

ORDINANCE NO. ORD-2017- 09

**AN ORDINANCE TO APPROVE THE PURCHASE OF A CONSERVATION
EASEMENT UNDER THE MARYLAND CONSERVATION RESERVE
ENHANCEMENT PROGRAM (CREP)**

(Re: Pleasant Valley Livestock Easement)

RECITALS

1. The Maryland Conservation Reserve Enhancement Program ("CREP") is a federal-State natural resources conservation program that addresses state and nationally significant agricultural related environmental concerns related to agriculture.

2. CREP provides financial incentives to program participants to voluntarily remove cropland and marginal pastureland from agricultural production in order to improve, protect, and enhance water quality in the Chesapeake Bay watershed and replacing it with the best management practices including establishment of riparian buffers, grass plantings, forbs, shrubs and trees, stabilization of highly erodible soils, habitat restoration for plant and animal species, and restoration of wetlands.

3. Protection is provided through the acquisition of easements and fee estates from willing landowners currently holding a fifteen (15) year CREP contract and the supporting activities of CREP Sponsors and local governments.

4. For FY2017, the State of Maryland ("State") awarded CREP grants to eligible Counties (the "CREP Funds"), and for FY2017, the County was awarded a grant under the Maryland Rural Legacy Program ("RLP") (the "RLP Funds").

5. Pleasant Valley Livestock, LLC is the owner of real property consisting of 194.39 acres, more or less, (the "Property") in Washington County, Maryland. The Property is more particularly described on Exhibit A attached hereto.

6. The County has agreed to pay the approximate sum of Six Hundred Thirty-Three Thousand Six Hundred Thirty-Seven Dollars and Eighty-Six Cents (\$633,637.86), which is a portion of the CREP Funds and the RLP Funds, to the Property Owner for a Deed of Conservation Easement on the Property (the "Pleasant Valley Livestock Easement").

THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland that the purchase of the Pleasant Valley Livestock CREP Easement is 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 Pleasant Valley Livestock CREP Easement.

ADOPTED this 25 day of July, 2017.

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:

John M. Martirano
John M. Martirano
County Attorney

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

EXHIBIT A--DESCRIPTION OF EASEMENT AREA

All those tracts, lots, or parcels of land, and all the rights, ways, privileges and appurtenances thereunto belonging or in anywise appertaining, situate in Election District No. 8, Washington County, Maryland, being part of the property identified by the State Department of Assessments and Taxation as tax account no. 08-007047, and being more particularly described in accordance with the attached survey descriptions consisting of twenty-seven (27) pages (including a reduced copy of the plat) prepared by Fox & Associates, Inc., dated June 28, 2017 and July 21, 2017, and being depicted graphically on the Plat entitled "Survey of C.R.E.P. Easement for Pleasant Valley Livestock, LLC," dated June 9, 2017, and recorded on June 25, 2017 as Misc. Plat No. 702 among the Plat Records of Washington County, Maryland.

Being part of the same property which was conveyed from Giovanni P. Orcino to Pleasant Valley Livestock, LLC, by deed dated March 29, 2016 and recorded in Liber 5202, folio 394 among the Land Records of Washington County, Maryland.



ENGINEERS
SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

981 Mt. Aetna Road
Hagerstown, MD 21740
Phone: 301-733-8503
Fax: 301-733-1853
Email: foxhagerstown@foxassociatesinc.com

June 28, 2017

DESCRIPTION OF CREP CONTRACT EASEMENT AREA No. 1

Across the Lands of Pleasant Valley Livestock, LLC
Liber 5202 at folio 394

Situate west of Maryland Route Number 67 and south of Marble Quarry Road in District Number 8, Washington County, Maryland and being more particularly described as follows:

Being a parcel of land in, through, over and across the land conveyed by Giovanni P. Orcino to Pleasant Valley Livestock, LLC by deed dated March 29, 2016 and recorded among the Land Records of Washington County, Maryland in Liber 5202 at folio 394, and being more particularly described in the meridian of the Maryland State Plane Coordinate System (NAD 83 (2011)) as follows:

Beginning for the said parcel of land at a point along the 35th or North 72° 58' 33" West 620.11 foot line of said deed, said point being 80.77 feet from the beginning of said line, thence with a portion of said line

- | | |
|----------------------------|--|
| 1) North 72° 55' 37" West | 97.46 feet; thence running in, through, over and across the lands of Pleasant Valley Livestock, LLC (Liber 5202, folio 394) the following eighteen (18) courses and distances; |
| 2) North 23° 07' 58" East | 949.63 feet, thence |
| 3) North 19° 25' 25" West | 172.56 feet, thence |
| 4) North 26° 44' 37" East | 494.18 feet, thence |
| 5) South 53° 51' 01" East | 44.73 feet, thence |
| 6) South 05° 26' 49" West | 28.68 feet, thence |
| 7) South 44° 46' 53" West | 111.10 feet, thence |
| 8) South 22° 27' 41" East | 193.25 feet, thence |
| 9) South 16° 05' 17" West | 94.61 feet, thence |
| 10) South 73° 16' 14" West | 92.01 feet, thence |
| 11) South 00° 22' 28" West | 146.68 feet, thence |
| 12) South 37° 57' 18" West | 65.00 feet, thence |

Pleasant Valley Livestock, LLC – CREP Contract Easement Area No. 1

Page 2 of 2

- 13) South 24° 25' 56" West 141.35 feet, thence
- 14) South 12° 14' 53" West 114.70 feet, thence
- 15) South 07° 03' 04" West 55.56 feet, thence
- 16) South 27° 19' 53" West 79.43 feet, thence
- 17) South 20° 39' 36" West 374.54 feet, thence
- 18) South 04° 38' 28" West 88.04 feet, thence
- 19) South 51° 07' 35" West 97.67 feet to the Point of Beginning, containing 169,013 square feet or 3.88 acres of land more or less.

