



STAFF REPORT AND FISCAL IMPACT NOTE

Ordinance: O-6-19

Title: Conveyance of a Certain Portion of Castlegate Drive – Lee, et al., LLC

Date: February 4, 2019

STAFF REPORT

This legislation is for the approval of the conveyance of approximately 1,148 square feet or 0.0264 acres of undeveloped land on Castlegate Drive owned by the City to Lee, et al., LLC, who owns a parcel adjacent to the one to be conveyed.

The City does not need this parcel for any public purpose, and Lee, et al., LLC, has agreed to pay \$5,521.50, the appraised value of the land. The parcel is shown on a Plat of Subdivision entitled "Plat 2 of 4, Knightsbridge" 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. Lee, et al., LLC, shall bear all costs in connection with the conveyance, including attorneys' fees, document preparation, survey expenses, title search, title insurance recordation and transfer taxes, and all other costs and expenses associated with the conveyance.
2. 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. If deemed necessary by the City of Annapolis, Lee, et al., LLC shall apply for and obtain minor subdivision approval to consolidate the property located at 1415 Damsel Lane, Annapolis, Maryland, with that portion of the abutting City-owned unimproved land known as Castlegate Drive.
4. That the property conveyed by this deed shall not be used or approved for building lots.

Prepared by Richard H. Melnick, City Attorney, and Jacqueline Lee, Legislative & Policy Analyst

FISCAL IMPACT

The City will receive \$5,521.50 for this parcel of surplus property that is not needed for a public purpose.
The City will incur no costs for this conveyance.

Prepared by: Jodee Dickinson, Finance Director