

**CITY OF BALTIMORE  
COUNCIL BILL 07-0639  
(First Reader)**

---

Introduced by: The Council President  
At the request of: The Administration (Department of Public Works)  
Introduced and read first time: April 16, 2007  
Assigned to: Highways and Franchises Subcommittee

---

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of Public Works,  
Department of Real Estate, Department of Finance

---

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **City Property – Grant of Easements**

3 FOR the purpose of authorizing the Mayor and City Council of Baltimore to grant a Perpetual  
4 Easement for a steam line through the parcels of land known as 1400 Orleans Street and 540  
5 North Caroline Street, as shown on Plat R.W. 20-36219 Sheets 1 of 2 and 2 of 2 in the Office  
6 of the Department of Public Works; and providing for a special effective date.

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

12 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That the  
13 City Comptroller is authorized to grant a Perpetual Easement for a steam line in accordance with  
14 Article V, § 5(b) of the City Charter, on those parcels of land situate in Baltimore City known as  
15 1400 Orleans Street and 540 North Caroline Street, and described as follows:

16 Beginning for a Perpetual Easement for a Steam Line at a point on the east side of  
17 Central Avenue, 100 feet wide, having a coordinate value of East 4,510.169 feet  
18 and South 528.149 feet, said point of beginning being distant North 02° 46' 40"  
19 West 334.11 feet measured along the east side of said Central Avenue from the  
20 north side of Orleans Street, 116 feet wide, and running thence binding on the east  
21 side of said Central Avenue, North 02° 46' 40" West 10.00 feet; thence by  
22 straight lines through the property now or formerly owned by the Mayor and City  
23 Council of Baltimore the seventeen following courses and distances; namely,  
24 North 87° 05' 40" East 165.33 feet, North 02° 47' 58" West 73.61 feet, North 07°  
25 25' 53" East 12.41 feet, North 58° 42' 05" East 10.65 feet, South 69° 07' 48" East  
26 10.06 feet, North 58° 09' 10" East 82.37 feet, North 31° 50' 48" West 10.01 feet,  
27 North 58° 09' 10" East 22.36 feet, North 87° 05' 40" East 65.18 feet, North 02°  
28 54' 20" West 10.15 feet, North 87° 05' 40" East 15.03 feet, South 02° 54' 20"  
29 East 10.15 feet, North 87° 05' 41" East 53.20 feet, North 58° 16' 15" East 42.17  
30 feet, North 87° 05' 40" East 14.86 feet, South 02° 54' 20" East 20.33 feet and  
31 North 87° 05' 40" East 143.65 feet to intersect the west side of Caroline Street, 80

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

**Council Bill 07-0639**

1 feet wide; thence binding on the west side of said Caroline Street, South 02° 13'  
2 03" East 10.00 feet; thence by straight lines through said property, the eight  
3 following courses and distances; namely, South 87° 05' 40" West 296.10 feet,  
4 South 58° 09' 10" West 25.63 feet, South 87° 05' 40" West 9.48 feet, South 58°  
5 09' 10" West 98.51 feet, South 02° 47' 56" East 5.26 feet, South 58° 09' 10" West  
6 14.00 feet, South 02° 47' 58" East 74.16 feet and South 87° 05' 40" West 175.33  
7 feet to the place of beginning.

8 Containing 8,431.52 square feet or 0.1936 acre of land, more or less.

9 All courses, distances and coordinates in the above description are referred to the true  
10 meridian as adopted by the Baltimore Survey Control System.

11 Subject to the following conditions:

- 12 1. The plans and specifications for the use of the Perpetual Easements shall be  
13 approved in writing by the City, before construction.
- 14 2. The City and its employees or agents shall have access to the Perpetual Easement  
15 areas at all time when necessary for public purposes.
- 16 3. Grantee shall maintain the Perpetual Easements at its sole cost and expense.
- 17 4. The City shall be protected, indemnified and saved harmless from all legal action,  
18 losses and damages resulting from injury to persons of damage to property caused  
19 by the use of the Perpetual Easements by, the Grantee, its assigns and invitees.
- 20 5. No structures shall be erected by the Grantee over the Perpetual Easements area  
21 except for facilities approved in advance by the City.

22 **SECTION 2. AND BE IT FURTHER ORDAINED,** That no easement or easements shall be  
23 granted under this Ordinance unless the same has been approved by the City Solicitor.

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