

**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. On April 28, 2020, the County approved the Martz-Lemaster-Salamone RLP project. The project requires revision as the acreage of the property has been recalculated after an updated survey; also, due to the passing of Sonja D. Lemaster which resulted in her ownership of the parcel now belonging to "The Estate of Sonja D. Lemaster, Deceased".

5. Sherry Darlene Martz, The Estate of Sonja D. Lemaster, Deceased, and Scott Gregory Salamone are the fee simple owners of real property consisting of 86.017 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 sum of approximately Two Hundred Fifty-Five Thousand, Fifty-One Dollars and No Cents (\$255,051.00), 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 22nd day of September, 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 identified on a plat prepared by TRIAD Engineering, Inc. entitled "BOUNDARY SURVEY FOR RURAL LEGACY EASEMENT ACROSS THE LANDS OF SONJA DIANE LEMASTER AND SCOTT GREGORY SALAMONE", dated August 5, 2020, and recorded August 6, 2020 as Misc. Plat No. 821 among the Plat Records of Washington County, Maryland, attached.

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.

