

ORDINANCE NO. ORD-2016-02

**AN ORDINANCE TO APPROVE THE PURCHASE OF A CONSERVATION
EASEMENT UNDER THE MARYLAND RURAL LEGACY PROGRAM
(Re: *Williamson RLP Conservation Easement*)**

RECITALS

1. The Maryland Rural Legacy Program ("RLP") provides the funding necessary to protect large, contiguous tracts of land and other strategic areas from sprawl development and to enhance natural resource, agricultural, forestry and environmental protection through cooperative efforts among State and local governments.

2. Protection is provided through the acquisition of easements and fee estates from willing landowners and the supporting activities of Rural Legacy Sponsors and local governments.

3. For FY 2016, Washington County (the "County") was awarded RLP grants totaling \$990,000.00 (the "RLP Funds").

4. Arthur J. Williamson and Judith R. Williamson (collectively, the "Property Owner") is the fee simple owner of real property consisting of 118.05 acres, more or less, (the "Property") in Washington County, Maryland. The Property is more particularly described on Exhibit A attached hereto.

5. The County has agreed to pay the sum of approximately THREE HUNDRED FIFTY-ONE THOUSAND ONE HUNDRED FIFTY DOLLARS (\$351,150.00), which is a portion of the RLP Funds, to the Property Owner for a Deed of Conservation Easement on the Property (the "Williamson RLP Conservation Easement").

THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland that the purchase of a conservation easement on 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 Williamson RLP Conservation Easement.

ADOPTED this 9th day of February, 2016.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND

Vicki C. Lumm
Vicki C. Lumm, Clerk

BY: Terry L. Baker
Terry L. Baker, President

Approved as to legal sufficiency:

A handwritten signature in black ink, appearing to read 'J M', is written over a horizontal line.

John M. Martirano
County Attorney

Mail to:
Office of the County Attorney
100 W. Washington Street
Hagerstown, MD 21740

EXHIBIT A
DESCRIPTION OF PROPERTY

All that lot or parcel of land, and all the rights, ways, privileges and appurtenances thereunto belonging or in anywise appertaining, situate in Election District No. 19, Washington County, Maryland, and being more particularly described as follows:

Beginning at a planted stone in the West margin of Wheeler Road near the Southwest corner of lands now or formerly of Frank W. Hammond, thence running along or near the center of Wheeler Road and along the lands of said Hammond South 36 degrees 18 minutes 23 seconds East 531.12 feet to a spike; thence leaving Wheeler Road and running along the existing fence lines and by lands of said Hammond South 55 degrees 11 minutes 49 seconds East 981.75 feet to an angle point in a stone fence at the line of lands now or formerly of E. E. Poffenberger; thence by lands of said Poffenberger by the following two (2) courses: South 35 degrees 59 minutes 35 seconds West 226.43 feet to an iron pin; and South 20 degrees 57 minutes 26 seconds East 553.37 feet to a stone, a corner common with lands now or formerly of Daniel A. Rohrer; thence along lands of said Rohrer by the following five (5) courses; South 30 degrees 26 minutes 00 seconds West 607.34 feet to an iron pin; thence North 53 degrees 51 minutes 02 seconds West 570.26 feet to an iron pin, thence South 33 degrees 11 minutes 48 seconds West 557.70 feet to a spike in the center of Wheeler Road; thence along or near the center of said Road North 60 degrees 26 minutes 26 seconds West 624.13 feet to a spike at or near center of Wheeler Road where said road continues in a Northeastwardly direction; thence along or near the center of an abandoned County Road by the following courses and distances; South 30 degrees 20 minutes 13 seconds West 141.90 feet to an iron pin; South 28 degrees 03 minutes 31 seconds West 707.58 feet to an iron pin, a corner to lands now or formerly of Daniel A. Rohrer and Nora M. Baker; thence continuing along the center of said abandoned road and lands of said Baker South 35 degrees 15 minutes 30 seconds West 1114.36 feet to an iron pin, a corner common with the lands nor or formerly of John D. Coffman; thence leaving the abandoned road and running along or near the center of a private lane and lands of said Coffman and Ross Mayhew North 46 degrees 20 minutes 25 seconds West 772.32 feet to an iron pin; thence along the existing fence lines and along lands now or formerly of Ross Mayhew North 13 degrees 23 minutes 36 seconds West 862.11 feet to an iron pin; thence North 23 degrees 18 minutes 27 seconds East 311.22 feet to an iron pin on the line of lands now or formerly of Harvey J. Schlosser; thence continuing along the lands of said Schlosser by the following five (5) courses and distances: South 38 degrees 07 minutes 41 seconds East 123.11 feet to an iron pin; thence North 51 degrees 04 minutes 29 seconds East 1685.11 feet to an iron pin; thence South 57 degrees 51 minutes 29 seconds East 107.71 feet to an iron pin; thence North 27 degrees 51 minutes 49 seconds East 985.13 to an iron pin; thence North 34 degrees 12 minutes 23 seconds East 311.93 feet to a stone, the point of beginning; containing one hundred eighteen and five hundredths (118.05) acres, more or less.

Being all of the same property which was conveyed from Daniel A. Rohrer, Jr., et al, to Arthur J. Williamson and Judith R. Williamson, his wife, by Deed dated December 2, 1999, and recorded in Liber 1540, folio 1066 among the Land Records of Washington County, Maryland.