

ORDINANCE NO. ORD-2018-25

AN ORDINANCE TO APPROVE THE PURCHASE OF REAL PROPERTY

Part of Map 50, Parcel 1658 (Lot 8)

Part of Map 50, Parcel 295

Part of Map 50, Parcel 1718

Part of Map 50, Parcel 1658 (Lot 9)

RECITALS

1. The Board of County Commissioners of Washington County, Maryland (the "County") believes that it is in the best interest of the citizens of Washington County to purchase certain real property identified on the attached Schedule A (the "Property") to be used for public purposes.

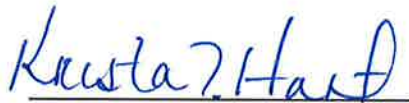
2. The County approved the purchase of the Property during its regular meetings on August 14, 2018 and August 28, 2018. A public hearing was not required by Section 1-301, Code of the Public Local Laws of Washington County, Maryland as the funds utilized to purchase the Property are not to be expended from the General Fund of the County.

3. The purchase of the Property is necessary to allow for the Professional (Court) Boulevard Extension – Eastern Boulevard to Yale Drive road project.

THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland that the purchase of the Property be approved and that the President of the Board and the County Clerk be and are hereby authorized and directed to execute and attest, respectively, all such documents for and on behalf of the County relating to the purchase of the Property.


ADOPTED this 18th day of September 2018.

ATTEST:

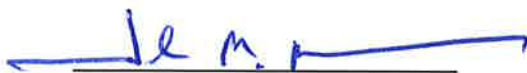


Krista L. Hart, Clerk

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND

BY: 
Terry L. Baker, President

Approved as to legal sufficiency:



John M. Martirano
County Attorney

Mail to:

Office of the County Attorney
100 W. Washington Street, Suite 1101
Hagerstown, MD 21740

SCHEDULE A--DESCRIPTION OF PROPERTY

PROPERTY ACQUISITION NO. 1:

Part of Map 50, Parcel 1658 (Lot 8)

All that parcel of land consisting of 3,649 square feet or 0.0838 acres of land, more or less, situate approximately 850 feet northeasterly from the intersection of Yale Drive and Medical Campus Drive, in Election District No. 17 of Washington County, Maryland.

Being part of the lands described in a deed from Thomas H. Shank, et al., trading as M.K.S. Development Company to Washington County Mental Health Center, Inc., a Maryland corporation, dated February 24, 2000 and recorded at Liber 1555, folio 370, among the Land Records of Washington County, Maryland; and further shown as "Lot 8" on Subdivision Plat No. 6178. Washington County Mental Health Center, Inc. formally changed its name to The Mental Health Center of Western Maryland, Inc. by Articles of Amendment dated July 8, 2003 as filed in the State of Maryland corporate charter records.

PROPERTY ACQUISITION NO. 2:

Part of Map 50, Parcel 295

All that parcel of land consisting of 69,831 square feet or 1.6031 acres of land, more or less, situate approximately 850 feet northwesterly from the intersection of Yale Drive and Medical Campus Drive, in Election District No. 18 of Washington County, Maryland.

Being part of the lands described in a deed from Diakon Lutheran Social Ministries, a Pennsylvania non-profit corporation to The Hagerstown-Washington County Industrial Foundation, Inc., a Maryland corporation, dated June 14, 2011 and recorded at Liber 4105, folio 110, among the Land Records of Washington County, Maryland.

PROPERTY ACQUISITION NO. 3:

Part of Map 50, Parcel 1718

All that parcel of land consisting of 217,558 square feet or 4.9944 acres of land, more or less, situate approximately 1600 feet northwesterly from the intersection of Yale Drive and Professional Boulevard in Election District No. 18 of Washington County, Maryland.

Being part of the lands described in a Confirmatory Deed from Meritus Health, Inc., a Maryland non-stock, non-profit corporation, to Meritus Medical Center, Inc., a Maryland corporation, dated June 5, 2013 and recorded among the Land Records of Washington County, Maryland, in Liber 4565,, folio 27, and shown on a plat entitled "Revised Simplified Plat of Subdivision of Parcel 'A' for Washington County Endowment Development Company, Inc.," dated February 15, 1999 and recorded among the said Land Records as Subdivision Plat No. 6-83; and also being part of the lands described in a Quitclaim Deed from Marcia D. Watters and James C. Smith, II, unto Meritus Medical Center, Inc. dated February 3, 2017 and recorded among the Land Records of Washington County, Maryland, in Liber 5441, folio 94.

PROPERTY ACQUISITION NO. 4:

Part of Map, Parcel 1658 (Lot 9)

All that parcel of land consisting of 27,227 square feet or 0.6250 acres of land, more or less, situate approximately 1,300 feet southeasterly from the intersection of Eastern Boulevard and Professional (Court) Boulevard, in Election District No. 17 of Washington County, Maryland.

Being part of the lands described in a deed from Thomas H. Shank, et al., trading as M.K.S. Development Company, a Maryland General Partnership, unto Nationwide Health Properties, Inc., a Maryland corporation, dated June 17, 1998 and recorded in Liber 1424, folio 19, among the Land Records of Washington County, Maryland; and also being part of the same property referenced in a Certificate of Conveyance recorded among the said Land Records in Liber 4383, folio 327, whereby pursuant to Articles of Merger filed with the Maryland State Department of Assessments and Taxation on July 1, 2011: (a) Nationwide Health Properties, Inc. merged with Needles Acquisition, LLC, (b) Needles Acquisition, LLC became the surviving Delaware limited liability company, and (c) Needles Acquisition, LLC changed its name to Nationwide Health Properties, LLC, and, therefore, title to the property referenced in Liber 4383, folio 327, i.e. the same property described in Deed Liber 1424, folio 19, transferred to Nationwide Health Properties, LLC as the successor.