

RESOLUTION NO.034-23

COUNTY COUNCIL

OF

HARFORD COUNTY, MARYLAND

Resolution No. 034-23

Legislative Session Day 23-015

Introduced by Council President Vincenti at
the request of the County Executive

A RESOLUTION of the County Council of Harford County, Maryland, approving the public necessity and commencement of condemnation proceedings to acquire a permanent drainage & utility & road improvement easement area containing 1,828.85 square feet or 0.042 acres, more or less, a permanent drainage & utility & stormwater management easement area containing 6,444.34 square feet or 0.148 acres, more or less, a drainage & utility easement area containing 2,311.94 square feet or 0.053 acres, more or less, and a temporary construction easement areas containing 3,026 square feet or 0.070 acres, more or less, from the Bel Air South Community Association, Inc. for the purpose of installation, construction and maintenance of the Bel Air South Parkway at Tollgate Road Roundabout Project.

RESOLUTION NO.034-23

1 WHEREAS, Harford County proposes to reconstruct, widen, improve and/or realign a
2 portion of Bel Air South Parkway at S. Tollgate Road for the purpose of constructing and
3 maintaining a traffic circle and storm water management facility; and

4 WHEREAS, the public necessity for the construction is that, in order to maintain a safe road
5 network for the travelling public, a series of roundabouts has been proposed along Tollgate Road to
6 reduce speeds and allow easier access for drivers entering from side streets, and, integral to that
7 proposal, is the roundabout at Bel Air South Parkway; and

8 WHEREAS, the proposed construction of the Bel Air South Parkway roundabout
9 necessitates the acquisition of a permanent drainage & utility & road improvement easement area
10 containing 1,828.85 square feet or 0.042 acres, more or less, a permanent drainage & utility &
11 stormwater management easement area containing 6,444.34 square feet or 0.148 acres, more or less,
12 a drainage & utility easement area containing 2,311.94 square feet or 0.053 acres, more or less, and a
13 temporary construction easement area containing 3,026 square feet or 0.070 acres, more or less, from
14 the Bel Air South Community Association, Inc., which is the owner of the underlying fee; and

15 WHEREAS, a copy of a plat entitled “Revised Final Plat Partial Revision One Final Plat One
16 Section One Bel Air South” prepared by Bay State Land Services depicting the proposed acquisition
17 of permanent easements is attached as Exhibit A and incorporated herein by reference; and

18 WHEREAS, a plat entitled “Land of Bel Air South Community Association, Inc.” prepared
19 by Bay State Land Services depicting the proposed acquisition of temporary easement is attached
20 hereto as Exhibit B and incorporated by reference herein; and

21 WHEREAS, the Department of Public Works, despite a multi-year effort, negotiating with
22 the Community Association and working with the Association to obtain a sufficient number of
23 signatures from members of the Association to approve the transfer of the temporary and permanent

RESOLUTION NO.034-23

1 easements, including meetings, repeated telephone calls and e-mails, and multiple letters, has been
2 unable to come to terms with the Association; and

3 WHEREAS, Chapter 1, Section 1-29 of the Harford County Code, as amended, authorizes
4 the County Executive to initiate condemnation proceedings provided the County Council approves
5 the public necessity and describes the property to be condemned with reasonable certainty by
6 resolution.

7 NOW, THEREFORE, BE IT RESOLVED by the County Council of Harford County,
8 Maryland, that pursuant to Chapter 1, Section 1-29 of the Harford County Code, as amended, the
9 County Council has determined that the Bel Air South Parkway at Tollgate Road Roundabout
10 Project, is a necessary public works project and it is in the best interest of the general public to
11 acquire the temporary construction easement required for construction of the Project;

