

O-52-16

Staff Report

The Conveyance of a Certain Portion of Castlegate Drive - Lee

This legislation is for the approval of the conveyance of approximately 4,051 square feet or 0.0930 of an acre of undeveloped City-owned land known as Castlegate Drive to Lee, et al., LLC owner of abutting property located at 1606 Forest Drive, Annapolis, MD.

The undeveloped land to be conveyed by the City of Annapolis is not needed for any public use. The land been appraised, and Lee, et al., LLC has agreed to pay, in consideration of the land, Nineteen Thousand Four Hundred Seventy Eight Dollars and 50 Cents (\$19,478.50) 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 Lee, et al., LLC 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 Lee, et al., LLC 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, Lee, et al., LLC shall apply for and obtain minor subdivision approval to consolidate the property located at 1606 Forest Drive, Annapolis, MD with the abutting portion of City-owned land known as Castlegate Drive.

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