

ORDINANCE NO. ORD-2025-11

AN ORDINANCE TO APPROVE THE PURCHASE OF REAL PROPERTY

(Wright/Hopewell Road Improvements – 10702 Hopewell Road)


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 Wright and Hopewell Road(s) 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 20 day of May, 2025.

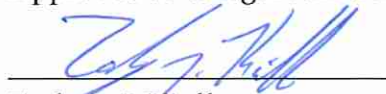
ATTEST:


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. 02

Situate along the south side of Wright Road in District 02 in Washington County, Maryland,

Beginning at a point being the intersection of the northern boundary of the lands of Donald M. Bowman as described in a deed recorded among the Land Records of Washington County, Maryland, in Liber 703 at folio 794 and the southern margin of the existing Right of Way line observed to be fifteen (15) feet offset from the observed centerline, said point also being fifteen (15) feet left of and perpendicular to the *Existing* centerline of Wright Road's station 15+45.29 thence with the existing Right of Way line for the following eight (8) courses, the first being a curve to the left having a radius of 172.90 feet, a length of 86.24 feet, a delta of 28 degrees 34 minutes 50 seconds and a bearing and distance of

1. South 81 degrees 23 minutes 12 seconds East 85.35 feet, thence by a compound curve to the left having a radius of 1003.79 feet, a length of 67.32 feet, a delta of 3 degrees 50 minutes 33 seconds and a bearing and distance of
2. North 82 degrees 24 minutes 06 seconds East 67.30 feet, thence by a reverse curve to the right having a radius of 1036.33 feet, a length of 70.14 feet, a delta of 3 degrees 52 minutes 41 seconds and a bearing and distance of
3. North 82 degrees 25 minutes 11 seconds East thence by a reverse curve to the left having a radius of 2259.00 feet, a length of 87.23 feet, a delta of 2 degrees 12 minutes 45 seconds and a bearing and distance of
4. North 83 degrees 15 minutes 09 seconds East 87.22 feet, thence by a reverse curve to the right having a radius of 1382.58 feet, a length of 46.49 feet, a delta of 1 degree 55 minutes 36 seconds and a bearing and distance of
5. North 83 degrees 06 minutes 34 seconds East 46.49 feet, thence by a reverse curve to the left having a radius of 138200 feet, a length of 78.29 feet, a delta of 3 degrees 14 minutes 45 seconds and a bearing and distance of
6. North 82 degrees 27 minutes 00 seconds East 78.28 feet, thence by a reverse curve to the right having a radius of 2933.04 feet, a length of 50.72 feet, a delta of 0 degrees 59 minutes 27 seconds and a bearing and distance of
7. North 81 degrees 04 minutes 29 seconds East 50.72 feet, thence by a compound curve to the right having a radius of 40.00 feet, a length of 37.12 feet, a delta of 53 degrees 10 minutes 19 seconds and a bearing and distance of
8. South 68 degrees 41 minutes 22 seconds East 35.80 feet to a point in the western margin of Hopewell Road hereby observed as being offset the existing centerline twenty-five (25) feet in accordance with right of way "Dedicated for possible future widening" depicted on a plat entitled "Plat of Land and Improvements to be Conveyed by C. William Hetzer, Inc" and recorded among the said Land Records in Plat Folio 1165, thence with the existing dedication line and western margin of Hopewell Road for the following three (3) courses, the first being a non-tangent curve to the left having a radius of

239.74 feet, a length of 9.92 feet, a delta of 2° 22' 13" and a bearing and distance of

9. South 10 degrees 01 minutes 19 seconds West 9.92 feet, thence
10. South 08 degrees 50 minutes 12 seconds West 32.55 feet, thence by a tangent curve to the left having a radius of 1372.85 feet, a length of 58.37 feet, a delta of 2 degrees 26 minutes 10 seconds and a bearing and distance of
11. South 07 degrees 36 minutes 44 seconds West 58.37 feet, thence by a tangent curve to the right having a radius of 2346.44 feet, a length of 104.27 feet, a delta of 2 degrees 32 minutes 46 seconds and a bearing and distance of
12. South 07 degrees 38 minutes 13 seconds West 104.26 feet, thence departing the western margin of Hopewell Road and over and across the lands of the grantor, (Donald M. Bowman, Liber 703, folio 794) by ten (10) new lines of Right of Way hereby established, the first being
13. North 81 degrees 05 minutes 37 seconds West 2.00 feet, thence
14. North 02 degrees 03 minutes 38 seconds West 74.29 feet, thence
15. North 81 degrees 51 minutes 59 seconds West 17.62 feet, thence by a tangent curve to the right having a radius of 225.00 feet, a length of 103.76 feet, a delta of 26 degrees 25 minutes 17 seconds and a bearing and distance of
16. North 68 degrees 39 minutes 21 seconds West 102.84 feet, thence
17. North 55 degrees 26 minutes 42 seconds West 46.96 feet, thence by a tangent curve to the left having a radius of 175.00 feet, a length of 125.46 feet, a delta of 41 degrees 04 minutes 29 seconds and a bearing and distance of
18. North 75 degrees 58 minutes 57 seconds West 122.79 feet, thence
19. South 83 degrees 28 minutes 48 seconds West 22.61 feet, thence by a tangent curve to the left having a radius of 175.00 feet, a length of 4.32 feet, a delta of 1 degrees 24 minutes 51 seconds and a bearing and distance of
20. South 82 degrees 46 minutes 23 seconds West 4.32 feet, thence
21. South 82 degrees 03 minutes 57 seconds West 98.77 feet, thence by a tangent curve to the right having a radius of 182.90 feet, a length of 107.43, a delta of 33 degrees 39 minutes 18 seconds and a bearing and distance of
22. North 79 degrees 00 minutes 32 seconds West 105.89 feet to a point in the southern boundary of the lands of James Palmer and Debra Palmer (Liber 2120, folio 517), whence with the southern boundary of the lands of James Palmer and Debra Palmer (Liber 2120, folio 517)
23. North 82 degrees 08 minutes 16 seconds West 18.23 feet to the point of beginning containing 25,155 square feet or 0.57748 acres of land, more or less.

Being part of the lands conveyed from C. William Hetzer, Inc. to Donald M. Bowman and Jone L. Bowman by deed dated July 25, 1980, and recorded among the land records of Washington County, Maryland in Liber 703 at folio 794.

TOGETHER with the right to use the area designated **TEMPORARY EASEMENT to be Used Only during the Period of Construction**, encompassing 6,116 square feet or 0.14040 acres of land, more or less; the outline(s) of which are graphically depicted on the said Right-of-Way Plat Nos. 100-10-621 and 100-10-622. 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. 515000-30-11620-DNG040-MGMT-000000 Hopewell Road Culvert 02/02. The Temporary Easement shall revert to the GRANTORS' by operation of law upon the completion and acceptance of the Project by the County.

ALSO, TOGETHER, for zero consideration, the acceptance of a strip of land situate west of Hopewell Road [for] "an additional **Right of Way** 25 feet in width measured from the center of Hopewell Road where indicated is dedicated for the possible future widening of said road" on a plat entitled "Plat of Lands and Improvements to be conveyed by C. William Hetzer, Inc." and recorded among the Land Records of Washington County, Maryland in Plat Folio 1165. Said area is to contain 13,389 Square Feet or 0.30737 Acres of land, more or less, and graphically depicted on a Right of Way Plat prepared by the Washington County, Division of Engineering, intended to be recorded as Plat Numbers 100-10-620 and 100-10-621

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