

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

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

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

Lot 16 **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 "110" 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 16 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 two following courses and distances viz: (1) North 02 degrees 50 minutes 08 seconds West for a distance of 15.41 feet and thence (2) North 86 degrees 55 minutes 20 seconds East 103.05 to the division line of lots 16 and 15

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

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

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

Lot 17

Southeast Side of East Cromwell Street East of West Peninsula Drive

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

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

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

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

Lot 18

North Side of East Cromwell Street East of West Peninsula Drive

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

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

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

Lot 19

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

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

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

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

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

Lot 21

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

Beginning for the same at the intersection of the Southeast Side of Atlas Street (varied width) and the Southwest Side of Tidewater Street (85 feet wide) at the point designated "87" as shown on the Subdivision 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 Southwest Side of Tidewater Street, referring all courses of this description to the Baltimore City Survey Control System, (1) South 44 degrees 07 minutes 13 seconds East for a distance of 25.07 feet to the division line of Lots 21 and 11C of the plat, thence running with the line of division (2) South 02 degrees 54 minutes 37 seconds East for a distance of 160.89 feet to the Northeast Side of Distillery Street (70 feet wide), thence binding on the Northeast Side of Distillery Street (3) North 44 degrees 07 minutes 13 seconds West for a distance of 146.11 feet to the Southeast Side of Atlas Street, thence binding on the Southeast Side of Atlas Street (4) North 45 degrees 52 minutes 47 seconds East for a distance of 106.00 feet to the place of beginning, containing 0.208 acres of land more or less, per survey and calculations.

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

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

Lot 22

South Side of East Cromwell Street East of West Peninsula Drive

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

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

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

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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 _____ day of _____, 20____

President, Baltimore City Council

Certified as duly delivered to His Honor, the Mayor,

this _____ day of _____, 20____

Chief Clerk

Approved this _____ day of _____, 20____

Mayor, Baltimore City