

ORDINANCE NO. ORD-2023-07

**AN ORDINANCE TO APPROVE THE PURCHASE OF AN EASEMENT INTEREST
IN REAL PROPERTY**

(Hopewell Road Realignment Project – Scott Property)

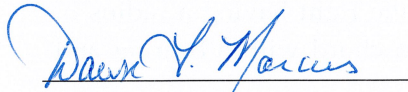
RECITALS

1. The Board of County Commissioners of Washington County, Maryland (the "County"), believes that it is in the best interest of the citizens of Washington County to purchase an easement interest in certain real property identified on the attached Schedule A (the "Easement Property") to be used for public purposes.
2. The County approved the purchase of the Easement Property on June 6, 2023.
3. A public hearing was not required by Section 1-301, Code of the Public Local Laws of Washington County, Maryland, as the funds utilized to purchase the Easement Property are not to be expended from the General Fund of the County.
4. The purchase of the Easement Property is necessary for the Hopewell Road Realignment Project.

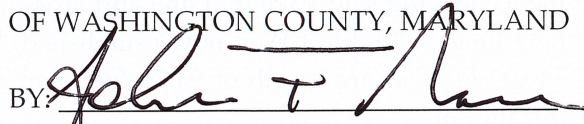
THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland, that the purchase of the Easement Property be approved and that the President of the Board and the County Clerk be and are hereby authorized and directed to execute and attest, respectively, all such documents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

ADOPTED this 6th day of June, 2023.

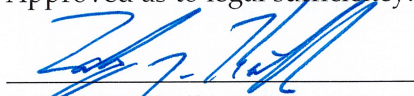
ATTEST:


Dawn L. Marcus
County Clerk

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

SCHEDULE A--DESCRIPTION OF EASEMENT PROPERTY

ALL that portion of land lying between the outermost lines labeled as "RIGHT-OF-WAY LINE" and the innermost lines labeled as "EXISTING RIGHT-OF-WAY LINE HEREBY VACATED", as shown or indicated on a plat prepared by the Division of Engineering for Washington County, Maryland, entitled, "HOPEWELL ROAD REALIGNMENT (NORTHEAST OF WRIGHT ROAD)", and intending to be recorded among the Land Records of Washington County, Maryland, in the County Road Plat Book as Right-of-Way Plat No. 100-10-617, all of which plat is made a part hereof, so far as the property and/or rights may be affected by the proposed improvements, and the appurtenances thereto belonging, or in anywise appertaining, situate along the Northwesternly side of Hopewell Road approximately 600 feet Northeast of its intersection with the realigned portion of Wright Road, in Election District No. 2 of Washington County, Maryland, and more particularly described as follows:

BEGINNING for the outline hereof at a point in the existing Right-of-Way line for said Hopewell Road, said point being 3.35 feet left of and perpendicular to Baseline of Right-of-Way Station 50+28.66, as shown on said Right-of-Way Plat No. 100-10-617 as aforementioned; thence with said existing Right-of-Way line for the following three (3) courses, on a bearing to agree with a recent survey by the Division of Engineering for Washington County, Maryland, by a curve to the left having a radius of 365.38 feet, an arc length of 45.43 feet, and subtended by a chord with a bearing and distance of

