

Ordinance No. 03-26

ORDINANCE: To declare 5,867 square feet of property, more or less, located at 301 Frederick Avenue to be no longer necessary for public use and to authorize the conveyance of said property to the owner of 715 Douglass Avenue for nominal consideration

WHEREAS, on September 14, 1964, by deed recorded in the Land Records of Montgomery County Maryland at Liber 3289, Folio 444, Mabel Hill and Alice M. Mason, owners of property located at 715 Douglass Avenue, Rockville, MD, conveyed a parcel of land identified as "Lot 1, in block numbered (2) in the subdivision known as "FIRST ADDITION TO LINCOLN PARK," in fee simple to the Mayor and Council of Rockville for nominal consideration; and

WHEREAS, said parcel, comprising 7,340 square feet of land, more or less, is addressed as 301 Frederick Avenue and located at the corner of Douglass Avenue and Frederick Avenue within the municipal boundaries of the City; and

WHEREAS, said parcel is partially improved with a sidewalk along Frederick Avenue and a Montgomery County Ride On bus stop; and

WHEREAS, the current owner of 715 Douglass Avenue, a relative of the owners of 715 Douglass Avenue in 1964, has requested that the City convey the unused portion of said parcel to her; and

WHEREAS, City staff has determined that a portion of said parcel, comprising 5,867 square feet and described in more detail in Exhibit A of this ordinance (the "Conveyance Area"), is currently unused by the City and is no longer needed for public use; and

WHEREAS, consistent with Section 5-204 of the Local Government Article of the Maryland Annotated Code, Article IV, Section 1.b(52) of the Rockville City Charter authorizes the Mayor and Council to “convey any real or leasehold property when no longer needed for the public use, after having given at least twenty (20) days’ public notice of the proposed conveyance”; and

WHEREAS, after introduction of this ordinance, notice of the proposed conveyance of the Conveyance Area to the owner of 715 Douglass Avenue was published in a newspaper of general circulation in the City of Rockville at least 20 days before the date of this ordinance’s adoption.

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

1. The Conveyance Area, comprising 5,867 square feet, more or less, and described in more detail in Exhibit A of this ordinance, is no longer needed for public use; and
2. The City Manager is authorized to convey the Conveyance Area to the owner of 715 Douglass Avenue for nominal consideration by executing a deed of conveyance in a form approved by the Office of the City Attorney.

\*\*\*\*\*

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 April 13, 2026.

  
 \_\_\_\_\_  
 Sara Taylor-Ferrell  
 City Clerk/Director of Council Operations

**Exhibit "A"**

**Description of a**

**Residue of the property now or formerly of**

**The Mayor and Council of Rockville,  
a municipal corporation**

**Liber 3289 Folio 444**

**Rockville (4<sup>th</sup>) District  
Montgomery County, Maryland**

**Being a strip or parcel of land, hereinafter described as being part of the property acquired by The Mayor and Council of Rockville, a municipal corporation, from Mabel Hill and Alice M. Mason, by deed dated September 14, 1964 and recorded among the Land Records of Montgomery County, Maryland in Liber 3289 at Folio 444, said strip or parcel also being known as Lot 1, Block 2, as shown on a plat entitled, "First Addition to Lincoln Park", said plat being recorded among said Land Records in Plat Book B-35, all being more particularly described in the Maryland State Plane Datum, NAD83 (2011) as follows**

**Beginning for the same at an iron pipe found at the southerly end of the Southeasterly corner of said Lot 1, Block 2, thence running with and binding on the line of division between the Lands of the Mayor and Council of Rockville and the Lands of Jo-Ann Anita Summerour, Trustee of the Jo-Ann A. Summerour Revocable Living Trust, with the following course and distance**

- 1. North 87°29'52" West, 256.56 feet to a point, passing over an iron pipe found, distant 1.07' southeasterly from the northwesterly end of the said line of division, thence leaving aforesaid line of division and running with and binding on the Right-of-Way Line of Douglas Avenue, in part with the following course and distance**
- 2. North 02°45'08" East, 18.40 feet to a point, thence leaving said Right-of-Way line and running in, through, over and across the property of the owners hereto, with the following ten (10) courses and distances**
- 3. South 86°35'47" East, 2.11 feet to a point, thence**

**Exhibit "A"**

**Description of a  
Property of  
The Mayor and Council of Rockville  
Rockville (4<sup>th</sup>) District  
Montgomery County, Maryland**

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4. **12.73** feet along the arc of a tangent curve, deflecting to the **right**, having a radius of **13.00** feet and a chord bearing and distance of **North 70°28'36" East, 12.23** feet to a point, thence
5. **South 81°28'20" East, 19.61** feet to a point, thence
6. **137.53** feet along the arc of a tangent curve, deflecting to the **left**, having a radius of **511.00** feet and a chord bearing and distance of **South 89°10'58" East, 137.12** feet to a point of reverse curvature, thence
7. **13.84** feet along the arc of a tangent curve, deflecting to the **right**, having a radius of **434.97** feet and a chord bearing and distance of **North 84°01'02" East, 13.84** feet to a point, thence
8. **South 04°09'04" East, 8.00** feet to a point, thence
9. **North 85°50'56" East, 14.00** feet to a point, thence
10. **North 04°09'04" West, 8.00** feet to a point, thence
11. **52.67** feet along the arc of a tangent curve, deflecting to the **right**, having a radius of **434.97** feet and a chord bearing and distance of **South 89°45'29" East, 52.64** feet to a point, thence
12. **South 86°22'45" East, 7.48** feet to a point, said point lying along the easterly lot line of said Lot 1, Block 2, thence running with and binding on said line with the following course and distance
13. **South 03°42'38" West, 30.58** feet to the point of beginning, containing **5,867** square feet or **0.1347** of an acre of land.

