

**CITY OF BALTIMORE**  
**ORDINANCE \_\_\_\_\_**  
**Council Bill 07-0773**

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Introduced by: The Council President  
At the request of: The Administration (Department of Public Works)  
Introduced and read first time: September 17, 2007  
Assigned to: Highways and Franchises Subcommittee

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Committee Report: Favorable  
Council action: Adopted  
Read second time: November 19, 2007

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**AN ORDINANCE CONCERNING**

**Release of Right of Way – for Various Existing Variable Width Rights of Way  
Granted to the Mayor and City Council of Baltimore through the  
Property of the Baltimore Development Corporation, Formerly Known as  
Hollander Ridge**

FOR the purpose of authorizing the release and surrender by the Mayor and City Council of Baltimore of all of its interests in and to various existing variable width rights of way for Perpetual Easements for Municipal Utilities and Services granted to the City of Baltimore through the property of the Baltimore Development Corporation, formerly known as Hollander Ridge, the location and course of the various existing variable width rights of way to be released being shown on Plat R.W. 80-36211 in the Office of the Department of Public Works; and providing for a special effective date.

By authority of  
Article I - General Provisions  
Section 4  
and  
Article II - General Powers  
Sections 31  
Baltimore City Charter  
(1996 Edition)

**Recitals**

By a Subdivision Plat Titled “Amended Plat 1,2,3,4 and 5 Hollander Hills”, and recorded among the Land Records of Baltimore City in Plat Book R.H.B. No. 2413, the Mayor and City Council of Baltimore retained rights of way for Perpetual Easements for Municipal Utilities and Services through the property of the Baltimore Development Corporation, formerly known as Hollander Ridge.

The rights of way hereinafter described are no longer needed for public use, the public utilities that had previously been therein having been abandoned and/or

**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.

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1 relocated to another right of way that was granted to the Mayor and City Council of  
2 Baltimore.

3 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the  
4 Comptroller of Baltimore City be and is hereby authorized on the behalf of the Mayor and City  
5 Council of Baltimore to execute and deliver to the owner or owners of the land within the right  
6 of way hereinafter described, a release and surrender of all of the interest of the City of  
7 Baltimore in the right of way described as follows:

8 Beginning for an Existing 15.0 foot Right of Way #1 to be extinguished at the  
9 intersection of the northwest side of Pulaski Highway (U.S. Route 40), 150 feet  
10 wide, and the northeast side of 62nd Street, varying in width, as shown on a Right  
11 of Way Plat to Abandon Existing Perpetual Easements for Municipal Utilities and  
12 Services, numbered R.W.80-36211 dated August 1, 2006 and attached to  
13 Developers Agreement No.959 for the property formerly known as Hollander  
14 Ridge, having a coordinate value of East 24,099.46 feet and North 4,574.43 feet,  
15 and running thence through the property, now or formerly owned by the  
16 Baltimore Development Corporation, the two following courses and distances;  
17 namely, North 35° 42' 50" West 8.22 feet and South 54° 17' 10" West 20.45 feet  
18 to intersect the east side of said 62nd Street; thence binding on the east side of  
19 said 62nd Street, the two following courses and distances; namely, North 83° 12'  
20 16" West 6.54 feet and by a tangent arc curving to the right with a radius of  
21 370.00 feet the distance of 10.59 feet which arc is subtended by a chord bearing  
22 North 33° 19' 55" West 10.59 feet; thence by straight lines through said property,  
23 the two following courses and distances; namely, North 54° 17' 10" East 24.84  
24 feet and North 35° 42' 50" West 114.09 feet to intersect the east side of said 62nd  
25 Street; thence binding on the east side of said 62nd Street, the two following  
26 courses and distances; namely, by a tangent arc curving to the right with a radius  
27 of 370.00 feet the distance of 14.26 feet which arc is subtended by a chord  
28 bearing North 13° 15' 03" West 14.26 feet and North 12° 08' 50" West 23.89 feet;  
29 thence by a straight line through said property, South 35° 42' 50" East 170.95 feet  
30 to intersect the northwest side of said Pulaski Highway (U.S. Route 40), and  
31 thence binding on the northwest side of said Pulaski Highway (U.S. Route 40),  
32 South 48° 47' 59" West 15.07 feet to the place of beginning.

