

O-51-16

Staff Report

The Conveyance of a Certain Portion of Castlegate Drive - Grant

This legislation is for the approval of the conveyance of approximately 1,148 square feet or 0.0264 of an acre of undeveloped City-owned land on Castlegate Drive to the Lydia May Grant Revocable Trust, owner of abutting property located at 1415 Damsel Lane, Annapolis, MD 21403.

The undeveloped land to be conveyed by the City of Annapolis is not needed for any public use. The land has been appraised, and the Lydia May Grant Revocable Trust has agreed to pay in consideration of the land, Five Thousand Five Hundred Twenty One Dollars and 50 Cents (\$5,521.50) to the City of Annapolis. The land is shown on a Plat of Subdivision entitled "Plat 2 of 4, Knightsbridge" and recorded among the Land Records of Anne Arundel County, Maryland, in Liber 69, Folio 30, Plat Number 3655.

The granting of the conveyance is contingent on the following:

1. That the Lydia May Grant Revocable Trust 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 for the Trust and for the City of Annapolis, 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.
3. That, if deemed necessary by the City of Annapolis, the Lydia May Grant Revocable Trust shall apply for and obtain minor subdivision approval to consolidate the property located at 1415 Damsel Lane, Annapolis, MD with the abutting portion of City-owned land known as Castlegate Drive.
4. That no building permits (excluding fence permits, if City Code compliant) shall ever issue for the property conveyed.

Prepared by Jacqueline Lee, Legislative & Policy Analyst, Office of Law.