12 AND BE IT FURTHER RESOLVED that the County Council of Harford County, Maryland,
13 hereby approves of the commencement of condemnation proceedings to acquire a permanent
14 drainage & utility & road improvement easement area containing 1,828.85 square feet or 0.042
15 acres, more or less, a permanent drainage & utility & stormwater management easement area
16 containing 6,444.34 square feet or 0.148 acres, more or less, and a drainage & utility easement area
17 containing 2,311.94 square feet or 0.053 acres, more or less, all of which are more particularly
18 described on a plat entitled “Revised Final Plat Partial Revision One Final Plat One Section One Bel
19 Air South” prepared by Bay State Land Services which is attached as Exhibit A, and a temporary
20 construction easement area containing 3,026 square feet or 0.070 acres, more or less, which is more
21 particularly described as “Temporary Construction Easement” on a plat entitled, “Land of Bel Air
22 South Community Association, Inc.”, which is attached as Exhibit B, it being intended that Exhibits
23 A and B will be recorded among the Land Records of Harford County upon resolution of a

RESOLUTION NO.034-23

1 condemnation action.

2 AND BE IT FURTHER RESOLVED that the condemnation shall be done in accordance
3 with the laws of the State of Maryland and Harford County, Maryland.

4 AND BE IT FURTHER RESOLVED that this Resolution shall be effective upon its
5 adoption.

ATTEST:

Council Administrator

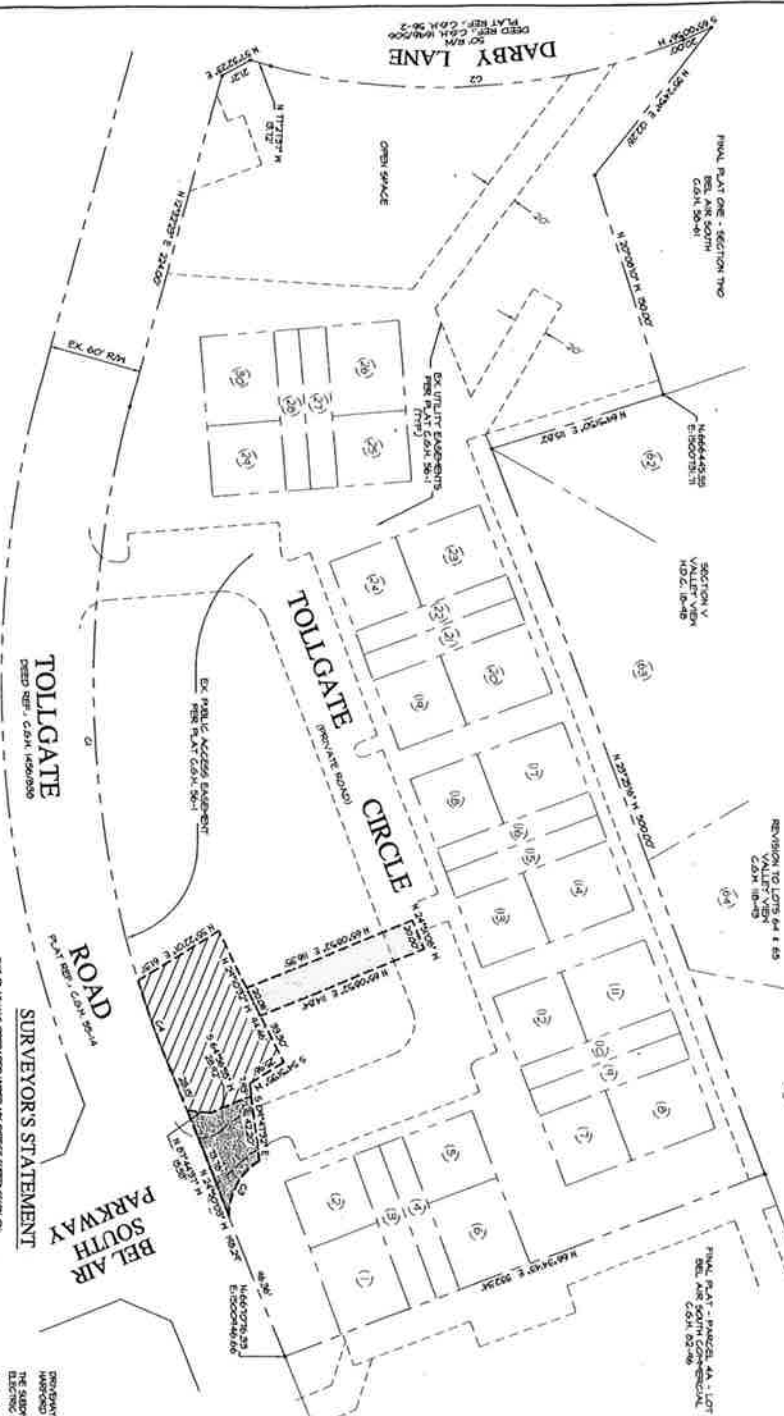
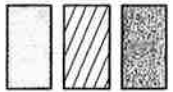
President of the Council

