

ORDINANCE NO. ORD-2021- 10

**AN ORDINANCE TO APPROVE THE PURCHASE OF REAL PROPERTY**

*(Wright Road Improvements)*

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 May 18, 2021.
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 improvements to Wright Road in Washington County, Maryland.
5. The County also approves the conveyance of a portion of Wright Road back to DOT Maryland 2019, LLC, Grantor, as identified in the attached Exhibit A.

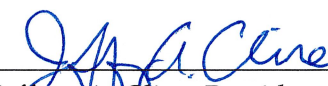
THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland, that the acquisition of the Property be approved and that the President of the Board and the County Clerk be and are hereby authorized and directed to execute and attest, respectively, all such documents for and on behalf of the County relating to the acquisition of the Property.

ADOPTED this 18<sup>th</sup> day of May, 2021.

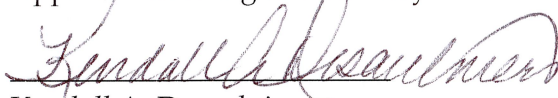
ATTEST:

  
Krista L. Hart, Clerk

BOARD OF COUNTY COMMISSIONERS  
OF WASHINGTON COUNTY, MARYLAND

BY:   
Jeffrey A. Cline, President

Approved as to legal sufficiency:

  
Kendall A. Desaulniers  
Deputy 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:**

#### **South Side of Wright Road**

All those two (2) portions of land lying along the existing southerly margin of right-of-way for Wright Road, East of its intersection with the existing Railroad Right-of-Way for N/F CSX Transportation, as shown on the hereinafter mentioned plat, all of which plat is made a part hereof, so far as Grantor's property and/or rights may be affected by the proposed realignment of Wright Road and the appurtenances thereto belonging, or anywise appertaining, in Election District No. 24 of Washington County, Maryland, more particularly described as follows:

#### **Fee Simple Area No. 1:**

BEGINNING for the outline hereof at a point in the existing southerly margin of Right-of-Way for Wright Road at its intersection with the existing easterly margin of Railroad Right-of-Way for N/F CSX Transportation, said point also being at or near the beginning of the second (2<sup>nd</sup>) line/curve of Grantor's deed, said curve having a chord bearing and distance of South 81 degrees 37 minutes 35 seconds East 74.30 feet, said point also being 29.96 feet right of and perpendicular to Proposed Baseline of Right-of-Way station 13+38.10 as shown and/or indicated on a plat prepared by the Washington County Division of Engineering, titled "WRIGHT ROAD REALIGNMENT – ADDITIONAL RIGHT-OF-WAY," and intending 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. 100-10-611; thence binding on the existing Right-of-Way Line & Existing Property Line, as shown on said plat, and running with a portion thereof for the following four (4) courses, on a bearing to agree with a recent survey performed by the Division of Engineering for Washington County, by a curve to the left having a radius of 1620.54 feet, an arc length of 73.82 feet, and subtended by a chord with a bearing and distance of

1. South 81 degrees 38 minutes 06 seconds East 73.81 feet to a point;
2. South 82 degrees 56 minutes 24 seconds East 100.23 feet to a point; by a curve to the right having a radius of 587.13 feet, an arc length of 50.97 feet, and subtended by a chord with a bearing and distance of
3. South 80 degrees 20 minutes 28 seconds East 50.95 feet to a point; by a compound curve to the right having a radius of 770.00 feet, an arc length of 65.18 feet, and subtended by a chord with a bearing and distance of
4. South 75 degrees 32 minutes 30 seconds East 65.16 feet to a point in the fifth (5<sup>th</sup>) line/curve of Grantor's deed with a chord bearing and distance of South 74 degrees 45 minutes 42 seconds East 86.10 feet; thence leaving said line and going back therefrom and across lands of Grantor by four (4) new lines of Right-of-Way now established, by a reverse curve to the left having a radius of 960.00 feet, an arc length of 34.35 feet, and subtended by a chord with a bearing and distance of
5. North 81 degrees 54 minutes 53 seconds West 34.35 feet to a point;



6. North 82 degrees 56 minutes 24 seconds West 181.17 feet to a point; by a curve to the right having a radius of 1699.27 feet, an arc length of 81.51 feet, and subtended by a chord with a bearing and distance of
7. North 81 degrees 29 minutes 07 seconds West 81.50 feet to a point;
8. North 78 degrees 00 minutes 45 seconds West 6.54 feet to a point in the existing easterly margin of Railroad Right-of-Way for N/F CSX Transportation; thence binding upon said margin of Right-of-Way and with a portion thereof
9. North 63 degrees 52 minutes 02 seconds East 16.69 feet to the point of beginning; containing an area of 2,566 square feet or 0.0589 acre of land, more or less.