Said parcel of land being shown on a Survey of C.R.E.P. Easement for Pleasant Valley Livestock, LLC, dated June, 2017 and recorded among the Land Records of Washington County, Maryland, as Misc. Plat No. 702.

This description was either personally prepared by me or I was in responsible charge of the preparation and the surveying work reflected in it, all in compliance with the requirements set forth in COMAR 09.13.06.12.



George E. Nagel
Professional Land Surveyor
Maryland Registration No. 21052
Expiration/Renewal Date: August 24, 2018





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June 28, 2017

DESCRIPTION OF CREP CONTRACT EASEMENT AREA No. 2

Across the Lands of Pleasant Valley Livestock, LLC
Liber 5202 at folio 394

Situate west of Maryland Route Number 67 and south of Marble Quarry Road in District Number 8, Washington County, Maryland and being more particularly described as follows:

Being a parcel of land in, through, over and across the land conveyed by Giovanni P. Orcino to Pleasant Valley Livestock, LLC by deed dated March 29, 2016 and recorded among the Land Records of Washington County, Maryland in Liber 5202 at folio 394, and being more particularly described in the meridian of the Maryland State Plane Coordinate System (NAD 83 (2011)) as follows:

Beginning for the said parcel of land at the beginning of the 51st or South 44° 54' 37" West 21.53 foot line of CREP Match Easement Area No. 2 as shown on a plat entitled "Survey of C.R.E.P. Easement for Pleasant Valley Livestock, LLC", said plat recorded among the Land Records of Washington County, Maryland as Misc. Plat No. 702, thence running in, through, over and across the lands of Pleasant Valley Livestock, LLC (Liber 5202, folio 394) the following courses and distances;

- 1) North 47° 51' 44" West 44.08 feet, thence
- 2) North 00° 11' 37" East 263.03 feet, thence
- 3) North 76° 01' 55" East 89.92 feet, thence
- 4) North 14° 04' 10" West 303.83 feet, thence
- 5) North 01° 05' 46" West 168.27 feet, thence
- 6) South 81° 10' 00" East 124.61 feet, thence
- 7) South 42° 48' 30" East 29.61 feet, thence
- 8) South 12° 59' 42" East 253.37 feet, thence
- 9) South 33° 11' 43" West 59.19 feet, thence
- 10) South 11° 10' 24" West 260.70 feet, thence
- 11) South 03° 54' 16" West 141.34 feet, thence
- 12) South 68° 26' 54" West 76.19 feet, thence

Pleasant Valley Livestock, LLC – CREP Contract Easement Area No. 2

Page 2 of 2

13) South 44° 54' 37" West 21.53 feet to the Point of Beginning, containing 100,188 square feet or 2.30 acres of land more or less.

Said parcel of land being shown on a Survey of C.R.E.P. Easement for Pleasant Valley Livestock, LLC, dated June, 2017 and recorded among the Land Records of Washington County, Maryland, as Misc. Plat No. 702.

This description was either personally prepared by me or I was in responsible charge of the preparation and the surveying work reflected in it, all in compliance with the requirements set forth in COMAR 09.13.06.12.



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June 28, 2017

DESCRIPTION OF CREP CONTRACT EASEMENT AREA No. 3

Across the Lands of Pleasant Valley Livestock, LLC
Liber 5202 at folio 394

Situate west of Maryland Route Number 67 and south of Marble Quarry Road in District Number 8, Washington County, Maryland and being more particularly described as follows:

Being a parcel of land in, through, over and across the land conveyed by Giovanni P. Orcino to Pleasant Valley Livestock, LLC by deed dated March 29, 2016 and recorded among the Land Records of Washington County, Maryland in Liber 5202 at folio 394, and being more particularly described in the meridian of the Maryland State Plane Coordinate System (NAD 83 (2011)) as follows:

Beginning for the said parcel of land at the beginning of the 12th or South 20° 08' 43" West 35.80 foot line of CREP Match Easement Area No. 2 as shown on a plat entitled "Survey of C.R.E.P. Easement for Pleasant Valley Livestock, LLC", said plat recorded among the Land Records of Washington County, Maryland as Misc. Plat No. 702, thence running in, through, over and across the lands of Pleasant Valley Livestock, LLC (Liber 5202, folio 394) the following courses and distances;

- 1) North 51° 33' 54" West 191.93 feet, thence
- 2) North 03° 46' 54" East 53.30 feet, thence
- 3) North 47° 40' 48" East 83.53 feet, thence
- 4) North 23° 49' 11" East 94.57 feet, thence
- 5) North 41° 43' 17" West 95.58 feet, thence
- 6) North 12° 38' 10" East 169.15 feet, thence
- 7) North 26° 02' 19" East 129.48 feet, thence
- 8) North 18° 09' 55" East 75.35 feet, thence
- 9) South 69° 54' 21" East 303.54 feet, thence
- 10) South 24° 40' 44" West 699.14 feet to the Point of Beginning, containing 163,786 square feet or 3.76 acres of land more or less.

Said parcel of land being shown on a Survey of C.R.E.P. Easement for Pleasant Valley Livestock, LLC, dated June, 2017 and recorded among the Land Records of Washington County, Maryland, as Misc. Plat No. 702.

Pleasant Valley Livestock, LLC – CREP Contract Easement Area No. 3

Page 2 of 2

This description was either personally prepared by me or I was in responsible charge of the preparation and the surveying work reflected in it, all in compliance with the requirements set forth in COMAR 09.13.06.12.



