

ORDINANCE NO. ORD-2017-18

**AN ORDINANCE TO DECLARE CERTAIN REAL PROPERTY  
AS SURPLUS PROPERTY AND TO APPROVE THE CONVEYANCE OF SAID  
REAL PROPERTY**

BE IT ORDAINED by the County Commissioners of Washington County, Maryland (the "County"), as follows:

1. It is hereby established and declared that the real property described on Exhibit A (the "Property") is no longer needed for a public purpose or a public use.
2. The County believes that it is in the best interest of the citizens of Washington County to convey the Property, and Notice of Intention of Washington County To Convey and Accept Bids was duly advertised pursuant to Section 1-301, Code of the Public Local Laws of Washington County, Maryland, in *The Herald-Mail*, a daily newspaper of general circulation, on October 17, 24, and 31, 2017.
3. Pennsylvania Avenue 2003, LLC was the successful bidder with a purchase price offer of Seventy-Two Thousand One Hundred Dollars (\$72,100.00).
4. The President of the Board of County Commissioners of Washington County, Maryland, and the County Clerk be, and they hereby are, authorized and directed to execute and attest, respectively, for and on behalf of the County, a deed conveying the Property to Pennsylvania Avenue 2003, LLC for the sum of Seventy-Two Thousand One Hundred Dollars (\$72,100.00).

ADOPTED this 28<sup>th</sup> day of November, 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 form  
and legal sufficiency:

Kirk C. Downey  
Kirk C. Downey  
Deputy County Attorney

## EXHIBIT A

All that lot or parcel of land situate in Election District No. 27 of Washington County, Maryland, along the southerly side of Maugans Avenue, and the westerly side of Maryland US Route 11 (Pennsylvania Avenue) being more particularly described as follows:

Beginning for the outline hereof at a 1 1/4" Iron Pipe found at the southwest corner of the said property, the said point being the northwest corner of Lot 8 as shown on a plat entitled "Spriggs Delight Addition," dated July 24, 1939 and recorded among the Land Records of Washington County, Maryland, as Subdivision Plat No. 289A; thence running with a portion of the fourth (4<sup>th</sup>) or "rear 73.3 foot line" for Lot 11 owned by Charles F. Bowers, Jr. by deed dated November 1, 1965 and recorded among the said Land Records in Liber 431 at folio 764 and continuing with a portion the fourth (4<sup>th</sup>) or "rear 71.1 foot line" for lot 10 owned by Washington County Board of County Commissioners by deed dated August 1, 2001 and recorded among the said Land Records in Liber 1813 at folio 221 on a bearing to agree with MD GRID NAD 83/9

1. North 03 degrees 37 minutes 49 seconds East 118.74 feet to a 1/2" Rebar set in the south margin of Maugans Avenue; thence with the Right-of-Way lines for Maugans Avenue and Pennsylvania Avenue for four (4) courses by a non-tangent curve to the left having a radius of 2814.73, and arc length of 113.40 and subtended by a chord having a bearing and distance of
2. South 74 degrees 53 minutes 07 seconds East 113.39 feet,
3. South 73 degrees 43 minutes 52 seconds East 45.93 feet, by a tangent curve to the right having a radius of 50.03, and arc length of 60.97 and subtended by a chord having a bearing and distance of
4. South 38 degrees 48 minutes 22 seconds East 57.27 feet, and
5. South 03 degrees 49 minutes 49 seconds East 19.84 to a point in the northern line of division for the aforementioned Lot 8 of the "Spriggs Delight Subdivision," thence with the northern line of division

6. South 86 degrees 21 minutes 48 seconds East 183.63 feet to the point of beginning, containing an area of 15,788 square feet or 0.3624 acres of land, more or less.

BEING the remaining portion of Lot No. 9 shown on the said Subdivision Plat No. 289A, the entirety of which was conveyed unto the Board of County Commissioners of Washington County, Maryland, by Phyllis M. Groh and recorded among the Land Records of Washington County, Maryland, in Liber 1813, folio 221.