

Ordinance No. 15-22

ORDINANCE: To grant Street
Closing and Abandonment
Application SCA2022-00109, Mayor
and Council of Rockville, Applicant

WHEREAS, the Mayor and Council of Rockville (hereinafter "Mayor and Council") filed Street Closing and Abandonment Application No. SCA2022-00109, requesting that a section of unimproved right of way described as a portion of the area of Rockville Pike Right-of-Way dedicated for public use and shown on Plat No. 25781, attached hereto as Attachment B, containing 1,156 square feet of land, more or less, lying in the Fourth Election District, Montgomery County, Maryland, and more particularly described and shown on Attachment A to this Ordinance, be permanently closed and abandoned pursuant to the provisions of Chapter 21, Article V, Division 2 entitled "Permanent Closing and Abandonment," of the Rockville City Code; and

WHEREAS, the Mayor and Council gave notice that a public hearing on said application would be held by the Mayor and Council both virtually and in the Mayor and Council Chambers at Rockville City Hall on September 12, 2022, at 7:00 p.m., or as soon thereafter as it may be heard, which notice was published not less than ten days prior to the time of such hearing in a newspaper of general circulation in the City of Rockville; and

WHEREAS, all owners, according to the assessment records, of real property immediately adjacent to the public right-of-way that is the subject of the aforesaid application, including the Mayor and Council, the Maryland State Highway Administration, and Twinbrook Quarter Lot 24, LLC, and all public utility companies authorized by the State to operate within the City of Rockville, were duly notified by certified mail that said application had been filed

and that a public hearing thereon would be held as specified in the public advertisement of the Mayor and Council; and

WHEREAS, on September 12, 2022, said application came on for hearing at the time and place provided in said advertisement; and

WHEREAS, based upon the testimony presented and other evidence of record in the proceedings, the Mayor and Council determined that there is no public need for the subject right-of-way and the granting of the application would not adversely affect the health, safety, security and best interests of the community of the City of Rockville.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, as follows:

1. That Street Closing and Abandonment Application No. SCA2022-00109, for the closing and abandonment of a section of unimproved right-of-way described as a portion of the area of Rockville Pike Right-of-Way dedicated for public use and shown on Plat No. 25781, containing 1,156 square feet of land, more or less, lying in the Fourth Election District, Montgomery County, Maryland, and more particularly described and shown on Attachment A to this Ordinance, be and the same is hereby granted.

2. That this Ordinance shall become automatically effective upon the recordation of this Ordinance in the Land Records for Montgomery County, Maryland by the City

Attorney's Office.

Ordinance No. 15-22

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I hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Mayor and Council at its meeting of October 3, 2022.



Sara Taylor-Ferrell
City Clerk/Director of Council Operations

Attachment A

VIKA Maryland, LLC
20251 Century Blvd.
Suite 400
Germantown, MD 20874
301.916.4100
vika.com

**DESCRIPTION OF
A PORTION OF THE AREA OF
ROCKVILLE PIKE RIGHT-OF-WAY
HEREBY DEDICATED FOR PUBLIC USE
AND SHOWN ON
PLAT NO. 25781
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND**

Being a portion of the area of "Rockville Pike Right-of-Way Hereby Dedicated for Public Use" and shown on a plat entitled "Plat 1, Lot 1 and Parcel A, Block A, and Street Dedication of Halpine Road, Halpine Avenue, Chapman Avenue and Rockville Pike, Twinbrook Quarter" recorded as Plat No. 25781 among the Land Records of Montgomery County, Maryland, and being more particularly described in the datum of Maryland State Grid North (NAD83/91) as follows:

Beginning for the same at a point marking the southwesterly end of the North 57° 40' 17" East, 41.79 foot plat line of said Rockville Pike Right-of-Way, said point also located on the northeasterly line of Rockville Pike, Route 355, width varies, as shown on State Road Commission Plat Nos. 12969 and 17856, and also located on the southwesterly line of Part of Lot 24, Block A, The Pike, recorded as Plat No. 19548 among the aforesaid Land Records; thence leaving said northeasterly line of Rockville Pike, Route 355, and running with a portion of said common plat line of said Part of Lot 24, Block A, The Pike

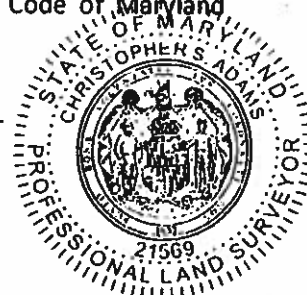
1. North 57° 40' 17" East, 10.07 feet to a point; thence leaving said common plat line of said Part of Lot 24, Block A, The Pike, and running so as to cross and include a portion of said area of Rockville Pike Right-of-Way, the following two (2) courses and distances
2. South 32° 39' 46" East, 107.85 feet to a point; thence
3. South 11° 03' 15" West, 14.68 feet to a point on the aforesaid northeasterly line of Rockville Pike, Route 355; thence running with a portion of said northeasterly line of Rockville Pike, Route 355
4. 118.53 feet along the arc of a non-tangent curve to the right, having a radius of 11,399.16 feet and a chord bearing and distance of North 32° 37' 36" West, 118.53 feet to the point of beginning, containing 1,156 square feet or 0.02654 acres of land.

