

ORDINANCE NO. ORD-2022-0\

**AN ORDINANCE TO APPROVE THE PURCHASE OF A CONSERVATION
EASEMENT UNDER THE MARYLAND CONSERVATION RESERVE
ENHANCEMENT PROGRAM (CREP)**

(Re: Sword CREP Easement)

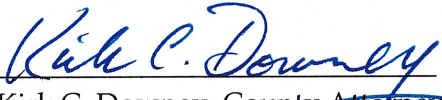
RECITALS

1. The Maryland Conservation Reserve Enhancement Program (*CREP*) is a federal-State natural resources conservation program that addresses state and nationally significant agricultural-related environmental concerns.
2. CREP provides financial incentives to program participants for voluntarily removal of cropland and marginal pastureland from agricultural production to improve, protect, and enhance water quality in the Chesapeake Bay watershed and replacement with best management practices including establishment of riparian buffers, grass plantings, forbs, shrubs and trees, stabilization of highly erodible soils, habitat restoration for plant and animal species, and restoration of wetlands.
3. Protection is provided through the acquisition of easements and fee estates from willing landowners currently holding a fifteen (15) year CREP contract and the supporting activities of CREP Sponsors and local governments.
4. For FY2022, the State of Maryland (*STATE*) is awarding CREP grants to eligible counties (*CREP Funds*).
5. David W. and Michelle L. Sword, Trustees (*Property Owner*), are the owners of real property consisting of 307.674 acres, more or less (*Property*) in Washington County, Maryland. The Property is more particularly described on Exhibit A attached hereto.
6. The County has agreed to pay the approximate sum of NINE HUNDRED THIRTY-TWO THOUSAND FIVE HUNDRED FIFTY-NINE DOLLARS AND EIGHTY-SIX CENTS (\$932,559.86), which is a portion of the CREP Funds, to the Property Owner in exchange for a Deed of Conservation Easement on the Property (*Sword CREP Easement*).

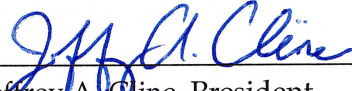
THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland, that the purchase of the Sword CREP Easement is approved and that the President of the Board and the County Clerk be and are hereby authorized and directed to execute and attest, respectively, all such documents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

ADOPTED this 1st day of March, 2022.

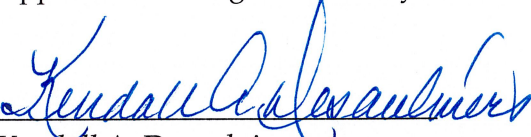
ATTEST:


Kirk C. Downey, County Attorney

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 EASEMENT AREA

ALL those tracts, lots, or parcels of land, and all the rights, ways, privileges, and appurtenances thereunto belonging or in anywise appertaining, situate in Election District No. 23, Washington County, Maryland, identified as Tax Account Nos. 23-011700 and 23-011697 by the State Department of Assessments and Taxation, and more particularly described in accordance with a survey made by Triad Engineering, Inc., and marked as follows:

CREP CONTRACT EASEMENT AREAS

CREP CONTRACT EASEMENT AREA 1	25.500 ACRES +/-
CREP CONTRACT EASEMENT AREA 2	+ 21.810 ACRES +/-
CREP CONTRACT EASEMENT AREA 3	+ 21.200 ACRES +/-
<u>TOTAL CREP CONTRACT EASEMENT AREA</u>	<u>68.510 ACRES +/-</u>

ADDITIONAL EASEMENT AREAS

ADDITIONAL EASEMENT AREA 1	18.455 ACRES +/-
ADDITIONAL EASEMENT AREA 2	+ 46.513 ACRES +/-
ADDITIONAL EASEMENT AREA 3	+ 30.437 ACRES +/-
ADDITIONAL EASEMENT AREA 4	+ 10.088 ACRES +/-
<u>TOTAL ADDITIONAL EASEMENT AREA</u>	<u>105.493 ACRES +/-</u>

TOTAL CREP MATCH EASEMENT AREA + 133.671 ACRES +/-

TOTAL CREP CONTRACT EASEMENT AREA + 68.510 ACRES +/-

TOTAL EASEMENT AREA 307.674 ACRES +/-

on the Plats entitled "CORRECTION PLAT CREP EASEMENT PLAT ACROSS THE LANDS OF DAVID W. SWORD, TRUSTEE OF THE DAVID W. SWORD REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 10, 2009, AND MICHELLE L. SWORD, TRUSTEE OF THE MICHELLE L. SWORD REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 10, 2009," recorded at Plat Folios 915-916 among the Miscellaneous Plat Records of Washington County, Maryland.

BEING part of the property (the CREP Easement Areas) conveyed from David W. Sword and Michelle L. Sword to David W. Sword, Trustee of the David W. Sword Revocable Trust Agreement dated September 10, 2009, as tenants in common, by deed dated September 10, 2009, and recorded in Liber 3753, folio 374 among the Land Records of Washington County, Maryland.