

ORDINANCE NO. ORD-2021-15

AN ORDINANCE TO APPROVE THE PURCHASE OF REAL PROPERTY

(Program Open Space - 458 Antietam Drive)

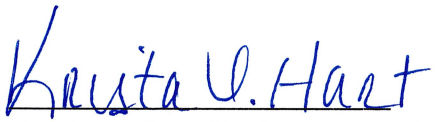
RECITALS

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 certain real property identified on the attached Schedule A (the "Property") to be used for public purposes.
2. The County approved the purchase of the Property on August 3, 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 Property are not to be expended from the General Fund of the County.
4. The Property is part of the Antietam Water Trail Project and will serve as the unofficial start of the Antietam Creek Water Trail to support uses including boating, tubing, fishing, and general recreation.
5. A significant portion of the acquisition cost will be covered by funds granted to the County through Program Open Space.

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

ADOPTED this 3rd day of August, 2021.

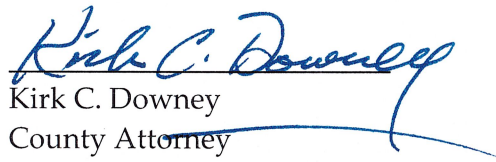
ATTEST:


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

SCHEDULE A--DESCRIPTION OF PROPERTY

All that portion of land situate along the East side of N/F Antietam Drive, southeast of its intersection with N/F Security Road, in Hagerstown, Maryland, Election District No. 18 of Washington County, Maryland, and more particularly described as follows:

BEGINNING for the outline hereof at a 5/8" rebar set in the West margin of N/F Antietam Drive, said point being North 13 Degrees 18 Minutes 37 Seconds East 50 feet from the Northwest corner of a stone foundation; a tie as described for the end of the first line of Parcel No. 1, as set forth in a Deed from the Schmidt & Ault Paper Company to Leonard G. Mathias, dated July 16, 1942, and recorded among the Land Records of Washington County, Maryland, in Liber 219, folio 585; thence along the margin of said Antietam Drive on a bearing to agree with a recent survey performed by Washington County staff

1. North 20 Degrees 48 Minutes 55 Seconds East 78.46 feet to a point in the existing Right-of-Way for Antietam Drive, as shown and/or indicated as a 5-foot offset right of and perpendicular to Baseline of Right-of-Way station 25+01.67, on a plat recorded among said Land Records, in the Washington County Lands and Right-of-Way Plat Book as Right-of-Way Plat No. 100-10-249; thence with said Right-of-Way for the following seven (7) courses
2. North 88 Degrees 12 Minutes 10 Seconds East 3.50 feet to a point;
3. North 06 Degrees 06 Minutes 18 Seconds East 47.28 feet to a point;
4. North 01 Degrees 20 Minutes 21 Seconds East 36.55 feet to a point;
5. North 01 Degrees 47 Minutes 50 Seconds West 15.00 feet to a point;
6. North 04 Degrees 53 Minutes 28 Seconds West 18.53 feet to a point;
7. North 03 Degrees 27 Minutes 20 Seconds West 34.38 feet to a 5/8" rebar set;
8. North 36 Degrees 25 Minutes 19 Seconds East 50.81 feet to a point in the pavement for N/F Security Road; thence crossing said road
9. North 13 Degrees 40 Minutes 10 Seconds East 71.08 feet to a Mag nail in the existing Right-of-Way line for N/F Antietam Drive, found at or near the last or North 58 Degrees 45 Minutes West 50.0 foot line of deed Parcel No.33, as set forth in a Deed dated January 1, 2008, from St. Lawrence Cement Inc. to Holcim (US) Inc., and recorded among said Land Records in Liber 3533, folio 182; thence with and biding upon said lands of N/F Holcim (US) Inc., reversed and on corrected bearings for the following three (3) courses
10. South 62 Degrees 18 Minutes 42 Seconds East 49.11 feet to a point in N/F Security Road;

