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COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

Legislative Session

1992

Bill No. _____ CB-87-

1992

Chapter No.

67

Proposed and Presented by The Chairman (by
request)

County

Executive)

Introduced by Council Members Casula and
Wineland

Co-Sponsors

Date of Introduction September 29,
1992

BILL

AN ACT concerning

County Real Property

FOR the purpose of amending the adopted 1992 Inventory of Real Property and Improvements titled in the name of Prince George's County by the addition of three parcels, declaring these parcels to be surplus to County needs, and approving the County

Executive's plan for disposal of such parcels.

WHEREAS, Section 2-111.1 of the Prince George's County Code requires that the County Executive shall establish an inventory of all real property and improvements titled in the name of Prince George's County and all real property and improvements in which Prince George's County has an equitable or fee simple title, such inventory to be presented to the County Council and adopted by legislative act; and

WHEREAS, Section 2-111.1 further provides that the inventory of real property shall be reviewed at least once annually and that the County Executive shall transmit to the County Council for its approval by legislative act a list of the properties to be leased, offered for sale, or otherwise disposed of; and

WHEREAS, the 1992 inventory of County owned real property and improvements was submitted to the County Council by the County Executive and approved by the adoption of CB-71-1992; and

WHEREAS, it is now appropriate to amend the adopted 1992 inventory of County owned real property and improvements by the addition of three parcels which are the residue of property acquired by the County and used for certain road improvements or property no longer needed for certain road improvements; and

WHEREAS, the County Executive has determined that the three parcels of County owned property are no longer needed for County use and should be disposed of; now, therefore

SECTION 1. BE IT ENACTED by the County Council of Prince George's County, Maryland, that the 1992 Inventory of County Owned Real Property and Improvements be amended by the addition of the three parcels of property described in Attachment A, attached hereto and made a part hereof.

SECTION 2. BE IT FURTHER ENACTED that the determination of the County Executive that those parcels of property described in Attachment A are surplus to the County's needs be and the same is hereby approved.

SECTION 3. BE IT FURTHER ENACTED that the plan of the County Executive to dispose of the parcels described in Attachment A be and the same is hereby approved.

SECTION 4. BE IT FURTHER ENACTED that this Act shall take effect forty-five (45) calendar days after it becomes law.

Adopted this 20th day of October, 1992.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY:

Richard J. Castaldi
Chairman

ATTEST:

Joyce T. Sweeney
Acting Clerk of the Council

APPROVED:

DATE: _____

BY:

Parris N. Glendening
County Executive

ATTACHMENT "A"

MAP 1-A

M-NCP&PC OCC-ID: Not Yet Assigned
SUBDIVISION: VIRGINIA MANOR
TAX MAP: 9 (D-4)
PARCEL: Parts of Lots 153-154,
Parcel G
TAX ACCOUNT NO: 01-07801-01-000
01-07800-01-007
DATE OF ACQUISITION: December 11, 1991
ACQUISITION PRICE: \$325,000.00 (original tract with
improvements)
PROPOSED SALE PRICE: \$ 45,800.00 (residue of original
tract)
1992-93 ASSESSMENT: \$321,020.00 (original tract)
AREA AS ASSESSED: 1.00 acre
AREA TO BE DECLARED SURPLUS: 0.579 acres
DISPOSITION: Sale at Fair Market Value
R/W CASE NO: 746-4
COMMENTS: Property purchased included two
residences, which will be demolished for road project.
Area to be declared surplus will be unimproved. Property
to be conveyed
to Muirkirk Limited Partnership in
exchange
for property of equivalent or greater
market value.

MAP 1-B

M-NCP&PC OCC=ID: Not Yet Assigned
SUBDIVISION: NONE
TAX MAP: 13 (D-2)
PARCEL: 19
TAX ACCOUNT NO: 01-30210-02-000
DATE OF ACQUISITION: April 20, 1989
ACQUISITION PRICE: \$516,250.00 (original tract with
improvements)
PROPOSED SALE PRICE: \$ 87,500.00 (residue or original
tract)
1992-93 ASSESSMENT: \$361,330.00 (original tract)
AREA AS ASSESSED: 1.18150 acres
AREA TO BE DECLARED SURPLUS: 0.667 acres
DISPOSITION: Sale at Fair Market Value
R/W CASE NO: 746-5
COMMENTS: Property was purchased with
improvements, which have since been demolished for the
construction of Ritz Way. Area to be declared surplus is
unimproved. Property
to be conveyed to Muirkirk Limited
Partnership in exchange for property
of
equivalent or greater market value.

