

ORDINANCE NO. ORD-2023-08

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

(Hopewell Road Realignment Project – Dove 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 County further believes that it is in the best interest of the citizens of Washington County to dispose of the Property by conveyance to Ronald B. Dove.

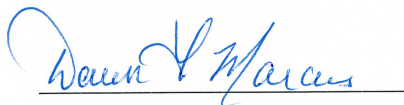
5. Notice of Intention of Washington County to Convey was duly advertised pursuant to Section 1-301, Code of the Public Local Laws of Washington County, Maryland, in *The Herald-Mail*, a daily newspaper of general circulation, on May 15, 22, and 30, 2023.

4. The purchase of the Easement Property is necessary for the Hopewell Road Realignment Project.

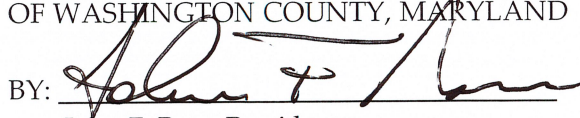
THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland, that the purchase of the Easement Property be approved and that the President of the Board and the County Clerk be and are hereby authorized and directed to execute and attest, respectively, all such documents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

ADOPTED this 6th day of June, 2023.

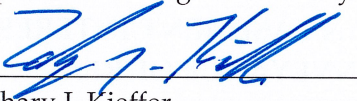
ATTEST:


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 "RIGHT-OF-WAY LINE" and the innermost lines labeled "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. 100-10-618, 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 Southeasterly side of Hopewell road approximately 1,100 feet Northeast of its intersection with the realigned portion of Wright Road, in Election District No. 26 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 the said Hopewell Road, said point being 28.32 feet right of and perpendicular to Baseline of Right-of-Way Station 52+04.50, as shown on the said Right-of-Way Plat 100-10-618 as aforementioned; thence with the said existing Right-of-Way line for the following two (2) courses, on a bearing to agree with a recent survey by the Division of Engineering for Washington County, Maryland, by a curve to the right having a radius of 329.97 feet, an arc length of 7.35 feet, and subtended by a chord with a bearing and distance of

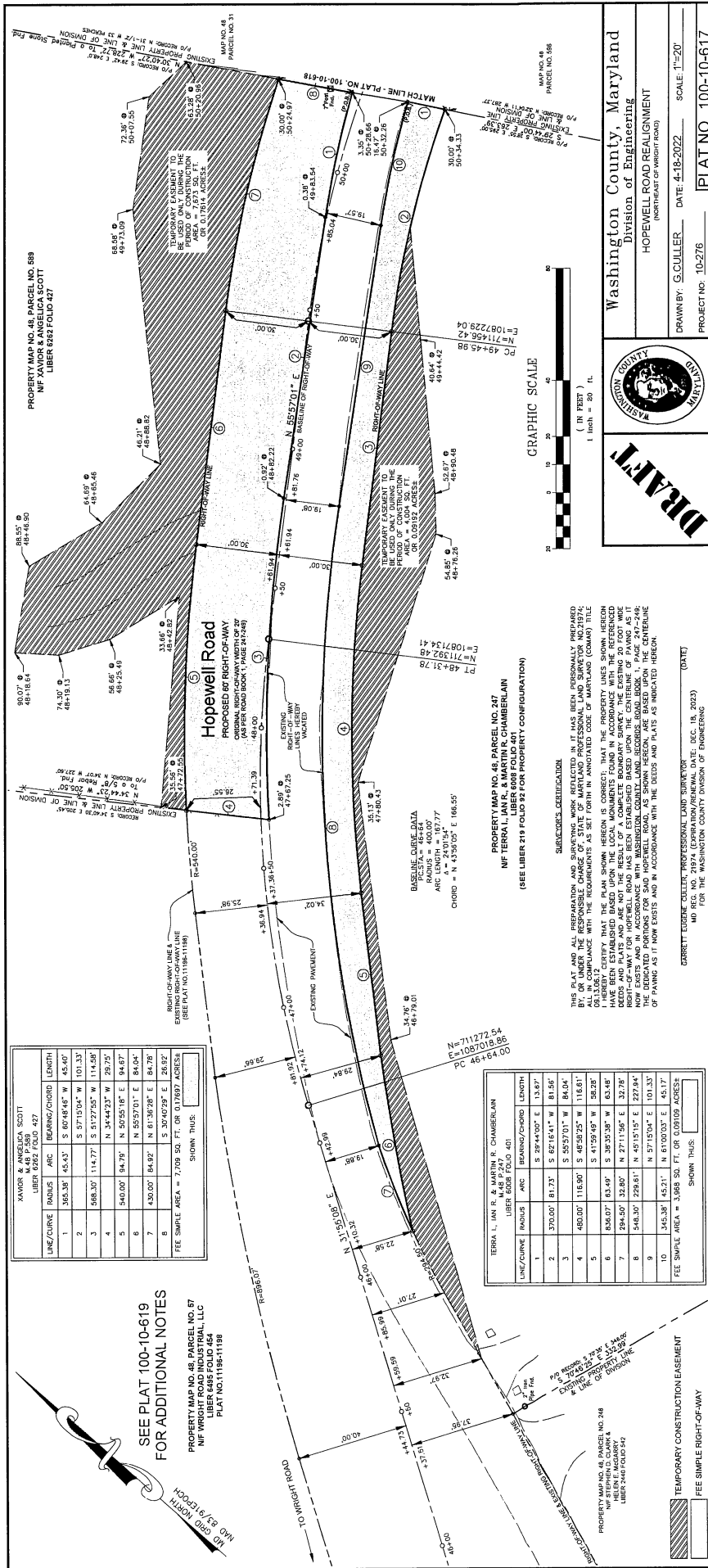
1. South 76 Degrees 58 Minutes 30 Seconds East 7.35 feet to a point; thence
2. South 76 Degrees 20 Minutes 14 Seconds East 2.89 feet to a point; thence leaving said existing Right-of-Way Line and crossing lands of Grantors herein by a new line of Right-of-Way now established, by a curve to the left having a radius of 370.00 feet, an arc length of 9.72 feet, and subtended by a chord with a bearing and distance of
3. North 86 Degrees 12 Minutes 44 Seconds West 9.72 feet to a point in the fourth (4th) or North 11 Degrees 06 Minutes 26 Seconds West 179.19 foot line of Deed Tract No. 1 of Grantor's deed, recorded among said Land Records in Liber 2662 at folio 57; thence with said line for a portion thereof
4. North 08 Degrees 44 Minutes 24 Seconds West 1.72 feet to the point of beginning, containing an area of 8 square feet or 0.00018 acres of land, more or less

