

CITY OF BALTIMORE
COUNCIL BILL 16-0665
(First Reader)

Introduced by: The Council President
At the request of: The Administration (Department of Transportation)
Introduced and read first time: May 9, 2016
Assigned to: Taxation, Finance and Economic Development Committee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Planning Department, Department of Housing and Community Development, Department of Public Works, Department of Transportation, Department of Real Estate, Department of Finance, Board of Estimates

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **Sale of Property – Former Bed of Sinclair Lane and Certain Streets**
3 **Lying within the Former Freedom and Claremont Homes Project Now Known**
4 **as Orchard Ridge**

5 FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public
6 or private sale, all its interest in certain parcels of land known as (1) the former bed of
7 Sinclair Lane extending from Clareway easterly 731.1 feet, more or less, to its
8 northeasternmost extremity; and (2) certain streets lying within the former Freedom and
9 Claremont Homes Project, now known as Orchard Ridge, and no longer needed for public
10 use; and providing for a special effective date.

11 BY authority of
12 Article V - Comptroller
13 Section 5(b)
14 Baltimore City Charter
15 (1996 Edition)

16 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE**, That, in
17 accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either
18 public or private sale, all the interest of the Mayor and City Council of Baltimore in certain
19 parcels of land known as (1) the former bed of Sinclair Lane extending from Clareway easterly
20 731.1 feet, more or less, to its northeasternmost extremity; and (2) certain streets lying within the
21 former Freedom and Claremont Homes Project, now known as Orchard Ridge, and more
22 particularly described as follows:

23 Beginning for Parcel No. 1 at the point formed by the intersection of the
24 southwest side of Sinclair Lane, 60 feet wide, and the northwest side of Clareway,
25 varying in width, and running thence binding on the northwest side of said
26 Clareway, North 21° 54' 00" West 60.93 feet to intersect the northeast side of said
27 Sinclair Lane; thence binding on the northeast side of said Sinclair Lane the three
28 following courses and distances; namely, by a non-tangent arc curving to the left
29 with a radius of 3,109.55 feet the distance of 175.15 feet which arc is subtended

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

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1 by a chord bearing North 56° 21' 00" East 175.13 feet, by a tangent line North 54°
2 44' 10" East 457.87 feet and by a tangent arc curving to the left with a radius of
3 4,623.75 feet the distance of 73.00 feet which arc is subtended by a chord bearing
4 of North 54° 17' 02" East 73.00 feet to the northeasternmost extremity of said
5 Sinclair Lane, there situate; thence binding on the northeasternmost extremity of
6 said Sinclair Lane, South 35° 15' 50" East 60.01 feet to intersect the southwest
7 side of said Sinclair Lane, and thence binding in part on the southwest side of said
8 Sinclair Lane, in part on the line of the southwest side of said Sinclair Lane, if
9 projected southwesterly, and in all, the three following courses and distances;
10 namely, by a non-tangent arc curving to the right with a radius of 4,683.75 feet the
11 distance of 73.00 feet which arc is subtended by a bearing South 54° 17' 22.5"
12 West 73.00 feet, by a tangent line South 54° 44' 10" West 562.98 feet and South
13 58° 34' 58" West 84.22 feet to the place of beginning.

