

**AN ORDINANCE TO APPROVE THE PURCHASE OF A CONSERVATION
EASEMENT UNDER THE MARYLAND RURAL LEGACY PROGRAM
(Re: Miller RLP Conservation Easement)**

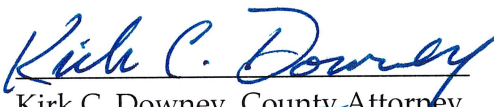
RECITALS

1. The Maryland Rural Legacy Program ("RLP") provides the funding necessary to protect large, contiguous tracts of land and other strategic areas from sprawl development and to enhance natural resource, agricultural, forestry, and environmental protection through cooperative efforts among State and local governments.
2. Protection is provided through the acquisition of easements and fee estates from willing landowners and the supporting activities of Rural Legacy Sponsors and local governments.
3. For FY 2022, Washington County (the "County") was awarded a RLP grant totaling \$1,554,300.00 (the "RLP Funds").
4. Joshua J. and Lindsay H. Miller (the "Property Owners") are the fee simple owners of real property consisting of 138.68 acres, more or less (the "Property"), in Washington County, Maryland. The Property is more particularly described on Exhibit A attached hereto.
5. The County has agreed to pay the sum of approximately FOUR HUNDRED FORTY-FOUR THOUSAND TWO HUNDRED TEN DOLLARS AND NO CENTS (\$444,210.00), which is a portion of the RLP Funds, to the Property Owners for a Deed of Conservation Easement on the Property (the "Miller RLP Conservation Easement").

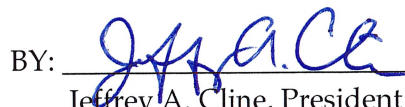
THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland, that the purchase of a conservation easement on the Property be approved and that the President of the Board and the County Attorney be and are hereby authorized and directed to execute and attest, respectively, all such documents for and on behalf of the County relating to the purchase of the Miller RLP Conservation Easement.

ADOPTED this 12th day of April, 2022.

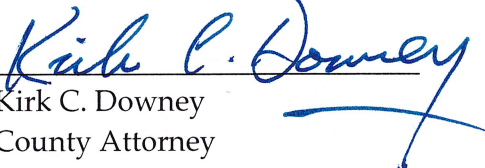
ATTEST:


Kirk C. Downey, County Attorney

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND

BY: 
Jeffrey A. Cline, President

Approved as to legal sufficiency:


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 farm, tract, or parcel of land, and all the rights, ways, privileges, and appurtenances thereunto belonging or in anywise appertaining, situate on the South side of Sprecher Road, approximately 1,630 feet Southwest of the intersection with Houser Road, in Election District No. 12, Washington County, Maryland, and being more particularly bounded and described in accordance with a survey made by Frederick, Seibert and Associates, dated December 10, 2021, as follows:

