

ORDINANCE NO. ORD-2022-08

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

(Re: Stoner River Farm, LLC 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 (the “State”) is awarding CREP grants to eligible counties (“CREP funds”).

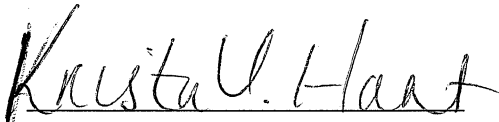
5. Stoner River Farm, LLC (the “Property Owner”), is the fee simple owner of real property consisting of 17.82 acres, more or less (the “Property”) in Washington County, Maryland. The Property is more particularly described on Exhibit A attached hereto.

6. The County has agreed to pay the approximate sum of SIXTY-FIVE THOUSAND SEVEN HUNDRED FIFTY-FIVE DOLLARS AND EIGHTY CENTS (\$65,755.80), which is a portion of the CREP Funds, to the Property Owner in exchange for a Deed of Conservation Easement on the Property (the “Stoner River Farm, LLC CREP Easement”).

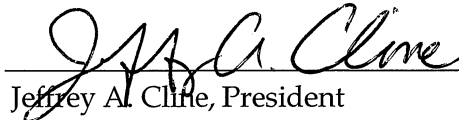
THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland, that the purchase of the Stoner River Farm, LLC CREP Easement is approved and that the President of the Board and the County Clerk be and are hereby authorized and directed to execute and attest, respectively,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

ADOPTED this 10th day of May, 2022.

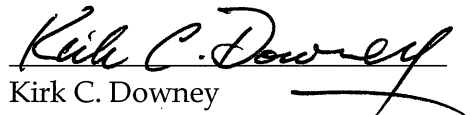
ATTEST:


Krista L. Hart, County Clerk

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND

BY: 
Jeffrey A. Clife, 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 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. 20, Washington County, Maryland, and being shown and designated as follows:

CREP EASEMENT AREAS

TOTAL CREP CONTRACT EASEMENT AREA 1.62 ACRES +/-

TOTAL CREP MATCH EASEMENT AREA 16.20 ACRES +/-

on the Plat entitled "CREP EASEMENT and RURAL LEGACY PLAT for the lands of STONER RIVER FARM, LLC" recorded at Plat Folio 931 among the Miscellaneous Plat Records of Washington County, Maryland.

BEING part of the property which was conveyed from James R. Stoner, Jr., Richard O. Stoner, John D. Stoner, Elizabeth A. Kariel, and Mary C. Stoner, Grantors, to Stoner River Farm, LLC, a Maryland limited liability company, by Deed dated May 7, 2015, and recorded in Liber 4965, folio 144 among the Land Records of Washington County, Maryland.

TOGETHER WITH A RIGHT OF WAY OR EASEMENT over the Grantors' lands identified as "Rural Legacy Area" for ingress/egress to the CREP Match Easement Area for access to the CREP Match Easement area, and to/from Dam 4 Road.