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COUNTY COUNCIL  
OF  
HARFORD COUNTY, MARYLAND

Resolution No. 001-20

Legislative Session Day 20-001

January 7, 2020

Introduced by Council President Vincenti at  
the request of the County Executive

A RESOLUTION declaring County real property located in Edgewood, known as Washington Court, located in the First Election District, Harford County, Maryland, containing 35.05 acres, more or less, as surplus real property and authorizing its conveyance to Coppermine Fieldhouse, LLC, its successors or affiliated assigns, in accordance with Chapter 1, § 1-29 of the Harford County Code, as amended.

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1           WHEREAS, Chapter 1, § 1-29 of the Harford County Code, as amended, provides for the  
2 disposition of surplus County real property; and

3           WHEREAS, notice of public hearing regarding the disposition of surplus County property  
4 was published in the January 17, 2020 editions of The Aegis; and January 24, 2020

5           WHEREAS, a public hearing was held in the chambers of the Harford County Council on  
6 February 4, 2020.

7           NOW, THEREFORE, BE IT RESOLVED by the County Council of Harford County,  
8 Maryland, that the hereinafter-described real property is declared surplus:

9                           A 28.86 acre, more or less, parcel of land located in  
10 Edgewood, known as Washington Court, located in the First Election  
11 District, Harford County, Maryland, and more particularly described  
12 in Exhibit A, entitled “Legal Description Tract 131,” which is  
13 attached and incorporated by reference.

14  
15                           Also, part of Parcel 897 containing 269,484 square feet, or  
16 6.19 acres of land, more or less, as described in the deed recorded  
17 among the Land Records of Harford County at Liber 5605, folio 731  
18 and shown on a plat entitled, “269484 SQUARE FOOT PARCEL TO  
19 BE CONVEYED TO HARFORD COUNTY MARYLAND”,  
20 prepared by Frederick Ward Associates dated March 4, 2004 which  
21 plat is attached as Exhibit B and incorporated herein.

22  
23           BE IT FURTHER RESOLVED that the County Executive is authorized to convey this  
24 surplus real property to Coppermine Fieldhouse, LLC, its successors or its affiliated assigns, for the  
25 sum of one dollar (\$1.00) in accordance with Section 1-29 of the Harford County Code, as amended;  
26 and

27           BE IT FURTHER RESOLVED that the conveyance is contingent upon (1) approval of the  
28 transfer by the Board of Estimates in accordance with Chapter 41, § 41-25 of the Harford County  
29 Code, as amended; and (2) approval of any legislation required in order to allow design, construction  
30 and operation of the facility; and (3) Coppermine Fieldhouse, LLC agreeing to design, construct and

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1 operate a facility consisting of athletic fields and supporting infrastructure at no cost to the County;  
2 and

3 BE IT FURTHER RESOLVED that ownership of the real property will revert back to  
4 Harford County if: (1) a site plan for the project is not submitted for Development Advisory  
5 Committee review and approval within one year of executing a contract with Harford County; or (2)  
6 construction of the facility is not completed within 3 years of executing a contract with Harford  
7 County; or (3) Coppermine Fieldhouse, LLC, its successors or affiliated assigns, does not operate the  
8 facility as an athletic venue for at least 20 years after completion of construction; and

9 BE IT FURTHER RESOLVED that the County Executive execute the requisite deed in  
10 accordance with Section 302 of the Harford County Charter, as amended.

ATTEST:

\_\_\_\_\_  
Mylia Dixon  
Council Administrator

\_\_\_\_\_  
Patrick S. Vincenti  
President of the Council

ADOPTED:

EXHIBIT A

LEGAL DESCRIPTION TRACT 131

A certain parcel and portion of land, situate in the State of Maryland, County of Harford, and being part of Aberdeen Proving Ground, Edgewood Arsenal Area, Military Reservation, hereinafter referred to as Tract 131, and more particularly described as follows:

Commencing at a concrete monument located at grid coordinates X=998691.69, Y=579336.45, Maryland State Plane Coordinate Grid System (NAD 1927), as shown on a map of survey entitled, "Parcel of Land Surveyed for Harford County Board of Education", by Frederick Ward Associates, Bel Air, Maryland, dated February 1967, Plat No. 8-3-30, File No. 4672, said monument being the same as described in a judgment on the Declaration of Taking dated 6 January 1941 and recorded among the Land Records of Harford County, Liber G.C.B. 265, Folio 413; thence running and binding South 77 53'34" West 1,905 feet along the southerly line of lands now or formerly owned by the Harford County Board of education to a pipe being a corner common to lands of the United States and lands of the Harford County Board of Education, the TRUE POINT of BEGINNING; thence by the lines of lands of the United States the following courses and distances:

South 77 54' West passing the southeasterly corner of Tract 131 common to Tract A at 132.92 feet, in all 1,059.48 feet, to the southwesterly corner of said Tract 131,

North 12 46' West 1,196.61 feet, to the northwesterly corner of Tract 131,

North 77 55' East passing the northeasterly corner of Tract 131 common to Tract A at 929.23 feet, in all 1,041.53 feet,

South 13 37' East 1,197.40 feet, to the TRUE POINT of BEGINNING containing 28.86 acres, more or less.