1. South 60 Degrees 48 Minutes 46 Seconds West 45.40 feet to a point;
2. South 57 Degrees 15 Minutes 04 Seconds West 101.33 feet to a point; by a tangent curve to the left having a radius of 568.30 feet, an arc length of 114.77 feet, and subtended by a chord with a bearing and distance of
3. South 51 Degrees 27 Minutes 55 Seconds West 114.58 feet to a point in the fifth (5th) or North 34 Degrees 07 Minutes West 12.4 foot line of Grantors' deed, recorded among said Land Records in Liber 6262 at folio 427; thence leaving said Right-of-Way Line and going back therefrom and with said fifth (5th) line and a portion of the sixth (6th) line of said deed as aforementioned
4. North 34 Degrees 44 Minutes 23 Seconds West 29.75 feet to a 5/8" Rebar & Cap set; thence leaving said sixth (6th) line and crossing the lands of Grantors herein by three (3) new lines of Right-of-Way now established, by a curve to the right having a radius of 540.00 feet, an arc length of 94.79 feet, and subtended by a chord with a bearing and distance of
5. North 50 Degrees 55 Minutes 18 Seconds East 94.67 feet to a 5/8" Rebar & Cap set;
6. North 55 Degrees 57 Minutes 01 Seconds East 84.04 feet to a 5/8" Rebar & Cap set; by a tangent curve to the right having a radius of 430.00 feet, an arc length of 84.92 feet, and subtended by a chord with a bearing and distance of
7. North 61 Degrees 36 Minutes 28 Seconds East 84.78 feet to a 5/8" Rebar & Cap set in the first (1st) or South 29 Degrees 42 Minutes East 248.0 foot line of Grantors' deed; thence with a portion of said line and with a portion of the second (2nd) line of said deed
8. South 30 Degrees 40 Minutes 29 Seconds East 26.92 feet to the point of beginning,

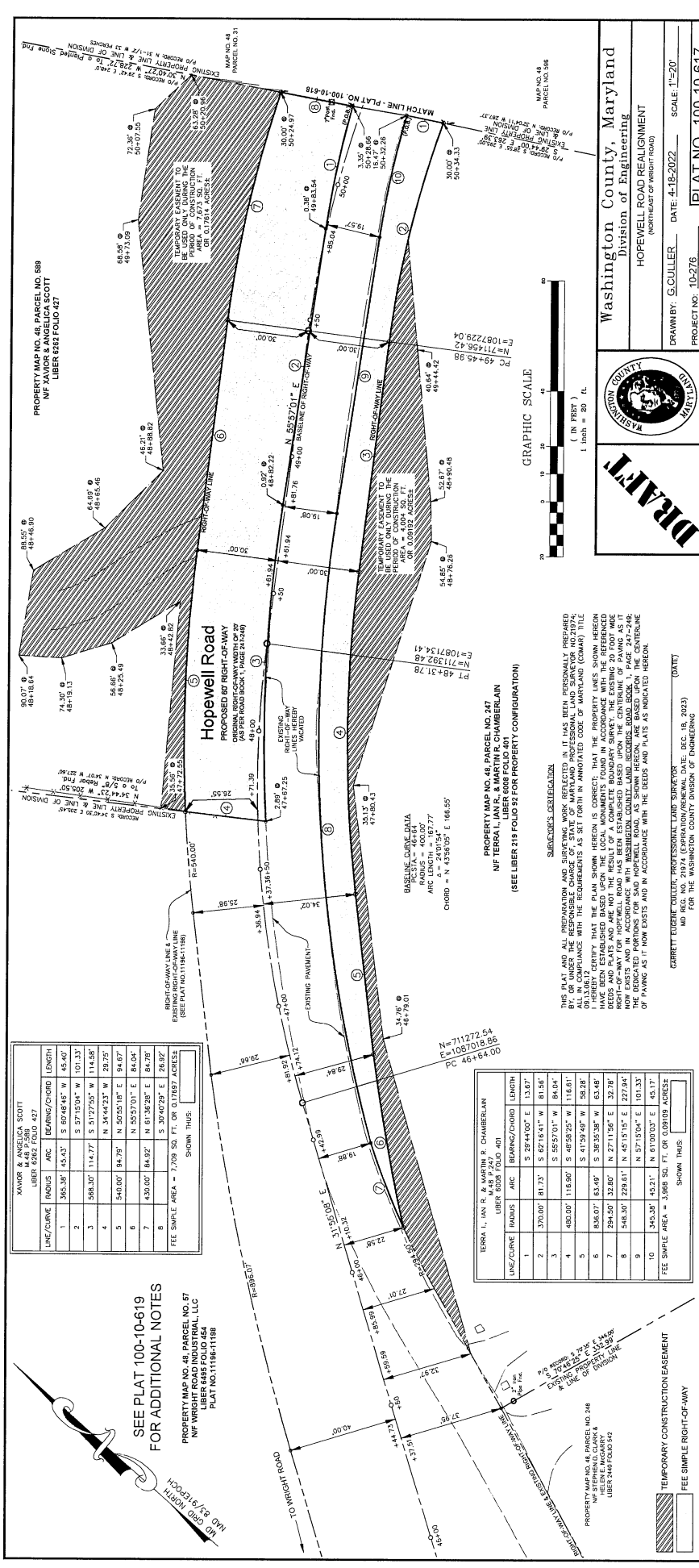
containing an area of 7,709 square feet or 0.17697 acres of land, more or less