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June 28, 2017

DESCRIPTION OF CREP CONTRACT EASEMENT AREA No. 4

Across the Lands of Pleasant Valley Livestock, LLC
Liber 5202 at folio 394

Situate west of Maryland Route Number 67 and south of Marble Quarry Road in District Number 8, Washington County, Maryland and being more particularly described as follows:

Being a parcel of land in, through, over and across the land conveyed by Giovanni P. Orcino to Pleasant Valley Livestock, LLC by deed dated March 29, 2016 and recorded among the Land Records of Washington County, Maryland in Liber 5202 at folio 394, and being more particularly described in the meridian of the Maryland State Plane Coordinate System (NAD 83 (2011)) as follows:

Beginning for the said parcel of land at the beginning of the 34th or North 00° 07' 33" West 190.01 foot line of said deed, thence running in, through, over and across the lands of Pleasant Valley Livestock, LLC (Liber 5202, folio 394) the following courses and distances;

- 1) North 76° 12' 03" East 97.59 feet, thence
- 2) North 06° 49' 20" West 281.15 feet, thence
- 3) North 36° 06' 05" East 141.07 feet, thence
- 4) North 20° 46' 12" East 297.97 feet, thence
- 5) North 07° 36' 12" East 63.26 feet, thence
- 6) North 21° 23' 40" East 407.58 feet, thence
- 7) North 23° 08' 11" West 120.44 feet, thence
- 8) North 67° 57' 15" East 100.79 feet, thence
- 9) North 36° 46' 08" East 139.26 feet, thence
- 10) North 12° 03' 19" West 59.93 feet, thence
- 11) North 56° 11' 37" West 42.83 feet, thence
- 12) North 21° 38' 50" West 100.99 feet, thence
- 13) North 50° 06' 07" East 57.51 feet, thence


Pleasant Valley Livestock, LLC – CREP Contract Easement Area No. 3

Page 2 of 2

- 14) South 56° 57' 21" East 29.12 feet, thence
- 15) South 25° 24' 02" West 28.52 feet, thence
- 16) South 29° 00' 38" East 298.73 feet, thence
- 17) South 24° 39' 53" West 631.76 feet, thence
- 18) South 11° 43' 57" West 704.68 feet, thence
- 19) South 11° 26' 17" East 253.79 feet to a point along the 32nd or South 81° 26' 21" West 667.78 foot line of the aforesaid deed, thence with a portion of said line
- 20) South 81° 39' 55" West 233.86 feet to the beginning of the 33rd or North 15° 08' 33" West 249.01 foot line of the aforesaid deed, thence with said line
- 21) North 15° 05' 37" West 247.62 feet to the Point of Beginning, containing 163,786 square feet or 3.76 acres of land more or less.

Said parcel of land being shown on a Survey of C.R.E.P. Easement for Pleasant Valley Livestock, LLC, dated June, 2017 and recorded among the Land Records of Washington County, Maryland, as Misc. Plat No. 702.

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June 28, 2017

**DESCRIPTION OF
CREP MATCH EASEMENT AREA No. 1**
Across the Lands of Pleasant Valley Livestock, LLC
Liber 5202 at folio 394

Situate west of Maryland Route Number 67 and south of Marble Quarry Road in District Number 8, Washington County, Maryland and being more particularly described as follows:

Being a parcel of land in, through, over and across the land conveyed by Giovanni P. Orcino to Pleasant Valley Livestock, LLC by deed dated March 29, 2016 and recorded among the Land Records of Washington County, Maryland in Liber 5202 at folio 394, and being more particularly described in the meridian of the Maryland State Plane Coordinate System (NAD 83 (2011)) as follows:

Beginning for the said parcel of land at the beginning of the 41st or North 36° 10' 46" East 656.39 foot line of said deed, thence running with the lines of said deed the following five (5) courses and distances;

- 1) North 35° 58' 23" East 654.84 feet, thence
- 2) North 26° 04' 37" West 50.24 feet, thence
- 3) North 35° 16' 23" East 218.60 feet, thence
- 4) North 22° 15' 23" East 628.51 feet, thence
- 5) South 74° 37' 37" East 12.69 feet, thence leaving the lines of said deed and running in, through, over and across the lands of Pleasant Valley Livestock, LLC the following two (2) courses and distances;
- 6) South 72° 43' 31" East 327.50 feet, thence
- 7) North 15° 56' 04" East 428.16 feet to a point along the 1st of South 77° 29' 01" East 1,383.23 foot line of the aforesaid deed, thence with a portion of said line
- 8) South 77° 35' 35" East 345.66 feet, thence leaving said line and running in, through, over and across the lands of Pleasant Valley Livestock, LLC the following fifteen (15) courses and distances;
- 9) South 12° 57' 33" East 209.46 feet, thence
- 10) South 36° 34' 43" West 79.11 feet, thence
- 11) South 74° 03' 15" West 104.44 feet, thence

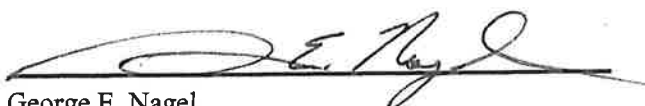
Pleasant Valley Livestock, LLC – CREP Match Easement Area No. 1

Page 2 of 2

- 12) South 20° 17' 06" West 201.01 feet, thence
- 13) South 02° 08' 31" East 219.44 feet, thence
- 14) South 24° 13' 55" West 89.89 feet, thence
- 15) North 63° 05' 20" West 125.04 feet, thence
- 16) South 23° 22' 24" West 214.92 feet, thence
- 17) South 74° 39' 13" East 204.04 feet, thence
- 18) South 59° 11' 08" East 136.03 feet, thence
- 19) South 69° 30' 41" East 164.35 feet, thence
- 20) South 12° 58' 14" East 98.09 feet, thence
- 21) South 28° 55' 03" West 731.19 feet, thence
- 22) South 54° 01' 19" West 3.41 feet, thence
- 23) South 38° 30' 58" West 255.55 feet to a point on the 39th or North 68° 45' 36" West 1,102.90 foot line in the aforesaid deed, thence with said line
- 24) North 66° 25' 37" West 1,184.12 feet to the Point of Beginning, containing 1,741,598 square feet or 39.98158 acres of land more or less.

