

CITY OF BALTIMORE
ORDINANCE **20-388**
Council Bill 20-0511

Introduced by: Councilmember Costello
At the request of: Department of Transportation
Introduced and read first time: April 6, 2020
Assigned to: Taxation, Finance and Economic Development Committee

Committee Report: Favorable
Council action: Adopted
Read second time: June 15, 2020

AN ORDINANCE CONCERNING

Sale of Property – Former Bed of Cromwell Street

FOR the purpose of authorizing the Mayor and City Council of Baltimore to sell, at either public or private sale, all its interest in certain parcels of land known as the former bed of Cromwell Street no longer needed for public use; and providing for a special effective date.

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

SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That, in accordance with Article V, § 5(b) of the City Charter, the City Comptroller may sell, at either public or private sale, all the interest of the Mayor and City Council of Baltimore in certain parcels of land known as the former bed of Cromwell Street and consisting of Lots 15, 16, 17, 18, 19, 21, and 22 depicted on the Plat entitled “Port Covington Subdivision II - Amendment 1”, as recorded among the land records of Baltimore City, Maryland as Plat M.B. 4379, and more particularly described as follows:

Lot 15
South Side of East Cromwell Street East of West Peninsula Drive

Beginning for the same at a point on the South Side of East Cromwell Street (variable width), the point also being at the point designated “143” on the Plat entitled “Port Covington Subdivision II Amendment 1” and recorded among the Land Records of Baltimore City, Maryland as Plat M.B. 4379, thence binding on the outlines of Lot 15 and the South Side of East Cromwell Street as shown on the plat, referring all courses of this description to the Baltimore City Survey Control System the three following courses and distances viz: (1) North 86 degrees 55 minutes 20 seconds East for a distance of 92.63 feet to a point of curvature, (2) thence Northeasterly by a curve to the left having a radius of 403.50 feet for a

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 length of 289.04 feet (the arc of the curve being subtended by a chord bearing
2 North 66 degrees 24 minutes 04 seconds East 282.90 feet) to a point of tangency,
3 and thence (3) North 45 degrees 52 minutes 47 seconds East for a distance of
4 59.88 feet to the division line between lot 15 and 17 of the plat, thence
5 running with the line of division (4) South 65 degrees 29 minutes 32 seconds East
6 for a distance of 74.33 feet to a point of non-curvature to the point designated
7 "200" as shown on the Condominium Plat entitled "Under Armour Port
8 Covington Campus Condominium" and recorded among the aforementioned Land
9 Records Plat M.B. 820, thence binding on the outlines of Lot 15 of the first herein
10 mentioned plat and the outlines of Land Unit 2 of the second herein mentioned
11 plat the five following courses and distances viz: (5) Southwesterly by a curve to
12 the right having a radius of 700.00 feet for a length of 145.95 feet (the arc of the
13 curve being subtended by a chord bearing South 60 degrees 44 minutes 54
14 seconds West 145.69 feet) to a point of reverse curvature, thence (6)
15 Southwesterly by a curve to the right having a radius of 291.00 feet for a length of
16 44.38 feet (the arc of the curve being subtended by a chord bearing South 63
17 degrees 59 minutes 05 seconds West 44.34 feet) to a point of reverse curvature,
18 thence (7) Southwesterly by a curve to the right having a radius of 309.00 feet for
19 a length of 101.84 feet (the arc of the curve being subtended by a chord bearing
20 South 69 degrees 03 minutes 42 seconds West 101.38 feet) to a point of
21 compound curvature, thence (8) Southwesterly by a curve to the right having a
22 radius of 713.00 feet for a length of 107.77 feet (the arc of the curve being
23 subtended by a chord bearing South 82 degrees 50 minutes 03 seconds West
24 107.67 feet) to a point of tangency, and thence, (9) South 87 degrees 09 minutes
25 52 seconds West 93.21 feet to the division line of lots 16 and 15 as shown on the
26 first herein mentioned plat, thence running with the line of division (10) North 02
27 degrees 49 minutes 57 seconds West 15.85 feet to the place of beginning,
28 containing 0.319 acres of land more or less, per survey and calculations.

29 Being known as Lot 15 as shown on the Subdivision Plat entitled "Port
30 Covington, Subdivision II Amendment 1" and recorded among the Land Records
31 of Baltimore City, Maryland as Plat M.B. 4379.

32 Also being part of the land described in the deed dated April 6, 1992 and was
33 recorded among the Land Records of Baltimore City in Liber S.E.B 6447 Folio
34 172 and was conveyed by CSX Transportation to the Mayor and City Council of
35 Baltimore.