BEGINNING at a rebar and cap set at the end of the 5th or South 31 degrees 32 minutes West 65.21 feet line of the Deed from Thomas A. Winslow and Marcia A. Winslow to Lorin A. Angelus and Susan A. Angelus recorded in Liber 752, folio 640 among the Land Records of Washington County, Maryland, and running thence with the said 5th line reversed with bearings in agreement with Maryland Grid North 24 degrees 41 minutes 26 seconds East 58.15 feet to a point on the South marginal line of Sprecher Road; thence with the South marginal line of Sprecher Road the following two courses: South 79 degrees 48 minutes 12 seconds East 13.85 feet to a point; and South 74 degrees 47 minutes 12 seconds East 321.94 feet to a rebar and cap set; thence with the lands now or formerly of Doris Dawson (Liber 1402, folio 259), the following two courses: South 09 degrees 48 minutes 41 seconds West 3.07 feet to a rebar and cap set; and South 80 degrees 17 minutes 21 seconds East 527.02 feet to a rebar and cap set on the West marginal line of Houser Road; thence with the West marginal line of Houser Road the following ten courses: South 05 degrees 44 minutes 36 seconds West 538.42 feet to a point; South 18 degrees 52 minutes 07 seconds East 193.45 feet to a point; thence South 41 degrees 32 minutes 13 seconds East 210.41 feet a point; South 66 degrees 40 minutes 40 seconds East 223.05 feet to a point; thence South 80 degrees 42 minutes 23 seconds East 109.85 feet to a point; thence South 81 degrees 16 minutes 09 seconds East 131.06 feet to a point; thence South 85 degrees 47 minutes 40 seconds East 338.61 feet to a point; thence with a curve to the right with an arc length of 67.59 feet, a radius of 41.16 feet, and a chord of South 39 degrees 09 minutes 57 seconds East 60.25 feet to a point; thence continuing South 07 degrees 12 minutes 02 seconds West 858.01 feet to a point; and South 08 degrees 41 minutes 00 seconds West 431.36 feet to a rebar and cap set; thence leaving Houser Road and running with the lands now or formerly of Connie S. Gaylor (Liber 3848, folio 453) as now fenced, the following three courses: North 80 degrees 31 minutes 52 seconds West 123.26 feet to a corner fence post found; South 06 degrees 46 minutes 34 seconds West 161.04 feet to a fence post found; and South 04 degrees 39 minutes 17 seconds West 181.40 feet to a corner fence post found; thence with the lands now or formerly of Richard and Michele Bond (Liber 6140, folio 227) the following six courses: North 86 degrees 37 minutes 48 seconds West 530.64 feet to a fence post found; North 88 degrees 09 minutes 57 seconds West 466.55 feet to a fence post found; South 63 degrees 52 minutes 14 seconds West 17.77 feet to a fence post found; South 36 degrees 07 minutes 09 seconds West 127.38 feet to a fence post found; South 32 degrees 14 minutes 56 seconds West 81.39 feet to a fence post found; and South 30 degrees 01 minutes 29 seconds West 137.60 feet to a corner fence post found; thence with the lands now or formerly of Mark and Angela Kessler (Liber 4430, folio 320) and Timothy Kessler (Liber 6768, folio 330) the following four courses: North 71 degrees 15 minutes 35 seconds West 191.91 feet to a pipe found at the base of a tree; North 86 degrees 26 minutes 11 seconds West 308.53 feet to a fence post found; North 82 degrees 23 minutes 39 seconds West 1045.32 feet to a corner fence post found; and South 15 degrees 02 minutes 47 seconds West 227.22 feet to an iron pin and cap found; thence with the lands now or formerly of

Marvin Gossard and Marilyn Ashcraft (Liber 4062, folio 98) North 50 degrees 53 minutes 50 seconds West 252.96 feet to a planted stone found; thence continuing with Gossard and Ashcraft and the lands now or formerly of Kimberly Kieffer, Matthew Humphrey, Mark Humphrey, Brandon Humphrey, and Charles Ball (Liber 5329, folio 115) North 26 degrees 45 minutes 37 seconds East 823.45 feet to a planted stone found; and North 29 degrees 05 minutes 01 second East 99.84 feet to a rebar and cap set; thence with the lands now or formerly of Lorin A. Angelus and Susan A. Angelus (Liber 752, folio 640) the following eight courses: North 29 degrees 13 minutes 07 seconds East 285.21 feet to a rebar and cap set; North 27 degrees 05 minutes 24 seconds East 269.45 feet to a fence post found; North 27 degrees 17 minutes 49 seconds East 281.28 feet to a rebar and cap set; North 26 degrees 54 minutes 52 seconds East 144.36 feet to a rebar and cap set; North 25 degrees 52 minutes 07 seconds East 497.35 feet to a rebar and cap set; North 25 degrees 13 minutes 26 seconds East 98.78 feet to a rebar and cap set; North 27 degrees 35 minutes 00 seconds East 341.48 feet to a rebar and cap set; and North 26 degrees 38 minutes 13 seconds East 404.54 feet to the point of beginning; containing 138.68 acres of land, more or less.

THE street addresses of the herein described property are currently known and designated as 16951 Sprecher Road and 7116 Houser Road, Sharpsburg, Maryland, and the property is further identified as tax account no. 12-014066.

BEING all of the same the property which was conveyed from Christian Church (Disciples of Christ) – Capital Area to Joshua J. Miller and Lindsay H. Miller, as tenants by the entirety, by Deed dated February 9, 2022, and recorded in Liber 6929, folio 166, among the Land Records of Washington County, Maryland.