ADOPTED:

AS INTRODUCED

CURVE TABLE

CHORD BEARS	ARC LENGTH	CHORD BEARING	BEARING ANGLE
CD	832.00	43°24'	43°24'
CE	426.00	21°12'	21°12'
CF	832.00	102°24'	102°24'



OWNER:
 BEL AIR SOUTH COMMUNITY ASSOCIATION, INC.
 9405 TOLLGATE PARKWAY
 SUITE 200
 BEL AIR, MARYLAND 21038

SUPERSEDES NOTE
 THE PURPOSE OF THIS PLAN IS TO REVISE PREVIOUSLY RECORDED PLAN 0241 861 LITTED BY THE OWNER HEREBY GRANTS TO HARFORD COUNTY, MD, AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER SEWER AND STORM DRAINAGE LINES WITHIN THE DRAINAGE AND UTILITY EASEMENTS AND ROAD IMPROVEMENT RIGHT-OF-WAYS AS SHOWN ON THIS PLAN.



SURVEYOR'S STATEMENT
 I, JAMES BELLY, CLERK OF THE COUNTY OF HARFORD, MARYLAND, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED EASEMENT AND ROAD IMPROVEMENT RIGHT-OF-WAYS AS SHOWN ON THIS PLAN ARE THE PROPERTY OF THE COUNTY OF HARFORD, MARYLAND, AND ARE BEING GRANTED TO THE COUNTY OF HARFORD, MARYLAND, BY THE OWNER HEREBY GRANTS TO HARFORD COUNTY, MD, AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER SEWER AND STORM DRAINAGE LINES WITHIN THE DRAINAGE AND UTILITY EASEMENTS AND ROAD IMPROVEMENT RIGHT-OF-WAYS AS SHOWN ON THIS PLAN.

NOTES
 1. THIS PLAN IS BEING RECORDED BY OR ON BEHALF OF HARFORD COUNTY, MARYLAND.
 2. THIS PLAN IS BEING RECORDED IN THE PUBLIC RECORDS OF HARFORD COUNTY, MARYLAND.
 3. THIS PLAN IS BEING RECORDED BY OR ON BEHALF OF HARFORD COUNTY, MD. SEE PLAN 0241 861 FOR THE LISTS OF ALL DESIGNING UTILITIES ENGINEERS AND ALL DESIGNING PUBLIC ACCESS EASEMENTS.

