

**CITY OF BALTIMORE
COUNCIL BILL 10-0595
(First Reader)**

Introduced by: The Council President
At the request of: The Administration (Baltimore Development Corporation)
Introduced and read first time: September 20, 2010
Assigned to: Taxation, Finance and Economic Development Committee

REFERRED TO THE FOLLOWING AGENCIES: Planning Commission, Department of Housing and Community Development, Department of General Services, Department of Transportation, Baltimore City Parking Authority Board, Department of Real Estate, Baltimore Development Corporation, Department of Finance, Board of Estimates

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – 2 Parcels of Land Known as “Canal Parcel” and**
3 **“Lot 3”, Located in Ward 03, Section 7, Block 1816**

4 FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public
5 or private sale, all its interest in (1) a parcel of land known as “Canal Parcel”, located in
6 Ward 03, Section 07, Block 1816, consisting of approximately 0.317 acres of land, and (2) a
7 parcel of land known as “Lot 3”, located in Ward 03, Section 7, Block 1816, a portion of
8 Lots 002 and 003, consisting of approximately 0.149 acres, and no longer needed for public
9 use; and providing for a special effective date.

10 By authority of
11 Article V - Comptroller
12 Section 5(b)
13 Baltimore City Charter
14 (1996 Edition)

15 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That, in
16 accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either
17 public or private sale, all the interest of the Mayor and City Council of Baltimore in (1) a parcel
18 of land known as “Canal Parcel”, located in Ward 03, Section 07, Block 1816, consisting of
19 approximately 0.317 acres of land, and (2) a parcel of land known as “Lot 3”, located in Ward
20 03, Section 7, Block 1816, a portion of Lots 002 and 003, consisting of approximately 0.149
21 acres, as shown on a subdivision plat prepared by Bowman Consulting, dated June 23, 2010, and
22 more particularly described as follows:

23 Canal Parcel

24 Beginning at a point at the end of the Fourteenth, or North 87°48’58” East 237.23
25 feet line of that parcel of land granted and conveyed from Mutual Chemical
26 Company of America and George A. Benington, E.W. Clarke, Harry S. Ferguson,
27 Glen B. Miller and Forbes Silsby, Trustees, to Allied Chemical & Dye
28 Corporation by Indenture dated April 19, 1956 and recorded among the Land

EXPLANATION: CAPITALS indicate matter added to existing law.
[Brackets] indicate matter deleted from existing law.

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1 Records of Baltimore City in Liber 10133 at Folio 009, thence running reversely
2 with and binding on said Fourteenth line and part of the Thirteenth line of said
3 Deed, with bearings contained herein referenced to the Baltimore City Control
4 System Meridian, the following courses and distances, as now surveyed, viz:

- 5 1. South 87°48'58" West 237.23 feet to a point,
- 6 2. South 87°57'53" West 93.97 feet to a point, thence leaving the outline
7 of the aforesaid parcel of land granted and conveyed in Liber 10133 at
8 Folio 009 and running over, across and through part of the Baltimore
9 Harbor or Basin,
- 10 3. North 02°02'07" West 33.92 feet, with part of the distance being along
11 the west face of a steel bulkhead, thence leaving said bulkhead and
12 running along and approximately one-half foot south of a wooden
13 fence
- 14 4. North 87°25'15" East 394.01 feet to a point, thence leaving said fence
15 and running
- 16 5. South 11°12'30" West 36.80 feet to a point on the northerly side of
17 Dock Street, variable width, as closed under Ordinance No. 07-598 of
18 the Mayor and City Council of Baltimore, thence running with and
19 binding on part of said northerly side of Dock Street
- 20 6. South 86°40'36" West 54.38 feet to the place of beginning,
21 containing 13,796 square feet, or 0.317 acres of land, more or less.

Lot 3

23 Beginning at a point on the western side of Caroline Street, variable width, said
24 point having a coordinate value of South 5,817.623, East 5,385.273 and being
25 distant South 03°06'15" East 72.49 feet from the Southeast corner of Lot 1, Block
26 1816, a Parcel of Land now owned by the Mayor and City Council of Baltimore,
27 thence running with and binding on part of the northerly side of Dock Street,
28 variable width, as closed under Ordinance No. 07-598 of the Mayor and City
29 Council of Baltimore, with bearings contained herein referenced to the Baltimore
30 City Control System Meridian, the following courses and distances as now
31 surveyed:

- 32 1. South 86°40'36" West 193.36 feet to a point, thence leaving said
33 northerly side of Dock Street and running over, across and through
34 part of those Lands lying North of Dock Street and once part of
35 Baltimore Harbor or Basin,
- 36 2. North 11°12'30" East 36.80 feet to a point approximately one-half foot
37 south of a wooden fence, thence running with and approximately one-
38 half foot south of said wooden fence

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1 3. North 87°25'15" East 184.27 feet to a point on the western side of the
2 aforementioned Caroline Street, thence running with and binding on
3 part of said western side of Caroline Street

4 4. South 03°06'15" East 33.23 feet to the place of beginning,
5 containing 0.149 acres of land, more or less.

6 Both parcels being part of those Lands adjoining the property granted and conveyed from
7 Mutual Chemical Company of America and George A. Benington, E.W. Clarke, Harry S.
8 Ferguson, Glen B. Miller and Forbes Silsby, Trustees, to Allied Chemical & Dye Corporation by
9 Indenture dated April 19, 1956 and recorded among the Land Records of Baltimore City in Liber
10 10133 at Folio 009 and shown as part of Baltimore Harbor or Basin on a Plat entitled "Plat of
11 Survey of Property of Mutual Chemical Company of America in Baltimore City, Maryland",
12 dated July 12, 1954 and recorded among the Plat Records of Baltimore City, Maryland in Plat
13 Book MLP at Page 928, said part of Baltimore Harbor or Basin having been filed under State of
14 Maryland Board of Public Works Wetlands Administration License Number 90-1157 effective
15 November 21, 1990 granted to the Mayor and City Council of Baltimore.

16 These properties being no longer needed for public use.

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

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