

**CITY OF BALTIMORE
COUNCIL BILL 11-0673
(First Reader)**

Introduced by: The Council President
At the request of: The Administration (Baltimore Development Corporation)
Introduced and read first time: March 14, 2011
Assigned to: Highways and Franchises Subcommittee

REFERRED TO THE FOLLOWING AGENCIES: City Solicitor, Department of General Services,
Department of Real Estate, Board of Estimates

A BILL ENTITLED

1 AN ORDINANCE concerning

2 **City Property - Grant of Easement -**
3 **A Portion of 215 Park Avenue and 207 Park Avenue**

4 FOR the purpose of authorizing the Mayor and City Council of Baltimore to grant a Perpetual
5 Easement for Egress through the parcel or parcels of land known as a portion of 215 Park
6 Avenue (Block 600, Lots 12/14), and 207 Park Avenue (Block 600, Lot 10) as shown on Plat
7 R.W. 20-36328 and filed in the Office of the Department of General Services; and providing
8 for a special effective date.

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

13 **SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE,** That the
14 Comptroller of Baltimore City is hereby authorized to grant an Easement for Egress in
15 accordance with Article V, Section 5(b) of the Baltimore City Charter, on the parcel of land
16 situate in Baltimore City known as a portion of 215 Park Avenue (Block 600, Lot 12/14), and
17 described as follows:

18 Beginning for Perpetual Easement for Egress at a point S 02° 35' 45" E, 67.91
19 feet south of the intersection of the south side of Clay Street and the east side of
20 Park Avenue, with the distances and directions stated herein being complied from
21 deeds, plats and surveys, that marks the northwest corner of an irregular shaped
22 easement, thence running easterly 43.25 feet, thence running southerly parallel
23 with Park Avenue, 25.17 feet, thence running easterly parallel with Clay Street
24 4.75 feet, thence running southerly parallel with Park Avenue 19.25 feet, thence
25 running easterly parallel or nearly so with Clay Street 71.74 feet, thence running
26 southerly parallel or nearly so with Park Avenue 7 feet, forming the southeastern
27 most corner of easement, thence running westerly parallel or nearly so with Clay
28 Street 78.74 feet, thence running northerly parallel or nearly so with Park Avenue
29 19.25 feet, thence running westerly parallel or nearly so with Clay Street 4.75
30 feet, thence running northerly 25.17 feet, thence running westerly 36.25 feet to

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

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1 Park Avenue, thence northerly 7 feet to point of beginning of an irregular shaped
2 Perpetual Easement contained within Lots 12/14.

3 Containing 1,149 square feet or 0.0264 acre of land, more or less.

4 The Easement Area being known as a portion of 215 Park Avenue.

5 In the event that improvements known as 207 Park Avenue are demolished at some future
6 date, the easement shall be modified to conform to the description below:

7 Beginning for Perpetual Easement for Egress at a point S 02° 35' 45" E, 93.08
8 feet south of the corner formed by the intersection of the south side of Clay Street
9 and the east side of Park Avenue, the distances and directions stated herein being
10 complied from deeds, plats and surveys, that marks the northwest corner of an
11 irregular shaped easement, thence running easterly parallel or nearly so with Clay
12 Street 48 feet, thence running southerly parallel or nearly so with Park Avenue
13 19.25 feet, thence running easterly parallel or nearly so with Clay street 71.74
14 feet, thence running southerly parallel or nearly so with Park Avenue 7 feet,
15 forming the southeast most corner of easement, thence running westerly parallel
16 or nearly so with Clay Street 78.74 feet, thence running northerly parallel or
17 nearly so with Park Avenue 19.25 feet, thence running westerly parallel or nearly
18 so with Clay Street 41 feet, thence running northerly 7 feet to a point that marks
19 the point of beginning of irregular shaped easement.

20 Containing 888 square feet or 0.0204 acres of land, more or less.

21 The Easement Area being known as a portion of 207 Park Avenue and a portion of 215 Park
22 Avenue.

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

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