

ORDINANCE NO. ORD-2024-03

AN ORDINANCE TO APPROVE THE PURCHASE OF A CONSERVATION
EASEMENT UNDER THE MARYLAND RURAL LEGACY PROGRAM
(*Re: Clipp RLP Conservation Easement*)

RECITALS

1. The Maryland Rural Legacy Program ("RLP") provides the funding necessary to protect large, contiguous tracts of land and other strategic areas from sprawl development and to enhance natural resource, agricultural, forestry, and environmental protection through cooperative efforts among State and local governments.
2. Protection is provided through the acquisition of easements and fee estates from willing landowners and the supporting activities of Rural Legacy Sponsors and local governments.
3. For FY 2024, Washington County (the "County") was awarded a RLP grant totaling \$3,127,000.00 (the "RLP Funds").
4. Brent L. Clipp (the "Property Owner") is the fee simple owner of real property consisting of 67.29 acres, more or less (the "Property"), in Washington County, Maryland. The Property is more particularly described on Exhibit A attached hereto.
5. The Property Owner has agreed to donate to the County a Deed of Conservation Easement on the Property (the "Clipp RLP Conservation Easement").

THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland, that the acceptance of a donated conservation easement on the Property be approved and that the President of the Board and the County Attorney 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 acquisition of the Clipp RLP Conservation Easement.

ADOPTED this 30th day of January, 2024.

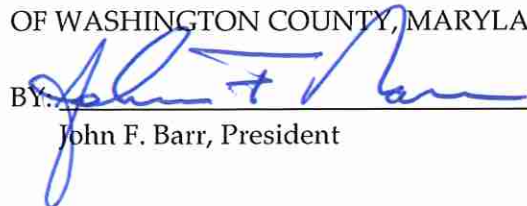
ATTEST:



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

Deputy County Attorney

Mail to:

Office of the County Attorney

100 W. Washington Street, Suite 1101

Hagerstown, MD 21740

EXHIBIT A – DESCRIPTION OF PROPERTY

ALL that farm, tract, or parcel of land, and all the rights, ways, privileges and appurtenances thereunto belonging or in anywise appertaining, situate in Election District No. 8, Washington County, Maryland, being the property identified by the State Department of Assessments and Taxation as tax account no. 08-001383, and being more particularly described in accordance with the description contained in the Deed recorded in Liber 4021, Folio 1 among the Land Records of Washington County, Maryland, as follows:

SITUATE and lying near Rohrsersville Station and the Washington County branch of the Baltimore and Ohio Railroad in Washington County, Maryland, and more particularly described as follows: BEING part of a tract called "Showman's Forest" lying and being in Washington County, and BEGINNING at a planted stone standing on the East margin of the Washington County branch of the B&O R.R. and on the North margin of the lane leading to the dwelling house on said land, and running thence along the North margin of said Lane North $83\frac{3}{4}$ degrees East 11.1 perches to a stone in the edge of the branch; thence North $12\frac{1}{2}$ degrees East 5.8 perches to a stone; thence North $7\frac{1}{4}$ degrees West 8.48 perches to a stone; thence North $3\frac{1}{2}$ degrees West 30 $\frac{1}{2}$ perches to a stone; thence North $7\frac{1}{4}$ degrees West 4.32 perches to a post; thence North 77 degrees East 14.56 perches to a stone; thence South $67\frac{3}{4}$ degrees East 38.68 perches to a stone; thence North $71\frac{1}{4}$ degrees East 49 perches to a stone; thence North $64\frac{1}{4}$ degrees East 26 perches to the land of [now or formerly] Mrs. Sophia Rorher; thence bounding on said land South $44\frac{1}{4}$ degrees East 10 perches; thence South $47\frac{1}{4}$ degrees East 47 $\frac{1}{4}$ perches to a post; thence South $19\frac{3}{4}$ degrees West 41.2 perches to the north margin of a lane; thence along the North margin of said land South 71 degrees East 42 perches to the public road leading from Rohrsersville to Trego; thence with said road South 4 degrees West 0.8 perches; thence leaving the road North 71 degrees West 42 perches; thence South $19\frac{3}{4}$ degrees West 37.9 perches to [now or formerly] John Smith's land; thence with the said land of John Smith, thence bounding on said land North 84 degrees West $131\frac{1}{2}$ perches to a stone; thence leaving Smith's land North $8\frac{1}{4}$ degrees West 27.2 perches to a stone; thence South 77 degrees West 10 perches to a stone on the East margin of the aforesaid railroad; thence along the East margin of said railroad North $12\frac{1}{4}$ degrees West 10 perches to the point of beginning; containing $84\frac{1}{2}$ acres 19 perches of land, more or less.

SAVING AND EXCEPTING therefrom those tracts or parcels of land conveyed by Deeds dated and recorded among the Land Records of Washington County, Maryland, as follows:

That tract, lot or parcel of land containing about 6.28 acres conveyed by Clemmie I. Mullendore and Noah O. Mullendore, her husband, to George B. Mullendore and Wife, by Deed dated December 10, 1930, and recorded in Liber 188, Folio 16;

All that lot or parcel of land containing 0.918 acre of land, more or less, conveyed by Merl L. Clipp and Ivy M. Clipp, husband and wife, to Joseph Egar Clipp and Vivian M. Clipp, husband and wife, by Deed dated October 19, 1961, and recorded in Liber 373, Folio 321;

All that lot or parcel of land containing 3.00 acres of land, more or less, conveyed by Merl L. Clipp and Ivy M. Clipp, husband and wife, to Joseph Lyndell Clipp and Fonda Kay Clipp, husband and wife, by Deed dated August 2, 1985, and recorded in Liber 790, Folio 477;

All that lot or parcel of land containing 7.0 acres, conveyed by Joseph Edgar Clipp and Vivian E. Clipp to Paul C. Umberger, Jr. and Julia E. Umberger, his wife, by Deed dated March 6, 2003, and recorded in Liber 1958, Folio 414.

THE street address of the herein described property is currently known and designated as 4329 Trego Road, Keedysville, Maryland.

BEING all of the same property which was conveyed from Joseph L. Clipp and Vivian E. Clipp, his wife, to Joseph L. Clipp, Galen L. Clipp, and Brent L. Clipp, as joint tenants with the right of survivorship, by Deed dated December 27, 2010, and recorded in Liber 4016, Folio 38 among the Land Records of Washington County, Maryland. Joseph L. Clipp and Galen L. Clipp conveyed their right, title, and interest in and to said property to Brent L. Clipp by Deed dated December 30, 2010, and recorded in Liber 4021, Folio 1 among the aforesaid Land Records. Title thereafter vested in Brent L. Clipp, sole owner.