

ORDINANCE NO. ORD-2023-15

AN ORDINANCE TO APPROVE THE CONVEYANCE OF REAL PROPERTY

(Northeast Side of Mt. Aetna Road)

BE IT ORDAINED by the County Commissioners of Washington County, Maryland (the "County"), as follows:

1. It is hereby established and declared that the real property described on Exhibit A (in which the County is referred to as "Grantor") is no longer needed by the County for a public purpose or a public use (the "Property").

2. The County believes that it is in the best interest of the citizens of Washington County to dispose of the Property by conveyance to Meritus Medical Center, Inc., of Washington County, Maryland. Notice of Intention of Washington County to Convey Real Property 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 August 2, August 7, and August 14, 2023.

3. The conveyance of the Property is for Two Million Seven Hundred Thousand Dollars and No Cents (\$2,700,000.00).

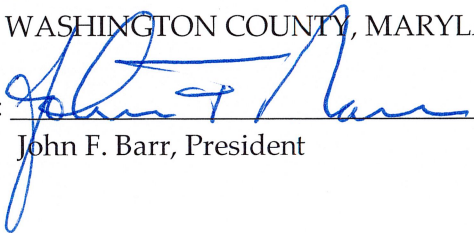
THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland, that the conveyance of the Property to Meritus Medical Center, Inc., be approved and that the President of the Board and the County Clerk be and are hereby authorized and directed to execute and attest, respectfully, all documents for and on behalf of the County relating to the conveyance of the Property.

ADOPTED this 19th day of September, 2023.

ATTEST:


Dawn L. Marcus, Clerk

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND

BY: 
John F. Barr, President

Approved as to legal sufficiency:

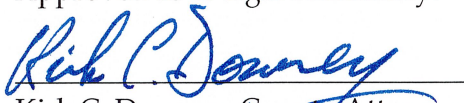

Kirk C. Downey, County Attorney

EXHIBIT A

ALL THAT CERTAIN PARCEL OF LAND, situated in Election District No. 10, County of Washington, and State of Maryland, being more fully shown as Lot 3 on a plan entitled "Preliminary/Final Land Subdivision Plat for Board of Education of Washington County, Maryland", prepared by Herbert, Rowland & Grubic, Inc., dated July 25, 2023, having a drawing number EXH-37, Project # 003887-427, bounded and described as follows to wit:

BEGINNING at a point along the northern Right-of-Way line of Mount Aetna Drive (being a variable width Right-of-Way, Plat No. 100-10-528&529), at the common southwest corner of Lot 4 and being a southern corner of herein described Lot 3, as shown on the above-mentioned plan;

THENCE along the northern Right-of-Way line of said Mount Aetna Drive, North 59 degrees 33 minutes 31 seconds West a distance of 811.79 feet to a point at the southern corner of Lot 2 (remainder), as shown on the above-mentioned plan;

THENCE along said Lot 2 (remainder) the following eight (8) courses:

1. North 51 degrees 15 minutes 42 seconds East a distance of 163.34 feet to a point;
2. North 24 degrees 35 minutes 30 seconds East a distance of 492.25 feet to a point;
3. North 11 degrees 19 minutes 27 seconds East a distance of 188.48 feet to a point;
4. North 05 degrees 18 minutes 14 seconds East a distance of 62.34 feet to a point;
5. North 07 degrees 01 minute 50 seconds West a distance of 79.99 feet to a point;
6. North 01 degrees 09 minutes 39 seconds East a distance of 298.08 feet to a point;
7. North 60 degrees 21 minutes 54 seconds East a distance of 146.66 feet to a point;
8. North 01 degree 46 minutes 05 seconds West a distance of 171.81 feet to a point along the southern Right-of-Way line of Yale Drive (being a variable width Right-of-Way, Plat No. 100-10-530);

THENCE along the southern Right-of-Way line of said Yale Drive by the arc of a curve to the right, having a radius of 778.51 feet, an arc length of 153.34 feet, and a chord bearing and distance of North 76 degrees 06 minutes 16 seconds East, 153.09 feet to a point;

THENCE along the same, North 81 degrees 44 minutes 50 seconds East a distance of 176.24 feet to the point;

THENCE along the same, by the arc of a curve to the left, having a radius of 640.00 feet, an arc length of 19.24 feet, and a chord bearing and distance of North 80 degrees 52 minutes 46 seconds East, 19.24 feet to a point at the common northwest corner of lands now or formerly of Meritus Medical Center Inc (Liber 4565, folio 1, Plat No. 9352);

THENCE along said lands of Meritus Medical Center Inc., South 33 degrees 47 minutes 28 seconds East a distance of 565.39 feet to a rebar with cap, at the common northern corner of other lands now or formerly of Meritus Medical Center Inc. (Liber 4187, folio 22, Plat No. 964-966);

THENCE along said lands of Meritus Medical Center Inc the following three (3) courses:

1. South 59 degrees 11 minutes 25 seconds West a distance of 525.28 feet to a point;
2. South 37 degrees 03 minutes 13 seconds East a distance of 214.60 feet to an Iron Pipe with cap;
3. South 37 degrees 31 minutes 42 seconds East a distance of 854.15 feet to an Iron Pipe with cap, at the common northern corner of other lands now or formerly of Meritus Medical Center Inc (Liber 4565, folio 22, Plat No. 10022);

THENCE along said lands of Meritus Medical Center Inc, South 37 degrees 30 minutes 59 seconds West a distance of 255.00 feet to a point; at the common eastern corner of said Lot 4, as shown on the above-mentioned plan;

THENCE along said Lot 4 the following five (5) courses:

1. North 21 degrees 08 minutes 22 seconds West a distance of 93.14 feet to a point;
2. North 52 degrees 46 minutes 58 seconds West a distance of 225.39 feet to a point;
3. South 86 degrees 03 minutes 41 seconds West a distance of 59.78 feet to a point;
4. South 32 degrees 53 minutes 26 seconds West a distance of 220.07 feet to a point;
5. South 35 degrees 57 minutes 35 seconds West a distance of 171.98 feet to the point of **BEGINNING**;

CONTAINING 28.0276 acres of lands more or less.

UNDER AND SUBJECT, NEVERTHELESS, to all easements, right-of-ways, conditions, and restrictions, as shown on the above-mentioned plan.

UNDER AND SUBJECT, NEVERTHELESS, to all existing easements, rights-of-ways, conditions, restrictions, and covenants of record.