

ORDINANCE NO. ORD-2018-22

**AN ORDINANCE TO  
TO APPROVE THE CONVEYANCE OF CERTAIN 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 following described real property (the "Property") is no longer needed for a public purpose or a public use by the Board of County Commissioners of Washington County, but is needed by the Board of Education of Washington County, Maryland for the construction of a new Sharpsburg Elementary School:

All of those three (3) lots or parcels of land, together with the improvements thereon (if any), and all the rights, ways, privileges and appurtenances thereunto belonging or in anywise appertaining, situate in Election District No. 1 of Washington County, Maryland, near the southerly side of Maryland State Route 34 (Shepherdstown Pike) approximately eight hundred (800) feet westerly of its intersection with South Potomac Street being more particularly described as follows:

**PARCEL NO. 1:** BEGINNING for the outline hereof at an existing 3/4" Iron Pipe for the end of the fourth (4<sup>th</sup>) or North 12 degree 52 minute 22 second West 345.85 foot line of a deed from R. Earl Roulette and Annabelle E. Roulette, his wife, unto the Sharpsburg Bible Church dated November 15, 1976 and recorded among the Land Records of Washington County, Maryland, at Liber 625, folio 716; thence running with a portion of said line, reversed, on a bearing to agree with Maryland Grid (NAD 83/91) as determined by a recent survey by Washington County Division of Engineering & Construction Management

1. South 19 degrees 01 minutes 33 seconds East 136.03 feet to a 5/8" bent rebar being the point of beginning for the lands of (now or formerly) Michael David Rew (L. 961. F.524); thence with a portion of the closing or North 78 degree 02 minute 05 second East 665.77 foot line for the said deed, reversed
2. South 71 degrees 39 minutes 08 seconds East 446.52 feet to a point; thence

3. North 18 degrees 21 minutes 12 seconds West 426.29 feet to a point; thence
4. North 71 degrees 20 minutes 50 seconds East 1.64 feet to a 5/8" rebar with surveyor's cap (FS&A) found; thence with the remaining lands of (now or formerly) Robert W. and Pamela Sue Haupt, his wife, (L. 671, F. 428) and depicted on a plat entitled "Lot 1, Robert & Pan Haupt," dated October 30, 1996 and recorded among the said Land Records as Subdivision Plat No. 5259
5. North 71 degrees 06 minutes 29 seconds East 185.10 feet to a 5/8" rebar with surveyor's cap (FS&A) found; thence
6. North 71 degrees 25 minutes 35 seconds East 253.24 feet to a 5/8" rebar with surveyor's cap (FS&A) found; thence
7. South 19 degrees 19 minutes 26 seconds East 293.07 feet to the place of beginning, containing 189,556 square feet or 4.3516 acres of land, more or less.

Being the same tract or parcel of land conveyed by Timothy L. Mose and Melonie S. Mose, his wife, unto the Board of County Commissioners of Washington County, Maryland, by deed dated June 22, 2015 and recorded among the Land Records of Washington County, Maryland, in Liber 5001, folio 271.

**PARCEL NO. 2:** BEGINNING for the outline hereof at a concrete monument found for the end of the third (3<sup>rd</sup>) or South 12 degrees 28 minutes 07 seconds East 630.02 foot line of a deed from Richard F. McGrory, Trustee, unto the Board of Education of Washington County dated November 12, 1981 and recorded among the Land Records of Washington County, Maryland, at Liber 723, folio 333; thence running with a portion of the said line, reversed, on a bearing to agree with Maryland Grid (NAD 83-91) as determined by a recent survey by Washington County Division of Engineering & Construction Management

1. North 18 degrees 47 minutes 03 seconds West 211.52 feet to a point; thence with the fifth (5<sup>th</sup>) line for Parcel No. 3 of this deed, reversed

2. North 71 degrees 12 minutes 57 seconds East 219.42 feet to a point in the third (3<sup>rd</sup>) or North 18 degree 21 minute 12 second West 426.29 foot line of Parcel No. 1 of this deed; thence running with a portion of the said line, reversed
3. South 18 degrees 21 minutes 12 seconds East 214.47 feet to a point in the closing or North 78 degree 02 minute 05 second East 665.77 foot line for the lands of (now or formerly) Michael David Rew (L. 961 F. 524); thence with a portion of said line, reversed
4. South 71 degrees 59 minutes 25 seconds West 217.82 feet to the point of beginning, containing 46,537 square feet or 1.0683 acres of land, more or less.

**PARCEL NO. 3:** BEGINNING for the outline hereof at a rebar with surveyor's cap #5 (FS&A) found for the end of the third (3<sup>rd</sup>) or North 70 degree 47 minute East 120.00 foot line of a deed from Doris Crouse unto Lawrence Crouse, dated June 30, 1995 and recorded among the Land Records of Washington County, Maryland, at Liber 1219, folio 170); thence running with the said line, reversed, on a bearing to agree with Maryland Grid (NAD 83/91) as determined by a recent survey by the Washington County Division of Engineering & Construction Management

1. North 71 degrees 09 minutes 24 seconds West 119.91 feet to a 5/8" rebar with surveyor's cap (FS&A) found; thence
2. North 26 degrees 31 minutes 23 seconds West 8.79 feet to a point; thence
3. North 71 degrees 20 minutes 50 seconds East 102.28 feet to a point being South 71 degrees 20 minutes 50 seconds West 1.64 feet from a 5/8" rebar with surveyor's cap (FS&A) found; thence with a portion of the third (3<sup>rd</sup>) or North 18 degree 21 minute 12 second West 426.29 foot line for Parcel No. 1 of this deed, reversed
4. South 18 degrees 21 minutes 12 seconds East 211.82 feet to a point thence with the second (2<sup>nd</sup>) or North 71 degree 12 minute 57 second West 219.41 foot line for Parcel No. 2 of this deed, reversed

5. South 71 degrees 12 minutes 57 seconds West 219.42 feet; thence
6. North 18 degrees 47 minutes 03 seconds West 203.21 feet to the point of beginning, containing 45,627 square feet or 1.0475 acres of land, more or less.

Parcel Nos. 2 and 3 above being the same Parcel Nos. 2 and 3 in a deed from Wells Fargo Financial Maryland, Inc. unto the Board of County Commissioners of Washington County, Maryland, by deed dated June 23, 2015 and recorded among the Land Records of Washington County, Maryland, at Liber 5001, folio 264.

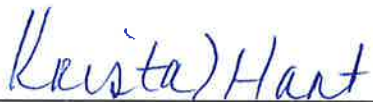
2. The County believes that it is in the best interest of the citizens of Washington County to convey the Property and Notice of Intention of Washington County To Convey Land was duly advertised pursuant to Section 1-301, Code of the Public Local Laws of Washington County, Maryland, and Maryland Code, Article 25, Section 11A, in *The Herald-Mail*, a daily newspaper of general circulation, on March 20, 27 and April 3, 2018.

3. 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 fee simple deed conveying the Property to the Board of Education of Washington County, Maryland, for no monetary consideration, but for other good and valuable consideration.

ADOPTED this 28<sup>th</sup> day of August, 2018.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF WASHINGTON COUNTY, MARYLAND

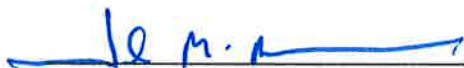


Krista L. Hart, Clerk

BY: 

Terry L. Baker, President

Approved as to form  
and legal sufficiency:



John M. Martirano  
County Attorney