

ORDINANCE NO. ORD-2022-09

**AN ORDINANCE TO APPROVE THE PURCHASE OF A CONSERVATION  
EASEMENT UNDER THE MARYLAND RURAL LEGACY PROGRAM**

***(Re: Stoner River Farm, 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").

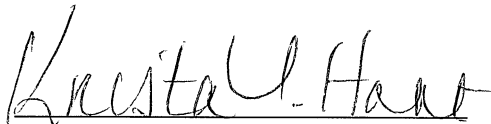
4. Stoner River Farm, LLC (the "Property Owner"), is the fee simple owner of real property consisting of 90.89 acres, more or less (the "Property"), in Washington County, Maryland. The Property is more particularly described on Exhibit A attached hereto.

5. The County has agreed to pay the sum of approximately THREE HUNDRED FIVE THOUSAND SIX HUNDRED TWENTY-SIX DOLLARS AND NO CENTS (\$305,626.00) which is a portion of the RLP Funds, to the Property Owner for a Deed of Conservation Easement on the Property (the "Stoner River Farm, 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 Stoner River Farm, LLC RLP Conservation Easement.

ADOPTED this 10<sup>th</sup> day of May, 2022.

ATTEST:



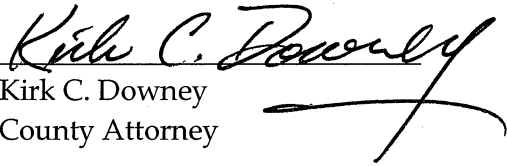
Krista L. Hart, County Clerk

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

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:

RURAL LEGACY PROGRAM AREA  
REMAINING AFTER CREP EASEMENT AREAS 90.89 +/-

on the Plat entitled "CREP EASEMENT and RURAL LEGACY PLAT FOR THE LANDS OF STONER RIVER FARM, LLC" and 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.