of 114.60 feet which
24 arc is subtended by a chord bearing South 11° 59' 39" East 113.86 feet, by a
25 tangent line South 23° 18' 54" East 58.48 feet, by a tangent arc curving to the
26 right with a radius of 310.00 feet the distance of 284.00 feet which arc is
27 subtended by a chord bearing South 02° 55' 48" West 274.17 feet and by a
28 tangent line South 29° 10' 30" West 13.74 feet to intersect the northwest side of
29 Hilltop Avenue, 40 feet wide; thence binding on the northwest and northeast sides
30 of said Hilltop Avenue, the two following courses and distances; namely, South
31 61° 20' 05" West 44.02 feet and South 25° 11' 35" East 29.49 feet to intersect the
32 east side of the former bed of Odell Avenue, 60 feet wide, and thence binding on
33 the east and northeast sides of the former bed of said Odell Avenue, the four
34 following courses and distances; namely, by a non-tangent arc curving to the left
35 with a radius of 290.00 feet the distance of 134.37 feet which arc is subtended by
36 a chord bearing South 12° 24' 29" West 133.17 feet, by a tangent line, South 00°
37 51' 55" East 172.09 feet, by a tangent arc curving to the left with a radius of
38 290.00 feet the distance of 136.43 feet which arc is subtended by a chord bearing
39 South 14° 20' 32" East 135.17 feet and South 27° 49' 09" East 8.00 feet to the
40 place of beginning.

41 Containing 93,715 square feet or 2.1514 acres of land, more or less.

42 Beginning for Parcel No. 3 at a point on the west side of the southernmost
43 extremity of the former bed of 62nd Street, as now laid out 60 feet wide, said
44 point of beginning being N 12° 08' 50" W 2,850.85 feet measured along the said
45 west side of 62nd Street from the northwest side of Pulaski Highway US Route
46 40, 150 feet wide, said point of beginning having a coordinate value of East
47 23,500.44 feet and North 7,274.68 feet, and running thence binding on the west
48 side of the old alignment for the former bed of 62nd Street, 60 feet wide, the two
49 following courses and distances; namely, by a line curving to the right with a

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1 radius of 185.00 feet the distance of 140.12 feet which arc is subtended by a chord
2 bearing North 09° 33' 05" East 136.80 feet and by a tangent line North 31° 14'
3 59" East 380.80 feet to intersect the western new alignment for 62nd Street;
4 thence binding on the western new alignment for 62nd Street, the three following
5 courses and distances; namely, by an line curving to the right with a radius of
6 470.00 feet the distance of 36.57 feet which arc is subtended by a chord bearing
7 South 29° 14' 20" West 36.56 feet, by a tangent line South 31° 28' 05" West
8 318.50 feet and by a tangent arc curving to the left with a radius of 211.33 feet the
9 distance of 160.87 feet which arc is subtended by a chord bearing South 09° 39'
10 38" West 157.01 feet to intersect the south side of the newly realigned 62nd
11 Street, and thence binding on the south side of the newly realigned 62nd Street,
12 South 77° 51' 10" West 10.00 feet to the place of beginning.

13 Containing 1,243 square feet or 0.0285 acre of land, more or less.

14 Beginning for Parcel No. 4 at a point on the west side of a Portion of the former
15 bed of the Old 62nd Street, 60 feet wide, said point of beginning being
16 approximately 3,410.0 feet, more or less, northerly measured along the west side
17 of said 62nd Street from the northwest side of Pulaski Highway US Route 40, 150
18 feet wide, having a coordinate value of East 23,636.64 feet and North 7,769.87
19 feet, and running thence binding on a Portion of the former bed of Old 62nd
20 Street, the seven following courses and distances; namely, by a line curving to the
21 right with a radius of 470.00 feet the distance of 5.39 feet which arc is subtended
22 by a chord bearing South 22° 40' 40" West 5.39 feet, by a line curving to the left
23 with a radius of 120.00 feet the distance of 36.11 feet which arc is subtended by
24 a chord bearing North 08° 37' 02" East 35.98 feet, by a tangent line North 00° 00'
25 15" West 109.55 feet, by a tangent arc curving to the right with a radius of 180.00
26 feet the distance of 99.32 feet which arc is subtended by a chord bearing North
27 15° 48' 12" East 98.07 feet, by a tangent line North 31° 36' 39" East 212.73 feet,
28 by a tangent arc curving to the right with a radius of 155.00 feet the distance of
29 157.95 feet which arc is subtended by a chord bearing North 60° 48' 12" East
30 151.20 feet and by a tangent line, North 89° 59' 45" East 91.29 feet to intersect
31 the north side of the Realigned 62nd Street, 60 feet wide; thence binding on the
32 north side of said Realigned 62nd Street, by a line curving to the left with a radius
33 of 180.00 feet the distance of 176.85 feet which arc is subtended by a chord
34 bearing South 61° 50' 58" West 169.82 feet to intersect the Old Portion of the
35 former bed of 62nd Street, and thence binding on the Old Portion of the former
36 bed of said 62nd Street, the five following courses and distances; namely, by a
37 line curving to the left with a radius of 95.00 feet the distance of 33.85 feet which
38 arc is subtended by a chord bearing South 41° 49' 04" West 33.67 feet, by a
39 tangent line, South 31° 36' 39" West 212.73 feet, by a tangent arc curving to the
40 left with a radius of 120.00 feet the distance of 49.53 feet which arc is subtended
41 by a chord bearing South 19° 47' 09" West 49.18 feet, by a line curving to the left
42 with a radius of 530.00 feet the distance of 1.19 feet which arc is subtended by a
43 chord bearing South 22° 24' 50" West 1.19 feet and by a tangent line, South 22°
44 20' 58" West 168.33 feet to the place of beginning.

45 Containing 28,622 square feet or 0.6571 acre of land, more or less.

46 Beginning for Parcel No. 5 on the east side of a Portion of the former bed of Old
47 62nd Street, 60 feet wide, said point of beginning having a coordinate value East

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1 23,673.84 feet and North 7,707.08 feet, and running thence binding on the side of
2 the former bed of Old 62nd Street and the Realigned 62nd Street, 60 feet wide,
3 the three following courses and distances; namely, South 31° 14' 59" West 1.43
4 feet, by a line curving to the left with a radius of 530.00 feet the distance of 42.13
5 feet which arc is subtended by a chord bearing North 24° 58' 48" East 42.12 feet
6 and by a line curving to the right with a radius of 180.00 feet the distance of 40.78
7 feet which arc is subtended by a chord bearing South 24° 45' 34" West 40.69 feet
8 to the place of beginning.

9 Containing 23 square feet or 0.0005 acre of land, more or less.

10 Subject to a full width Perpetual Easement for all Municipal Utilities and Services, not to be
11 abandoned, over the entire hereinabove described parcel of land.

12 This property being no longer needed for public use.

13 **SECTION 2. AND BE IT FURTHER ORDAINED,** That no deed may pass under this Ordinance
14 unless the deed has been approved by the City Solicitor.

15 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect on the date it
16 is enacted.

Certified as duly passed this ____ day of _____, 20__

President, Baltimore City Council

Certified as duly delivered to Her Honor, the Mayor,
this ____ day of _____, 20__

Chief Clerk

Approved this ____ day of _____, 20__

Mayor, Baltimore City