33 Containing 2,682.25 square feet or 0.0616 acre of land, more or less.

34 Beginning for an Existing Variable Width Right of Way #3 to be extinguished at  
35 a point on the east side of 62nd Street, 60 feet wide, distant northwesterly 880.6  
36 feet, more or less, measured along the east side of said 62nd Street from the  
37 northwest side of Pulaski Highway (U.S. Route 40), 150 feet wide, as shown on a  
38 Right of Way Plat to Abandon Existing Perpetual Easements for Municipal  
39 Utilities and Services, numbered R.W.80-36211 dated August 1, 2006 and  
40 attached to Developers Agreement No. 959 for the property formerly known as  
41 Hollander Ridge, having a coordinate value of East 23,864.88 feet and North  
42 5,402.04 feet, and running thence binding on the east side of said 62nd Street,  
43 North 12° 08' 50" West 12.60 feet; thence by straight lines through the property,  
44 now or formerly owned by the Baltimore Development Corporation, the two  
45 following courses and distances; namely, North 60° 02' 02" East 36.59 feet and  
46 South 77° 51' 10" West 34.83 feet to intersect the east side of said 62nd Street;  
47 thence binding on the east side of said 62nd Street, North 12° 08' 50" West 12.00

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1 feet; thence by straight lines through said property, the six following courses and  
2 distances; namely, North 77° 51' 11" East 108.75 feet, North 54° 17' 08" East  
3 78.78 feet, North 77° 35' 49" East 29.22 feet, North 54° 17' 08" East 17.18 feet,  
4 South 52° 14' 39" East 8.85 feet and North 77° 35' 49" East 27.36 feet to intersect  
5 the west side of Odell Avenue, 60 feet wide; thence binding on the west side of  
6 said Odell Avenue, the two following courses and distances; namely, South 00°  
7 51' 55" East 0.11 foot and by a tangent arc curving to the left with a radius of  
8 350.00 feet the distance of 12.09 feet which arc is subtended by a chord bearing  
9 South 01° 51' 19" East 12.09 feet; thence by straight lines through said property,  
10 the two following courses and distances; namely South 77° 35' 49" West 15.12  
11 feet and South 52° 14' 39" East 20.09 feet to intersect the west side of said Odell  
12 Avenue; thence binding on the west side of said Odell Avenue by a non-tangent  
13 arc curving to the left with a radius of 350.00 feet the distance of 16.83 feet which  
14 arc is subtended by a chord bearing South 06° 46' 30" East 16.83 feet, and thence  
15 by straight lines through said property, the four following courses and distances;  
16 namely, North 52° 14' 39" West 47.42 feet, South 54° 17' 08" West 114.83 feet,  
17 South 77° 51' 10" West 74.31 feet and South 60° 02' 02" West 45.11 feet to the  
18 place of beginning.

