

ORDINANCE NO. ORD-2020-26

**AN ORDINANCE TO APPROVE THE PURCHASE OF A CONSERVATION
EASEMENT UNDER THE MARYLAND CONSERVATION RESERVE
ENHANCEMENT PROGRAM (CREP)**

(Re: MC 3220, LLC CREP Easement)

RECITALS

1. The Maryland Conservation Reserve Enhancement Program ("CREP") is a federal-State natural resources conservation program that addresses state and nationally significant agricultural related environmental concerns related to agriculture.
2. CREP provides financial incentives to program participants to voluntarily remove cropland and marginal pastureland from agricultural production in order to improve, protect, and enhance water quality in the Chesapeake Bay watershed and replacing it with the best management practices including establishment of riparian buffers, grass plantings, forbs, shrubs and trees, stabilization of highly erodible soils, habitat restoration for plant and animal species, and restoration of wetlands.
3. Protection is provided through the acquisition of easements and fee estates from willing landowners currently holding a fifteen (15) year CREP contract and the supporting activities of CREP Sponsors and local governments.
4. For FY2021, the State of Maryland ("State") is awarding CREP grants to eligible Counties (the "CREP Funds").
5. MC 3220, LLC is the owner of real property consisting of 81.56 acres, more or less, (the "Property") in Washington County, Maryland. The Property is more particularly described on Exhibit A attached hereto.
6. The County has agreed to pay the approximate sum of TWO HUNDRED SEVENTY TWO THOUSAND, ONE HUNDRED FORTY FOUR DOLLARS AND FIFTY THREE CENTS (\$272,144.53), which is a portion of the CREP Funds, to the Property Owner for a Deed of Conservation Easement on the Property (the "MC 3220, LLC CREP Easement").

THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland that the purchase of the MC 3220, LLC CREP Easement is 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 MC 3220, LLC CREP Easement.

ADOPTED this 18th day of August, 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
County Attorney

Mail to:
Office of the County Attorney
100 W. Washington Street, Suite 1101
Hagerstown, MD 21740

EXHIBIT A--DESCRIPTION OF EASEMENT AREA

ALL those tracts, lots, or parcels of land, and all the rights, ways, privileges and appurtenances thereunto belonging on in anywise appertaining, situate in Election District No. 15, Washington County, Maryland, being part of the property identified by the State Department of Assessments and Taxation as tax account no. 15-064949 and being more particularly identified as:

CREP Contract Easement Area #1,
CREP Contract Easement Area #2,
CREP Contract Easement Area #3,
CREP Contract Easement Area #4,
CREP Contract Easement Area #5,
CREP Contract Easement Area #6,
CREP Contract Easement Area #7,
CREP Contract Easement Area #8,
CREP Contract Easement Area #9,
CREP Contract Easement Area #10, and
Additional Easement Area

on a plat prepared by TRIAD Engineering, Inc. entitled "CREP EASEMENT PLAT ACROSS THE LANDS OF MC 3220, LLC", dated July 8, 2020, and recorded July 13, 2020 as Misc. Plat Nos. 816 and 817 among the Plat Records of Washington County, Maryland.

BEING part of the same property which was conveyed from Robert B. Stone, Trustee, to MC 3220, LLC, a Maryland limited liability company, by Deed dated October 31, 2011, and recorded in Liber 4161, Folio 322 among the Land Records of Washington County, Maryland.