Said parcel of land being shown on a Survey of C.R.E.P. Easement for Pleasant Valley Livestock, LLC, dated June, 2017 and recorded among the Land Records of Washington County, Maryland, as Misc. Plat No. 702.

This description was either personally prepared by me or I was in responsible charge of the preparation and the surveying work reflected in it, all in compliance with the requirements set forth in COMAR 09.13.06.12.


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FOX
& ASSOCIATES INC.

Est. 1966

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June 28, 2017

DESCRIPTION OF CREP MATCH EASEMENT AREA No. 2

Across the Lands of Pleasant Valley Livestock, LLC
Liber 5202 at folio 394

Situate west of Maryland Route Number 67 and south of Marble Quarry Road in District Number 8, Washington County, Maryland and being more particularly described as follows:

Being a parcel of land in, through, over and across the land conveyed by Giovanni P. Orcino to Pleasant Valley Livestock, LLC by deed dated March 29, 2016 and recorded among the Land Records of Washington County, Maryland in Liber 5202 at folio 394, and being more particularly described in the meridian of the Maryland State Plane Coordinate System (NAD 83 (2011)) as follows:

Beginning for the said parcel of land at the beginning of the 9th or South 52° 57' 39" East 748.37 foot line of said deed, thence running with a portion of said line

- 1) South 52° 58' 25" East 708.23 feet, thence leaving said line and running in, through, over and across the lands of Pleasant Valley Livestock, LLC (Liber 5202, folio 394)
- 2) South 24° 29' 43" West 163.85 feet, thence
- 3) North 69° 54' 21" West 303.54 feet, thence
- 4) South 18° 09' 55" West 75.35 feet, thence
- 5) South 26° 02' 19" West 129.48 feet, thence
- 6) South 12° 38' 10" West 169.15 feet, thence
- 7) South 41° 43' 17" East 95.58 feet, thence
- 8) South 23° 49' 11" West 94.57 feet, thence
- 9) South 47° 40' 48" West 83.53 feet, thence
- 10) South 03° 46' 54" West 53.30 feet, thence
- 11) South 51° 33' 54" East 191.93 feet, thence
- 12) South 20° 08' 43" West 35.80 feet, thence
- 13) South 52° 38' 34" East 197.34 feet, thence

Pleasant Valley Livestock, LLC – CREP Match Easement Area No. 2

Page 2 of 4

- 14) South 09° 42' 01" East 61.49 feet, thence
- 15) South 25° 47' 31" West 47.61 feet, thence
- 16) North 88° 19' 03" West 100.67 feet, thence
- 17) North 47° 08' 47" West 111.07 feet, thence
- 18) North 29° 00' 38" West 298.73 feet, thence
- 19) North 25° 24' 02" East 28.52 feet, thence
- 20) North 56° 57' 21" West 29.12 feet, thence
- 21) South 50° 06' 07" West 57.51 feet, thence
- 22) South 21° 38' 50" East 100.99 feet, thence
- 23) South 56° 11' 37" East 42.83 feet, thence
- 24) South 12° 03' 19" East 59.93 feet, thence
- 25) South 36° 46' 08" West 139.26 feet, thence
- 26) South 67° 57' 15" West 100.79 feet, thence
- 27) South 23° 08' 11" East 120.44 feet, thence
- 28) South 21° 23' 40" West 407.58 feet, thence
- 29) South 07° 36' 12" West 63.26 feet, thence
- 30) South 20° 46' 12" West 297.97 feet, thence
- 31) South 36° 06' 05" West 141.07 feet, thence
- 32) South 06° 49' 20" East 281.15 feet, thence
- 33) South 76° 12' 03" West 97.59 feet to the beginning of the 34th or North 00° 07' 33" West 190.01 foot line in the aforesaid deed, thence with the 34th and a portion of the 35th line of said deed
- 34) North 00° 04' 37" West 190.01 feet, thence
- 35) North 72° 55' 37" West 80.77 feet, thence running in, through, over and across the lands of Pleasant Valley Livestock, LLC (Liber 5202, folio 394)
- 36) North 51° 07' 35" East 97.67 feet, thence
- 37) North 04° 38' 28" East 88.04 feet, thence

Pleasant Valley Livestock, LLC – CREP Match Easement Area No. 2

Page 3 of 4

38) North 20° 39' 36" East	374.54 feet, thence
39) North 27° 19' 53" East	79.43 feet, thence
40) North 07° 03' 04" East	55.56 feet, thence
41) North 12° 14' 53" East	114.70 feet, thence
42) North 24° 25' 56" East	141.35 feet, thence
43) North 37° 57' 18" East	65.00 feet, thence
44) North 00° 22' 28" East	146.68 feet, thence
45) North 73° 16' 14" East	92.01 feet, thence
46) North 16° 05' 17" East	94.61 feet, thence
47) North 22° 27' 41" West	193.25 feet, thence
48) North 44° 46' 53" East	111.10 feet, thence
49) North 05° 26' 49" East	28.68 feet, thence
50) North 32° 26' 00" East	23.20 feet, thence
51) North 44° 54' 37" East	21.53 feet, thence
52) North 68° 26' 54" East	76.19 feet, thence
53) North 03° 54' 16" East	141.34 feet, thence
54) North 11° 10' 24" East	260.70 feet, thence
55) North 33° 11' 43" East	59.19 feet, thence
56) North 12° 59' 42" West	253.37 feet, thence
57) North 42° 48' 30" West	29.61 feet, thence
58) North 81° 10' 00" West	124.61 feet, thence
59) South 01° 05' 46" East	168.27 feet, thence
60) South 14° 04' 10" East	303.83 feet, thence
61) South 76° 01' 55" West	164.61 feet, thence
62) North 31° 42' 11" West	245.70 feet, thence

