

ORDINANCE NO. ORD-2023-10

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

(Hopewell Road Realignment Project – Velasquez Property)

RECITALS

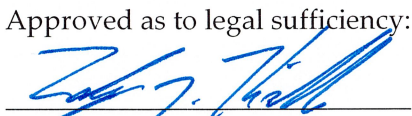
1. The Board of County Commissioners of Washington County, Maryland (the "County"), believes that it is in the best interest of the citizens of Washington County to purchase an easement interest in certain real property identified on the attached Schedule A (the "Easement Property") to be used for public purposes.
2. The County approved the purchase of the Easement Property on June 27, 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 27th 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

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 LINES 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 Southeasterly side of Hopewell road approximately 600 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 16.47 feet right of and perpendicular to Baseline of Right-of-Way station 50+32.26, as shown on said Right-of-Way Plat No. 100-10-617 as aforementioned, said point also being in the existing property line and line of division between the lands of Grantors herein and the adjoining lands of N/F Genn A. and Anna M. Bond, by a deed dated May 9, 1980, and recorded among said Land Records in Liber 700 at folio 645, said line being the second (2nd) or North 32 Degrees 04 Minutes 11 Seconds West 287.37 foot line of said deed; thence with said line for a portion thereof, on a bearing to agree with a recent survey by the Division of Engineering for Washington County, Maryland

1. South 29 Degrees 44 Minutes 00 Seconds East 13.67 feet to a 5/8" Rebar & Cap set; thence leaving said existing property line and line of division and cross the lands of Grantors herein by five (5) new lines of Right-of-Way now established, by a curve to the left having a radius of 370.00 feet, an arc length of 81.73 feet, and subtended by a chord with a bearing and distance of
2. South 62 Degrees 16 Minutes 41 Seconds West 81.56 feet to a 5/8" Rebar & Cap set;
3. South 55 Degrees 57 Minutes 01 Seconds West 84.04 feet to a 5/8" Rebar & Cap set; by a tangent curve to the left having a radius of 480.00 feet, an arc length of 116.90 feet, and subtended by a chord with a bearing and distance of
4. South 48 Degrees 58 Minutes 25 Seconds West 116.61 feet to a 5/8" Rebar & Cap set;
5. South 41 Degrees 59 Minutes 49 Seconds West 58.28 feet to a 5/8" Rebar & Cap set; by a curve to the left having a radius of 836.07 feet, an arc length of 63.49 feet, and subtended by a chord with a bearing and distance of
6. South 38 Degrees 35 Minutes 38 Seconds West 63.48 feet to a 5/8" Rebar & Cap set in the existing Right-of-Way line for Hopewell Road; thence with said Right-of-Way line for the following four (4) courses, by a reverse curve to the right having a radius of 294.50 feet, an arc length of 32.80 feet, and subtended by a chord with a bearing and distance of
7. North 27 Degrees 11 Minutes 56 Seconds East 32.78 feet to a point; by a compound curve to the right having a radius of 548.30 feet, an arc length of 229.61 feet, and subtended by a chord with a bearing and distance of

8. North 45 Degrees 15 Minutes 15 Seconds East 227.94 feet to a point;
9. North 57 Degrees 15 Minutes 04 Seconds East 101.33 feet to a point; by a tangent curve to the right having a radius of 345.38 feet, an arc length of 45.21 feet, and subtended by a chord with a bearing and distance of
10. North 61 Degrees 00 Minutes 03 Seconds East 45.17 feet to the point of beginning, containing an area of 3,968 square feet or 0.09109 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 4,004 square feet or 0.09192 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. _____. 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 June 6, 2019, and recorded among said Land Records in Liber 6008 at folio 401 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

ATTACHMENT 'A'

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

11019 Hopewell Road - Exhibit A

