

ORDINANCE NO. ORD-2020-23

AN ORDINANCE TO APPROVE THE PURCHASE OF REAL PROPERTY

*(Frog Eye Road Bridge Rehabilitation Project:
Property acquisition – situate along both sides of Frog Eye Road,
Washington County, Maryland)*

RECITALS

1. The Board of County Commissioners of Washington County, Maryland (the "County") believes that it is in the best interest of the citizens of Washington County to acquire certain real property identified on the attached Exhibit A (the "Property") to be used for public purposes.
2. The County approved the acquisition of the Property on July 14, 2020.
3. A public hearing was not required by Section 1-301, Code of the Public Local Laws of Washington County, Maryland, as the funds utilized to purchase of the Property are not to be expended from the General Fund of the County.
4. The acquisition of the Property is necessary for the Frog Eye Road Bridge Rehabilitation Project in Washington County, Maryland.
5. The County has agreed to pay the sum of approximately Two Thousand One Hundred Dollars and No Cents (\$2,100.00) to the Property Owners.

THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland that the acquisition of 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 acquisition of the Property.

ADOPTED this 14th day of July, 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 Street, Suite 1101
Hagerstown, MD 21740

EXHIBIT A--DESCRIPTION OF PROPERTY

PROPERTY ACQUISITION:

Situate along both sides of Frog Eye Road, Knoxville, Maryland

All that strip of land, together with the appurtenances thereto belonging, or in anywise appertaining, lying between the lines designated "Existing Private Right-of-Way Lines hereby Vacated" as shown and/or indicated on the hereinafter mentioned plat, all of which plat is made a part hereof, so far as the Grantor's property and/or rights may be affected by the proposed culvert and supporting structural improvements and the appurtenances thereto belonging, or anywise appertaining, situate along both sides of Frog Eye Road, in Election District No. 11 of Washington County, Maryland, more particularly described as follows:

Beginning for the outline hereof at a point in the existing Western marginal line of Right-of-Way for Maryland Route 67, AKA Rohrersville Road, said point being 5 feet left of and perpendicular to Baseline of Right-of-Way Station 10+49.95 as graphically depicted on a plat prepared by the Division of Engineering for Washington County, Maryland, titled "FROG EYE ROAD Bridge Replacement Project #14-225", dated June 15, 2020, and intended to be recorded among the Land Records of Washington County, Maryland, in the Washington County Lands and Right-of-Way Plat Book as Right-of-Way Plat Nos. 100-10-608 and 100-10-609; thence running with a portion of the aforementioned Right-of-Way for Rohrersville Road, and on a bearing to agree with a recent survey performed by the Division of Engineering for Washington County, Maryland:

1. North 35 Degrees 26 Minutes 19 Seconds East 10.20 feet to a point; thence leaving said Right-of-Way for Rohrersville Road and running back therefrom and with the following 6 existing lines of private Right-of-Way hereby vacated
2. North 65 Degrees 51 Minutes 16 Seconds West 470.85 feet to a point; by a tangent curve to the left having a radius of 1178.71 feet, an arc length of 106.88 feet, and subtended by a chord with a bearing and distance of
3. North 68 Degrees 27 Minutes 07 Seconds West 106.84 feet to a point;
4. North 71 Degrees 02 Minutes 58 Seconds West 21.61 feet to a point; by a tangent curve to the right having a radius of 395.52 feet, an arc length of 69.07 feet, and subtended by a chord with a bearing and distance of
5. North 66 Degrees 02 Minutes 48 Seconds West 68.98 feet to a point;
6. North 61 Degrees 02 Minutes 39 Seconds West 184.98 feet to a point; by a tangent curve to the left having a radius of 2106.46 feet, an arc length of 154.91 feet, and subtended by a chord with a bearing and distance of

7. North 63 Degrees 09 Minutes 03 Seconds West 154.88 feet to a point in the existing line of division between the Grantor's land and a parcel of land formerly occupied by the Baltimore and Ohio Railroad Company and conveyed to the State of Maryland by CSX Transportation, Inc., by virtue of a quit claim deed dated September 6, 1991, and recorded among the Land Records of Washington County, Maryland, in Liber 1015, folio 796; thence binding on said parcel of land and with a portion thereof
8. South 40 Degrees 38 Minutes 39 Seconds West 10.40 feet to a point; thence leaving said parcel of land and running back therefrom and with the following 6 existing lines of private Right-of-Way hereby vacated, by a curve to the right having a radius of 2096.46 feet, an arc length of 157.03 feet, and subtended by a chord with a bearing and distance of
9. South 63 Degrees 11 Minutes 23 Seconds East 156.99 feet to a point;
10. South 61 Degrees 02 Minutes 39 Seconds East 184.98 feet to a point; by a tangent curve to the left having a radius of 405.52 feet, an arc length of 70.81 feet, and subtended by a chord with a bearing and distance of
11. South 66 Degrees 02 Minutes 48 Seconds East 70.72 feet to a point;
12. South 71 Degrees 02 Minutes 58 Seconds East 21.61 feet to a point; by a tangent curve to the right having a radius of 1168.71 feet, an arc length of 105.97 feet, and subtended by a chord with a bearing and distance of
13. South 68 Degrees 27 Minutes 07 Seconds East 105.93 feet to a point;
14. South 65 Degrees 51 Minutes 16 Seconds East 468.86 feet to the point of beginning, containing an area of 10,088 square feet or 0.2316 acre of land, more or less.

Being a portion of the tracts that were conveyed by John E. Roelkey et al. to Albert R. Roelkey and Patricia Roelkey, his wife, by deed dated March 8, 1966 and recorded among the Land Records of Washington County, Maryland in Liber 437, folio 208, and by deed dated March 18, 1966 from William W. Wenner and Lila C. Wenner, to Albert R. Roelkey and Patricia Roelkey, his wife, recorded among the said Land Records in Liber 437, folio 569.

Subject to all easements, Rights-of-Way, covenants, conditions, and restrictions of record applicable thereto.