APPROVED: DEPUTY STATE HEALTH OFFICER
 DATE _____

APPROVED: DIR. DEPT. OF PUBLIC WORKS
 DATE _____

APPROVED: DIR. DEPT. OF PLANNING & ZONING
 DATE _____

APPROVED: COUNTY ATTORNEY
 DATE _____

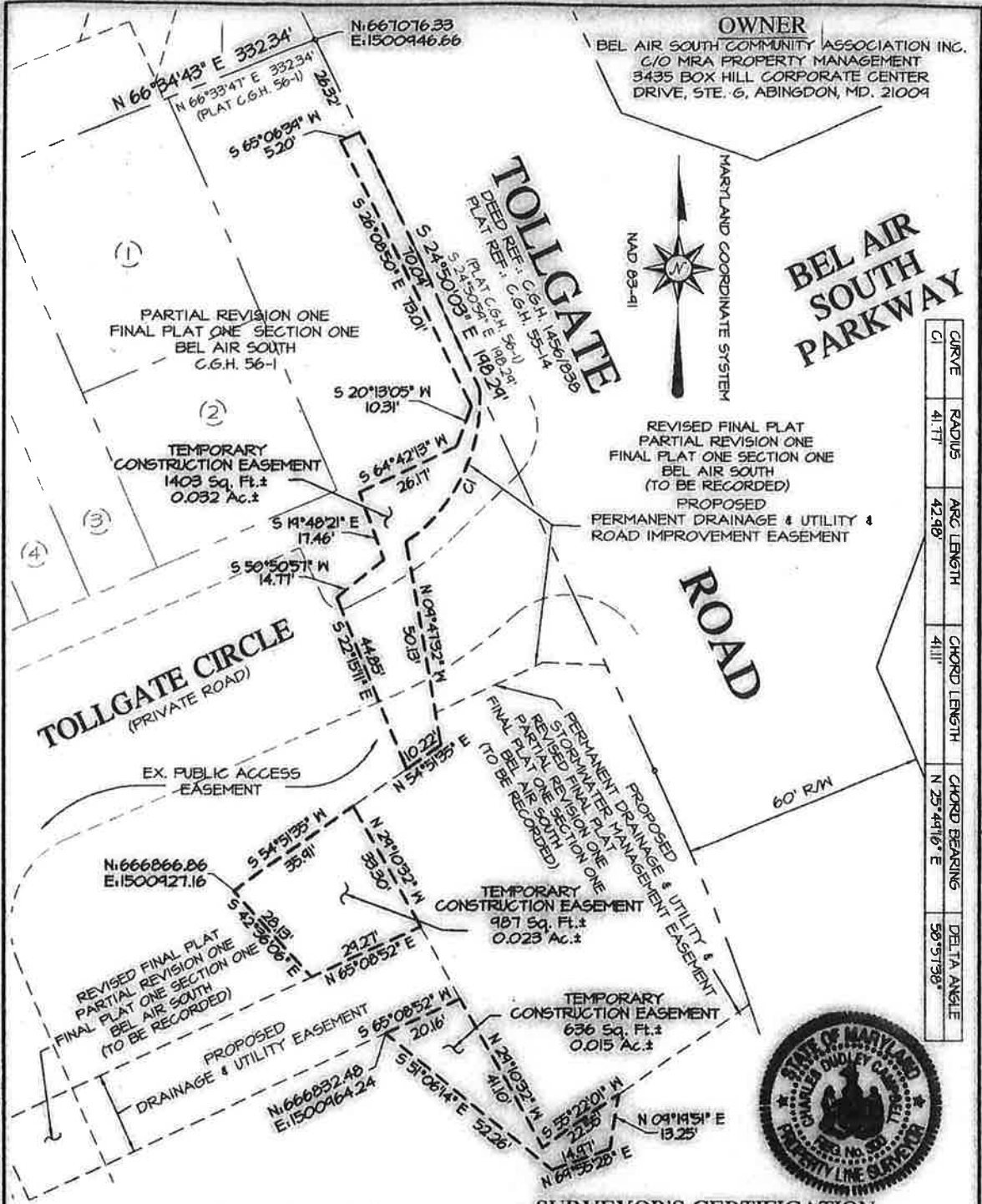
APPROVED: HARFORD COUNTY MARTLAND
 DATE _____

COUNTY EXCISE: DATE _____

DIRECTOR OF ADMINISTRATION: DATE _____

RECORDING STAMP
 RECD FOR RECORD _____
 AT _____ O'CLOCK _____ M. SAME DAY RECORDED IN LIBER 111R
 NO. _____ FOLIO _____ ONE OF _____
 THE PLAY RECORDS OF HARFORD COUNTY, MD. AND EXAMINED PER JAMES BELLY, CLERK.

