

**AN ORDINANCE TO APPROVE THE PURCHASE OF A CONSERVATION
EASEMENT UNDER THE MARYLAND RURAL LEGACY PROGRAM
(Re: Martz-Lemaster-Salamone 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 2020, Washington County (the "County") was awarded a RLP grant totaling \$1,502,982.00 (the "RLP Funds").

4. Sherry Darlene Martz, Sonja Diane Lemaster, and Scott Gregory Salamone are the fee simple owners of real property consisting of 89.27 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 Two Hundred Sixty-Four Thousand, Eight Hundred and Ten Dollars and No Cents (\$264,810.00), which is a portion of the RLP Funds, to the Property Owner for a Deed of Conservation Easement on the Property (the “Martz-Lemaster-Salamone 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 Martz-Lemaster-Salamone RLP Easement.

ADOPTED this 28th day of April, 2020.

ATTEST:



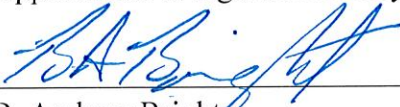
Krista L. Hart, Clerk

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND

BY: 

Jeffrey A. Cline, President

Approved as to legal sufficiency:



B. Andrew Bright
Assistant 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 tract of farm land, and all the rights, ways, privileges, and appurtenances thereunto belonging on in anywise appertaining, situate in Election District No. 8, Washington County, Maryland, and being more particularly described as follows:

BEING part of a tract of land called "Antietam Works", BEGINNING at a stake and stone pile, it being the beginning of a Deed from Simon Long and Edward Stake, Trustees, to David Gross dated January 10, 1862, and duly recorded among the Land Records of Washington County, Maryland, and running thence with the first line of said Deed South 9 degrees West 40 perches; South 4 ½ degrees West 20 perches; South 13 ½ degrees West 18 perches; South 24 degrees West 47 perches to the Northwest corner of the property now or formerly owned by Daisy Bird; then bounding on said property South 66 ½ degrees East 39 perches to the Northeast corner of the property now or formerly owned by said Daisy Bird and onto the public road leading from Rohrersville to Harpers Ferry; then along said road and bounding on the property now or formerly owned by Mrs. Sarah Burtner North 14 degrees East 18 perches; North 15 degrees East 35 perches; North 27 degrees East 50 perches; and still bounding on the land now or formerly owned by the said Mrs. Sarah Burtner South 61 degrees East 39 perches; South 20 degrees West 36 perches to the land now or formerly owned by Mrs. Elisabeth Schuler; then bounding on the land by David H. Hahn South 68 degrees East 27 ½ perches; South 66 degrees East 45 perches to the land now or formerly owned by Emery A. Pry; then bounding on said land North 6 degrees East 40 perches; North 26 perches; North 19 ½ degrees East 15 perches; North 78 degrees East 36 perches to the land now or formerly owned by Benjamin F. Middlekauff; then bounding on said land North 66 degrees West 63 ½ perches; then bounding on land now or formerly owned by said Middlekauff and the lands now or formerly belonging to the Morin's and the Long's [sic] North 24 degrees East 54 perches to the lands now or formerly belonging to the Leslie Heirs; then bounding on said land North 66 degrees West 65 perches onto the aforesaid public road, and also the Northeast [sic] corner of the land now or formerly owned by Hendry Moats; then bounding on said land now or formerly belonging to Moats South 14 ½ degrees West 34 perches; North 66 degrees West 52 perches to the land now or formerly owned by G.G. Stouffer; then bounding on said land South 7 degrees West 14 perches; South 15 degrees East 10 perches; then by a straight line to the point of beginning; containing one hundred and one-half (108 ½) acres of land, more or less;

SAVING AND EXCEPTING THEREFROM the following parcels of land conveyed-out of the above described tract by Nick J. Salamone, Jr., by Deeds dated and recorded among the Land Records of Washington County, Maryland:

- (1) That parcel of land containing 3.15 acres, more or less, conveyed to Leroy Wayne Martz and Sherry Darlene Martz, his wife, by Deed with attached Plat dated September 9, 1977, and recorded in Liber 644, folio 698; and

(2, 3, and 4) Those three parcels of land conveyed to the Board of County Commissioners of Washington County, Maryland, by three Deeds, all dated January 11, 1985, and recorded in Liber 777; said parcel (2) containing 0.52 acres, more or less, and recorded at folio 1063; said parcel (3) containing 0.25 acres, more or less, and recorded at folio 1070; and said parcel (4) containing 9.31 acres, more or less, and recorded at folio 1073.

THE remaining lands contain 95.27 acres, more or less; the street address of which is currently known and designated as 3215 Chestnut Grove Road, Keedysville, Maryland.

BEING all of the same property which was conveyed from Sherry Darlene Martz, Personal Representative of the Estate of Nick Joseph Salamone, Jr., to Sonja Diane Lemaster, Sherry Darlene Martz, and Scott Gregory Salamone, as tenants in common, by Deed dated February 7, 2012, and recorded in Liber 4537, folio 343 among the Land Records of Washington County, Maryland; AND BEING all of the same property which was conveyed from Sherry Darlene Martz, Personal Representative of the Estate of Nick Joseph Salamone, Jr., to Sonja Diane Lemaster, Sherry Darlene Martz, and Scott Gregory Salamone, as tenants in common, by Confirmatory Deed Correcting Error In Prior Deed dated December 13, 2013, and recorded in Liber 4747, folio 492 among the aforesaid Land Records.