

First Reading 2/3/2014

Second Reading 3/24/2014

ORDINANCE 2014- 4

AN ORDINANCE DECLARING CERTAIN PROPERTY TO BE SURPLUS, AND NO LONGER NEEDED FOR PUBLIC USE, BEING OF NO MONETARY VALUE TO THE MAYOR AND CITY COUNCIL OF OCEAN CITY; AND TO AUTHORIZE THE CONVEYANCE OF SAME TO THE ADJACENT PROPERTY OWNERS AS A BOUNDARY LINE ADJUSTMENT FOR NO CONSIDERATION

WHEREAS, a 15 foot by 40 foot lot distinguished on the Plat of Caine Woods, Section Two-A recorded in the Land Records of Worcester County, Maryland in Plat Book FWH No. 22, folio 12 was legended to be a pumping station site to service the sanitary sewer needs of lot owners in Caine Woods, and

WHEREAS, said property has been conveyed to the Mayor and City Council of Ocean City by a deed dated November 5, 2012 and recorded among the Land Records of Worcester County, Maryland at SVH No. 6032, folio 228.

WHEREAS, the Mayor and City Council of Ocean City has expanded the pumping station site by the acquisition of and the construction on Lot 11 on said Plat of Caine Woods, Section 2A so that the hereinafter described property is no longer needed for public use; and is considered surplus property; and

WHEREAS, the Mayor and City Council of Ocean City desire to convey the surplus property, for no consideration, to the property owners of Lot 10 of said Plat of Caine Woods, Section Two A, to adjust their boundary line.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE MAYOR AND CITY COUNCIL OF OCEAN CITY THAT THE HEREINAFTER DESCRIBED PROPERTY BE, AND IT IS HEREBY, DECLARED TO BE SURPLUS, OF NO FURTHER PUBLIC USE AND OF NO MONETARY VALUE, AS SAME IS TOO SMALL TO BE A LOT UNDER THE ZONING CODE; AND IT IS FURTHER ENACTED AND ORDAINED THAT THE MAYOR AND CITY COUNCIL OF OCEAN CITY BE, AND IT'S HEREBY, AUTHORIZED TO CONVEY TO THE LOT OWNER OF LOT 10, AS A BOUNDARY LINE ADJUSTMENT, THE FOLLOWING DESCRIBED PROPERTY;

Being the northern half of that parcel of land situate, lying and being located on Tax map 118 as a 15' x 40' lot of Worcester County, Maryland. Also being referred to as a 15' x 40' Lot of Block 31 as found on a plat titled "Caine Woods: Section Two-A" and recorded among the land records of Worcester County, Maryland in Plat Book 22 Page 12, being described more particularly as follows;

Commencing at a Rebar and Cap found in the east Right of Way line of Dukes Avenue (being 50 feet wide) at the southeast corner of the aforementioned 15' x 40' lot,

LAW OFFICES

AYRES, JENKINS,
GORDY & ALMAND, P.A.

SUITE 200
6200 COASTAL HIGHWAY
OCEAN CITY, MD 21842

thence binding on said road and on the northeast line of said lot, referring all courses of this description to the Maryland Coordinate System (NAD 83/91) as now surveyed in accordance with the requirements set forth in COMAR 09.13.06.12, North 39 degrees 18 minutes 33 seconds East 20.08 feet to the **Point of Beginning** of this survey so fixed, having a coordinate of North 291,017.9779 feet and East 1,866,796.5984 feet. Thence continuing to bind on the East side of said road and north side of said lot;

1) North 39 degrees 18 minutes 33 seconds East 19.94' to the north corner of said lot, thence

2) South 50 degrees 41 minutes 27 seconds East 15.00 feet to Northwest corner of said lot, thence

3) South 39 degrees 18 minutes 33 seconds West 19.94 feet to a rebar and cap found, thence

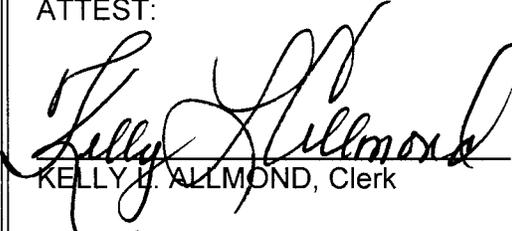
4) North 50 degrees 40 minutes 48 seconds West 15.00 feet to the POINT OF BEGINNING.

Containing 299 sq. ft. or 0.00691 acres, more or less

INTRODUCED at a meeting of the City Council of Ocean City, Maryland held on February 3, 2014.

ADOPTED AND PASSED by the required vote of the elected membership of the City Council and approved by the Mayor at its meeting held on March 24, 2014.

ATTEST:


KELLY L. ALLMOND, Clerk


RICHARD W. MEEHAN, Mayor

Approved as to Form:


LLOYD MARTIN, President,


GUY R. AYRES III, Solicitor


MARY P. KNIGHT, Secretary