

CITY OF BALTIMORE
COUNCIL BILL 10-0582
(First Reader)

Introduced by: The Council President
At the request of: The Administration (Department of General Services)
Introduced and read first time: August 9, 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, Department of Finance, Board of Estimates

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – Former Beds of Newgate Avenue and Vail Street**

3 FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public
4 or private sale, all its interest in certain parcels of land known as the former beds of (1)
5 Newgate Avenue, extending from New Vail Street Easterly 1,150.0 feet, more or less, to Vail
6 Street and (2) Vail Street, extending from Newgate Avenue Northerly 825.0 feet, more or
7 less, and no longer needed for public use; and providing for a special effective date.

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

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That, in
14 accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either
15 public or private sale, all the interest of the Mayor and City Council of Baltimore in certain
16 parcels of land known as the former beds of (1) Newgate Avenue, extending from New Vail
17 Street Easterly 1,150.0 feet, more or less, to Vail Street and (2) Vail Street, extending from
18 Newgate Avenue Northerly 825.0 feet, more or less, and more particularly described as follows:

19 Beginning for Parcel No. 1 at the point formed by the intersection of the southeast
20 side of New Vail Street, 70 feet wide, and the north side of the former bed of
21 Newgate Avenue, varying in width, said point of beginning being at the end of the
22 last line of a parcel of land conveyed by Canton Company of Baltimore to The
23 Maryland Transportation Authority, a Government Authority of the State of
24 Maryland which by deed dated November 27, 1985 and recorded among the Land
25 Records of Baltimore City in Liber S.E.B. No. 721, folio 132, and running thence
26 binding on the north side of the former bed of said Newgate Avenue, the fourteen
27 (14) following courses and distances; namely, by a non-tangent arc curving to the
28 right with a radius of 1944.66 feet, the distance of 91.88 feet, which arc is

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

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1 subtended by a chord bearing of North 88° 24' 14" East 91.87 feet, North 89° 45'
2 27" East 203.17 feet, North 00° 14' 33" West 2.00 feet, North 89° 45' 27" East
3 2.00 feet, South 00° 14' 33" East 2.00 feet, North 89° 45' 27" East 106.00 feet,
4 North 00° 14' 33" West 2.00 feet, North 89° 45' 27" East 2.00 feet, South 00° 14'
5 33" East 2.00 feet, North 89° 45' 27" East 75.00 feet, North 00° 14' 33" West
6 2.00 feet, North 89° 45' 27" East 2.00 feet, South 00° 14' 33" East 2.00 feet, and
7 North 89° 45' 27" East 991.05 feet to the easternmost extremity of the former bed
8 of said Newgate Avenue; thence binding on the easternmost extremity of the
9 former bed of said Newgate Avenue, South 00° 14' 33" East 50.00 feet to the
10 south side of the former bed of said Newgate Avenue; thence binding on the south
11 side of the former bed of said Newgate Avenue, the sixty (60) following courses
12 and distances; namely, South 89° 45' 27" West 6.07 feet, South 00° 14' 33" East
13 2.00 feet, South 89° 45' 27" West 2.00 feet, North 00° 14' 33" West 2.00 feet,
14 South 89° 45' 27" West 108.00 feet, South 00° 14' 33" East 2.00 feet, South 89°
15 45' 27" West 2.00 feet, North 00° 14' 33" West 2.00 feet, South 89° 45' 27" West
16 108.00 feet, South 00° 14' 33" East 2.00 feet, South 89° 45' 27" West 2.00 feet,
17 North 00° 14' 33" West 2.00 feet, South 89° 45' 27" West 108.00 feet, South 00°
18 14' 33" East 2.00 feet, South 89° 45' 27" West 2.00 feet, North 00° 14' 33" West
19 2.00 feet, South 89° 45' 27" West 108.00 feet, South 00° 14' 33" East 2.00 feet,
20 South 89° 45' 27" West 2.00 feet, North 00° 14' 33" West 2.00 feet, South 89°
21 45' 27" West 108.00 feet, South 00° 14' 33" East 2.00 feet, South 89° 45' 27"
22 West 2.00 feet, North 00° 14' 33" West 2.00 feet, South 89° 45' 27" West 108.00
23 feet, South 00° 14' 33" East 2.00 feet, South 89° 45' 27" West 2.00 feet, North
24 00° 14' 33" West 2.00 feet, South 89° 45' 27" West 108.00 feet, South 00° 14'
25 33" East 2.00 feet, South 89° 45' 27" West 2.00 feet, North 00° 14' 33" West
26 2.00 feet, South 89° 45' 27" West 108.00 feet, South 00° 14' 33" East 2.00 feet,
27 South 89° 45' 27" West 2.00 feet, North 00° 14' 33" West 2.00 feet, South 89°
28 45' 27" West 104.00 feet, South 00° 14' 33" East 6.00 feet, South 89° 45' 27"
29 West 193.96 feet, by a tangent arc curving to the left with a radius of 2401.24 feet
30 the distance of 80.37 feet, which arc is subtended by a chord bearing South 88°
31 47' 55" West 80.37 feet, North 01° 27' 28" West 6.00 feet, by a non-tangent arc
32 curving to the left with a radius of 2407.24 feet the distance of 18.87 feet, which
33 arc is subtended by a chord bearing South 87° 37' 01" West 18.87 feet, South 01°
34 45' 28" East 2.02 feet, South 88° 14' 32" West 2.00 feet, North 01° 45' 28" West
35 1.98 feet, by a tangent arc curving to the left with a radius of 2407.24 feet, the
36 distance of 57.60 feet, which arc is subtended by a chord bearing South 86° 39'
37 33" West 57.60 feet, South 02° 39' 28" East 2.02 feet, South 87° 20' 32" West
38 2.00 feet, North 02° 39' 28" West 1.98 feet, by a non-tangent arc curving to the
39 left with a radius of 2407.24 feet, the distance of 52.62 feet, which arc is
40 subtended by a chord bearing South 85° 17' 59" West 52.61 feet, South 03° 28'
41 58" East 2.03 feet, South 86° 31' 02" West 2.00 feet, North 03° 28' 58" West
42 1.97 feet, by a non-tangent arc curving to the left with a radius of 2407.24 feet,
43 the distance of 73.60 feet, which arc is subtended by a chord bearing South 83°
44 45' 01" West 73.60 feet, South 82° 52' 27" West 132.73 feet, South 06° 37' 58"
45 East 2.00 feet, South 82° 52' 27" West 2.00 feet, North 06° 37' 58" West 1.84
46 feet, North 87° 20' 33" West 2.21 feet, and South 82° 52' 27" West 6.51 feet to
47 intersect the east side of said New Vail Street, and thence binding on the east side
48 of said New Vail Street by a non-tangent arc curving to the left with a radius of
49 456.23 feet the distance of 166.58 feet, which arc is subtended by a chord bearing
50 North 60° 01' 50" East 165.66 feet to the place of beginning.,

