

AN ORDINANCE TO APPROVE THE PURCHASE OF REAL PROPERTY

(Kretsinger Road Improvements – Graybill Property)

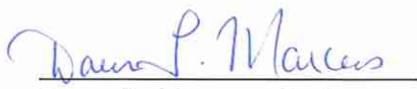
RECITALS

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 acquire certain real property identified on the attached Exhibit A (the "Property") to be used for public purposes.
2. The County approved the acquisition of the Property on May 20, 2025.
3. A public hearing was not required by Section 1-301(b)(2), of the Code of the Public Local Laws of Washington County, Maryland, as the funds utilized to purchase the Property are not to be expended from the General Fund of the County.
4. The acquisition of the Property is necessary for improvements to Kretsinger Road in Washington County, Maryland.

THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland that the acquisition of the 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 acquisition of the Property.

ADOPTED this 20th day of May, 2025.


ATTEST:


Dawn L. Marcus, Clerk

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND

BY: 
John F. Barr, President

Approved as to legal sufficiency:


Zachary J. Kieffer
County Attorney

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

EXHIBIT A--DESCRIPTION OF PROPERTY

Election District No. 14

All that strip of land, together with the appurtenances thereto belonging, or in anywise appertaining, lying between the lines designated "Right-of-Way Line & Existing Right-of-Way Line" and the outermost lines designated "Right-of-Way Line", as shown and/or indicated on the hereinafter mentioned plat, all of which plat is made a part hereof, so far as their property and/or rights may be affected by the proposed highway and drainage improvements and the appurtenances thereto belonging, or anywise appertaining, situate along the southern side of Kretsinger Road, in Election District No. 14 of Washington County, Maryland, more particularly described as follows:

BEGINNING for the outline hereof at a point in the southern margin of the existing 25-foot Right-of-Way for Kretsinger Road, said point being North 24 degrees 19 minutes 24 seconds East 0.61 feet from a pinched pipe found being the northwest corner of the lands of Johnny K. Graybill and Linda Graybill recorded among the Land Records of Washington County, Maryland, in Liber 474 at folio 422 and depicted on a plat entitled "Preliminary/Final Plat of Subdivision for Christian and Edna Martin Lot 2 & 3", said point being 12.50 feet right of and perpendicular to Center Line of Right-of-Way Station 11+84.41 as graphically depicted on a plat prepared by the Division of Engineering for Washington County, Maryland, titled "KRETSINGER ROAD ADDITIONAL RIGHT-OF-WAY FOR CULVERT 14/01", dated July 20, 2023, and intended to be recorded among the Land Records of Washington County, Maryland, in the Washington County Lands and Right-of-Way Plat Book as Right-of-Way Plat No. 100-10-604; thence running with the existing Right-of-Way line bearings to agree with a recent survey performed by Division of Engineering for Washington County, Maryland:

1. South 72 degrees 09 minutes 26 seconds East 65.84 feet to a point in the southern margin of the existing Right-of-Way for Kretsinger Road, said point being 12.50 feet left and perpendicular to station 12+50.20 as graphically depicted on said plat running with a portion thereof
2. South 18 degrees 02 minutes 55 seconds West 12.50 feet to a point; thence
3. North 72 degrees 09 minutes 26 seconds West 67.23 feet to a point in the western line of the lands of Johnny K. Graybill and Linda Graybill (Liber 474, folio 422), thence with the western line of the lands of Johnny K. Graybill and Linda Graybill
4. North 24 degrees 19 minutes 24 seconds East 12.58 feet to the place of beginning containing 832 square feet, or 0.01910 acres, more or less

TOGETHER with the right to use the area designated as **Temporary Easement "A" to be Used Only during the Period of Construction**, encompassing 5,280 square feet or 0.12121 acre of land, more or less, the outlines of which are graphically depicted on the said Right-of-Way Plat No. 100-10-604. The purpose of the Temporary Easements shall be to provide working space for grading and access upon the Grantors property during the performance of the impending Washington County Department of Public Works Contract No. 515000-30-11620-BRG091-

MGMT-000000 Kretsinger RoadCulvert N. 14/01. The Temporary Easement shall revert to the Grantors by operation of law upon the completion and acceptance of the project by the County.

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