

ORDINANCE NO. ORD-2019- 07

**AN ORDINANCE TO APPROVE THE PURCHASE OF A CONSERVATION  
EASEMENT UNDER THE MARYLAND RURAL LEGACY PROGRAM  
(Re: Hoffman RLP 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, State, and federal governments.

3. For FY 2019, Washington County (the "County") was awarded a RLP grant totaling \$2,301,545.00 (the "RLP Funds").

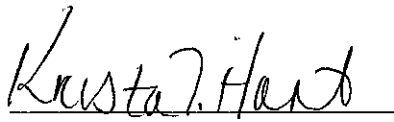
4. Beverly Ann Hoffman (the “Property Owner”) is the fee simple owner of real property consisting of 19.81 acres, more or less, (the “Property”) in Washington County, Maryland. The Property is more particularly described on Exhibit A attached hereto.

5. The County has agreed to pay the sum of approximately Fifty-Three Thousand Four Hundred Thirty Dollars (\$53,430.00), which is a portion of the RLP Funds, to the Property Owner for a Deed of Conservation Easement on the Property (the “Hoffman RLP 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 Hoffman RLP Easement.

ADOPTED this 4<sup>th</sup> day of June, 2019.

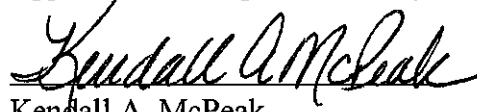
ATTEST:

  
\_\_\_\_\_  
Krista L. Hart, Clerk

BOARD OF COUNTY COMMISSIONERS  
OF WASHINGTON COUNTY, MARYLAND

BY:   
\_\_\_\_\_  
Jeffrey A. Cline, President

Approved as to legal sufficiency:

  
\_\_\_\_\_  
Kendall A. McPeak  
Deputy County Attorney

Mail to:

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

EXHIBIT A  
DESCRIPTION OF EASEMENT PROPERTY

All that lot or parcel of land, and all the rights, ways, privileges and appurtenances thereunto belonging or in anywise appertaining, situate along the Southwest side of Vickers Road at its intersection with Taylor's Landing Road, in Election District No. 12, Washington County, Maryland, and being more particularly described as follows:

BEGINNING at a planted stone at the end of the first line of Parcel No. 1 of the Deed from Charles F. Wagaman, Trustee, to Ella O. Scheller and Jacob D. Scheller, her husband, dated August 24, 1960 and recorded in Liber 360, Folio 362 among the Land Records of Washington County, Maryland, and running thence with the second line of said parcel as fenced South 26 degrees 57 minutes West 151.64 feet to a post; and South 32 degrees 17 minutes West 510.0 feet to a post; thence leaving the lines of said Deed and cutting across the tract South 44 degrees 35 minutes 31 seconds East 1522.42 feet to the center of Vickers Road at its intersection with Taylor's Landing Road; thence along or near the middle of said road North 47 degrees 17 minutes East 301.37 feet to a point thence North 27 degrees 21 minutes West 325.63 feet to a point; thence North 28 degrees 26 minutes West 1219.88 feet to a point; thence leaving the middle of said road and running back therefrom along the existing fence line North 68 degrees 58 minutes West 234.3 feet to the point of beginning; containing 19.81 acres of land, more or less; the street address of which is currently known and designated as 7070 Fairplay Road, Sharpsburg, Maryland.

BEING the same property which was conveyed from Betty L. Wathne to Beverly Ann Hoffman by Deed dated October 31, 2018 and recorded in Liber 5865, Folio 320 among the Land Records of Washington County, Maryland; AND BEING the same property which was conveyed from Robert E. Bonnet and Naia H. Bonnet to Beverly Ann Hoffman by Confirmatory and Quit-Claim Deed dated March 22, 2019 and recorded in Liber 5944, Folio 26 among the aforesaid Land Records.