

ORDINANCE NO. ORD-2025-116

AN ORDINANCE TO APPROVE THE ACQUISITION OF REAL PROPERTIES
(Chase Six Boulevard)

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 properties (the "Properties") from the Board of Education of Washington County, Maryland, to be used for public purposes, said real properties identified on the attached Exhibit A.

2. The County approved the acquisition of the Properties on June 24, 2025.

3. A public hearing was not required by Section 1-301, Code of the Public Local Laws of Washington County, Maryland, as the Properties are being donated by the Board of Education to the County and no funds will be utilized from the General Fund of the County for the acquisition of the Properties.

4. The acquisition of the Properties is for no consideration because it is part of a land exchange between the County and the Board of Education of 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 Properties.

ADOPTED this 24th day of June, 2025.

ATTEST:


Dawn L. Marcus, Clerk

Approved as to legal sufficiency:


Zachary J. Kieffer
County Attorney

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND

BY: 
John F. Barr, President

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

EXHIBIT A—DESCRIPTION OF PROPERTIES

PROPERTY 1 – Lot 1, Section One on an Unrecorded Addition Plat

Situated on Mapleville Avenue (Maryland Route 66) (also known as Mapleville Road), Town of Boonsboro, in Boonsboro Election District 6, Washington County, Maryland,

Being a piece or parcel of land situate, lying, and being within the Town of Boonsboro town limits, Boonsboro Election District 6, Washington County, Maryland, and being part of the lands conveyed from Hershel C. Dean and Rachel E. Dean, his wife, unto the Board of Education of Washington County, Maryland, by deed dated May 14, 1959, and recorded in Liber 347, folio 256; also being part of the lands conveyed from Webster W. Stottlemeyer, widower, unto The Board of Education of Washington County, a body corporate, by deed dated July 1, 1949, and recorded in Liber 252, folio 462; both being among the Land Records of Washington County,

Beginning for the said piece or parcel of land at the end of the 18th, or South 25 degrees West, 12 foot line, of the Board of Education of Washington County lands as recorded in Liber 252, folio 462 of the above noted Land Records, the reference point also being on the eastern margin of Mapleville Avenue (also known as Mapleville Road and MD Route 66), and at the northeast common corner with the Emily M. Burkett and Timothy J. Kofoet, II, property (Liber 6266, folio 309), the reference line drawn North 61 degrees 25 minutes 16 seconds East 45.65 feet to the true point of beginning being a capped rebar to be set (#21581) at the southwest corner of Lot 1, Section One, shown on an additional plat entitled 'Town of Boonsboro and Washington County Board of Education Property' to be recorded subsequent to the writing of this description, thence running by, with and along the eastern donation line as delineated on SHA Plat #62364, two courses, the bearings noted below based on Maryland State Plane datum (NAD83/91),

1. North 22 degrees 19 minutes 47 seconds East, 203.23 feet a capped rebar to be set (#21581), thence
2. 22.42 feet along an arc, deflecting to the right, having a radius of 3,459.515 feet, a central angle of 0 degrees 22 minutes 16 seconds, a chord bearing of North 22 degrees 30 minutes 56 seconds East, and a chord length of 22.41 feet to a capped rebar to be set (#21581), thence leaving the donation line, and crossing the lands of the Board of Education so as to include a portion within the following five courses,
3. South 84 degrees 29 minutes 40 seconds East, 12.94 feet to a capped rebar to be set (#21581), thence
4. South 51 degrees 44 minutes 12 seconds East, 204.73 feet to a capped rebar to be set (#21581), thence
5. South 25 degrees 23 minutes 45 seconds West, 170.44 feet to a capped rebar to be set (#21581), said corner also being the northeast corner of Outlot 'X', as delineated on the

aforementioned addition plat, thence running by, with and along the northern boundary of Outlot 'X', one course,

6. North 68 degrees 31 minutes 25 seconds West, 200.23 feet to the point of beginning, containing 41,357 square feet or 0.9494 acre, more or less, of land, and subject to any recorded or unrecorded easements, rights-of-way and agreements.

PROPERTY 2 – Outlot 'X' on an Unrecorded Addition Plat

Situated on Mapleville Avenue (Maryland Route 66) (also known as Mapleville Road), Town of Boonsboro, Boonsboro Election District 6, Washington County, Maryland,

Being a piece or parcel of land situate, lying, and being within the Town of Boonsboro town limits, Boonsboro Election District 6, Washington County, Maryland, and being part of the lands conveyed from Hershel C. Dean and Rachel E. Dean, his wife, unto The Board of Education of Washington County, Maryland, by deed dated May 14, 1959, and recorded in Liber 347, folio 256; also being part of the lands conveyed from Webster W. Stottlemeyer, widower, unto The Board of Education of Washington County, a body corporate, by deed dated July 1, 1949, and recorded in Liber 252, folio 462; both being among the Land Records of Washington County,

Beginning for the said piece or parcel of land at a reference point at the end of the 18th, or South 25 degrees West, 12 foot line, of the Board of Education lands as recorded in Liber 252, folio 462 of the above noted Land Records, the reference point also being on the eastern margin of Mapleville Avenue (also known as Mapleville Road or MD Route 66), and at the northeast common corner with the Emily M. Burkett and Timothy J. Kofoet, II, property (Liber 6266, folio 309), the reference line being drawn South 68 degrees 31 minutes 25 seconds East 28.79 foot to the true point of beginning at a capped rebar to be set (#21581) at the southwest corner of Outlot 'X', on an addition plat entitled 'Town of Boonsboro and Washington County Board of Education Property' to be recorded subsequent to the writing of this description, thence running by, with, and along the eastern donation line as delineated on SHA Plat #62364, one course, the bearings noted below based on Maryland State Plane datum (NAD83/91),