TOGETHER with the right to use the area designated **TEMPORARY EASEMENT to be Used Only during the Period of Construction**, encompassing 7,673 square feet or 0.17614 acres of land, more or less; the outline of which is graphically depicted on the said Right-of-Way Plat No. 100-10-617. The purpose of the Temporary Easements shall be to provide working space for grading and access upon Grantors' property during the performance of the impending Washington County Division of Engineering Contract No. RD-WR-276-10 Wright Road Relocation. The Temporary Easement shall revert to the Grantors by operation of law upon the completion and acceptance of the Project by the County.

BEING a portion of the lands of Grantors herein as described in a deed dated May 29, 2020, and recorded among said Land Records in Liber 6262 at folio 427 as aforementioned. Further being shown on the Right-of-Way Plat No. 100-10-617 as aforementioned, a reduced copy of which is attached hereto and made a part hereof as

See **ATTACHMENT 'A'**

SUBJECT to all easements, rights-of-way, covenants, conditions, and restrictions of record applicable thereto.



PROPERTY MAP NO. 48, PARCEL NO. 589
N/F TERRAL, JAN. R. & MARTIN, CHAMBERLAIN
LIBER 828 FOLIO 427

LINE/CURVE	RADIUS	ARC	BEARING/CHORD	LENGTH
1	365.38'	45.43'	S 60°48'46" W	45.40'
2	508.30'	114.77'	S 57°15'04" W	101.33'
3	568.30'	114.77'	S 57°15'04" W	101.33'
4	540.00'	84.78'	N 34°44'23" W	26.75'
5	540.00'	84.78'	N 34°44'23" W	26.75'
6	430.00'	84.92'	N 55°57'01" E	84.04'
7	430.00'	84.92'	N 55°57'01" E	84.04'
8	430.00'	84.92'	N 55°57'01" E	84.04'
9	430.00'	84.92'	N 55°57'01" E	84.04'
10	430.00'	84.92'	N 55°57'01" E	84.04'

FREE SINGLE AREA = 7,708.50 SQ. FT. OR 0.17697 ACRES.

PROPERTY MAP NO. 48, PARCEL NO. 589
N/F TERRAL, JAN. R. & MARTIN, CHAMBERLAIN
LIBER 828 FOLIO 427

LINE/CURVE	RADIUS	ARC	BEARING/CHORD	LENGTH
1	370.00'	81.73'	S 29°44'00" E	13.67'
2	370.00'	81.73'	S 29°44'00" E	13.67'
3	480.00'	116.80'	S 48°58'25" W	116.61'
4	480.00'	116.80'	S 48°58'25" W	116.61'
5	480.00'	116.80'	S 48°58'25" W	116.61'
6	480.00'	116.80'	S 48°58'25" W	116.61'
7	480.00'	116.80'	S 48°58'25" W	116.61'
8	480.00'	116.80'	S 48°58'25" W	116.61'
9	480.00'	116.80'	S 48°58'25" W	116.61'
10	480.00'	116.80'	S 48°58'25" W	116.61'

FREE SINGLE AREA = 3,968.50 SQ. FT. OR 0.09109 ACRES.