36 **Lot 16**
37 **South Side of East Cromwell Street East of West Peninsula Drive**

38 Beginning for the same at a point on the South Side of East Cromwell Street
39 (variable width), the point also being at the point designated "110" on the Plat
40 entitled "Port Covington Subdivision II Amendment 1" and recorded among the
41 Land Records of Baltimore City, Maryland as Plat M.B. 4379, thence binding on
42 the outlines of Lot 16 and the South Side of East Cromwell Street as shown on the
43 plat, referring all courses of this description to the Baltimore City Survey Control
44 System the two following courses and distances viz: (1) North 02 degrees 50
45 minutes 08 seconds West for a distance of 15.41 feet and thence (2) North 86
46 degrees 55 minutes 20 seconds East 103.05 to the division line of lots 16 and 15

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1 as shown on the plat, thence running with the line of division (3) South 02 degrees
2 49 minutes 57 seconds East for a distance of 15.85 feet to the division line of
3 Land Units 1 and 2 as shown on the Condominium Plat entitled "Under Armour
4 Port Covington Campus Condominium" and recorded among the aforementioned
5 Land Records Plat M.B. 820, thence binding on the outline of Land Unit 1 of the
6 second herein mentioned plat and the outline of Lot 16 of the first herein
7 mentioned plat (4) South 87 degrees 09 minutes 52 seconds West for a distance of
8 103.05 feet to the place of beginning, containing 0.037 acres of land more or less,
9 per survey and calculations.

10 Being known as Lot 16 as shown on the Subdivision Plat entitled "Port
11 Covington, Subdivision II Amendment 1" and recorded among the Land Records
12 of Baltimore City, Maryland as Plat M.B. 4379.

13 Also being part of the land described in the deed dated April 6, 1992 and was
14 recorded among the Land Records of Baltimore City in Liber S.E.B 6447 Folio
15 172 and was conveyed by CSX Transportation to the Mayor and City Council of
16 Baltimore.

17 **Lot 17**
18 **Southeast Side of East Cromwell Street East of West Peninsula Drive**

19 Beginning for the same at a point on the Southeast Side of East Cromwell Street
20 (variable width), the point also being at the point designated "140" on the Plat
21 entitled "Port Covington Subdivision II Amendment 1" and recorded among the
22 Land Records of Baltimore City, Maryland as Plat M.B. 4379, thence binding on
23 the outlines of Lot 17 and the Southeast Side of East Cromwell Street as shown on
24 the plat, referring all courses of this description to the Baltimore City Survey
25 Control System, (1) North 45 degrees 52 minutes 47 seconds East for a distance of
26 385.25 feet to the division line of Lots 17 and 22 as shown on the plat, thence,
27 running with the line of division (2) South 44 degrees 07 minutes 13 seconds East
28 for a distance of 75.72 to the point designated "229" as shown on the
29 Condominium Plat entitled "Under Armour Port Covington Campus
30 Condominium" and recorded among the Land Records of Baltimore City,
31 Maryland as Plat M.B. 820, thence binding on the outlines of Land Unit 2 of the
32 second herein mentioned plat and the outlines of Lot 17 of the first herein
33 mentioned plat the two following courses and distances viz., (3) South 45 degrees
34 26 minutes 12 seconds West for a distance of 244.51 feet to a point of curvature,
35 and thence (4) Southwesterly by a curve to the right having a radius of 700.00 feet
36 for a length of 114.09 feet (the arc of the curve being subtended by a chord
37 bearing South 50 degrees 06 minutes 21 seconds West 113.96 feet) to a point of
38 non-tangency, thence running with the line of division of Lots 15 and 17 as shown
39 on the first herein mentioned plat (5) North 65 degrees 29 minutes 32 seconds
40 West for a distance of 74.33 feet to the place of beginning, containing 0.648 acres
41 of land more or less, per survey and calculations.

42 Being known as Lot 17 as shown on the Subdivision Plat entitled "Port
43 Covington, Subdivision II Amendment 1" and recorded among the Land Records
44 of Baltimore City, Maryland as Plat M.B. 4379.

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1 Also being part of the land described in the deed dated April 6, 1992 and was
2 recorded among the Land Records of Baltimore City in Liber S.E.B 6447 Folio
3 172 and was conveyed by CSX Transportation to the Mayor and City Council of
4 Baltimore City.

5 Also being part of the land described in the deed dated June 16, 1997 and was
6 recorded among the Land Records of Baltimore City in Liber S.E.B 6447 Folio
7 184 and was conveyed by The Baltimore Sun Company to the Mayor and City
8 Council of Baltimore.

