

ORDINANCE NO. ORD-2021-03

**AN ORDINANCE TO APPROVE THE PURCHASE OF A FEE SIMPLE INTEREST
IN REAL PROPERTY**

(Halfway Boulevard/Oak Ridge Drive Project: East Side of Halfway Boulevard)

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 purchase a fee simple interest in certain real property identified on the attached Schedule A (the "Halfway Boulevard Property") to be used for public purposes.

2. The County approved the purchase of the Halfway Boulevard Property on February 2, 2021.


3. A public hearing is not required by Section 1-301, Code of the Public Local Laws of Washington County, Maryland, as the funds utilized to purchase the Easement Property are not to be expended from the General Fund of the County.

4. The purchase of the Halfway Boulevard Property is necessary for improvements to the intersection of Halfway Boulevard and Oak Ridge Drive .

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

ADOPTED this 2nd day of February, 2021.

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

SCHEDULE A--DESCRIPTION OF HALFWAY BOULEVARD PROPERTY

HALFWAY BOULEVARD PROPERTY ACQUISITION:

Part of Tax ID No. 26-032024; Tax Map 49, Parcel 784; East Side of Halfway Boulevard, Hagerstown, MD 21740

BEGINNING for the outline hereof at a point in the existing easternmost margin of Right-of-Way for Halfway Boulevard, said point being 31.03 feet from and perpendicular to Baseline of Right-of-Way Station 45+25.43 for Halfway Boulevard, as graphically depicted on a plat prepared by the Division of Engineering for Washington County, Maryland, titled "ADDITIONAL RIGHT-OF-WAY FOR HALFWAY BLVD - LANDS OF HELEN Z. KREYKENBOHM" 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 No. 100-10-610; thence binding on the aforementioned Right-of-Way and running with a portion thereof for the following seven (7) courses, on a bearing to agree with a recent survey performed by the Division of Engineering for Washington County, Maryland, by a curve to the right having a radius of 817.92 feet, an arc length of 72.27 feet, and subtended by a chord with a bearing and distance of

1. North 23 Degrees 58 Minutes 13 Seconds West 72.24 feet to a point; by a compound curve to the right having a radius of 817.92 feet, an arc length of 81.74 feet, and subtended by a chord with a bearing and distance of
2. North 18 Degrees 34 Minutes 34 Seconds West 81.71 feet to a point; by a compound curve to the right having a radius of 791.88 feet, an arc length of 128.22 feet, and subtended by a chord with a bearing and distance of
3. North 11 Degrees 27 Minutes 42 Seconds West 128.08 feet to a point;
4. North 83 Degrees 10 Minutes 38 Seconds East 11.84 feet to a point;
5. North 01 Degrees 09 Minutes 51 Seconds East 25.71 feet to a point;
6. North 01 Degrees 17 Minutes 07 Seconds East 144.33 feet to a point;
7. North 59 Degrees 56 Minutes 25 Seconds East 18.84 feet to a point; thence leaving said Right-of-Way for Halfway Boulevard and crossing Grantor's land by three (3) new lines of Right-of-Way now established
8. South 05 Degrees 42 Minutes 37 Seconds East 401.03 feet to a point; by a curve to the left having a radius of 805.00 feet, an arc length of 49.55 feet, and subtended by a chord with a bearing and distance of
9. South 24 Degrees 44 Minutes 17 Seconds East 49.55 feet to a point;
10. South 63 Degrees 30 Minutes 08 Seconds West 13.00 feet to the point of beginning, containing an area of 13,672 square feet or 0.3139 acre of land, more or less.

BEING a portion of land known as deed "Tract 3" by two (2) separate deeds as conveyed to Grantor herein: The first being a 34.32% interest conveyed by a deed dated November 25, 1996, and recorded among the Land Records of Washington County, Maryland, in Liber 1310 at folio 276; the second being a 65.68% interest conveyed by a deed dated February 9, 2012, and recorded among said Land Records in Liber 4228 at folio 331.