

**AN ORDINANCE TO APPROVE THE PURCHASE OF A CONSERVATION  
EASEMENT UNDER THE MARYLAND RURAL LEGACY PROGRAM  
(Re: Morgan 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").

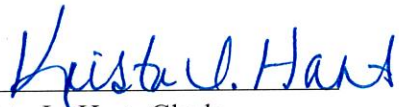
4. Bonnard J. and Peggy R. Morgan are the fee simple owners of real property consisting of 10.47 acres, more or less, (the “Property”) in Washington County, Maryland. The Property is more particularly described on Exhibit A attached hereto.

5. The County has agreed to pay the sum of approximately Twenty-Eight Thousand Sixty-Six Dollars and Sixty-Four Cents (\$28,066.64), which is a portion of the RLP Funds, to the Property Owner for a Deed of Conservation Easement on the Property (the “Morgan 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 Morgan RLP Easement.

ADOPTED this 21<sup>st</sup> 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 St., Suite 1101  
Hagerstown, MD 21740

EXHIBIT A  
DESCRIPTION OF EASEMENT PROPERTY

All those tracts, lots or parcel of land, and all the rights, ways, privileges and appurtenances thereunto belonging or in anywise appertaining, situate in Election District No. 1, Washington County, Maryland, being more particularly described as follows;

PARCEL NO. 1, Tax Account No. 01-009222: All that parcel of land fronting approximately 204 feet on the South side of the road leaving from Sharpsburg to Snyder's Landing in Election District No. 1, Washington County, Maryland, and more particularly described as follows, according to a survey prepared by Fox & Associates, dated September 5, 1968, and as shown on Fox Drawing No. A-167, entitled "Parcel B, Chapline Estates", BEGINNING at an iron pin set in the first line of Parcel No. 2 in a Deed from Clara F. Line to Victorine M. Morgan dated May 31, 1958, and recorded in Liber 336, folio 70 among the Land Records of Washington County, Maryland, said iron pin also marking the Southeast corner of a tract of land known as Parcel A, Chapline Estates, and running thence with the Eastern boundary of "Parcel A" North 27 degrees 02 minutes East 789.28 feet to a point; thence North 27 degrees 02 minutes East 101.84 feet to a nail in the middle of the Sharpsburg-Snyder's Landing Road; thence with the road South 77 degrees 54 minutes East 110.43 feet; South 77 degrees 54 minutes East 93.67 feet to a point; thence with "Parcel C", Chapline Estates, South 21 degrees 51 minutes West 880.28 feet to a stake; South 18 degrees 55 minutes West 54.41 feet to a post in the aforementioned first line of the Victorine M. Morgan Deed; and with a portion of said first line North 65 degrees 37 minutes West 284.67 feet to a point of beginning; containing 5.0 acres of land, more or less.

The above described property is subject to an easement reserved by the said Victorine M. Morgan and Leon K. Morgan, her husband, their heirs, successors and assigns, 50 feet in width, lying 25 feet on either side of a line commencing at the end of the first line of the above described parcel and running North 66 degrees 21 minutes East 168.40 feet to the middle of the Sharpsburg-Snyder's Landing Road.

PARCEL NO. 2, Tax Account No. 01-009230: All that tract or parcel of land situate on the Southwest side of Snyder's Landing Road, approximately 1800 feet West of the Norfolk and Western Railroad Company right of way near Sharpsburg, in Election District No. 1, Washington County, Maryland, and being more particularly described from a survey by Fox & Associates, Inc., as follows: BEGINNING at a point in or near the centerline of Snyder's Landing Road, said point being South 62 degrees 43 minutes 07 seconds East 4.97 feet from a railroad spike at the end of the 13<sup>th</sup> or North 26 degrees 39 minutes East 285.26 feet line of "Parcel A", Chapline Estates; said railroad spike being the Northeast corner of [now or formerly] the William H. Seidel property (Liber 490, folio 272), and also being the point of beginning shown on the Plat of

Parcels to be Conveyed by Bonnard J. Morgan on file as drawing #C-253 among the records of Fox & Associates, Inc., thence with and along said road South 62 degrees 43 minutes 08 seconds East 159.40 feet to an iron pipe on the South marginal line of said road; thence with the [now or formerly] Richard A. Nagelhout lands (Liber 530, folio 418), two courses: South 27 degrees 02 minutes 00 seconds West 101.84 feet to an iron pipe in the centerline of a fifty-foot wide common right of way; thence South 27 degrees 02 minutes 00 seconds West 790.66 feet to an iron pipe, a corner of [now or formerly] the Ruth E. Otto lands (Liber 98, folio 554); thence with the existing fence line along the Otto Tract North 65 degrees 37 minutes 00 seconds West 307.18 feet to an iron pipe; thence with the lines of division made along the East side of a five foot, more or less, wide strip of land retained by Bonnard J. Morgan (Liber 556, folio 728) North 16 degrees 08 minutes 04 seconds East 143.86 feet to an iron pipe; thence North 34 degrees 54 minutes 28 seconds East 80.18 feet to an iron pipe; thence North 29 degrees 41 minutes 05 seconds East 205.84 feet to an iron pipe in the fifty-foot wide common right of way near the North margin of the same; thence North 31 degrees 26 minutes 46 seconds East 79.50 feet to an iron pipe; thence North 34 degrees 38 minutes 00 seconds East 121.12 feet to an iron pipe; thence South 58 degrees 18 minutes 00 seconds East 139.90 feet to an iron pipe on the Northern margin of the fifty-foot right of way; thence North 25 degrees 34 minutes 54 seconds East 293.22 feet to the point of beginning; containing 5.47 acres of land, more or less.

The above described Parcel No. 2 being more fully shown on a Plat prepared by and on file among the records of Fox & Associates, Inc., as drawing #C-253; AND THE above described Parcel No. 2 is subject to a fifty-foot wide right of way for use in common with others.

PARCEL NOS. 1 AND 2 BEING all of the same property which was conveyed from Richard A. Nagelhout and Nancy N. Nagelhout, his wife, to Bonnard J. Morgan and Peggy R. Morgan, his wife, by Deed dated February 26, 1997, and recorded in Liber 1321, folio 814 among the Land Records of Washington County, Maryland.