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1 Beginning for Parcel No. 2 at the point formed by the intersection of the
2 southwesternmost extremity of the former bed of Vail Street, varying in width,
3 and the north side of the former bed of Newgate Avenue, varying in width, said
4 point of beginning being at a point at the end of the sixty-ninth or Due West, 4.00
5 foot line as described as being a portion of “Exhibit D” acquired by the Mayor
6 and City Council of Baltimore from Canton Company of Baltimore and Canton
7 Railroad Company by deed dated June 6, 1979 and recorded June 12, 1979 among
8 the Land Records of Baltimore City in Liber W.A. No. 3768, Folio 827, and
9 running thence binding on the north side of the former bed of said Newgate
10 Avenue, South 89° 45’ 27” West 150.00 feet to a point at the end of the ninety-
11 fourth or 78.54 foot line curving to the right, as described in the aforementioned
12 “Exhibit D”; thence binding reversely along said ninety-fourth line, ninety-third,
13 ninety second and part of the ninety-first lines of said “Exhibit D”, as now
14 surveyed, being the westerly side of the former bed of said Vail Street, the four
15 following courses and distances; namely, by a tangent arc curving to the left with
16 a radius of 50.00 feet the distance of 78.54 feet, which arc is subtended by a chord
17 bearing, North 44° 45’ 27” East 70.71 feet, North 00° 14’ 33” West 73.43 feet, by
18 a tangent arc curving to the right with a radius of 465.74 feet, the distance of
19 394.23 feet, which arc is subtended by a chord bearing North 24° 00’ 24” East
20 382.56 feet, to a reverse curve to the left with a radius of 415.74 feet, the distance
21 of 327.87 feet, which arc is subtended by a chord bearing North 25° 24’ 22” East
22 319.44 feet; thence by a straight line, South 87° 11’ 21” East 50.00 feet to
23 intersect the east side of the former bed of said Vail Street; thence binding on the
24 east side of the former bed of said Vail Street, the four following courses and
25 distances; namely, by a non-tangent arc curving to the right with a radius of
26 465.74 feet, the distance of 368.40 feet, which arc is subtended by a chord
27 bearing, South 25° 28’ 26” West 358.87 feet to a reverse curve to the left with a
28 radius of 415.74 feet, the distance of 351.02 feet, which arc is subtended by a
29 chord bearing, South 23° 56’ 47” West 340.69 feet, South 00° 14’ 33” East 73.43
30 feet, and by a tangent arc curving to the left with a radius of 50.00 feet, the
31 distance of 78.54 feet, which arc is subtended by a chord bearing, South 45° 14’
32 33” East 70.71 feet to the place of beginning.

33 All courses and distances in the above descriptions are referred to the true meridian as
34 adopted by the State of Maryland NAD 83/91 Datum.

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

37 This property being no longer needed for public use.

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

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