The undersigned hereby states that the metes and bounds description hereon was prepared by myself or under my direct supervision and that it complies with the Minimum Standards of Practice for Metes and Bounds Descriptions as established in Title 9, Subtitle 13, Chapter 6, Section .08 and .12 of the Code of Maryland Regulations (COMAR) as enacted and amended.

05/22/22

Date


Christopher S. Adams, LS
Professional Land Surveyor
Maryland No. 21569
License Expires: June 29, 2022



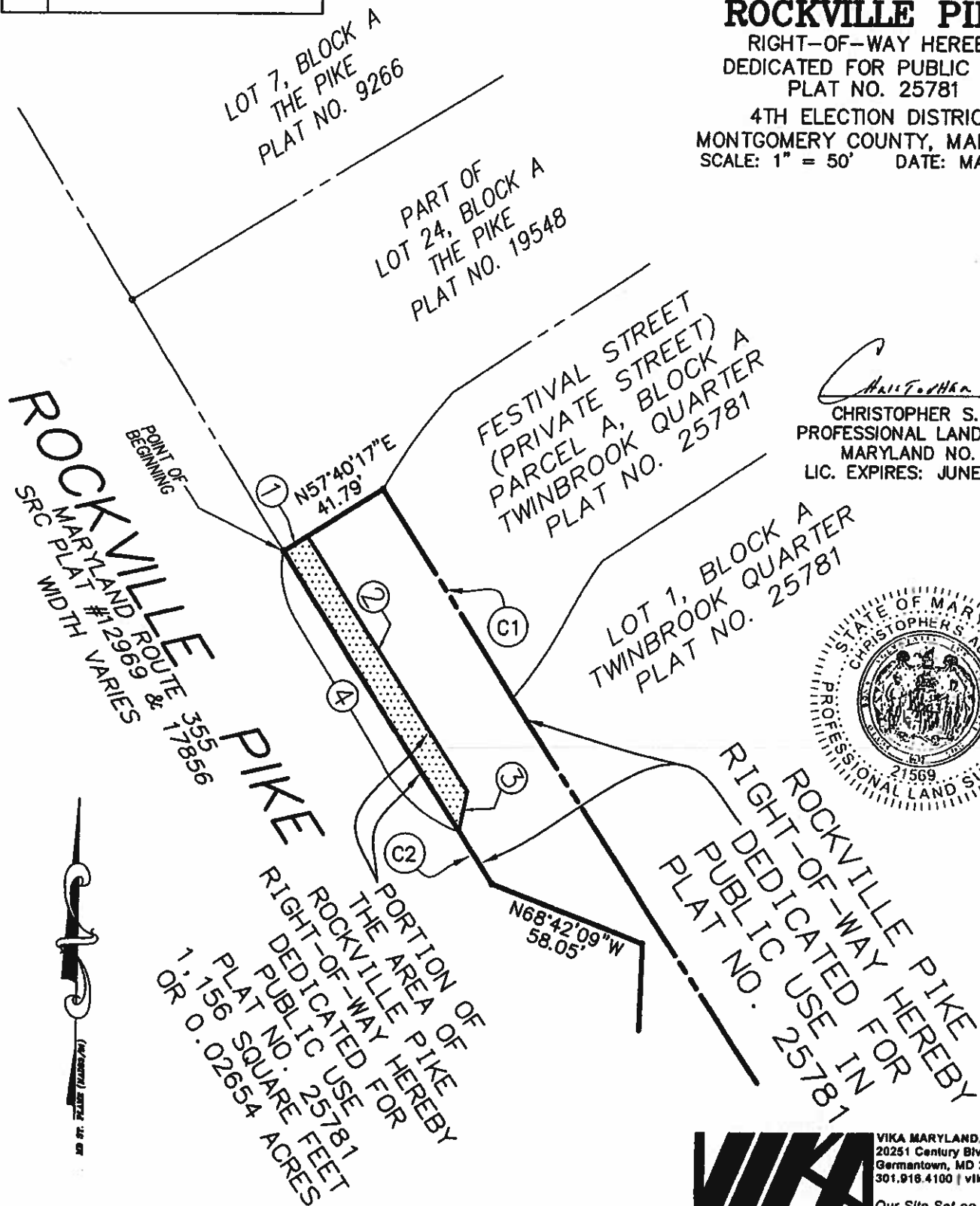
Z:\1000-9999\1625_DOCUMENTS\SURVEY DOCS\LEGAL DESCRIPTIONS\DEDICATION RELEASE 2022 0510\1625-TWINBROOK-SHA.docx



LINE AND CURVE TABLE BOX		
①	N57° 40' 17"E	10.07'
②	S32° 39' 46"E	107.85'
③	S11° 03' 15"W	14.68'
④	R=11,399.16' L=118.53' N32° 37' 36"W 118.53'	

ARC TABLE						
NO.	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	DELTA
C1	11356.16'	417.00'	208.52'	S 33° 41' 30" E	417.00'	$\Delta=02^{\circ}06'14"$
C2	11399.16'	140.83'	70.44'	N 32° 40' 58" W	140.83'	$\Delta=00^{\circ}42'29"$

SKETCH SHOWING A PORTION OF
THE AREA OF
ROCKVILLE PIKE
RIGHT-OF-WAY HEREBY
DEDICATED FOR PUBLIC USE
PLAT NO. 25781
4TH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50' DATE: MAY 2022



Christopher S. Adams
CHRISTOPHER S. ADAMS
PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21569
LIC. EXPIRES: JUNE 29, 2022