19           Containing 5,889.93 square feet or 0.1352 acre of land, more or less.

20           Beginning for an Existing Varying in Width Right of Way #4 to be extinguished  
21 at a point on the east side of 62nd Street, 60 feet wide, distant northwesterly  
22 1154.2 feet, more or less, measured along the east side of said 62nd Street from  
23 the northwest side of Pulaski Highway (U.S. Route 40), 150 feet wide, as shown  
24 on a Right of Way Plat to Abandon Existing Perpetual Easements for Municipal  
25 Utilities and Services, numbered R.W.80-36211 dated August 1, 2006 and  
26 attached to Developers Agreement No.959 for the property formerly known as  
27 Hollander Ridge, having a coordinate value of East 23,807.30 feet and North  
28 5,669.55 feet, and running thence binding on the east side of said 62nd Street,  
29 North 12° 08' 50" West 17.83 feet to intersect the northwest side of a 15.0 foot  
30 Right of Way, there situate; thence binding on the northwest side of said 15.0 foot  
31 Right of Way, the two following courses and distances; namely, North 45° 07'  
32 13" East 42.78 feet and North 35° 23' 27" East 93.45 feet to intersect the north  
33 side of a 12.0 foot Right of Way, there situate; thence binding on the north side of  
34 said 12.0 foot Right of Way, North 79° 16' 36" East 122.51 feet to intersect the  
35 west side of a 15.0 foot Right of Way, there situate; thence binding on the west,  
36 north, northeast, northwest and northeast sides of last said 15.0 foot Right of Way,  
37 the five following courses and distances; namely, North 10° 20' 41" East 62.66  
38 feet, South 77° 46' 05" East 51.74 feet, South 54° 47' 20" East 47.16 feet, North  
39 29° 00' 09" East 133.18 feet and South 69° 23' 37" East 14.51 feet to intersect the  
40 southeast side of Odell Avenue, 60 feet wide; thence binding on the southeast side  
41 of said Odell Avenue, by a non-tangent arc curving to the right with a radius of  
42 250.00 feet the distance of 15.01 feet which arc is subtended by a chord bearing,  
43 South 21° 43' 07" West 15.00 feet to intersect the northeast side of last said 15.0  
44 foot Right of Way; thence binding on the northeast and southeast, southwest sides  
45 of last said 15.0 foot Right of Way, the three following courses and distances;  
46 namely, North 69° 23' 37" West 1.27 feet, South 29° 00' 09" West 121.87 feet  
47 and South 54° 47' 20" East 5.36 feet to intersect the southeast side of said Odell  
48 Avenue; thence binding on the southeast side of said Odell Avenue, by a non-  
49 tangent arc curving to the left with a radius of 350.00 feet the distance of 15.53

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1 feet which arc is subtended by a chord bearing, South 20° 10' 03" West 15.53 feet  
2 to intersect the southwest side of last said 15.0 foot Right of Way; thence binding  
3 on the southwest, south and east sides of last said 15.0 foot Right of Way, the  
4 three following courses and distances; namely, North 54° 47' 20" West 68.59 feet,  
5 North 77° 46' 05" West 33.19 feet and South 10° 20' 41" West 54.24 feet to  
6 intersect the south side of said 12.0 foot Right of Way; thence binding on the  
7 south side of said 12.0 foot Right of Way, South 79° 16' 36" West 124.80 feet to  
8 intersect the southeast side of said 15.0 Right of Way, mentioned firstly herein,  
9 and thence binding on the southeast side of said 15.0 Right of Way, mentioned  
10 firstly herein, the two following courses and distances; namely, South 35° 23' 27"  
11 West 93.01 feet and South 45° 07' 13" West 53.69 feet to the place of beginning.