Pleasant Valley Livestock, LLC – CREP Match Easement Area No. 2

Page 4 of 4

- 63) North 44° 12' 12" West 214.89 feet, thence
- 64) North 64° 44' 45" West 589.20 feet, thence
- 65) North 04° 38' 36" East 224.82 feet to a point along the 1st or South 77° 29' 01" East 1,383.23 foot line of the aforesaid deed, thence with a portion of the 1st and all of the 2nd, 3rd, 4th, 5th, 6th, 7th and 8th line the following courses and distances;
- 66) South 77° 35' 37" East 233.05 feet, thence
- 67) North 88° 44' 23" East 216.53 feet, thence
- 68) South 79° 03' 37" East 103.73 feet, thence
- 69) South 58° 45' 37" East 29.64 feet, thence
- 70) South 54° 05' 37" East 170.70 feet, thence
- 71) South 62° 29' 37" East 271.37 feet, thence
- 72) North 55° 16' 23" East 42.80 feet, thence
- 73) North 10° 50' 37" West 167.52 feet to the Point of Beginning, containing 786,464 square feet or 18.05472 acres of land more or less.

Said parcel of land being shown on a Survey of C.R.E.P. Easement for Pleasant Valley Livestock, LLC, dated June, 2017 and recorded among the Land Records of Washington County, Maryland, as Misc. Plat No. 702.

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June 28, 2017

DESCRIPTION OF CREP MATCH EASEMENT AREA No. 3

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Situate west of Maryland Route Number 67 and south of Marble Quarry Road in District Number 8, Washington County, Maryland and being more particularly described as follows:

Being a parcel of land in, through, over and across the land conveyed by Giovanni P. Orcino to Pleasant Valley Livestock, LLC by deed dated March 29, 2016 and recorded among the Land Records of Washington County, Maryland in Liber 5202 at folio 394, and being more particularly described in the meridian of the Maryland State Plane Coordinate System (NAD 83 (2011)) as follows:

Beginning for the said parcel of land at the end of the 36th or North 11° 38' 10" East 200.42 foot line of said deed, thence running in, through, over and across the lands of Pleasant Valley Livestock, LLC (Liber 5202, folio 394);

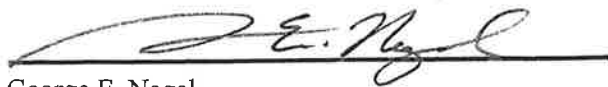
- 1) North 31° 00' 24" East 901.81 feet, thence
- 2) South 60° 18' 48" East 234.77 feet, thence
- 3) North 29° 44' 37" East 59.74 feet, thence
- 4) South 19° 25' 25" East 172.56 feet, thence
- 5) South 23° 07' 58" West 949.63 feet to a point along the 35th line of the aforesaid deed, thence with a portion of the 35th line and all of the 36th line
- 6) North 72° 55' 37" West 441.88 feet, thence
- 7) North 11° 25' 23" East 201.73 feet the Point of Beginning, containing 447,789 square feet or 10.27983 acres of land more or less.

Said parcel of land being shown on a Survey of C.R.E.P. Easement for Pleasant Valley Livestock, LLC, dated June, 2017 and recorded among the Land Records of Washington County, Maryland, as Misc. Plat No. 702.

This description was either personally prepared by me or I was in responsible charge of the preparation and the surveying work reflected in it, all in compliance with the requirements set forth in COMAR 09.13.06.12.

Pleasant Valley Livestock, LLC – CREP Match Easement Area No. 3

Page 2 of 2



George E. Nagel
Professional Land Surveyor
Maryland Registration No. 21052
Expiration/Renewal Date: August 24, 2018





Est. 1966

ENGINEERS

SURVEYORS

PLANNERS

LANDSCAPE ARCHITECTS

981 Mt. Aetna Road
Hagerstown, MD 21740
Phone: 301-733-8503
Fax: 301-733-1853

Email: foxhagerstown@foxassociatesinc.com

June 28, 2017

DESCRIPTION OF CREP MATCH EASEMENT AREA No. 4

Across the Lands of Pleasant Valley Livestock, LLC
Liber 5202 at folio 394

Situate west of Maryland Route Number 67 and south of Marble Quarry Road in District Number 8, Washington County, Maryland and being more particularly described as follows:

Being a parcel of land in, through, over and across the land conveyed by Giovanni P. Orcino to Pleasant Valley Livestock, LLC by deed dated March 29, 2016 and recorded among the Land Records of Washington County, Maryland in Liber 5202 at folio 394, and being more particularly described in the meridian of the Maryland State Plane Coordinate System (NAD 83 (2011)) as follows:

Beginning for the said parcel of land at the end of the 30th or North 89° 46' 38" West 816.68 foot line of said deed, thence running in, through, over and across the lands of Pleasant Valley Livestock, LLC (Liber 5202, folio 394);

- 1) South 89° 32' 57" West 121.49 feet, thence
- 2) North 80° 54' 12" West 139.84 feet, thence
- 3) North 11° 46' 06" West 188.37 feet, thence
- 4) North 38° 17' 31" East 148.83 feet, thence
- 5) North 60° 56' 46" East 168.81 feet, thence
- 6) North 78° 05' 01" East 141.21 feet, thence
- 7) South 10° 27' 08" West 440.82 feet the Point of Beginning, containing 112,820 square feet or 2.5900 acres of land more or less.

Said parcel of land being shown on a Survey of C.R.E.P. Easement for Pleasant Valley Livestock, LLC, dated June, 2017 and recorded among the Land Records of Washington County, Maryland, as Misc. Plat No. 702.

This description was either personally prepared by me or I was in responsible charge of the preparation and the surveying work reflected in it, all in compliance with the requirements set forth in COMAR 09.13.06.12.

