

**AN ORDINANCE TO APPROVE THE PURCHASE OF A CONSERVATION
EASEMENT UNDER THE MARYLAND RURAL LEGACY PROGRAM
(Re: Antietam Farms, LLC 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. Antietam Farms, LLC is the fee simple owner of real property consisting of 61.31 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 One Hundred Eighty Thousand, Nine Hundred Thirty Dollars and No Cents (\$180,930.00), which is a portion of the RLP Funds, to the Property Owner for a Deed of Conservation Easement on the Property (the “Antietam Farms, LLC 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 Antietam Farms, LLC RLP Easement.

ADOPTED this 12th day of May, 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 along the East side of Maryland Route No. 67 as relocated at the Southernmost end of the Village of Rohrsersville, in Election District No. 8, Washington County, Maryland, being more particularly described according to a survey made and description prepared by Joseph H. Seibert, County Surveyor, on or about July 10, 1970, as follows:

BEGINNING at a post standing at or near the end of the 9th line of the Deed from Mildred E. Rohrer, Trustee, to Paul A. Fink and Barbara L. Fink, his wife, dated October 13, 1966, and recorded in Liber 447, Folio 296 among the Land Records of Washington County, Maryland, and running thence South 81 degrees 35 minutes East 3,104.67 feet to a point; thence South 11 degrees 02 minutes West 41.25 feet to intersect the existing fence line; thence with it South 80 degrees 58 minutes East 264.0 feet to a post; thence South 11 degrees 02 minutes West 877.37 feet to a blazed tree; thence North 65 degrees 17 minutes West 312.5 feet to a post; thence North 78 degrees 53 minutes West 495.1 feet to a post; thence North 80 degrees 56 minutes West 1775.4 feet to a post; thence North 81 degrees 50 minutes West 605.1 feet to a post; thence North 80 degrees 53 minutes West 343.79 feet to intersect the East marginal line of the right of way of the State Roads Commission of Maryland for relocated Route No. 67; thence binding on said right of way North 15 degrees 10 minutes 42 seconds East 221.61 feet to a point 167 feet perpendicularly distant from base line station 20 + 50 as indicated on Plat No. 19710 of said Commission, a file in the Office of the Clerk of the Circuit Court for Washington County; thence North 74 degrees 49 minutes 18 seconds West 26.0 feet to a point; thence North 15 degrees 10 minutes 4 seconds East 300.0 feet to a point; thence South 74 degrees 49 minutes 18 seconds East 13.0 feet to a point; thence North 15 degrees 10 minutes 42 seconds East 52.7 feet to a point; thence by a curve to the left having a radius of 3,018.79 feet for a distance of 451.15 feet, the chord being North 10 degrees 53 minutes 49 seconds East 430.74 feet to a point; thence leaving said right of way and running South 18 degrees 14 minutes East 262.65 feet to the point of beginning; containing 65.27 acres of land, more or less.

THE street address of the herein described property is currently known and designated as 0 (no street number assigned) Locust Grove Road, Rohrsersville, Maryland; and being further identified by the State Department of Taxation and Assessments as Tax Account No. 08-001669.

BEING part of (Parcel No. 3) of the same property which was conveyed from Char Mar Dairy, II, LLC (a Maryland limited liability company) to Antietam Farms, LLC (a Maryland limited liability company) by Deed dated February 8, 2018, and recorded in Liber 5704, folio 319 among the Land Records of Washington County, Maryland.