12           Containing 8,171.87 square feet or 0.1876 acre of land, more or less.

13 Beginning for an Existing Variable Width Right of Way #7 to be extinguished at  
14 a point on the east side of 62nd Street, 60 feet wide, distant northwesterly 2175.9  
15 feet, more or less, measured along the east side of said 62nd Street from the  
16 northwest side of Pulaski Highway (U.S. Route 40), 150 feet wide, as shown on a  
17 Right of Way Plat to Abandon Existing Perpetual Easements for Municipal  
18 Utilities and Services, numbered R.W.80-36211 dated August 1, 2006 and  
19 attached to Developers Agreement No.959 for the property formerly known as  
20 Hollander Ridge, having a coordinate value of East 23,592.32 feet and North  
21 6,668.33 feet, and running thence binding on the east side of said 62nd Street,  
22 North 12° 08' 50" West 19.87 feet; thence by straight lines through the property,  
23 now or formerly owned by the Baltimore Development Corporation, the two  
24 following courses and distances; namely, North 36° 51' 55" East 59.64 feet and  
25 South 78° 08' 19" West 45.02 feet to intersect the east side of said 62nd Street;  
26 thence binding on the east side of said 62nd Street, North 12° 08' 50" West 15.00  
27 feet; thence by straight lines through said property, the four following courses and  
28 distances; namely, North 78° 08' 19" East 50.63 feet, North 89° 59' 45" East  
29 240.58 feet, North 02° 18' 35" East 148.62 feet and North 89° 59' 45" East  
30 439.12 feet to intersect the Eastern Boundary Line of Baltimore City; thence  
31 binding on the said Eastern Boundary Line of Baltimore City, Due South 15.00  
32 feet; thence by straight lines through said property, the three following courses  
33 and distances; namely, South 89° 59' 45" West 265.41 feet, South 75° 26' 04"  
34 East 222.62 feet and North 89° 59' 45" East 49.95 feet to intersect the said  
35 Eastern Boundary Line of Baltimore City; thence binding on the said Eastern  
36 Boundary Line of Baltimore City, Due South 15.00 feet; thence by straight lines  
37 through said property, the two following courses and distances; namely, South 89°  
38 59' 45" West 43.40 feet and South 00° 00' 15" East 78.24 feet to intersect the  
39 north end of the Cul de Sac for Odell Avenue; thence binding on the north end of  
40 said Cul de Sac of Odell Avenue by a non-tangent arc curving to the left with a  
41 radius of 70.00 feet the distance of 16.09 feet which arc is subtended by a chord  
42 bearing North 69° 06' 01" West 16.06 feet, and thence by straight lines through  
43 said property, six following courses and distances; namely, North 00° 00' 15"  
44 West 74.21 feet, North 75° 26' 04" West 227.78 feet, South 89° 59' 45" West  
45 132.54 feet, South 00° 00' 15" East 146.50 feet, South 89° 59' 45" West 264.75  
46 feet and South 36° 51' 55" West 72.44 feet to the place of beginning.

47           Containing 26,275.65 square feet or 0.6032 acre of land, more or less.

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1 Beginning for an Existing Variable Width Right of Way #9 to be extinguished at  
2 a point on the northwest side of 62nd Street, 60 feet wide, as shown on a Right of  
3 Way Plat to Abandon Existing Perpetual Easements for Municipal Utilities and  
4 Services, numbered R.W.80-36211 dated August 1, 2006 and attached to  
5 Developers Agreement No.959 for the property formerly known as Hollander  
6 Ridge, having a coordinate value of East 23,514.12 feet and North 7,443.86 feet,  
7 and running thence binding on the northwest side of said 62nd Street, North 31°  
8 14' 59" East 15.00 feet; thence binding on the northeast side of an Existing 15.0  
9 foot Right of Way, there situate, South 58° 32' 29" East 171.75 feet to intersect  
10 the northwest side of an Existing 12.0 foot Right of Way, there situate; thence  
11 binding on the northwest and west sides of said Existing 12.0 foot Right of Way,  
12 the two following courses and distances; namely, North 28° 05' 33" East 200.23  
13 feet and North 08° 18' 24" East 171.74 feet to intersect the north side of an  
14 Existing 15.0 foot Right of Way, there situate; thence binding on the north,  
15 northwest and west sides of last said Existing 15.0 Right of Way, the three  
16 following courses and distances; namely, South 89° 31' 09" East 96.16 feet, North  
17 42° 02' 43" East 97.64 feet and North 12° 08' 30" East 237.65 feet to intersect the  
18 north side of an Existing 12.0 foot Right of Way, there situate; thence binding on  
19 the north side of last said Existing 12.0 foot Right of Way, the two following  
20 courses and distances; namely, North 88° 46' 37" East 123.78 feet and North 88°  
21 17' 17" East 98.20 feet to intersect the northwest side of an Existing 15.0 foot  
22 Right of Way, there situate; thence binding on the northwest side of last said  
23 Existing 15.0 foot Right of Way, North 25° 21' 22" East 145.72 feet to intersect  
24 the southwest side of an Existing 25.0 foot Right of Way, there situate; thence  
25 binding on the southwest side of said Existing 25.0 foot Right of Way, North 27°  
26 09' 44" West 55.54 feet to intersect the southeast side of 62nd Street Cul de Sac;  
27 thence binding on the southeast side of said 62nd Street Cul de Sac, by a non-  
28 tangent arc curving to the left with a radius of 60.00 feet the distance of 25.48 feet  
29 which arc is subtended by a chord bearing North 54° 12' 51" East 25.29 feet to  
30 intersect the northeast side of said Existing 25.0 foot Right of Way; thence  
31 binding on the northeast side of said Existing 25.0 foot Right of Way, South 27°  
32 09' 44" East 42.97 feet to intersect the north side of an Existing 22.5 foot Right of  
33 Way, there situate; thence binding on the north, east and south sides of said  
34 Existing 22.5 foot Right of Way, the three following courses and distances;  
35 namely, North 75° 22' 34" East 14.44 feet, South 00° 00' 47" West 23.29 feet and  
36 South 75° 22' 34" West 10.78 feet to intersect the southeast side of last said  
37 Existing 15.0 foot Right of Way; thence binding on the southeast, south, east and  
38 southeast sides of last said Existing 15.0 foot Right of Way, the four following  
39 courses and distances; namely, South 25° 21' 22" West 119.05 feet, South 89° 35'  
40 20" West 2.07 feet, South 00° 00' 58" East 4.35 feet and South 25° 21' 22" West  
41 38.74 feet to intersect the south side of last said Existing 12.0 foot Right of Way;  
42 thence binding on the south side of last said Existing 12.0 foot Right of Way, the  
43 two following courses and distances; namely, South 88° 17' 17" West 108.97 feet  
44 and South 88° 46' 37" West 111.27 feet to intersect the east side of said Existing  
45 15.0 foot Right of Way, mentioned secondly herein; thence binding on the east,  
46 southeast and south sides of said Existing 15.0 foot Right of Way, mentioned  
47 secondly herein, the three following courses and distances; namely, South 12° 08'  
48 30" West 232.88 feet, South 42° 02' 43" West 108.40 feet and North 89° 31' 09"  
49 West 92.85 feet to intersect the east side of said Existing 12.0 foot Right of Way,  
50 mentioned firstly herein; thence binding on the east and southeast sides of said  
51 Existing 12.0 foot Right of Way, mentioned firstly herein, the two following