Pleasant Valley Livestock, LLC – CREP Match Easement Area No. 4

Page 2 of 2



George E. Nagel
Professional Land Surveyor
Maryland Registration No. 21052
Expiration/Renewal Date: August 24, 2018





Est. 1966

ENGINEERS

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981 Mt. Aetna Road
Hagerstown, MD 21740
Phone: 301-733-8503
Fax: 301-733-1853
Email: foxhagerstown@foxassociatesinc.com

June 28, 2017

DESCRIPTION OF CREP MATCH EASEMENT AREA No. 5

Across the Lands of Pleasant Valley Livestock, LLC
Liber 5202 at folio 394

Situate west of Maryland Route Number 67 and south of Marble Quarry Road in District Number 8, Washington County, Maryland and being more particularly described as follows:

Being a parcel of land in, through, over and across the land conveyed by Giovanni P. Orcino to Pleasant Valley Livestock, LLC by deed dated March 29, 2016 and recorded among the Land Records of Washington County, Maryland in Liber 5202 at folio 394, and being more particularly described in the meridian of the Maryland State Plane Coordinate System (NAD 83 (2011)) as follows:

Beginning for the said parcel of land at the beginning of the 33rd or South 81° 26' 21" West 667.78 foot line of said deed, thence running with a portion of said line

- 1) South 81° 22' 23" West 434.73 feet, thence leaving said line and running in, through, over and across the lands of Pleasant Valley Livestock, LLC (Liber 5202, folio 394)
- 2) North 11° 26' 17" West 169.96 feet, thence
- 3) South 58° 54' 16" East 148.50 feet, thence
- 4) North 45° 22' 57" East 115.04 feet, thence
- 5) North 87° 05' 49" East 275.95 feet to a point along the 31st of South 10° 12' 37" West 364.40 foot line of the aforesaid deed, thence with a portion of said line
- 6) South 10° 14' 23" West 120.19 feet to the Point of Beginning, containing 56,192 square feet or 1.29000 acres of land more or less.

Said parcel of land being shown on a Survey of C.R.E.P. Easement for Pleasant Valley Livestock, LLC, dated June, 2017 and recorded among the Land Records of Washington County, Maryland, as Misc. Plat No. 702.

This description was either personally prepared by me or I was in responsible charge of the preparation and the surveying work reflected in it, all in compliance with the requirements set forth in COMAR 09.13.06.12.

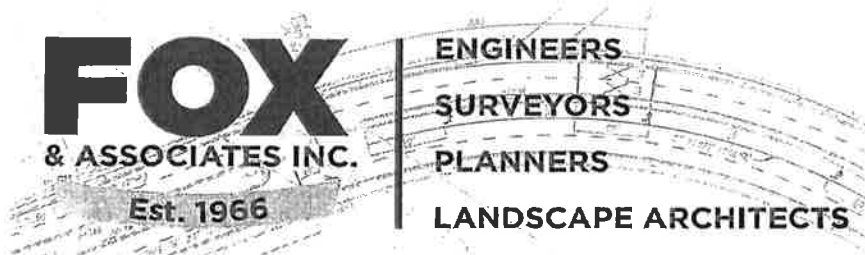
Pleasant Valley Livestock, LLC – CREP Match Easement Area No. 5

Page 2 of 2



George E. Nagel
Professional Land Surveyor
Maryland Registration No. 21052
Expiration/Renewal Date: August 24, 2018





981 Mt. Aetna Road
Hagerstown, MD 21740
Phone: 301-733-8503
Fax: 301-733-1853

Email: foxhagerstown@foxassociatesinc.com

July 21, 2017

DESCRIPTION OF RURAL LEGACY EASEMENT – EAST AREA

Across the Lands of Pleasant Valley Livestock, LLC
Liber 5202 at folio 394

Situate west of Maryland Route Number 67 and south of Marble Quarry Road in District Number 8, Washington County, Maryland and being more particularly described as follows:

Being a parcel of land in, through, over and across the land conveyed by Giovanni P. Orcino to Pleasant Valley Livestock, LLC by deed dated March 29, 2016 and recorded among the Land Records of Washington County, Maryland in Liber 5202 at folio 394, and being more particularly described in the meridian of the Maryland State Plane Coordinate System (NAD 83 (2011)) as follows:

Beginning for the said parcel of land at the beginning of the 11th or South 63° 08' 29" East 545.95 foot line of said deed, thence running with the 11th through 30th lines of said deed;

- 1) South 63° 08' 37" East 545.94 feet, thence
- 2) South 01° 53' 23" West 403.08 feet, thence
- 3) South 88° 06' 17" East 436.09 feet, thence
- 4) South 01° 53' 23" West 101.73 feet, thence
- 5) North 88° 06' 37" West 18.00 feet, thence
- 6) South 01° 53' 23" West 201.20 feet, thence
- 7) North 88° 06' 37" West 418.00 feet, thence
- 8) North 01° 53' 30" East 93.55 feet, thence
- 9) North 88° 06' 37" West 322.40 feet, thence
- 10) South 01° 53' 23" West 435.46 feet, thence
- 11) South 88° 06' 37" East 743.40 feet, thence
- 12) South 01° 53' 23" West 55.00 feet, thence
- 13) North 43° 06' 37" West 35.36 feet, thence