The bearings used herein are referenced to the Maryland State Plane Coordinate System.

It is the intent of the foregoing description to include all those lands as acquired by the United States of America and designated as Tract 131, from Albert Stark and Tillie B. Stark, his wife, by deed dated 8 August 1951, and recorded among the Land Records of Harford County on 9 August 1951, in Liber G.R.G. No. 360, Folio 598. And to include a Portion of lands acquired by United States of America in Civil Case 985 by Declaration of Taking Judgment dated 6 January 1941 and recorded among the land records of Harford County, Liber G.C.B. 265, Folio 413. LEGAL DESCRIPTION TRACT 146E-2

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A certain portion of land, situate in the State of Maryland, County of Hartford, and being part of Aberdeen Proving Ground, Edgewood Arsenal Area Military Reservation, a perpetual easement reserved by the United States of America by Quitclaim Deed dated 26 September 1967 (Liber 756, Page 307), hereinafter referred to by the Tract number and more particularly described as follows:

Commencing at a concrete monument located at grid coordinates X=998691.69, Y=579336.45, Maryland State Plane Coordinate Grid System (NAD 1927), as shown on a map of survey entitled, "Parcel of Land Surveyed for Harford County Board of Education", by Frederick Ward Associates, Bel Air, Maryland, dated February 1967, Plat No. 8-3-30, File No. 4672, said monument being the same as described in a Judgment on the Declaration of Taking dated 6 January 1941 and recorded among the Land Records of Harford County, Liber G.C.B. 265, Folio 413; thence South 77° 53'34" West 480.00 feet along the southerly line of lands now or formerly owned by the Harford County Board of Education, to the TRUE POINT of BEGINNING; thence in line of said southerly line the following courses and distances:

South 77° 53'34" West 75.00 feet, thence crossing said lands of the Board of Education the following tow courses:

North 12°06'26" West 230.00 feet,

South 64 56'24" West 1,026.11 feet, to another point on said southerly line, thence running and binding along said southerly line and then along the westerly line of said lands of the Board of Education.

South 77°53'34" West 350.00 feet to a pipe,

North 13 37'22" West 345.59 feet; thence recrossing said lands of the Board of Education the following courses and distances:

North 77°19'03" East 30.99 feet,

By a curve to the left having a radius of 250.00 feet, an arc length of 405.85 feet, subtended by a chord bearing South 68 28'31" East, a distance of 362.73 feet,

North 65 01'03" East 336.21 feet,

North 24 58'57" West 40.00 feet,

North 65 01'03" East 1,047.32 feet to the easterly line of lands of the Board of Education; thence running and binding along said easterly line,

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South 38 13'31" East 98.14 feet, thence leaving said easterly line and recrossing said lands of the Board of Education, the following courses:

South 65 02'56" West 200.00 feet,  
South 15 40'57" East 210.00 feet,  
South 77 53'34" West 100.00 feet,  
South 12 06'26" East 150.00 feet to the TRUE POINT of BEGINNING containing 7.41 acres more or less.

The bearings used herein are referenced to the Maryland State Plane Coordinate System.

It is the intent of the foregoing description to include a perpetual easement as reserved by the United States of America by Quitclaim Deed dated 26 September 1967 and recorded among the land records of Harford County on 3 October 1967, in Liber 756, Page 307, from the United States of America to the board of Education of Harford County, Maryland.

HARFORD COUNTY CIRCUIT COURT (Land Records) CGH 3570, p. 0131, MSA\_CE54\_3457. Date available 12/19/2005. Printed 12/30/2019.

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LEGAL DESCRIPTION-TRACT 146E-1

A certain portion of land, situate in the State of Maryland, County of Hartford, and being part of Aberdeen Proving Ground, Edgewood Arsenal Area Military Reservation, a perpetual easement reserved by the United States of America by Quitclaim Deed dated 26 September 1967 (Liber 756, Page 307), hereinafter referred to by the Tract number and more particularly described as follows:

Commencing at a concrete monument located at grid coordinates X=998691.69, Y=579336.45, Maryland State Plane Coordinate Grid System (NAD 1927), as shown on a map of survey entitled, "Parcel of Land Surveyed for Harford County Board of Education", by Frederick Ward Associates, Bel Air, Maryland, dated February 1967, Plat No. 8-3-30, File No. 4672, said monument being the same as described in a Judgment on the Declaration of Taking dated 6 January 1941 and recorded among the Land Records of Harford County, Liber G.C.B. 265, Folio 413; thence North 38 13'31" East 507.04 feet along the easterly line of lands now or formerly owned by the Harford County Board of Education to the TRUE POINT of BEGINNING; thence leaving said easterly line and crossing lands of said Board of Education, the following courses and distances:

