

ORDINANCE NO. ORD-2022-07

**AN ORDINANCE TO APPROVE THE PURCHASE OF A CONSERVATION  
EASEMENT UNDER THE MARYLAND RURAL LEGACY PROGRAM  
(*Re: Rancho Grande, LLC 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. Rancho Grande, LLC (the "Property Owner") is the fee simple owner of real property consisting of 186.92 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 SIX HUNDRED FIFTY THOUSAND SEVEN HUNDRED TWENTY DOLLARS AND NO CENTS (\$650,720.00), which is a portion of the RLP Funds, to the Property Owner for a Deed of Conservation Easement on the Property (the "Rancho Grande, LLC RLP Conservation Easement").

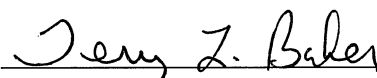
THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland, that the purchase of a conservation easement on the Property be approved and that the President of the Board and the County Attorney be and are hereby authorized and directed to execute and attest, respectively,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

ADOPTED this 7<sup>th</sup> day of May, 2022.


ATTEST:

  
\_\_\_\_\_  
Krista L. Hart, County Clerk

BOARD OF COUNTY COMMISSIONERS  
OF WASHINGTON COUNTY, MARYLAND

BY:   
\_\_\_\_\_  
Terry L. Baker, Vice 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 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. 20, Washington County, Maryland, and being shown and designated as follows:

REMAINING LANDS OF RANCHO GRANDE LLC

L. 1637 F. 993

103.76 AC (Tax Map Parcel 230)

+5.02 AC (Tax Map Parcel 355)

= 108.78 ACRES

AND

LANDS OF RANCHO GRANDE LLC

L. 2274 F. 569

78.14 ACRES

on the Plat entitled "Rural Legacy Plat for Rancho Grande LLC" recorded at Plat Folio 924 among the Miscellaneous Plat Records of Washington County, Maryland.

BEING part of the property which was conveyed (i) from Norman G. Paul and Nancy Lee Paul, his wife, to Rancho Grande, LLC (a Maryland limited liability company), by Deed dated March 16, 2001, and recorded in Liber 1637, folio 993, and (ii) from Robert L. Kaetzel and Virginia L. Kaetzel, his wife, to Rancho Grande, LLC (a Maryland limited liability company), by Deed dated March 8, 2004, and recorded in Liber 2274, Folio 569 among the Land Records of Washington County, Maryland.

TOGETHER WITH A RIGHT OF WAY OR EASEMENT over the Grantor's lands identified as "Remaining Lands of Rancho Grande LLC" for access to the lands identified as "Lands of Rancho Grande LLC" for access to the said "Lands of Rancho Grande LLC", and to/from Kaetzel Road.