TOGETHER with the right to use the area designated **10' WIDE TEMPORARY EASEMENT to be Used Only during the Period of Construction**, encompassing 1,261 square feet or 0.02895 acres of land, more or less; the outline of which is graphically depicted on the said Right-of-Way Plat No. 100-10-618. The purpose of the Temporary Easement shall be to provide working space for grading and access upon Grantor's 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 Grantor by operation of law upon the completion and acceptance of the Project by the County.

BEING a portion of the lands of Grantor herein as described in a deed dated May 16, 2005, and recorded among said Land Records in Liber 2662 at folio 57 as aforementioned. Further being shown on the Right-of-Way Plat No. 100-10-618 as aforementioned, a reduced copy of which is attached hereto and made a part hereof.

See ATTACHMENT 'A'

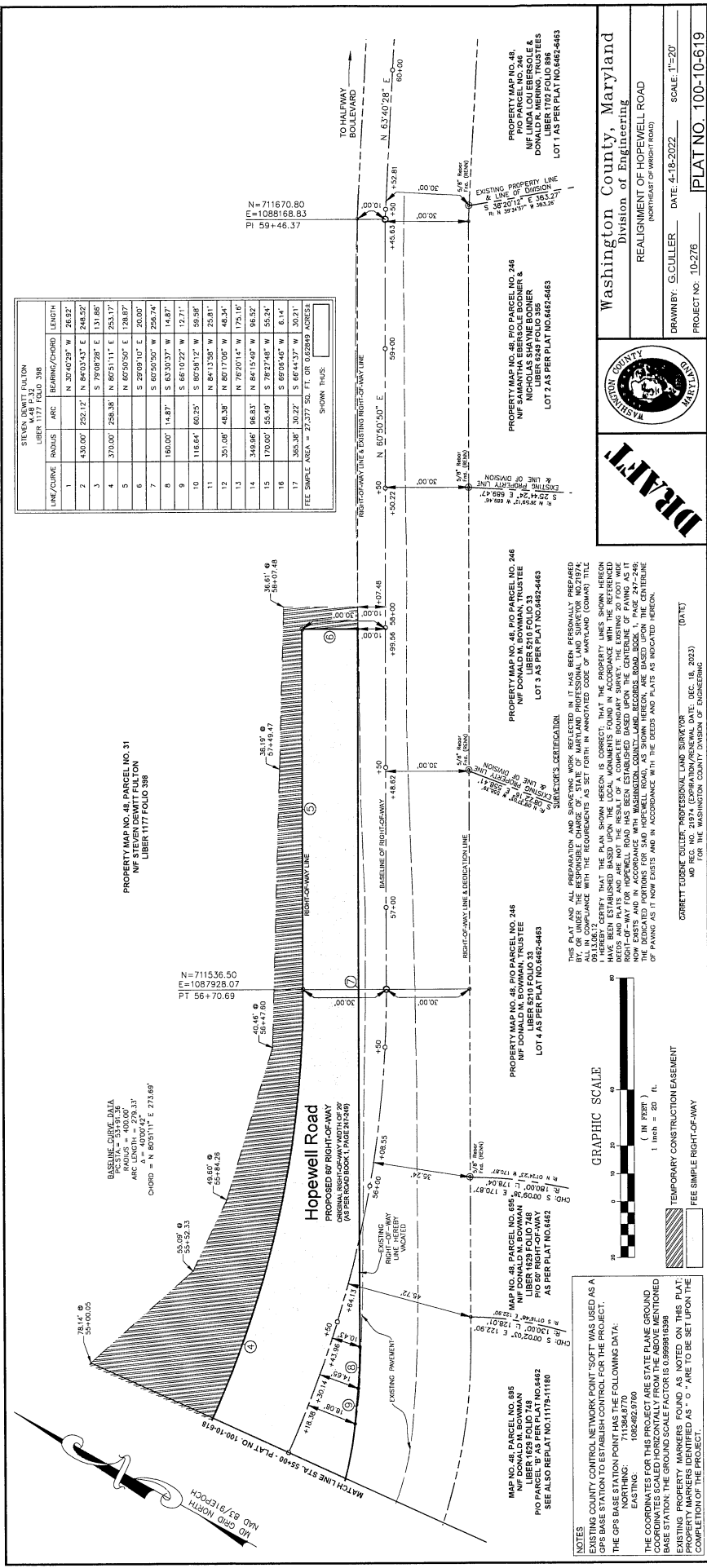
SUBJECT to all easements, rights-of-way, covenants, and restrictions of record applicable thereto.



