

ORDINANCE NO. ORD-2023-0A

**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 – Bond 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 under the heading “Acquisition” 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 certain real property identified under the heading “Conveyance” on Schedule A (the “Property”) by conveyance to Glenn A. and Anna M. Bond.

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.

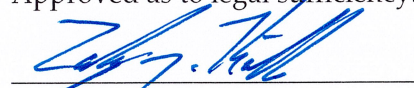
THEREFORE, BE IT FURTHER ORDAINED that the President of the Board of County Commissioners of Washington County, Maryland, and the County Clerk be, and they hereby are, authorized and directed to execute and attest, respectively, for and on behalf of the County, a deed conveying the Property to Glenn A. and Anna M. Bond for the sum of Zero Dollars and No Cents (\$0.00).

ADOPTED this 6th day of June, 2023.

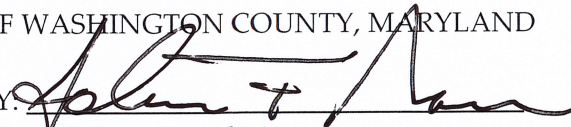
ATTEST:

  
Dawn L. Marcus  
County Clerk

Approved as to legal sufficiency:

  
Zachary J. Kieffer  
Assistant County Attorney

BOARD OF COUNTY COMMISSIONERS  
OF WASHINGTON COUNTY, MARYLAND

BY:   
John F. Barr, President

Mail to:

Office of the County Attorney  
100 W. Washington Street, Suite 1101  
Hagerstown, MD 21740

## SCHEDULE A--DESCRIPTION OF EASEMENT PROPERTY

### ACQUISITION

**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 & DEDICATION 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 900 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 30.00 feet right of and perpendicular to Baseline of Right-of-Way Station 50+58.81, as shown on the said Right-of-Way Plat 100-10-618 as aforementioned; thence with said existing Right-of-Way 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 right having a radius of 330.38 feet, an arc length of 1.53 feet, and subtended by a chord with a bearing and distance of

1. North 68 Degrees 58 Minutes 48 Seconds East 1.53 feet to a point;
2. North 69 Degrees 06 Minutes 46 Seconds East 6.14 feet to a point; by a tangent curve to the right having a radius of 135.00 feet, an arc length of 36.61 feet, and subtended by a chord with a bearing and distance of
3. North 76 Degrees 52 Minutes 56 Seconds East 36.50 feet to a point; thence leaving said existing Right-of-Way line and crossing the lands of Grantors herein by new line of Right-of-Way now established, by a reverse curve to the left having a radius of 370.00 feet, an arc length of 44.14 feet, and subtended by a chord with a bearing and distance of
4. South 75 Degrees 31 Minutes 50 Seconds West 44.12 feet to the point of beginning, containing an area of 30 square feet or 0.00069 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 200 square feet or 0.0138 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 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 9, 1980, and recorded among said Land Records in Liber 700 at folio 645 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, conditions, and restrictions of record applicable thereto.

**CONVEYANCE**

ALL those two (2) areas of existing easement lying between the line labeled as "RIGHT-OF-WAY LINE" and the lines labeled as "EXISTING RIGHT-OF-WAY LINE & DEDICATION 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 900 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:

**EASEMENT AREA NO.1**

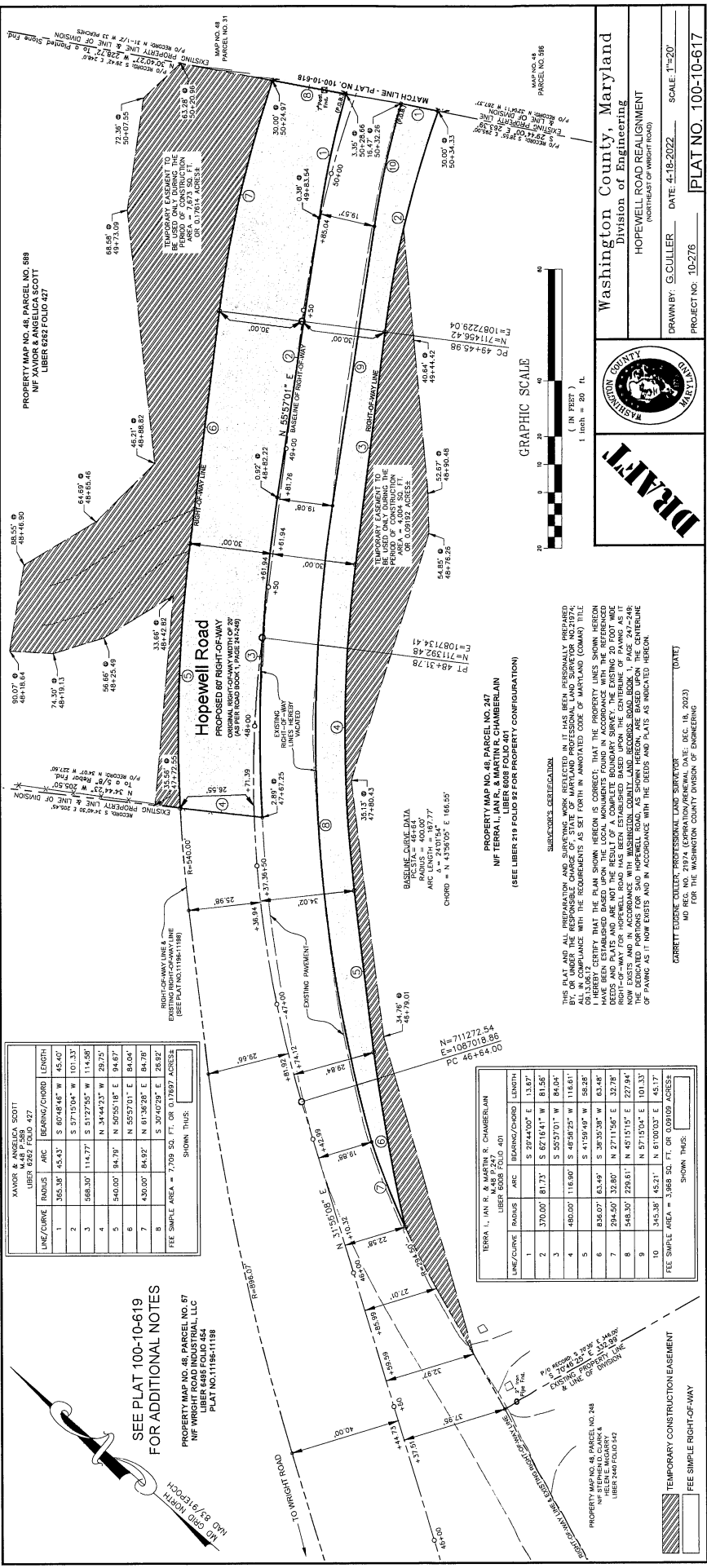
All the portion of existing easement labeled as "*EXISTING PORTION OF RIGHT-OF-WAY FOR HOPEWELL ROAD HEREBY VACATED*" encompassing 15 square feet or 0.00034 acres of land, more or less, the outlines of which are shown or indicated on the said Right-of-way Plat No. 100-10-618 as aforementioned

