

CITY OF BALTIMORE
ORDINANCE _____
Council Bill 14-0458

Introduced by: The Council President
At the request of: The Administration (Law Department)
Introduced and read first time: December 4, 2014
Assigned to: Taxation, Finance and Economic Development Committee
Committee Report: Favorable
Council action: Adopted
Read second time: February 9, 2015

AN ORDINANCE CONCERNING

1 **Release of an Easement - 414 Light Street**

2 FOR the purpose of authorizing the Mayor and City Council of Baltimore to release an easement
3 pertaining to certain property known as 414 Light Street, the easement being no longer
4 needed for public use; and providing for a special effective date.

5 BY authority of
6 Article V - Comptroller
7 Section 5(b)
8 Baltimore City Charter
9 (1996 Edition)

10 **Recitals**

11 414 Light Street Associates, LLC, owns the property known as 414 Light
12 Street. The northern portion of the property was acquired by a previous owner
13 from the Mayor and City Council of Baltimore, pursuant to a deed dated October
14 22, 1979, and recorded at Liber 3853, folio 042. At that time, the City reserved to
15 itself an easement for the erection and maintenance of a screening and retaining
16 wall on the northern edge of the property.

17 The current owner is in the process of designing and developing a mixed use
18 project on the property, and the existence of the easement for the screening and
19 retaining wall interferes with development. By releasing the easement, the City
20 will aid and promote the development of the project on the property, which will
21 inure to the benefit of the City.

22 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That in
23 accordance with Article V, § 5(b) of the City Charter, the City Comptroller shall release a public
24 easement relating to the northern edge of the property known as 414 Light Street, the easement to
25 be released being more particularly described as follows:

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.

Council Bill 14-0458

1 Beginning at the point formed by the intersection of the south side of Conway
2 Street, varying in width, as laid out on a Plat dated April 2, 1979 entitled
3 “Department of Housing and Community Development - Amended Final
4 Subdivision Plan for Inner Harbor Project I for Lots 10, 13, 14, 15, 15A, 17, 17A,
5 20, 20A, 22/23 and 26”, the Plat being recorded among the Land Records of
6 Baltimore City in Plat Pocket Folder W.A. No. 2642 and the west side of Light
7 Street, 159 feet wide, and running thence on the west side of Light Street, South
8 06 degrees-30'-00" East 20.53 feet to intersect the second line of the fourth parcel
9 of land conveyed by the State of Maryland to the Mayor and City Council of
10 Baltimore by deed dated March 3, 1971 and recorded among the Land Records of
11 Baltimore City in Liber R.H.B. No. 2752, folio 64; thence binding reversely on
12 part of the second line of the fourth parcel of land described in the deed, South 86
13 degrees-45'-00" West 317.94 feet to intersect the east side of Charles Street, as
14 widened on the west side thereof from its former width of 49.5 feet to a varying
15 width; thence binding on the east side of said Charles Street, North 03 degrees-
16 38'-40" West 8.62 feet; thence binding on the southeast side of Charles Street,
17 varying in width; North 44 degrees-31'-00" East 17.67 feet to intersect the south
18 side of Conway Street; and thence binding on the south side of Conway Street,
19 North 86 degrees-45'-00" East 303.75 feet to the place of beginning.

20 Containing 6,428 square feet or 0.1476 acre of land, more or less, and being a portion of Lot
21 21, Inner Harbor Project I.

22 This easement being no longer needed for public use.

23 **SECTION 2. AND BE IT FURTHER ORDAINED,** That if the owner of the property determines to
24 file a document in the Land Records of Baltimore City that releases the easement, that document
25 will require the approval of the City Solicitor.

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

Council Bill 14-0458

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