Pleasant Valley Livestock, LLC – Rural Legacy Easement – East Area

Page 2 of 3

- 14) North 88° 06' 37" West 411.00 feet, thence
- 15) South 01° 53' 23" West 301.00 feet, thence
- 16) South 88° 06' 37" East 436.00 feet, thence
- 17) South 01° 53' 22" West 356.10 feet, thence
- 18) North 88° 06' 37" West 436.00 feet, thence
- 19) South 01° 53' 23" West 313.77 feet, thence
- 20) North 89° 46' 37" West 816.86 feet, thence running in, through, over and across the lands of Pleasant Valley Livestock, LLC (Liber 5202, folio 394)
- 21) North 10° 27' 08" East 440.82 feet, thence
- 22) South 78° 05' 01" West 141.21 feet, thence
- 23) South 60° 56' 46" West 168.81 feet, thence
- 24) South 38° 17' 31" West 148.83 feet, thence
- 25) South 11° 46' 06" East 188.37 feet, thence
- 26) South 80° 54' 12" East 139.84 feet, thence
- 27) North 89° 32' 57" East 121.49 feet to the beginning of the 31st or South 10° 12' 37" West 364.40 foot line in the aforesaid deed, thence with a portion of said line
- 28) South 10° 14' 23" West 244.74 feet, thence running in, through, over and across the lands of Pleasant Valley Livestock, LLC (Liber 5202, folio 394)
- 29) South 87° 05' 49" West 275.95 feet, thence
- 30) South 45° 22' 57" West 115.04 feet, thence
- 31) North 58° 54' 16" West 148.50 feet, thence
- 32) North 11° 26' 17" West 83.83 feet, thence
- 33) North 11° 43' 57" East 704.68 feet, thence
- 34) North 24° 39' 53" East 631.76 feet, thence
- 35) South 47° 08' 47" East 111.07 feet, thence
- 36) South 88° 19' 03" East 100.67 feet, thence
- 37) North 25° 47' 31" East 47.61 feet, thence

Pleasant Valley Livestock, LLC – Rural Legacy Easement – East Area

Page 3 of 3

- 38) North 09° 42' 01" West 61.49 feet, thence
- 39) North 52° 38' 34" West 197.34 feet, thence
- 40) North 20° 08' 43" East 35.80 feet, thence
- 41) North 24° 40' 44" East 699.14 feet, thence
- 42) North 24° 29' 43" East 163.85 feet to a point along the 9th or South 52° 57' 39" East 748.37 foot line in the aforesaid deed, thence running with a portion of said line and all of the 10th line
- 43) South 52° 58' 25" East 39.37 feet, thence
- 44) North 22° 45' 56" East 286.68 feet to the Point of Beginning, containing 2,320,020 square feet or 53.26033 acres of land more or less.

Said parcel of land being shown on a Survey of C.R.E.P. Easement for Pleasant Valley Livestock, LLC, dated June, 2017 and recorded among the Land Records of Washington County, Maryland, as Misc. Plat No. 702.

This description was either personally prepared by me or I was in responsible charge of the preparation and the surveying work reflected in it, all in compliance with the requirements set forth in COMAR 09.13.06.12.



George E. Nagel
Professional Land Surveyor
Maryland Registration No. 21052
Expiration/Renewal Date: August 24, 2018





Est. 1966

ENGINEERS

SURVEYORS

PLANNERS

LANDSCAPE ARCHITECTS

981 Mt. Aetna Road
Hagerstown, MD 21740

Phone: 301-733-8503

Fax: 301-733-1853

Email: foxhagerstown@foxassociatesinc.com

July 21, 2017

DESCRIPTION OF RURAL LEGACY EASEMENT – WEST AREA

Across the Lands of Pleasant Valley Livestock, LLC
Liber 5202 at folio 394

Situate west of Maryland Route Number 67 and south of Marble Quarry Road in District Number 8, Washington County, Maryland and being more particularly described as follows:

Being a parcel of land in, through, over and across the land conveyed by Giovanni P. Orcino to Pleasant Valley Livestock, LLC by deed dated March 29, 2016 and recorded among the Land Records of Washington County, Maryland in Liber 5202 at folio 394, and being more particularly described in the meridian of the Maryland State Plane Coordinate System (NAD 83 (2011)) as follows:

Beginning for the said parcel of land at the end of the 36th or North 11° 28' 10" East 200.42 foot line of said deed, thence

- 1) North 68° 22' 37" West 320.81 feet, thence
- 2) South 49° 34' 23" West 33.00 feet, thence
- 3) North 66° 25' 37" West 507.13 feet, thence running in, through, over and across the land of Pleasant Valley Livestock, LLC (Liber 5202, folio 394)
- 4) North 38° 30' 58" East 255.55 feet, thence
- 5) North 54° 01' 19" East 3.41 feet, thence
- 6) North 28° 55' 03" East 731.19 feet, thence
- 7) North 12° 58' 14" West 98.09 feet, thence
- 8) North 69° 30' 41" West 164.35 feet, thence
- 9) North 59° 11' 08" West 136.03 feet, thence
- 10) North 74° 39' 13" West 204.04 feet, thence
- 11) North 23° 22' 24" East 214.92 feet, thence
- 12) South 63° 05' 20" East 125.04 feet, thence
- 13) North 24° 13' 55" East 89.89 feet, thence

Pleasant Valley Livestock, LLC – Rural Legacy Easement – West Area

Page 2 of 3

- 14) North 02° 08' 31" West 219.44 feet, thence
- 15) North 20° 17' 06" East 201.01 feet, thence
- 16) North 74° 03' 15" East 104.44 feet, thence
- 17) North 36° 34' 43" East 79.11 feet, thence
- 18) North 12° 57' 33" West 209.46 feet to a point along the 1st or South 77° 29' 01" East 1,383.23 foot line in the aforesaid deed, thence with a portion of said line
- 19) South 77° 35' 37" East 471.51 feet, thence running in, through, over and across the lands of Pleasant Valley Livestock, LLC (Liber 5202, folio 394)
- 20) South 04° 38' 36" West 224.82 feet, thence
- 21) South 64° 44' 45" East 589.20 feet, thence
- 22) South 44° 12' 12" East 214.89 feet, thence
- 23) South 31° 42' 11" East 245.70 feet, thence
- 24) North 76° 01' 55" East 74.68 feet, thence
- 25) South 00° 11' 37" West 263.03 feet, thence
- 26) South 47° 51' 44" East 44.08 feet, thence
- 27) South 32° 26' 00" West 23.20 feet, thence
- 28) North 53° 51' 01" West 44.73 feet, thence
- 29) South 29° 44' 37" West 553.92 feet, thence
- 30) North 60° 18' 48" West 243.77 feet, thence
- 31) South 31° 00' 24" West 901.81 feet, to the Point of Beginning, containing 2,269,282 square feet or 52.09555 acres of land more or less.