SEE PLAT 100-10-619
FOR ADDITIONAL NOTES

PROPERTY MAP NO. 48, PARCEL NO. 57
N/F WRIGHT ROAD INDUSTRIAL, LLC
LIBER 828 FOLIO 424
PLAT 100-10-619

Washington County, Maryland
Division of Engineering
HOPWELL ROAD REALIGNMENT
(NORTHWEST OF WEST FOLIO)

DRAWN BY: G. CULLER DATE: 4-18-2022 SCALE: 1"=20'

PROJECT NO: 10-276 PLAT NO: 100-10-617

THIS PLAT AND ALL INFORMATION AND SURVEY DATA HEREON IS THE PROPERTY OF THE ENGINEER AND SURVEYOR. IT IS HEREBY CERTIFIED THAT THE PLAT SHOWN HEREON IS CORRECT, THAT THE PROPERTY LINES SHOWN HEREON ARE BASED UPON A COMPLETE BOUNDARY SURVEY, THE EXISTING 20 FOOT WIDE RIGHT-OF-WAY FOR HOPWELL ROAD HAS BEEN ESTABLISHED BASED UPON THE CENTERLINE OF PAVING AS IT EXISTED PRIOR TO THE REALIGNMENT, THE DEDICATED PORTIONS FOR SAID HOPWELL ROAD, AS SHOWN HEREON, ARE BASED UPON THE CENTERLINE OF PAVING AS IT NOW EXISTS AND IN ACCORDANCE WITH THE DEEDS AND PLATS AS INDICATED HEREON.

CARRETT EUGENE CULLER, PROFESSIONAL LAND SURVEYOR
MD REG. NO. 71974 (EXPIRATION/RENEWAL DATE: DEC. 18, 2023)
FOR THE WASHINGTON COUNTY DIVISION OF ENGINEERING

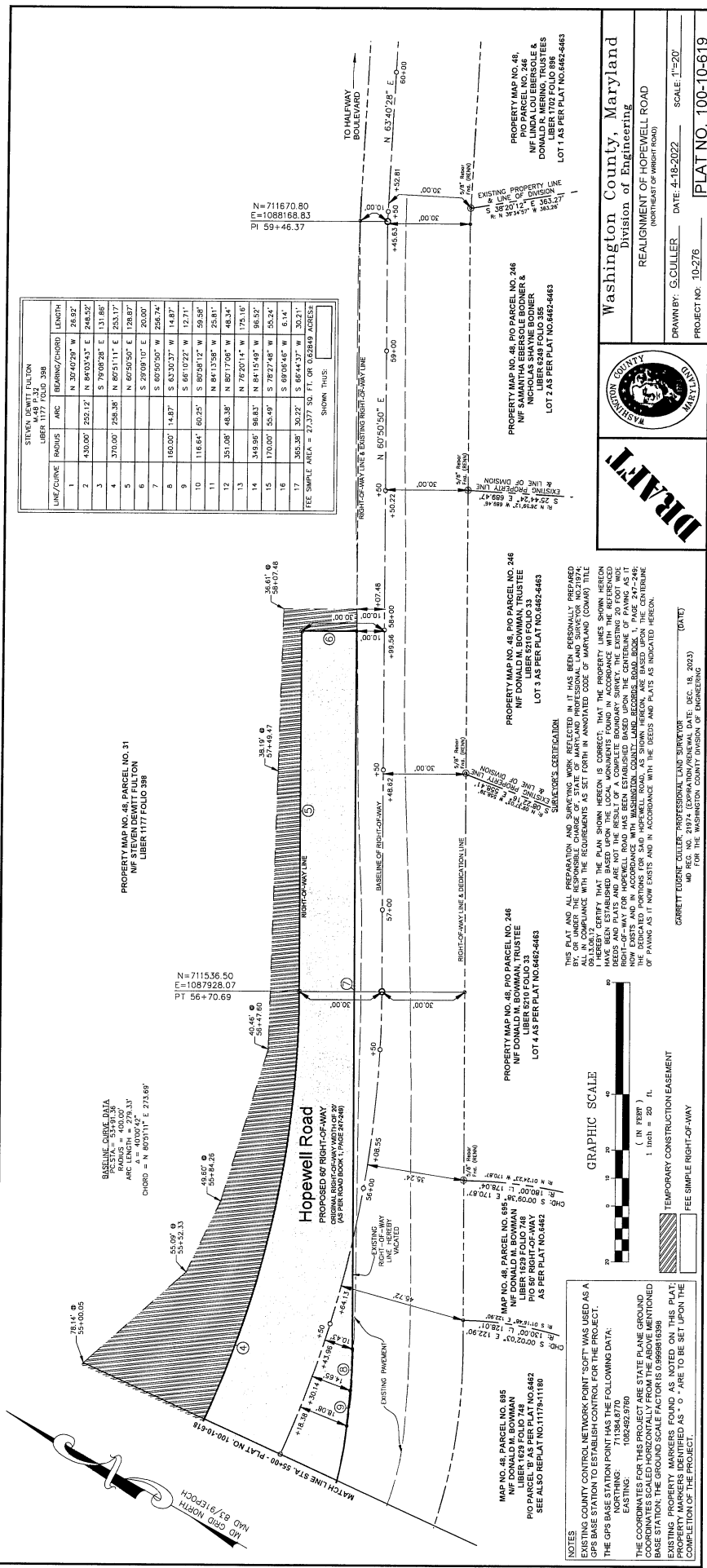
PROPERTY MAP NO. 48, PARCEL NO. 589
N/F TERRAL, JAN. R. & MARTIN, CHAMBERLAIN
LIBER 828 FOLIO 427