Washington County, Maryland
Division of Engineering

HOPEWELL ROAD REALIGNMENT
(NORTHEAST OF WRIGHT ROAD)

DRAWN BY: G.CULLER DATE: 4-18-2022 SCALE: 1"=20'
PROJECT NO: 10-276 PLAT NO 100-10-617



STEVEN DEWITT FULTON LIBER 1177 FOLIO 388			
LINE/CURVE	RADIUS	BEARING/CHORD	LENGTH
1	430.00'	N 30°40'29" W 25.92'	25.92'
2	430.00'	N 84°03'43" E 248.55'	248.55'
3	430.00'	S 79°08'28" E 131.88'	131.88'
4	370.00'	N 80°51'11" E 253.17'	253.17'
5	430.00'	N 60°50'50" E 128.87'	128.87'
6	430.00'	S 29°09'10" E 20.00'	20.00'
7	430.00'	S 60°50'50" W 256.74'	256.74'
8	160.00'	N 14°83' S 63°30'37" W 14.87'	14.87'
9	160.00'	S 66°10'22" W 12.71'	12.71'
10	116.64'	S 80°26'12" W 59.58'	59.58'
11	116.64'	N 84°13'58" W 28.81'	28.81'
12	351.08'	N 80°17'08" W 48.34'	48.34'
13	349.98'	N 84°15'49" W 96.52'	96.52'
14	170.00'	S 78°27'48" W 55.24'	55.24'
15	170.00'	S 69°04'46" W 6.14'	6.14'
16	365.38'	S 69°44'37" W 30.21'	30.21'
17	365.38'	S 69°44'37" W 30.21'	30.21'
TIE SAMPLE AREA = 27,377 SQ. FT. OR 0.6284 ACRES			

NOTES

EXISTING COUNTY CONTROL NETWORK POINT "SOFT" WAS USED AS A GPS BASE STATION TO OBTAIN THE POINT FOR THE PROJECT.

THE GPS BASE STATION POINT HAS THE FOLLOWING DATA:

NORTHING: 711364.6770

EASTING: 1082482.9760

THE COORDINATES FOR THIS PROJECT ARE STATE PLANE GROUND COORDINATES SCALED HORIZONTALLY BY A FACTOR OF 0.99999588.

EXISTING PROPERTY MARKERS FOUND AS NOTED ON THIS PLAN. PROPERTY MARKERS IDENTIFIED AS "O" ARE TO BE SET UPON THE COMPLETION OF THE PROJECT.

GRAPHIC SCALE

1" = 20' (IN FEET)

TEMPORARY CONSTRUCTION EASEMENT

SEE SIMPLE RIGHT-OF-WAY

THIS PLAN AND ALL PREPARATION AND SURVEYING WORK REFLECTED IN IT HAS BEEN PERSONALLY PREPARED BY OR UNDER THE CLOSE PERSONAL SUPERVISION AND DIRECT CONTROL OF THE SURVEYOR, WHO IS A LICENSED SURVEYOR IN THE STATE OF MARYLAND, AND WHO IS NOT PROVIDING ANY SERVICE OR OPINION IN CONNECTION WITH THIS PROJECT OTHER THAN THAT OF A SURVEYOR.

SURVEYOR'S CERTIFICATION

CORRETT EUBANK, SURVEYOR, PROFESSIONAL LICENSE NO. 18023

FOR THE WASHINGTON COUNTY DIVISION OF ENGINEERING

WASHINGTON COUNTY, MARYLAND

Division of Engineering

REALIGNMENT OF HOPEWELL ROAD

(NORTH-EAST OF HOPEWELL ROAD)

DRAWN BY: G. CULLER DATE: 4-15-2022 SCALE: 1"=20'

PROJECT NO. 102276

PLAT NO. 100-10-619

