

ORDINANCE NO. ORD-2023-105

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

(Re: Courie Doon 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 2023, Washington County (the "County") was awarded a RLP grant totaling \$1,550,000.00 (the "RLP Funds").

4. Courie Doon Farm, LLC (the "Property Owner"), is the fee simple owner of real property consisting of 4.03 acres, more or less (the "Property"), in Washington County, Maryland. The Property is more particularly described on Exhibit A attached hereto.

5. The Property Owner has agreed to donate to the County a Deed of Conservation Easement on the Property (the "Courie Doon Farm, LLC RLP Conservation Easement").

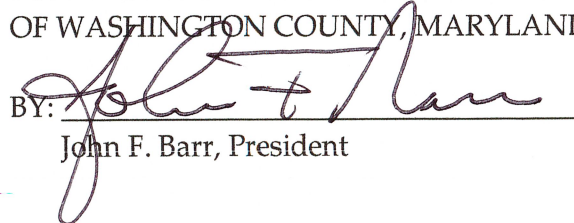
THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland, that the acceptance of a donated conservation easement on the Property be approved and that the President of the Board and the County Attorney be and are hereby authorized and directed to execute and attest,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

ADOPTED this 9th day of May, 2023.

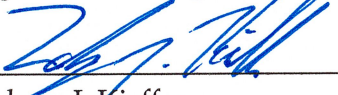
ATTEST:


Kirk C. Downey, County Attorney

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND

BY: 
John F. Barr, President

Approved as to legal sufficiency:



Zachary J. Kieffer
Assistant 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 tract, lot, or parcel of land, and all the rights, ways, privileges, and appurtenances thereunto belonging or in anywise appertaining, situate East of Maryland Route 67 (Rohrersville Road) and North of Locust Grove Road in Election District No. 8, Washington County, Maryland, and being more particularly described as follows:

BEGINNING at a rebar and cap found at the Northwest corner of Parcel No. 2 as described in a Deed [from] Dorothy A. Moser and Donald C. Mason, Sr., Personal Representatives of the Estate of Martha R. Snyder, to Theodore Lapkoff and Sharon Lapkoff, dated September 20, 1999, and recorded in Liber 1537, folio 898 among the Land Records of Washington County, Maryland, said point being South 71 degrees 35 minutes 11 seconds East 715.60 feet from the Southeast corner of the Remaining Lands of Parcel 2 as shown on a Plat entitled "Preliminary/Final Plat of Subdivision of Lot 1 and Simplified Subdivision of Parcels A and B for Antietam Farms, LLC" recorded at Plat Folios 11093 and 11094 among the Plat Records of Washington County, Maryland, thence with the Northern boundary of the aforesaid Parcel No. 2 (Liber 1537, folio 898) South 70 degrees 39 minutes 10 seconds East 302.94 feet to a rebar found at the Northeast corner of the aforesaid Parcel No. 2 (Liber 1537, folio 898); thence with the Eastern boundary of the aforesaid Parcel No. 2 (Liber 1537, folio 898) South 32 degrees 03 minutes 50 seconds West 594.00 feet to the Southeast corner of the aforesaid Parcel No. 2 (Liber 1537, folio 898); thence with the Southern boundary of the aforesaid Parcel No. 2 (Liber 1537, folio 898) North 70 degrees 39 minutes 10 seconds West 302.94 feet to the Southwest corner of the aforesaid Parcel No. 2 (Liber 1537, folio 898); thence with the Western boundary of the aforesaid Parcel No. 2 (Liber 1537, folio 898) North 32 degrees 30 minutes 50 seconds East 594.00 feet to the point of beginning; containing 175,532 square feet or 4.02967 acres of land, more or less.

THE street address of the herein described property is currently known and designated as 0 (no street number assigned), Locust Grove Road, Rohrersville, Maryland, and is further identified as tax account no. 08-014612.

BEING all of the same property which was conveyed from Theodore Lapkoff and Sharon Lapkoff to Courie Doon Farm, LLC [a Maryland limited liability company] by Deed dated January 20, 2022, and recorded in Liber/Book 6937, folio/page 198 among the Land Records of Washington County, Maryland.