PROPERTY MAP NO. 48, PARCEL NO. 589
N/F TERRAL, JAN. R. & MARTIN, CHAMBERLAIN
LIBER 828 FOLIO 427

PROPERTY MAP NO. 48, PARCEL NO. 589
N/F TERRAL, JAN. R. & MARTIN, CHAMBERLAIN
LIBER 828 FOLIO 427



Table with 4 columns: LINE/CURVE, RADIUS, BEARING/CHORD, LENGTH. It lists 17 curve data points for the proposed right-of-way.



NOTES
EXISTING COUNTY CONTROL NETWORK POINT "SOFT" WAS USED AS A GPS BASE STATION TO ESTABLISH CONTROL FOR THE PROJECT.
THE GPS BASE STATION POINT HAS THE FOLLOWING DATA:
Easting: 1002465.5700
Northing: 1002465.5700
THE COORDINATES FOR THIS PROJECT ARE STATE PLANE COORDINATES SCALED HORIZONTALLY FROM THE ABOVE MENTIONED BASE STATION. THE GROUND SCALE FACTOR IS 0.9999916388
EXISTING PROPERTY MARKERS FOUND AS NOTED ON THIS PLAN; COORDINATES SCALED HORIZONTALLY FROM THE ABOVE MENTIONED BASE STATION. THE GROUND SCALE FACTOR IS 0.9999916388
COMPLETION OF THE PROJECT.

THIS PLAN AND ALL PREPARATION AND SURVEYING WORK REFLECTED IN IT HAS BEEN PERSONALLY PREPARED BY THE SURVEYOR AND IS ACCURATE AND CORRECT. THE SURVEYOR HAS BEEN PERSONALLY PREPARED AND HAS BEEN PERSONALLY PREPARED AND IS ACCURATE AND CORRECT. THE SURVEYOR HAS BEEN PERSONALLY PREPARED AND IS ACCURATE AND CORRECT. THE SURVEYOR HAS BEEN PERSONALLY PREPARED AND IS ACCURATE AND CORRECT.



Washington County, Maryland
Division of Engineering
REALIGNMENT OF HOPEWELL ROAD
(NORTH SIDE OF HOPEWELL ROAD)
DRAWN BY: G. CULLER DATE: 4-18-2022 SCALE: 1"=20'
PROJECT NO: 10-276 PLAT NO. 100-10-619