

**AN ORDINANCE TO DECLARE CERTAIN REAL PROPERTY  
AS SURPLUS PROPERTY AND TO APPROVE THE CONVEYANCE OF SAID  
REAL PROPERTY**

BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland (the "County"), as follows:

1. It is hereby established and declared that the real property described on Exhibit A (the "Property") is no longer needed for a public purpose or a public use.

2. The County has determined that it is in the best interest of the citizens of Washington County to convey the Property and Notice of Intention of Washington County to Convey Real Property, referencing the Property, was duly advertised pursuant to Section 1-301, Code of the Public Local Laws of Washington County, Maryland, in *The Herald-Mail*, a daily newspaper of general circulation, on August 9, 16, and 23, 2021.

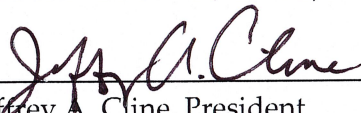
3. The County hereby ratifying an agreement of sale for conveyance of the Property to John Krumpotich, or his assigns, the County hereby authorizes and directs the President of the Board of County Commissioners of Washington County, Maryland, and the County Clerk to execute and attest, respectively, for and on behalf of the County, a deed conveying the Property to John Krumpotich, or his assigns, for the sum of Seventy Thousand Dollars (\$70,000.00), and the Real Property Administrator for Washington County is authorized to execute on behalf of the County any HUD-1 settlement statement and any other documents necessary to consummate the transaction.

ADOPTED this 31<sup>st</sup> 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 form  
and legal sufficiency:

  
Kirk C. Downey  
County Attorney

## EXHIBIT A

All the following described parcels of land situate on either side of the proposed Fort Ritchie access road northward from its intersection with the Blue Mountain Road at Chocolate Park, District No. 14, Washington County, Maryland.

Parcel No. 1: BEING the portion northwest of the proposed Fort Ritchie access road, and beginning at the end of the first line of the deed from the Cascade Land and Improvement Company of Washington County, Maryland, to the Aaron Straus and Lillie Straus' Foundation, Inc. dated June 30, 1927, and recorded in Liber 177, folio 652, one of the Land Records of Washington County, and running thence South 8 degrees 23 minutes West 204.25 feet to the end of the seventh line of said deed, thence reversing said line South 45 degrees 11 minutes East 150 feet, thence reversing a portion of the sixth line of said deed South 40 degrees 40 minutes East 130.76 feet to the Northwest marginal line of the Right of Way of said proposed road, thence binding on said Right of Way by a curve to the right having a radius of 517.46 feet for a distance of 81.09 feet, the chord being North 18 degrees 19 minutes 47 seconds East 81.01 feet, to a point, thence by a curve to the right having a radius of 2904.79 feet for a distance of 41.4 feet, the chord being North 23 degrees 13 minutes 39 seconds East 41.40 feet to a point, thence North 44 degrees 32 minutes 37 seconds West 127.79 feet to a point, thence North 34 degrees 59 minutes 46 seconds East 22.51 feet to a point, thence South 70 degrees 04 minutes 44 seconds East 115.46 feet to a point, thence by a curve to the right having a radius of 2904.79 feet for a distance of 640.81 feet, the chord being North 31 degrees 28 minutes 32 seconds East 639.51 feet, to intersect the third line of the aforementioned deed, thence reversing a portion of it North 30 degrees 15 minutes West 339.39 feet to the end of the second line of said deed, thence reversing said line South 33 degrees 03 minutes West 735.78 feet to the place of beginning.

Parcel No. 2: BEING the portion southeast of the proposed Fort Ritchie access road, and beginning at a point in the East marginal line of the Right of Way of said proposed road, said point being at or near the end of 425.86 feet in the third line of the aforementioned deed to the Aaron Straus and Lillie Straus Foundation, Inc. dated June 30, 1927, and recorded in Liber 177, folio 652 of the Washington County Land Records, and running thence with the remainder of said line South 30 degrees 15 minutes East 362.65 feet to a concrete monument, thence South 45 degrees 15 minutes East 45 feet to the Northwest margin of the Blue Mountain Road, thence along the margin thereof South 47 degrees 01 minute West 708.16 feet to a point, thence leaving said road and running with a portion of the sixth line of said deed North 40 degrees 40 minutes West 123.32 feet to the Southeast marginal line of the Right of Way of said proposed road, thence binding on said Right of Way by a curve to the right having a radius of 437.46 feet for a distance of 128.74 feet, the chord being North 14 degrees 23 minutes 18 seconds East 128.28 feet to a point, thence by a curve to the right having a radius of 2824.79 feet for a distance of 25.47 feet, the chord being North 23 degrees 04 minutes 39 seconds East 25.47 feet to a point, thence South 66 degrees 39 minutes 51 seconds East 141.0 feet to a point, thence North 33 degrees 38 minutes 54 seconds East 22.81 feet to a point, thence North 45 degrees 15 minutes 52 seconds West 154.65 feet to a point, thence by a curve to the right having a radius of 2824.79 feet for a distance of 601.67 feet, the chord being North 31 degrees 02 minutes 16 seconds East 600.54 feet, to the place of beginning.

Both of the above-described parcels containing 10.5 acres of land, more or less.

BEING the same parcels conveyed from the Aaron Straus and Lillie Straus Foundation, Inc., to the Board of County Commissioners of Washington County, Maryland, by deed dated April 15, 1965, and recorded in Liber 423, folio 125 among the Land Records of Washington County, Maryland.