**EASEMENT AREA NO.2**

All the portion of existing easement labeled as "*EXISTING PORTION OF RIGHT-OF-WAY FOR HOPEWELL ROAD HEREBY VACATED*" encompassing 601 square feet or 0.0138 acres of land, more or less, the outlines of which are shown or indicated on the said Right-of-way Plat No. 100-10-618 as aforementioned

**BEING** a portion of a twenty (20) foot wide Right-of-Way easement held by Grantors herein by a deed dated, February 6, 1839, and recorded among said Land Records in Liber O.H.W.1 at folio 247-249. 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

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



PROPERTY MAP NO. 48, PARCEL NO. 589  
NIF ABERNETHY & SCOTT  
LIBER 6262 FOLIO 427

| LINE/CURVE | RADIUS  | ARC     | BEARING/CHORD | LENGTH  |
|------------|---------|---------|---------------|---------|
| 1          | 365.38' | 45.43'  | S 60°48'48" W | 45.40'  |
| 2          | 568.30' | 114.77' | S 51°27'35" W | 101.33' |
| 3          | 568.30' | 114.77' | N 34°44'23" W | 114.58' |
| 4          | 540.00' | 84.79'  | N 50°55'18" E | 29.75'  |
| 5          | 540.00' | 84.79'  | N 50°55'01" E | 94.67'  |
| 6          | 430.00' | 84.92'  | N 61°30'29" E | 84.78'  |
| 7          | 430.00' | 84.92'  | S 30°40'29" E | 26.92'  |

FREE SIMPLE AREA = 7,709 SQ. FT. OR 0.1769 ACRES  
SHOWN THUS:

PROPERTY MAP NO. 48, PARCEL NO. 247  
NIF TERRA L. IAN R. & MARTIN R. CHAMBERLAIN  
LIBER 6268 FOLIO 401

| LINE/CURVE | RADIUS  | ARC     | BEARING/CHORD | LENGTH  |
|------------|---------|---------|---------------|---------|
| 1          | 370.00' | 81.73'  | S 57°15'41" W | 81.56'  |
| 2          | 480.00' | 116.80' | S 45°56'25" W | 116.61' |
| 3          | 480.00' | 116.80' | S 45°56'25" W | 58.28'  |
| 4          | 480.00' | 116.80' | S 45°56'25" W | 58.28'  |
| 5          | 480.00' | 116.80' | S 45°56'25" W | 58.28'  |
| 6          | 480.00' | 116.80' | S 45°56'25" W | 58.28'  |
| 7          | 480.00' | 116.80' | S 45°56'25" W | 58.28'  |
| 8          | 480.00' | 116.80' | S 45°56'25" W | 58.28'  |
| 9          | 480.00' | 116.80' | S 45°56'25" W | 58.28'  |
| 10         | 480.00' | 116.80' | S 45°56'25" W | 58.28'  |

FREE SIMPLE AREA = 3,968 SQ. FT. OR 0.0910 ACRES  
SHOWN THUS:

SEE PLAT 100-10-619  
FOR ADDITIONAL NOTES

PROPERTY MAP NO. 48, PARCEL NO. 57  
NIF WRIGHT ROAD INDUSTRIAL, LLC  
LIBER 6268 FOLIO 401  
PLAT NO. 100-10-619

PROPERTY MAP NO. 48, PARCEL NO. 248  
NIF STEPHEN CLARK &  
LIBER 2469 FOLIO 542

TEMPORARY CONSTRUCTION EASEMENT  
FREE SIMPLE RIGHT-OF-WAY

THIS PLAT AND ALL PREPARATION AND SURVEYING WORK REFLECTED IN IT HAS BEEN PERSONALLY PREPARED BY, OR UNDER THE CLOSE PERSONAL SUPERVISION AND CONTROL OF, THE SURVEYOR, AND THE SURVEYOR HAS BEEN AWARE OF THE CONTENTS OF THE PLAT AND THE WORK REFLECTED THEREIN. THE SURVEYOR HAS BEEN AWARE OF THE CONTENTS OF THE PLAT AND THE WORK REFLECTED THEREIN. THE SURVEYOR HAS BEEN AWARE OF THE CONTENTS OF THE PLAT AND THE WORK REFLECTED THEREIN.



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