Said parcel of land being shown on a Survey of C.R.E.P. Easement for Pleasant Valley Livestock, LLC, dated June, 2017 and recorded among the Land Records of Washington County, Maryland, as Misc. Plat No. 702.

This description was either personally prepared by me or I was in responsible charge of the preparation and the surveying work reflected in it, all in compliance with the requirements set forth in COMAR 09.13.06.12.

Pleasant Valley Livestock, LLC – Rural Legacy Easement – West Area
Page 3 of 3



George E. Nagel
Professional Land Surveyor
Maryland Registration No. 21052
Expiration/Renewal Date: August 24, 2018



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LAND DESCRIBED IN A DEED FROM GOWAN P. GORDON TO PLEASANT VALLEY LIFESTOCK LLC, DATED MARCH 28, 2016 AND RECORDED IN LEETS 5502, FOLIO 384 ALONG WITH THE LAND RECORDS OF WASHINGTON COUNTY, MARYLAND. THAT THIS SURVEY WAS PERSONALLY PREPARED BY ME OR THAT I WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED HEREON, ALL IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN COMAR 06.10A.12 IN EFFECT AT THE TIME THIS SURVEY WAS PREPARED.

DATE: JUNE 8, 2017


 GEORGE E. NAGEL
 MARYLAND PROFESSIONAL LAND SURVEYOR
 LICENSE No. 21052
 EXPIRATION DATE: 06/24/2010



PLEASANT VALLEY
LIVESTOCK, LLC
L 5202, F. 394

RURAL LEGACY

RURAL LEGACY
 AGRICULTURE TODAY

**SURVEY OF C.R.E.P. EASEMENT
FOR**

FOR
PLEASANT VALLEY
LIVESTOCK, LLC
(LIBER 5202, FOLIO 394)
ELECTION DISTRICT No. 08
WASHINGTON COUNTY, MARYLAND
SCALE: 1"=200' JUNE 2017

1. REVISED 06/20/17 - PER COMMENTS



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 01°33'42" E	55.00'	17	N 30°46'00" E	130.25'
2	S 89°32'30" W	121.49'	18	N 89°32'30" W	121.49'
3	S 89°32'30" W	148.50'	19	S 89°32'30" W	148.50'
4	S 89°32'30" W	148.50'	20	S 89°32'30" W	148.50'
5	S 89°32'30" W	148.50'	21	S 89°32'30" W	148.50'
6	S 89°32'30" W	148.50'	22	S 89°32'30" W	148.50'
7	N 01°33'42" E	55.00'	23	S 89°32'30" W	148.50'
8	N 01°33'42" E	55.00'	24	S 89°32'30" W	148.50'
9	N 01°33'42" E	55.00'	25	S 89°32'30" W	148.50'
10	N 01°33'42" E	55.00'	26	S 89°32'30" W	148.50'
11	N 01°33'42" E	55.00'	27	S 89°32'30" W	148.50'
12	N 01°33'42" E	55.00'	28	S 89°32'30" W	148.50'
13	N 01°33'42" E	55.00'	29	S 89°32'30" W	148.50'
14	N 01°33'42" E	55.00'	30	S 89°32'30" W	148.50'
15	N 01°33'42" E	55.00'	31	S 89°32'30" W	148.50'
16	N 01°33'42" E	55.00'	32	S 89°32'30" W	148.50'

C.R.P. CONTRACT EASEMENT AREA:	
EASEMENT No. 1	= 3.88 Ac.
EASEMENT No. 2	= 1.70 Ac.
EASEMENT No. 3	= 1.78 Ac.
EASEMENT No. 4	= 7.04 Ac.
TOTAL	16.00 Ac.

C.R.P. MATCH EASEMENT AREAS:	
EASEMENT No. 1	= 39.68 AC.
EASEMENT No. 2	= 18.05 AC.
EASEMENT No. 3	= 10.28 AC.
EASEMENT No. 4	= 2.59 AC.
EASEMENT No. 5	= 1.28 AC.
TOTAL	= 72.90 AC.

LINE	BEARING	DISTANCE
L33	N 47°51'44" W	44.06'
L34	N 29°44'37" E	52.74'
L35	S 35°34'43" W	79.11'
L36	S 74°03'13" W	104.44'
L37	S 24°13'55" W	89.89'
L38	N 52°05'20" W	124.04'
L39	S 12°58'14" E	86.09'
L40	S 29°42'01" E	61.49'
L41	S 25°47'31" E	47.01'
L42	N 68°15'03" W	101.67'
L43	N 47°06'43" W	111.07'

MISC. PLAT No. 702
DATE: 6/28/17
WASHINGTON COUNTY

NOTES

THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE AND EVERY MATTER PERTAINING TO THE OWNERSHIP AND USE OF THIS PLAT. IT IS INTENDED TO SHOW ONLY THOSE MATTERS WHICH ARE NECESSARY TO DEFINE THE PLAT AND TO SHOW THE MATTERS AFFECTING TITLE OR TO REFLECT OR NOTE ALL MATTERS AFFECTING TITLE.

2. BEARINGS ARE BASED ON MAPPLAND STATE PLANE (NAD83) 81 (2011) GRID NORTH.

3. A COMBINED FACTOR OF 0.5958600 WAS USED TO CORRECT FOR GROUND DISTANCES AND GROUND DISTANCES.

THIS SURVEY WAS OBTAINED WITHOUT THE BENEFIT OF A TITLE REPORT.

NAME: FOX & ASSOCIATES, INC.	DATE: 6-9-17
GEN: ENGINEERS • SURVEYORS • PLANNERS	DATE: 6-9-17
REM: 1811 E. 4TH AVE. HASTINGS, MINN. 55127 PHONE: (612) 733-6203 FAX: (612) 733-6203	DATE: 6-9-17
E: 1" = 200'	



INSTRUCT _____ 08
TAX MAP No. _____ 77
DWG. No. _____ C-297B