

ORDINANCE NO. ORD-2021-11

**AN ORDINANCE TO APPROVE THE PURCHASE OF AN EASEMENT INTEREST  
IN REAL PROPERTY**

*(Mt. Hebron Road Infrastructure Project)*

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 an easement interest in real property identified on the attached Exhibit A (the "Easement") to be used for public purposes.

2. The County approved the purchase of the Easement on July 13, 2021.

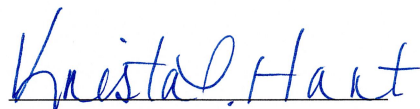
3. A public hearing was not required by Section 1-301, Code of the Public Local Laws of Washington County, Maryland, as the funds utilized to purchase the Easement are not to be expended from the General Fund of the County.

4. The purchase of the Easement is necessary for the Mt. Hebron Road Infrastructure Project in Washington County, Maryland.

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

ADOPTED this 13<sup>th</sup> day of July, 2021.

ATTEST:

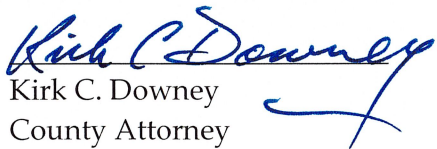


Krista L. Hart, Clerk

BOARD OF COUNTY COMMISSIONERS  
OF WASHINGTON COUNTY, MARYLAND

BY:   
Jeffrey A. Cline, President

Approved as to legal sufficiency:

  
Kirk C. Downey  
County Attorney

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

## EXHIBIT A--DESCRIPTION OF PROPERTY

All that portion of land located along the southerly margin of Mt. Hebron Road, southeast of its intersection with North Main Street in Keedysville, Maryland, as shown or indicated on the hereinafter mentioned plat, all of which plat is intending to be attached hereto and made a part hereof, so far as Deborah E. Christ's property and/or rights may be affected by the proposed drainage improvements and the appurtenances thereto belonging, or anywise appertaining, in Election District No. 19 of Washington County, Maryland, and more particularly described as follows:

**BEGINNING** for the outline hereof at a point in the easternmost or South 18 Degrees 51 Minutes 44 Seconds West 164.28 foot line of Lot 2, as graphically shown or indicated on a plat recorded among the Land Records of Washington County, Maryland, as miscellaneous Plat No.5109, as referenced in Deborah E. Christ's Deed dated April 21, 1997, and recorded among said Land Records in Liber 1331, folio 715, said point also being South 19 Degrees 47 Minutes 29 Seconds West 41.78' along the existing Property Line & Line of Division for Deborah E. Christ, Grantor herein, as graphically shown or indicated on a plat of easement titled "DRAINAGE EASEMENT – LANDS OF DEBORAH E. CHRIST," and intending to be attached hereto as aforementioned; thence with said line and binding thereon and with a portion thereof on a bearing to agree with a recent survey performed by the Division of Engineering for Washington County, Maryland,

1. South 19 Degrees 47 Minutes 29 Seconds West 21.52 feet to a point; thence leaving said Property Line & Line of Division and going back therefrom and across lands of Grantor by two (2) lines of Easement now established
2. North 48 Degrees 33 Minutes 14 Seconds West 171.01 feet to a point;
3. North 25 Degrees 40 Minutes 57 Seconds East 19.39 feet to a point in the southerly margin of Right-of-Way for Mt. Hebron Road; thence with said margin and binding thereon and with a portion thereof
4. South 63 Degrees 11 Minutes 56 Seconds East 20.00 feet to a point; thence leaving said margin of Right-of-Way and going back therefrom and across lands of Grantor by two (2) lines of Easement now established
5. South 25 Degrees 40 Minutes 57 Seconds West 3.86 feet to a point;
6. South 48 Degrees 33 Minutes 14 Seconds East 147.94 feet to the place of beginning, containing an area of 3,422 square feet or 0.0786 acre of land, more or less.

**BEING** a portion of land as transferred to Deborah E. Christ by a deed recorded among the said Land Records of Washington County, Maryland, in Liber 1331 at folio 715, and further shown as Lot 2 on the miscellaneous Plat No.5109 as aforementioned, and as referenced in said deed.

**SUBJECT** to all easements, rights-of-way, covenants, conditions, and restrictions of record applicable thereto.