

Staff Report

Ordinance O-49-15

The Conveyance of the Right of Way Containing Cobblestone Court

The proposed legislation would convey by deed the right, title, and interest of the City of Annapolis in the Right of Way containing Cobblestone Court to Annapolis Overlook Condominiums Association.

The City of Annapolis currently is the owner of the right of way containing Cobblestone Court, which lies in the subdivision known as Annapolis Overlook, which is described in a Deed recorded among the Land Records of Anne Arundel County, Maryland in Liber 11395 at folio 758. The Annapolis Overlook Condominiums Association has requested that the City of Annapolis convey to it all of the right, title and interest of the City in the right of way containing Cobblestone Court, which is depicted in Exhibit 1 to the Ordinance.

The key terms of the conveyance are as follows:

1. That the Annapolis Overlook Condominiums Association, Inc. shall bear all of the costs in connection with the conveyance authorized by this Ordinance, including but not limited to attorneys' fees, document preparation, survey expenses, title search, title insurance recordation and transfer fees and taxes, and all other costs and expenses, if any, associated with the conveyance; and
2. That all property descriptions, surveys, and deeds shall be subject to the review and approval of the City Attorney prior to final execution and recordation of the Deed;
3. That the Deed shall contain a provision conveying, to the Annapolis Overlook Condominiums Association, Inc., the ownership of storm drain facilities, including pipes, manholes, inlets and appurtenances, within the right of way containing Cobblestone Court, and transferring all maintenance, repair and reconstruction obligations related to the storm drain facilities;
4. That the Deed shall contain a provision reserving unto the City of Annapolis, successors and assigns, a permanent and perpetual easement in the entire area of the right of way containing Cobblestone Court, for purposes of water and sewer services.