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1 courses and distances; namely, South 08° 18' 24" West 160.34 feet and South 28°  
2 05' 33" West 218.06 feet to intersect the southwest side of said Existing 15.0 foot  
3 Right of Way, mentioned firstly herein, and thence binding on the southwest side  
4 of said 15.0 foot Right of Way, mentioned firstly herein, North 58° 32' 29" West  
5 184.59 feet to the place of beginning.

6 Containing 20,332.91 square feet or 0.4668 acre of land, more or less.

7 Beginning for an Existing 15.0 foot Right of Way #10 to be extinguished at a  
8 point on the north side of 62nd Street Cul de Sac as shown on a Right of Way Plat  
9 to Abandon Existing Perpetual Easements for Municipal Utilities and Services,  
10 numbered R.W.80-36211 dated August 1, 2006 and attached to Developers  
11 Agreement No.959 for the property formerly known as Hollander Ridge, having a  
12 coordinate value of East 24,252.46 feet and North 8,316.40 feet, and running  
13 thence binding on the north side of said 62nd Street Cul de Sac by a non-tangent  
14 arc curving to the left with a radius of 60.00 feet the distance of 20.83 feet which  
15 arc is subtended by a chord bearing North 81° 58' 45" West 20.73 feet, and thence  
16 by straight lines through the property, now or formerly owned by the Baltimore  
17 Development Corporation, the three following courses and distances; namely,  
18 North 51° 39' 52" East 102.13 feet, South 00° 01' 00" East 19.12 feet and South  
19 51° 39' 52" West 75.97 feet to the place of beginning.

20 Containing 1,323.27 square feet or 0.0304 acre of land, more or less.

21 The use of the rights of way described hereinabove is no longer needed for public purposes.

22 **SECTION 2. AND BE IT FURTHER ORDAINED,** That no deed may pass under this Ordinance  
23 unless the deed 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.

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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