

**AN ORDINANCE TO APPROVE THE PURCHASE OF A CONSERVATION
EASEMENT UNDER THE MARYLAND RURAL LEGACY PROGRAM
(Re: Wierer 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. Karlynn A. Wierer and Kristi A. Wierer-DuBois (the "Property Owners") are the fee simple owners of real property consisting of 85.853 acres, more or less (the "Property"), in Washington County, Maryland. The Property is more particularly described on Exhibit A attached hereto.
5. The County has agreed to pay the sum of approximately THREE HUNDRED FORTY-SIX THOUSAND TWO HUNDRED TWENTY-EIGHT DOLLARS AND SIXTY CENTS (\$346,228.60), which is a portion of the RLP Funds, to the Property Owners for a Deed of Conservation Easement on the Property (the "Wierer RLP Conservation Easement").

THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland, that the purchase of a 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 purchase of the Wierer RLP Conservation Easement.

ADOPTED this 9th day of April, 2024.

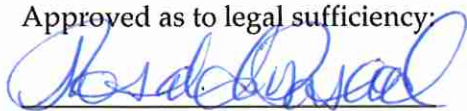
ATTEST:


Dawn L. Marcus, County Clerk

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND

BY: 
John F. Barr, President

Approved as to legal sufficiency:



Rosalinda Pascual

Assistant County Attorney

Mail to:

Office of the County Attorney

100 W. Washington Street, Suite 1101

Hagerstown, Maryland 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. 08-005362, and being more particularly described in accordance with the description contained in the Deed recorded in Liber/Book 7054, Folio/Page 386 among the Land Records of Washington County, Maryland, as follows:

BEING part of a tract called "Elk Hill", and BEGINNING for the same at a stone standing on the Eastern side of the public road leading from Eakles Mill to Weaverton, [now or formerly] adjoining the lands of William Smith, deceased, and others, and running thence South 49 degrees West 115 perches to a stone; thence South 7 perches to a stake in the line of land now or formerly belonging to Joseph S. Grimm; thence bounding the said land South 89½ degrees East 23.28 perches to a stone; thence South 10½ degrees East 38.4 perches to a stone; thence South 75 degrees West 23.6 perches to a stone in a fence corner; thence leaving said Grimm land South 11¼ degrees East 43 perches; thence South 3 degrees East 83.6 perches to a pile of stones; thence North 36½ degrees East 68 perches to a stake in swamp; thence North 1 degree East 84.4 perches; thence North 55 degrees East 110 perches; thence North 54½ degrees West 41.8 perches to a stone; thence [North] 12½ degrees East 4.6 perches to a stone; thence [North] 73 degrees West 11 perches to a stake on the Western margin of the aforesaid Public Road leading from Eakles Mil to Weaverton; thence North 45½ degrees West 30.7 perches to the point of beginning; containing 84¾ acres of land, more or less.

SAVING AND EXCEPTING therefrom, however, all that parcel of land conveyed by William M. Gloss and Goldie R. Gloss unto Roger E. Rohrer and Gladys L. Rohrer by Deed dated October 28, 1964, and recorded in Liber 415, Folio 455 among the Land Records of Washington County, Maryland, to which reference is hereby made for a more particular description thereof, AND

FURTHER SAVING AND EXCEPTING therefrom the road bed of Trego Road; AND

FURTHER SAVING AND EXCEPTING therefrom the bed of the former railroad lands conveyed to the State of Maryland for the use of the Department of Natural Resources (the "DNR") on September 6, 1991, and recorded in Liber 1015, Folio 796 among the aforesaid Land Records; AND

ALL of the land to be encompassed in the Easement, and the excepted parcels, are depicted on the Plat entitled "Boundary Survey Rural Legacy Easement Across the Lands of Dorothy Wierer, Karlynn A. Wierer And Kristi A. Wierer-DuBois Deed Book 7054, Page 386" recorded at Miscellaneous Plat Folio 1024 among the Plat Records of Washington County, Maryland; said Plat recites that the Easement contains two parcels: [1] 85.446 acres, more or less, and [2] 0.407 acres, more or less parcel.

THE street address of the herein described property is currently known and designated as 3940 Trego Road, Keedysville, Maryland.

BEING the same property which was conveyed from Dorothy Wierer, by and through Charles R. Wierer, her attorney-in-fact, to Dorothy Wierer, Karlynn A. Wierer, and Kristi A. Wierer-DuBois, as joint tenants with the right of survivorship, by Deed dated June 28, 2022, and recorded in Liber/Book 7054, Folio/Page 386 among the Land Records of Washington County, Maryland. Dorothy Wierer died on October 27, 2023; title thereafter vested in Karlynn A. Wierer and Kristi A. Wierer-DuBois, surviving joint tenants.