**Exhibit "A"**

**Description of a  
Property of  
The Mayor and Council of Rockville  
Rockville (4<sup>th</sup>) District  
Montgomery County, Maryland**

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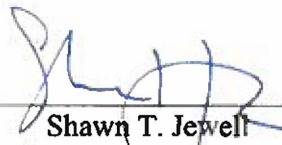
**Surveyor's Certificate**

I hereby certify that the information shown hereon was obtained using accepted land surveying practices; that the boundary information shown hereon is taken from available deeds and records; that this plat and the survey on which it is based are in compliance with COMAR Regulation 09.13.06.12.

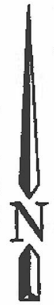
Professional Certification. I hereby declare that these documents were prepared or approved by me or under my responsible charge, and that I am a duly licensed Land Surveyor under the law of the State of Maryland, License No. 21847, and License Expiration Date 05/29/2026.

Date: 1/12/26



  
Shawn T. Jewell  
Professional Land Surveyor  
Maryland Reg. No. 21847  
Exp.: 05/29/2026

SCALE: 1" = 50'

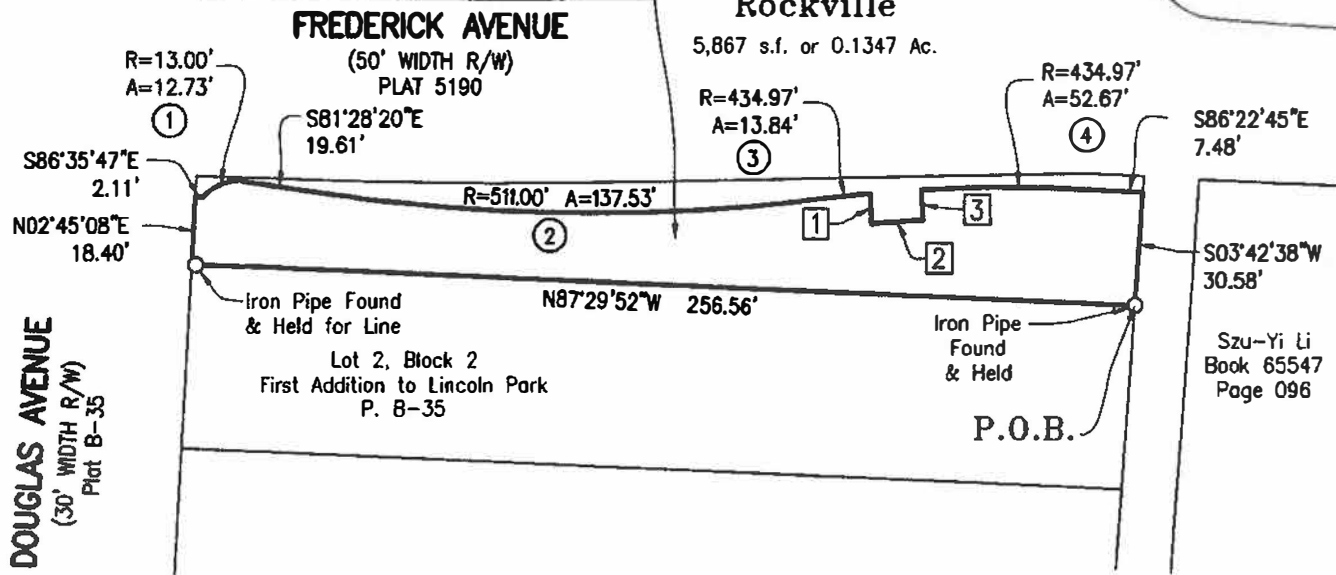


Yeot Peng Tant  
Book 57721  
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Del Cid  
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**Mayor and Council of Rockville**

5,867 s.f. or 0.1347 Ac.



Line Table

Line #	Direction	Length
1	S04°09'04"E	8.00'
2	N85°50'56"E	14.00'
3	N04°09'04"W	8.00'

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
1	13.00	12.73	058°05'32"	6.93	N70°28'38"E	12.23
2	511.00	137.53	015°25'16"	69.19	S89°10'58"E	137.12
3	434.97	13.84	001°49'21"	6.92	N84°01'02"E	13.84
4	434.97	52.67	006°56'17"	26.37	S89°45'29"E	52.64



SCALE: 1" = 50'

SHEET 1 OF 1

Shawn T. Jewell  
Professional Land Surveyor  
Maryland No. 21847  
Exp.: 05/29/2026

1/12/26



**Exhibit "B"**  
Sketch of a  
**Part of the Lands of  
MAYOR AND COUNCIL  
OF ROCKVILLE**

Rockville (4th) Election District  
Montgomery County, Maryland  
November, 2025 Scale: 1" = 50'

**CPJ Associates**  
Charles P. Johnson & Associates, Inc.  
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
1751 Elkon Rd., Ste. 500 Silver Spring, MD 20903 301-434-7000 Fax: 301-434-9344  
www.cpj-associates.com • Silver Spring, MD • Annapolis, MD • Gaithersburg, MD • Frederick, MD • Pikesville, MD