MAP 1-C

M-NCP&PC OCC=ID: Not Yet Assigned
SUBDIVISION: NONE
TAX MAP: 13
PARCEL: Currently part of former Muirkirk
Road Ramp right-of- way
TAX ACCOUNT NO: None
DATE OF ACQUISITION: December, 1969
ACQUISITION PRICE: \$15,869.00
PROPOSED SALE PRICE: \$174,000.00
1992-93 ASSESSMENT: Not Assessed
AREA AS ASSESSED: N/A
AREA TO BE DECLARED SURPLUS: 0.7646 acres
DISPOSITION: Sale at Fair Market Value
R/W CASE NO: 22-6
COMMENTS: Adjacent owner relocated this road,
therefore, this piece of right-of-way is no longer
required for a public purpose.
Property to be conveyed to Muirkirk
Limited
Partnership in exchange for property
of
equivalent or greater market value.

MAP 1-A

Survey Description for Conveyance
to Muirkirk Limited Partnership

Being part of Liber 905, Folio 405 as described in the deed recorded in the Land Records of Prince George's County, Maryland, and located in the Muirkirk area of Election District One, and more particularly described as follows:

Beginning at a point 75.00 feet left of Centerline, Station 135+22.11, Virginia Manor Road thence traveling the following courses:

1. N 19° 43' 20" E, 143.05 feet to a point,
2. S 62° 09' 02" E, 147.40 feet to an iron pipe found
3. S 19° 50' 58" W, 177.80 feet to a point on the Northern right-of-way line of Muirkirk Road (100 feet R/W)
4. N 60° 39' 26" W, 120.23 feet to a point
5. N 17° 31' 07" W, to the point of beginning containing 25,281 square feet or 0.579 acres more or less, as described by the Office of Engineering and Project Management, of the Prince George's County, Department of Public Works and Transportation, in March, 1992.

MAP 1-B

Survey Description for Conveyance
to Muirkirk Limited Partnership

Being part of Liber 4034, Folio 309 as described in the deed recorded in the Land Records of Prince George's County, Maryland, and located in the Muirkirk area of Election District One, and more particularly described as follows:

Beginning at a point 70.00 feet left of Baseline, Station 1+36.56, as shown on the Prince George's County Right-of-Way Plat No. 1511 and being on the westerly right-of-way line of U.S. Route One and common with the Southwest Corner of Liber 3557, Folio 488 and running as follows:

1. S 39° 16' 25" W, 3.56 feet to a point, thence running
2. S 79° 10' 45" W, 97.73 feet to a point on the northern right-of-way line of Ritz Way (120 feet) and running with said right-of-way
3. N 50° 42' 48", 335.08 feet to a point, thence leaving said right-of-way line and running with the Property of Muirkirk Limited Partnership, Liber 6788, Folio 212, Parcel 3
4. N 39° 43' 17" E, 78.54 feet to a point common with the Northwest corner of Liber 3357, Folio 488 and running
5. S 50° 42' 55" E, 397.17 feet to a point of beginning, containing 28,866 square feet or 0.667 Acres more or less, as described by the Office of Engineering and Project Management, of the Prince George's County, Department of Public Works and Transportation, in March, 1992.

MAP 1-C

Survey Description for Conveyance
to Muirkirk Limited Partnership

Being part of the Right-of-Way of Muirkirk Road as shown on Prince George's County, Right-of-Way Plat No. 928, located in Muirkirk, Maryland, Election District One, and more particularly described as follows:

Beginning at a point 30.50 feet to the right of Base Line, Station 5+32.96 as shown on the Prince George's County, Department of Public Works Right-of-Way Plat No. 928 thence running as follows:

1. N 39° 21' 00" E, 457.96 feet to a point, that intersects with the southerly existing right-of-way line of Muirkirk Road; thence following said existing right-of-way line of Muirkirk Road.
2. S 61° 42' 40" E, 69.79 feet to the intersection with the easterly right-of-way line of Muirkirk Road, thence following said right- of-way line
3. S 39° 21' 00" W, 465.40 feet to a point; thence
4. S 03° 43' 30" E, 39.09 feet to a point thence running
5. N 50° 12' 30" W, 89.37 feet to a point of curvature thence running
6. 17.65 feet along the arc of a curve to the right having a radius of 83.50 feet and a chord bearing and distance of N 33° 44' 11" E, 17.62 feet to the point of beginning, containing 33,305 square feet or 0.7646 acres more or less, as described by the Office of Engineering and Project Management, of the Prince George's County, Department of Public Works and Transportation, in March, 1992.

NOTE: Attached Maps 1-A, 1-B, and 1-C are available in hard

copy only.