**Fee Simple Area No. 2:**

BEGINNING for the outline hereof at a point in the existing southerly margin of Right-of-Way for Wright Road, said point being in the ninth (9<sup>th</sup>) or North 17 degrees 55 minutes 56 seconds 100.02 foot line of Grantor's deed, and 14.48 feet from a Railroad Spike Found at or near the end of said line and centerline of the existing roadway, said point also being 36.04 feet from and perpendicular to Proposed Baseline of Right-of-Way Station 17+57.60, as shown and/or indicated on a plat prepared by the Washington County Division of Engineering, titled "WRIGHT ROAD REALIGNMENT – ADDITIONAL RIGHT-OF-WAY", and intending 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. 100-10-611; thence binding on the existing Right-of-Way line and running with a portion thereof

10. South 71 degrees 29 minutes 43 seconds East 50.00 feet to a point in the eleventh (11<sup>th</sup>) or South 17 degrees 55 minutes 56 seconds 222.57 foot line of Grantor's deed; thence binding upon said line and with a portion thereof
11. South 17 degrees 55 minutes 56 seconds West 2.45 feet to a point; thence leaving said line and going back therefrom and across lands of Grantor by two (2) new lines of Right-of-Way now established
12. North 73 degrees 13 minutes 31 seconds West 46.14 feet to a point; by a tangent curve to the left having a radius of 960.00 feet, an arc length of 3.86 feet, and subtended by a chord with a bearing and distance of
13. North 73 degrees 20 minutes 26 seconds West 3.86 feet to a point in the aforementioned ninth (9<sup>th</sup>) line of Grantor's deed; thence binding upon said line and with a portion thereof reversed
14. North 17 degrees 55 minutes 56 seconds East 3.96 feet to the point of beginning, containing an area of 160 square feet or 0.0037 acre of land, more or less

BEING a portion of land known as deed "TRACT 1," as conveyed to Grantor herein by deed dated August 12, 2019, and recorded among the Land Records of Washington County, Maryland, in Liber 6116, folio 58.

## **PROPERTY CONVEYANCE:**

All that portion of land lying along the existing southerly margin of right-of-way for Wright Road, 250 feet, more or less, East of its intersection with the existing Railroad Right-of-Way for N/F CSX Transportation, as shown on the hereinafter mentioned plat, all of which plat is made a part hereof, so far as Grantor's property and/or rights may be affected by the proposed realignment of Wright Road and the appurtenances thereto belonging, or anywise appertaining, in Election District No. 24 of Washington County, Maryland, more particularly described as follows:

BEGINNING for the outline hereof at a point in the existing southerly margin of Right-of-Way for Wright Road, 43.29 feet right of and perpendicular to Proposed Baseline of Right-of-Way station 16+52.37, as shown and/or indicated on a plat prepared by the Division of Engineering for Washington County, Maryland, titled "WRIGHT ROAD REALIGNMENT – ADDITIONAL RIGHT-OF-WAY", and intending 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. 100-10-611, said point also being at or near the beginning of the seventh (7<sup>th</sup>) or North 71 degrees 37 minutes 38 seconds West 2.86 foot line of Grantor's deed; thence running with said line on a bearing to agree with the aforementioned plat and recent survey by the said Division of Engineering

1. North 71 degrees 33 minutes 44 seconds West 2.86 feet to a point; thence by a tangent curve to the left having a radius of 770.00 feet, an arc length of 20.96 feet, and subtended by a chord with a bearing and distance of
2. North 72 degrees 20 minutes 11 seconds West 20.96 feet to a point in the eighth (8<sup>th</sup>) or North 74 degrees 49 minutes 58 seconds West 86.10 foot line of Grantor's deed; thence leaving said line and crossing lands of Grantor herein by a newly established Right-of-Way line as shown on said plat, by a reverse curve to the right having a radius of 960.00 feet, an arc length of 24.07 feet, and subtended by a chord with a bearing and distance of
3. South 80 degrees 10 minutes 17 seconds East 24.07 feet to a point in the sixth (6<sup>th</sup>) or South 18 degrees 02 minutes 00 second West 15 foot line of Grantor's deed; thence with a portion thereof
4. South 18 degrees 05 minutes 32 seconds West 3.32 feet to the point of beginning, containing an area of 39 square feet or 0.0009 acre of land, more or less.

BEING a portion of land known as deed "AREA NO. 1," as conveyed to Grantor herein by a deed dated February 25, 2003, and recorded among the Land Records of Washington County, Maryland, in Liber 2319, folio 347.