Lot 18

North Side of East Cromwell Street East of West Peninsula Drive

11 Beginning for the same at a point of non-curvature on the North Side of East
12 Cromwell Street (variable width), the point also being at the point designated
13 "154" as shown on the Subdivision Plat entitled "Port Covington, Subdivision II
14 Amendment 1" and recorded among the Land Records of Baltimore City,
15 Maryland as Plat M.B. 4379, thence running with the outlines of Lot 18 and the
16 North Side of East Cromwell Street as shown on the plat, referring all courses of
17 this description to the Baltimore City Survey Control System, the three following
18 courses and distances viz: (1) Southwesterly by a curve to the right having a
19 radius of 316.50 feet for a length of 136.54 feet (the arc of the curve being
20 subtended by a chord bearing South 74 degrees 33 minutes 49 seconds West
21 135.48 feet) to a point of tangency, thence, (2) South 86 degrees 55 minutes 20
22 seconds West for a distance of 218.42 feet, and thence (3) North 03 degrees 04
23 minutes 40 seconds West for a distance of 16.00 feet to the division line of Lots
24 18 and 1F as shown on the plat, thence binding on the lines of division the two
25 following courses and distances viz: (4) North 87 degrees 09 minutes 30 seconds
26 East for a distance of 219.85 to a point of curvature, thence (5) Northeasterly by a
27 curve to the left having a radius of 600.00 feet for a length of 131.92 feet (the arc
28 of the curve being subtended by a chord bearing North 80 degrees 51 minutes 35
29 seconds East 131.65 feet) to the place of beginning, containing 0.109 acres of land
30 more or less, per survey and calculations.

31 Being known as Lot 18 as shown on the Subdivision Plat entitled "Port
32 Covington, Subdivision II Amendment 1" and recorded among the Land Records
33 of Baltimore City, Maryland as Plat M.B. 4379.

34 Also being part of the land described in the deed dated June 16, 1997 and was
35 recorded among the Land Records of Baltimore City in Liber S.E.B 6447 Folio
36 184 and was conveyed by The Baltimore Sun Company to the Mayor and City
37 Council of Baltimore.

Lot 19

**North Side of East Cromwell Street West Side of Distillery Street
South of McComas Street**

41 Beginning for the same at a point on the West Side of Distillery Street (70 feet
42 wide) at the point designated "157" as shown on the Subdivision Plat entitled
43 "Port Covington, Subdivision II Amendment 1" and recorded among the Land

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1 Records of Baltimore City, Maryland as Plat M.B. 4379, thence binding on the
2 West Side of Distillery Street and the outlines of Lot 19 as shown on the plat,
3 referring all courses of this description to the Baltimore City Survey Control
4 System, (1) South 44 degrees 07 minutes 13 seconds East for a distance of 146.10
5 feet to a point of non-curvature at the division line of Lots 19 and 20 as shown on
6 the plat, thence running with the line of division (2) Southwesterly by a curve to
7 the right having a radius of 700.00 feet for a length of 68.67 feet (the arc of the
8 curve being subtended by a chord bearing South 04 degrees 54 minutes 18
9 seconds West 68.64 feet) to a point of non-tangency on the North Side of East
10 Cromwell Street (variable width), thence binding on the North Side of East
11 Cromwell Street, (3) South 45 degrees 52 minutes 47 seconds West for a distance
12 of 194.80 feet to a point of non-curvature at the division line of Lots 1-I and 19 as
13 shown on the plat, thence running with the lines of division the two following
14 courses and distances viz: (4) Northeasterly by a curve to the left having a radius
15 of 600.00 feet for a length of 269.85 feet (the arc of the curve being subtended by
16 a chord bearing North 09 degrees 58 minutes 05 seconds East 267.58 feet) to a
17 point of tangency, and thence (5) North 02 degrees 54 minutes 59 seconds West
18 for a distance of 45.40 feet to the place of beginning, containing 0.422 acres of
19 land more or less, per survey and calculations.

20 Being known as Lot 19 as shown on the Subdivision Plat entitled "Port
21 Covington, Subdivision II Amendment 1" and recorded among the Land Records
22 of Baltimore City, Maryland as Plat M.B. 4379.

23 Also being part of the land described in the deed dated April 6, 1992 and was
24 recorded among the Land Records of Baltimore City in Liber S.E.B 6447 Folio
25 172 and was conveyed by CSX Transportation to the Mayor and City Council of
26 Baltimore.