11. South 23 Degrees 43 Minutes 59 Seconds East 15.00 feet to a point at or near the corner of an existing bridge over the Marsh Run;
12. South 89 Degrees 58 Minutes 59 Seconds East 18.28 feet to a point along the South side of said bridge and at or near the centerline of the Marsh Run, said point also being in the ninth (9th) or North 85 Degrees 45 Minutes West 29.5 foot line of said Holcim (US) Inc. deed (L.2533 f.182) as aforementioned; thence leaving said lands of N/F Holcim (US) Inc. and crossing lands of Grantor herein by nine (9) new lines of division now established
13. South 28 Degrees 43 Minutes 22 Seconds East 105.31 feet to a point;
14. South 12 Degrees 04 Minutes 57 Seconds East 75.96 feet to a point;
15. South 17 Degrees 32 Minutes 15 Seconds West 49.03 feet to a point intending to be 3 feet, more or less, northerly of the north edge of the existing concrete dam across the Antietam Creek; thence parallel with said north edge of dam
16. North 86 Degrees 12 Minutes 02 Seconds West 21.75 feet to a 5/8" rebar set on the bank of the Antietam Creek and intending to be 3 feet, more or less, westerly from the west end of the existing concrete dam across the Antietam Creek; thence parallel with said west end of dam
17. South 28 Degrees 30 Minutes 19 Seconds West 31.78 feet to a 5/8" rebar set on the bank of the Antietam Creek and intending to be 3 feet, more or less, westerly from the west end of the existing concrete dam across the Antietam Creek; thence parallel with the south edge of said dam
18. South 85 Degrees 22 Minutes 07 Seconds East 19.01 feet to a point intending to be 3 feet, more or less, southerly of the south edge of the existing concrete dam across the Antietam Creek;
19. South 22 Degrees 35 Minutes 50 Seconds East 25.31 feet to a point;
20. South 21 Degrees 44 Minutes 21 Seconds West 56.28 feet to a point;
21. South 39 Degrees 28 Minutes 22 Seconds West 77.23 feet to a point in the eighth (8th) or North 76 Degrees 41 Minutes West 105.00 foot line of Grantor's Deed, said point also intending to be in the tenth (10th) or North 82 Degrees 13 Minutes West 116.17 foot line of the Lands of N/F Maryland Metals, Inc., by a Deed dated October 14, 1988, and recorded among said Land Records in Liber 896, folio 970; thence with a portion thereof on corrected bearings
22. North 81 Degrees 43 Minutes 11 Seconds West 63.21 feet to a 5/8" rebar set at or near the end of the 8th line of Grantor's Deed as aforementioned, said point also intending to be at or near the beginning of the fifth (5th) or North 13 Degrees 19 Minutes East 43.94 foot line

of deed Parcel No. 1 of the Lands of N/F Maryland Metals, Inc., and recorded among said Land Records as aforementioned; thence binding upon said lands for a portion thereof on corrected bearings

23. North 08 Degrees 16 Minutes 49 Seconds East 45.00 feet to a 5/8" rebar set at or near the beginning of the tenth (10th) or North 65 Degrees 8 Minutes West 70.00 foot line of Grantor's deed; thence with said line on corrected bearings
24. North 69 Degrees 11 Minutes 39 Seconds West 70.00 feet to the point of beginning, containing an area of 54,671 square feet or 1.2551 acres of land, more or less

BEING a portion of Parcel No. 2 of the lands of Grantor herein by Deed dated March 30, 2010, and recorded among said Land Records in Liber 3846, folio 36. Also labeled as "PARCEL NO. 2" on a simplified plat drawn by the Division of Engineering for Washington County, Maryland, entitled "SIMPLIFIED PLAT, RESUBDIVISION OF PARCELS NO. 1 & 2, LANDS OF LISA K. HENICLE", and intending to be recorded among the Land Records of Washington County, Maryland.

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