South 65 01'03" West 1,392.95 feet,

By a curve to the right having a radius of 250.00 feet, an arc length of 405.85 feet, subtended by a chord bearing North 68 28'31" West 362.73 feet,

South 77 19'03" East 31.31 feet, to a point on the westerly line of lands of said Board of Education,

North 13 36'10" West 20.00 feet; thence leaving said westerly line and recrossing lands of said Board of Education,

North 77 19'03" East 48.94 feet,

By a curve to the left having a radius of 230.00 feet, an arc length of 390.29 feet, subtended by a chord bearing South 66 22'09" East, a distance of 345.12 feet,

North 65 01'03" East 1,388.24 feet,

South 38 13'28" East 20.55 feet to the TRUE POINT of BEGINNING containing 0.84 of an acre more or less.

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The bearings used herein are referenced to the Maryland State Plane Coordinate System.

It is the intent of the foregoing description to include a perpetual easement as reserved by the United States of America by Quitclaim Deed dated 26 September 1967 and recorded among the land records of Harford County on 3 October 1967, in Liber 756, Page 307, from the United States of America to the Board of Education of Harford County, Maryland.

HARFORD COUNTY CIRCUIT COURT (Land Records) CGH 3570, p. 0133, MSA\_CE54\_3457. Date available 12/19/2005. Printed 12/30/2019.

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LEGAL DESCRIPTION TRACT 146E-3

A certain portion of land, situate in the State of Maryland, County of Hartford, and being part of Aberdeen Proving Ground, Edgewood Arsenal Area Military Reservation, a perpetual easement reserved by the United States of America by Quitclaim Deed dated 26 September 1967 (Liber 756, Page 307), hereinafter referred to by the Tract number and more particularly described as follows:

Commencing at a concrete monument located at grid coordinates X=998691.69, Y=579336.45, Maryland State Plane Coordinate Grid System (NAD 1927), as shown on a map of survey entitled, "Parcel of Land Surveyed for Harford County Board of Education", by Frederick Ward Associates, Bel Air, Maryland, dated February 1967, Plat No. 8-3-30, File No. 4672, said monument being the same as described in a Judgment on the Declaration of Taking dated 6 January 1941 and recorded among the Land Records of Harford County, Liber G.C.B. 265, Folio 413; thence RUNNING AND BINDING North 38 13'31" West 527.59 feet along the easterly line of lands now or formerly owned by the Harford County Board of Education South 65 01'03" West 8.65 feet to the TRUE POINT of BEGINNING; thence the following courses and distances:

South 65 01'00" West 20.39 feet,  
North 36 09'22" West 419.05 feet,

By a curve to the left having a radius of 325.00 feet, an arc length of 242.17 feet, subtended by a chord bearing North 57 30'12" West 236.61 feet,

South 77 50'54" West 950.46 feet,

By a curve to the left having a radius of 155.00 feet, an arc length of 245.85 feet, subtended by a chord bearing South 32 24'28" West 220.88 feet,

South 13 02'01" East 75.69 feet,

By a curve to the left having a radius of 155.00 feet, an arc length of 245.85 feet, subtended by a chord bearing South 32 24'28" West 220.88 feet,

South 13 02'01" East 75.69 feet,

South 76 22'37" West 25.06' feet to a point on the westerly line of said Board of Education; thence recrossing lands of said Board of Education,

North 09 13'31" West 76.12 feet,

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By a curve to the right having a radius of 175.00 feet, an arc length of 277.58 feet, subtended by a chord North 32 24'28" East 249.38 feet,

North 77 50'54" East 950.46 feet,

By a curve to the right having a radius of 520.00 feet, an arc length of 211.47 feet, subtended by a chord North 89 29'55" East 210.02 feet,

by a curve to the right having a radius of 345.00 feet, an arc length of 174.63 feet, subtended by a chord South 64 20'59" East 172.77 feet, to a point on the easterly line,

South 38 13'31" East 271.55 feet; thence leaving said easterly line,

South 36 09'23" East 233.29 feet to the TRUE POINT of BEGINNING containing 0.97 of an acre more or less.

The bearings used herein are referenced to the Maryland State Plane Coordinate System.

It is the intent of the foregoing description to include a perpetual easement as reserved by the United States of America by Quitclaim Deed dated 26 September 1967 and recorded among the land records of Harford County on 3 October 1967, in Liber 756, Page 307, from the United States of America to the Board of Education of Harford County, Maryland.

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