14 Beginning for Parcel No. 1 at the point formed by the intersection of the southeast
15 side of Sinclair Lane, 60 feet wide, and the northeast side of Clareway, varying in
16 width, and running thence binding on the northeast side of said Clareway by a
17 tangent arc curving to the left with a radius of 30.00 feet the distance of 40.13 feet
18 which arc is subtended by a chord bearing South 16° 25' 05" West 37.20 feet to
19 intersect the northeast side of Clareway, 60 feet wide; thence binding on the
20 northeast, east and southeast sides of last said Clareway, the nine following
21 courses and distances; namely, by a tangent line, South 21° 54' 00" East 23.86
22 feet, by a tangent arc curving to the right with a radius of 250.00 feet the distance
23 of 193.83 feet which arc is subtended by a chord bearing South 00° 18' 40" West
24 189.01 feet, by a tangent line, South 22° 31' 20" West 253.91 feet, by a tangent
25 arc curving to the left with a radius of 545.00 feet the distance of 491.40 feet
26 which arc is subtended by a chord bearing South 03° 18' 30" East 474.93 feet, by
27 a tangent line, South 29° 08' 20" East 90.46 feet, by a tangent arc curving to the
28 right with a radius of 870.00 feet the distance of 357.23 feet which arc is
29 subtended by a chord bearing South 17° 22' 33.35" East 354.72 feet, by a tangent
30 arc curving to the right with a radius of 245.00 feet the distance of 213.03 feet
31 which arc is subtended by a chord bearing, South 19° 17' 48.5" West 206.39 feet,
32 by a tangent line, South 47° 53' 34" West 31.50 feet and South 53° 05' 48" West
33 80.54 feet to the southwesternmost extremity of last said Clareway, there situate;
34 thence binding on the southwesternmost extremity of last said Clareway, North
35 36° 54' 12" West 60.00 feet to intersect the northwest side of last said Clareway;
36 thence binding on the northwest, west and southwest sides of last said Clareway,
37 the eight following courses and distances; namely, North 53° 05' 48" East 74.05
38 feet, by a tangent arc curving to the left with a radius of 185.00 feet the distance of
39 189.57 feet which arc is subtended by a chord bearing, North 23° 44' 30.65" East
40 181.38 feet, by a tangent arc curving to the left with a radius of 810.00 feet the
41 distance of 332.59 feet which arc is subtended by a chord bearing, North 17° 22'
42 33.35" West 330.26 feet, by a tangent line, North 29° 08' 20" West 90.46 feet, by
43 a tangent arc curving to the right with a radius of 605.00 feet the distance of
44 545.50 feet which arc is subtended by a chord bearing, North 03° 18' 30" West
45 527.21 feet, by a tangent line, North 22° 31' 20" East 253.91 feet, by a tangent arc
46 curving to the left with a radius of 190.00 feet the distance of 147.31 feet which
47 arc is subtended by a chord bearing, North 00° 18' 40" East 143.65 feet and by a
48 tangent line, North 21° 54' 00" West 39.12 feet to intersect the southeast side of

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1 said Sinclair Lane, and thence binding on the southeast side of said Sinclair Lane,
2 North 58° 34' 58" East 84.22 feet to the place of beginning.

3 Beginning for Parcel No. 2 at the point formed by the intersection of the southeast
4 side of Clareway, 60 feet wide, and the northeast side of Southclare Road, varying
5 in width, and running thence binding on the northeast side of said Southclare
6 Road by a non-tangent arc curving to the left with a radius of 25.00 feet the
7 distance of 37.96 feet which arc is subtended by a chord bearing South 20° 44'
8 25.5" East 34.42 feet to intersect the north side of Southclare Road, 50.0 feet
9 wide; thence binding on the north and northwest sides of last said Southclare
10 Road, the two following courses and distances; namely, by a tangent arc curving
11 to the left with a radius of 138.00 feet the distance of 151.31 feet which arc is
12 subtended by a chord bearing, North 84° 20' 57.5" East 143.84 feet and by a
13 tangent line, North 52° 56' 19" East 508.73 feet to intersect the southwest side of
14 Southclare Road, varying in width; thence binding on the southwest and northwest
15 sides of last said Southclare Road, the three following courses and distances;
16 namely, by a tangent arc curving to the left with a radius of 20.00 feet the distance
17 of 26.97 feet which arc is subtended by a chord bearing North 14° 18' 49" East
18 24.97 feet, by a tangent line, North 24° 18' 41" West 28.78 feet and by a tangent
19 arc curving to the right with a radius of 50.00 feet the distance of 157.08 feet
20 which arc is subtended by a chord bearing North 65° 41' 19" East 100.00 feet to
21 the northeasternmost extremity of last said Southclare Road, there situate; thence
22 binding on the northeasternmost extremity of last said Southclare Road, South 24°
23 18' 41" East 73.39 feet to intersect the southeast side of last said Southclare Road;
24 thence binding in part on the southeast side of last said Southclare Road, in part
25 on the southeast side of said Southclare Road, mentioned secondly herein, and in
26 all, the two following courses and distances; namely, by a non-tangent line, South
27 52° 56' 19" West 615.93 feet and by a tangent arc curving to the right with a
28 radius of 188.00 feet the distance of 218.06 feet which arc is subtended by a chord
29 bearing South 86° 10' 00" West 206.04 feet to intersect the southwest side of said
30 Southclare Road, mentioned firstly herein; thence binding on the southwest side
31 of said Southclare Road, mentioned firstly herein, by a tangent arc curving to the
32 left with a radius of 25.00 feet the distance of 32.81 feet which arc is subtended by
33 a chord bearing South 81° 48' 03.5" West 30.50 feet to intersect the southeast side
34 of said Clareway, and thence binding on the southeast side of said Clareway, by a
35 non-tangent arc curving to the left with a radius of 245.00 feet the distance of
36 91.71 feet which arc is subtended by a chord bearing North 33° 28' 57.5" East
37 91.18 feet to the place of beginning.

38 These parcels of land being no longer needed for public use.

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

41 **SECTION 3. AND BE IT FURTHER ORDAINED,** That this Ordinance takes effect when it is
42 enacted.