

AN ORDINANCE TO APPROVE THE PURCHASE OF REAL PROPERTY

(Wright/Hopewell Road Improvements – Bowman 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 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.

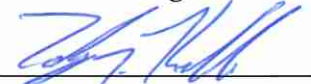
ATTEST:


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 east side of Hopewell Road in District 02 in Washington County, Maryland,

BEGINNING at a point being fifteen (15) feet right of and perpendicular to *Existing* centerline of Hopewell Road's station 17+79.15 thence with the existing Right of Way line for the following two (2) courses, the first being a curve to the left having a radius of 2394.79 feet, a length of 115.69 feet, a delta of 2 degrees 46 minutes 05 seconds and a bearing and distance of

1. North 07 degrees 45 minutes 32 seconds East 115.68 feet, thence by a reverse curve to the right having a radius of 1323.50 feet, a length of 0.82 feet, a delta of 0 degrees 02 minutes 08 seconds and a bearing and distance of
2. North 06 degrees 23 minutes 33 seconds East 0.82 feet, to a point in the southern boundary of the lands of Richard A. Byrd and Peggy L. Byrd (Liber 478, folio 595), thence with the southern boundary of the lands of Richard A. Byrd and Peggy L. Byrd (Liber 478, folio 595)
3. South 79 degrees 21 minutes 06 seconds East 3.84 feet, thence departing the southern boundary of the lands of Richard A. Byrd and Peggy L. Byrd (Liber 478, folio 595) across the lands of the grantor by four (4) new lines of easement, the first being a non-tangent curve to the left having a radius of 435.00 feet, a length of 26.19 feet, a delta of 3 degrees 26 minutes 57 seconds and a bearing and distance of
4. South 02 degrees 00 minutes 24 seconds West 26.18 feet, thence by a reverse curve to the right having a radius of 475.00 feet, a length of 71.48 feet, a delta of 8 degrees 37 minutes 17 seconds and a bearing and distance of
5. South 04 degrees 35 minutes 34 seconds West 71.41 feet, thence
6. South 08 degrees 54 minutes 13 seconds East 19.17 feet, thence
7. North 81 degrees 05 minutes 47 seconds West 10.00 feet, to the point of beginning containing 934 square feet or 0.02144 acre 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 April 14, 1983, and recorded among the land records of Washington County, Maryland, in Liber 741 at folio 884.

TOGETHER with the right to use the area designated **TEMPORARY EASEMENT to be Used Only during the Period of Construction**, encompassing 1,167 square feet or 0.02679 acre of land, more or less; the outline(s) of which are graphically depicted on the said Right-of-Way Plat No. 100-10-622. The purpose of the Temporary Easement 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.

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