REVISED FINAL PLAT PARTIAL REVISION ONE FINAL PLAT ONE SECTION ONE BEL AIR SOUTH
 HARFORD COUNTY, MARYLAND
BAY STATE LAND SERVICES ENGINEERS • SURVEYORS • LAND PLANNERS ENVIRONMENTAL CONSULTANTS
 P.O. BOX 7895 BEL AIR, MD 21034-0895
 PHONE: 410-814-4471 FAX: 410-430-9444
 DATE: 6-23-2016 DRAWN BY: CMC CK, BR. CFC SHEET 1 OF 1 JOB NO. 16046



OWNER
 BEL AIR SOUTH COMMUNITY ASSOCIATION INC.
 C/O MRA PROPERTY MANAGEMENT
 3435 BOX HILL CORPORATE CENTER
 DRIVE, STE. G, ABINGDON, MD. 21004



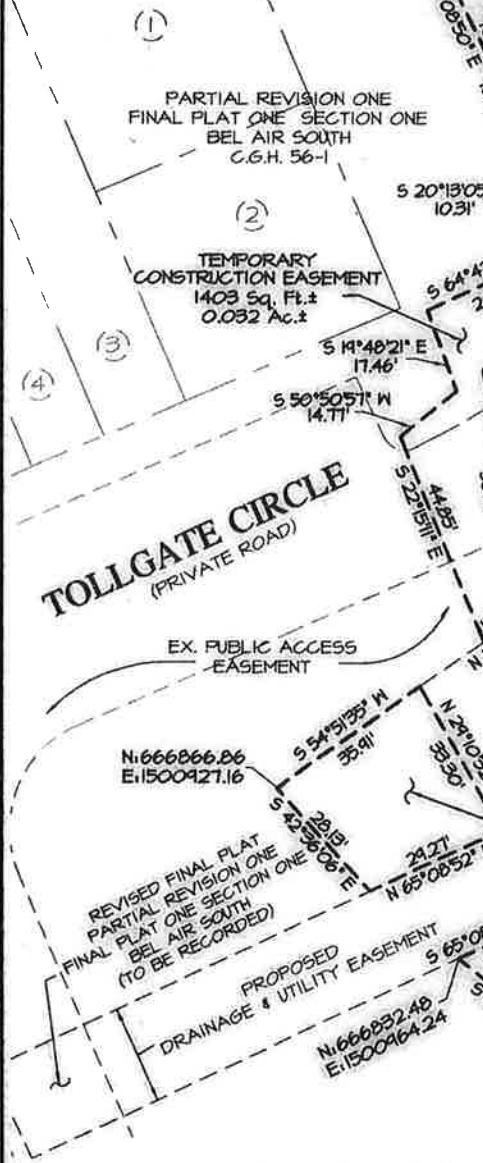
BEL AIR SOUTH PARKWAY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	41.77'	42.90'	41.11'	N 25°48'16" E	50°57'30"

REVISOR'S CERTIFICATION
 PARTIAL REVISION ONE
 FINAL PLAT ONE SECTION ONE
 BEL AIR SOUTH
 (TO BE RECORDED)
 PROPOSED
 PERMANENT DRAINAGE & UTILITY &
 ROAD IMPROVEMENT EASEMENT

ROAD

TOLLGATE CIRCLE
 (PRIVATE ROAD)



SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS PLAT, AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH CHAPTER 06, "MINIMUM STANDARDS OF PRACTICE," COMAR, TITLE 09, MARYLAND DEPARTMENT OF LICENSING AND REGULATION FOR PROFESSIONAL LAND SURVEYORS, IN EFFECT AS OF 1995.

Charles Dudley Campbell 07-14-16
 CHARLES DUDLEY CAMPBELL REGISTERED PROPERTY LINE SURVEYOR NO. 300
 EXPIRATION DATE: 8-27-16

OWNER: _____ DATE: _____

HARFORD COUNTY GOVERNMENT
 DEPARTMENT OF PUBLIC WORKS

APPROVED: _____ DATE: _____
 DIRECTOR OF PUBLIC WORKS

BAY STATE LAND SERVICES
 ENGINEERS • SURVEYORS
 LAND PLANNERS
 ENVIRONMENTAL CONSULTANTS

P.O. BOX 853
 BEL AIR, MARYLAND 21014-0853
 PHONE: 410-879-4747-FAX: 410-420-3949

TEMPORARY CONSTRUCTION EASEMENT

LAND OF
BEL AIR SOUTH COMMUNITY ASSOCIATION, INC

FIRST ELECTION DISTRICT HARFORD COUNTY, MARYLAND

SCALE: 1"=30' DATE: 6-6-16 DRAWN BY: CTMC JOB NO: 16046