

AN ORDINANCE TO APPROVE THE PURCHASE OF REAL PROPERTY

(747 Northern Avenue, Hagerstown, Washington County, Maryland)

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. Notice of a public hearing concerning the County's intent to purchase the Property was advertised in *The Herald-Mail*, a daily newspaper of general circulation, on November 15, 22, and 29, 2021.
3. A public hearing was held on December 7, 2021, as advertised, concerning the County's intent to purchase the Property for a purchase price of One Million One Hundred Fifty Thousand Dollars (\$1,150,000.00), all or a portion of which may be expended from the General Fund.
4. The purchase of the Property is needed for a public purpose.

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 7th day of December, 2021.

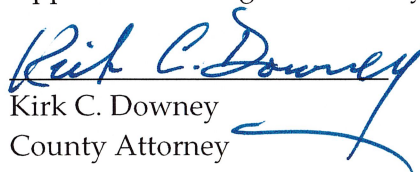
ATTEST:


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 those three (3) parcels of land, together with improvements, located on the south side of Northern Avenue in Election District 21, City of Hagerstown, Washington County, Maryland, and more particularly described as follows:

Parcel No. 1: All the following described tract or parcel of land described according to a survey of Joseph H. Seibert, County Surveyor, dated June 22, 1962, as follows:

Situate along the east side of the access road between Northern Avenue and the Western Maryland Chronic Disease Hospital seventy-five feet south of Northern Avenue in District No. 21, Washington County, Maryland. BEGINNING at a point in the western boundary of the parcel of land conveyed by the Board of County Commissioners of Washington County to Biltrite Homes, Incorporated, by deed recorded in Liber 238, folio 78, among the Land Records of Washington County, said point being South 38 degrees 02 minutes 41 seconds West 75.0 feet from the intersection of said western boundary with the south marginal line of Northern Avenue, and running thence along the western boundary South 38 degrees 02 minutes 41 seconds West 187.6 feet to an iron pipe, thence leaving said parcel of land and running along the northern boundary of the property of the State of Maryland, North 76 degrees 45 minutes 19 seconds West 67.88 feet to the east marginal line of the aforementioned access road, thence along said line by a curve to the right having a radius of 1,292.86 feet for a distance of 193.23 feet, the chord being North 34 degrees 04 minutes 24 seconds East 193.08 feet, thence continuing along said marginal line, North 38 degrees 02 minutes 41 seconds East 23.47 feet to a point 75.0 feet perpendicularly distant from the south marginal line of Northern Avenue, thence parallel with Northern Avenue, South 51 degrees 57 minutes 19 seconds East 75.0 feet to the place of beginning; containing 0.32 acre of land, more or less.

Parcel No. 2: All that lot or parcel of land situate on the south side of Northern Avenue between the lands of the Washington County Roads Department on the east and other lands of Edward F. Lambrecht, Jr., Trustee of a Revocable Trust dated June 26, 1967, on the west and more particularly described as follows:

Beginning at the end of the fourth or South 38 degrees 25 minutes West 205.22 feet line of the lands conveyed from Edward F. Lambrecht, Jr., to the Board of County Commissioners of Washington County by deed dated April 8, 1977, and recorded in Liber 634, folio 355, and running with the south marginal line of Northern Avenue, South 51 degrees 35 minutes East 70.00 feet to a point; thence leaving said marginal line and running with two new lines of division through the lands conveyed from Biltrite Homes Corporation to the Board of Education of Washington County, Maryland, by deed dated January 10, 1977, and recorded in Liber 629, folio 14, South 38 degrees 25 minutes West 160.00 feet to a point; thence North 51 degrees 35 minutes West 70.00 feet to a point in the above described fourth line of the said Edward F. Lambrecht, Jr., Trustee of a Revocable Trust dated June 26, 1967, land; and running with a portion of said line reversed, North 38 degrees 25 minutes East 160.00 feet to the place of beginning; containing 11,200 square feet of land, more or less.

Parcel No. 3: All that lot or parcel of land situate in Election District No. 21 in the City of Hagerstown, Washington County, Maryland, on the south side of Northern Avenue and more particularly described as follows:

Beginning for the same at a monument stamped WMH-1 and set at the end of the first or North 52 degrees 56 minutes West 1005.1 feet line of a deed to Delvest Corporation from the County Commissioners of Washington County, Maryland, dated September 30, 1946, and recorded in Liber 238, folio 78, among the Land Records of Washington County, Maryland, and running thence with the second line of said deed along the land of the Western Maryland Hospital owned by the State of Maryland, North 76 degrees 20 minutes West 126.9 feet to an iron pin; thence with the land of the Board of Education of Washington County, Maryland, North 38 degrees 25 minutes East 262.7 feet to a point in the south marginal line of Northern Avenue; thence with said line South 51 degrees 35 minutes East 300.00 feet to a point; thence by a line of division now made South 38 degrees 25 minutes West 205.22 feet to intersect the aforementioned first line of the Delvest deed; thence with portion of said line and the Hospital lands, North 52 degrees 56 minutes West 184.81 feet to the place of beginning; containing 65,530 square feet of land, more or less.

BEING all of the real estate conveyed to Hospice of Washington County, a Maryland corporation, from Washington County Hospital Endowment Fund, Inc., by deed dated March 15, 2006, and recorded in Liber 2964, folio 594 among the land records of Washington County, Maryland.