Lot 21

**Southeast Side of Atlas Street Southwest Side of Tidewater Street
Northeast Side of Distillery Street South of McComas Street**

30 Beginning for the same at the intersection of the Southeast Side of Atlas Street
31 (varied width) and the Southwest Side of Tidewater Street (85 feet wide) at the
32 point designated "87" as shown on the Subdivision Plat entitled "Port Covington,
33 Subdivision II Amendment 1" and recorded among the Land Records of
34 Baltimore City, Maryland as Plat M.B. 4379, thence binding on the Southwest
35 Side of Tidewater Street, referring all courses of this description to the Baltimore
36 City Survey Control System, (1) South 44 degrees 07 minutes 13 seconds East for
37 a distance of 25.07 feet to the division line of Lots 21 and 11C of the plat, thence
38 running with the line of division (2) South 02 degrees 54 minutes 37 seconds East
39 for a distance of 160.89 feet to the Northeast Side of Distillery Street (70 feet
40 wide), thence binding on the Northeast Side of Distillery Street (3) North 44
41 degrees 07 minutes 13 seconds West for a distance of 146.11 feet to the Southeast
42 Side of Atlas Street, thence binding on the Southeast Side of Atlas Street (4)
43 North 45 degrees 52 minutes 47 seconds East for a distance of 106.00 feet to the
44 place of beginning, containing 0.208 acres of land more or less, per survey and
45 calculations.

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1 Being known as Lot 21 as shown on the Subdivision Plat entitled "Port
2 Covington, Subdivision II Amendment 1" and recorded among the Land Records
3 of Baltimore City, Maryland as Plat M.B. 4379.

4 Also being part of the land described in the deed dated April 6, 1992 and was
5 recorded among the Land Records of Baltimore City in Liber S.E.B 6447 Folio
6 172 and was conveyed by CSX Transportation to the Mayor and City Council of
7 Baltimore.

8 **Lot 22**
9 **South Side of East Cromwell Street East of West Peninsula Drive**

10 Beginning for the same at a point of non-curvature on the Southeast Side of East
11 Cromwell Street (variable width) at the point designated "29" as shown on the
12 Subdivision Plat entitled "Port Covington, Subdivision II Amendment 1" and
13 recorded among the Land Records of Baltimore City, Maryland as Plat M.B.
14 4379, the point of also being on the outlines of Land Unit 4 as shown on the
15 Condominium Plat entitled "Sagamore Whiskey Land Condominium Second
16 Amended Plat" and recorded among the aforementioned Land Records of
17 Baltimore City, Maryland as Plat M.B. 846, thence binding on the outlines of Lot
18 22 of the first herein mentioned plat and the outlines of the Land Units of the
19 second herein mentioned plat, referring all courses of this description to the
20 Baltimore City Survey Control System, the two following courses and distances
21 viz; (1) Southwesterly by a curve to the right having a radius of 700.00 feet for a
22 length of 320.77 feet (the arc of the curve being subtended by a chord bearing
23 South 32 degrees 18 minutes 32 seconds West 317.97 feet) to a point of tangency,
24 and thence, (2) South 45 degrees 26 minutes 12 seconds West for a distance of
25 143.95 feet to the division line of Lots 17 and 22 of the first herein mentioned
26 plat, thence running with the line of division (3) North 44 degrees 07 minutes 13
27 seconds West for a distance of 75.72 feet to the Southeast Side of East Cromwell
28 Street, thence binding on the Southeast Side of East Cromwell Street (4) North 45
29 degrees 52 minutes 47 seconds East for a distance of 453.04 feet to the place of
30 beginning, containing 0.602 acres of land more or less, per survey and
31 calculations.

32 Being known as Lot 22 as shown on the Subdivision Plat entitled "Port
33 Covington, Subdivision II Amendment 1" and recorded among the Land Records
34 of Baltimore City, Maryland as Plat M.B. 4379.

35 Also being part of the land described in the deed dated April 6, 1992 and was
36 recorded among the Land Records of Baltimore City in Liber S.E.B 6447 Folio
37 172 and was conveyed by CSX Transportation to the Mayor and City Council of
38 Baltimore City.

39 Also being part of the land described in the deed dated June 16, 1997 and was
40 recorded among the Land Records of Baltimore City in Liber S.E.B 6447 Folio
41 184 and was conveyed by The Baltimore Sun Company to the Mayor and City
42 Council of Baltimore.

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1 The former bed of Cromwell Street, in its entirety, containing 1.74 acres, more or less.

2 This property being no longer needed for public use.

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

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

Certified as duly passed this 22 day of June, 20 20

Brandon

President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this 22 day of June, 20 20

Natavna B Austin

Chief Clerk

Approved this _____ day of _____, 20____

Pursuant to Baltimore City Charter, Article IV, Section 5 (c)
this bill was enacted on July 27, 2020 without the Mayor's
signature.

Mayor, Baltimore City

Approved for form and legal sufficiency
this 25th day of June 2020.

Elena DiPietro

Chief Solicitor