1. North 22 degrees 19 minutes 47 seconds East, 35.00' a capped rebar to be set (#21581) at the southwest corner of Lot 1, thence running by, with, and along part of the southern boundary of Lot 1, one course,
2. South 68 degrees 31 minutes 25 seconds East, 180.69 feet to a capped rebar to be set (#21581), thence
3. South 21 degrees 28 minutes 35 seconds West, 35.00 feet to a capped rebar to be set (#21581), thence running by, with, and along the northern boundary line of the Burkett-Kofoet property (Liber 6266, folio 309), one course,
4. North 68 degrees 31 minutes 25 seconds West, 181.21 feet to the point of beginning, containing 6,333 square feet or 0.1454 acre, more or less, of land, and subject to any recorded or unrecorded easements, rights-of-way, and agreements.

PROPERTY 3 – Also known as Parcel 'E' on an Unrecorded Addition Plat

Situated off Mapleville Avenue (Maryland Route 66) (also known as Mapleville Road), Town of Boonsboro, Boonsboro Election District 6, Washington County, Maryland,

Being a piece or parcel of land situate, lying, and being within the Town of Boonsboro town limits, Boonsboro Election District 6, Washington County, Maryland, and being part of the lands conveyed from Charles G.K. Harris and Ruth N. Harris, his wife, and May Hagan Bentz, widow, unto The Board of Education of Washington County, by deed dated December 21, 1959, and recorded in Liber 354, folio 113, Parcel 1, also being part of the lands conveyed from Webster W. Stottlemeyer, widower, unto The Board of Education of Washington County, a body corporate, by deed dated July 1, 1949, and recorded in Liber 252, folio 462, both being among the Land Records of Washington County,

Beginning for the said piece or parcel of land at the southeast corner of the lands of the Town of Boonsboro as recorded in Liber 793, folio 420, Parcel 1 of the above noted Land Records, at the southern end of the South 20 degrees 52 minutes 44 seconds West 194.79 foot line, said point also being at the southwest corner of an area delineated as 'Recreation Area' on a plat entitled 'Section 'B', Kinsey Heights' and recorded as Plat #707-C, lastly the point being on the southeast boundary of Parcel 'E' as delineated on an addition plat entitled 'Town of Boonsboro and Washington County Board of Education Property', to be recorded subsequent to the writing of this description, thence running by, with, and along the souther, or North 53 degrees 11 minutes 45 seconds West 595.02 foot line, reversed, as delineated on Plat #707-C, one course, the bearings noted below based on Maryland State Plane datum (NAD83/91),

1. South 52 degrees 27 minutes 40 seconds East, 34.92 feet a capped rebar to be set (#21581), thence leaving the Recreation Area boundary, and crossing the lands of the Board of Education so as to include a portion within the following four courses,
2. South 38 degrees 15 minutes 48 seconds West, 102.39 feet to a capped rebar to be set (#21581), thence
3. North 51 degrees 44 minutes 12 seconds West, 227.80 feet to a point on the southern, or North 85 degrees 13 minutes 46 seconds West, 249.80 foot line of the Town of Boonsboro property (Liber, folio 420), thence by, with, and along said line, reversed, to its eastern end,
4. South 84 degrees 29 minutes 40 seconds East, 187.59 feet to a point, thence with the North 53 degrees 11 minutes 46 seconds West, 35.08 foot line of the Town of Boonsboro property (Liber 793, folio 420), reversed,
5. South 52 degrees 27 minutes 40 seconds East, 35.12 feet to the point of beginning, containing 15,147 square feet or 0.3477 acre, more or less, of land, and subject to any recorded or unrecorded easements, rights-of-way, and agreements.

PROPERTY 4 – Parcel 'Y' on an Unrecorded Addition Plat, and a Donation Parcel, as Delineated on SHA Plat #62364

Situated on Mapleville Avenue (Maryland Route 66) (also known as Mapleville Road), Town of Boonsboro, Boonsboro Election District #6, Washington County, Maryland,

Being a piece or parcel of land situate, lying, and being within the Town of Boonsboro town limits, Boonsboro Election District 6, Washington County, Maryland, and being part of the lands conveyed from Hershel C. Dean and Rachel E. Dean, his wife, unto The Board of Education of Washington County, Maryland, by deed dated May 14, 1959, and recorded in Liber 347, folio

256; also being part of the lands conveyed from Webster W. Stottlemeyer, widower, unto The Board of County Commissioners of Washington County, a body corporate, by deed dated July 1, 1949, and recorded in Liber 252, folio 462; both being among the Land Records of Washington County,

Beginning for the said piece or parcel of land at a point at the end of the 18th, or South 25 degrees West 12 foot line, of the Board of Education of Washington County lands as recorded in Liber 252, folio 462 of the above noted Land Records, said point also being and at the northeast common corner with the Emily M. Burkett and Timothy J. Kofoet, II, property (Liber 6266, folio 309), said point also being on the western margin of the dedication area of Mapleville Avenue (also known as Mapleville Road and Maryland Route 66) as delineated on Maryland State Highway Administration Plat #62364, thence running by, with, and along the western donation line as delineated on said SHA plat, two courses, the bearings noted below based on Maryland State Plan datum (NAD83/91),

1. North 22 degrees 05 minutes 19 seconds East, 252.02 feet to a point, thence
2. South 84 degrees 29 minutes 40 seconds East, 31.26 feet to a capped rebar to be set (#21581) on the eastern margin of the SHA dedication area, said point also being the northern corner of Lot 1, as shown on an addition plat entitled 'Town of Boonsboro and Washington County Board of Education Property' to be recorded subsequent to the writing of this description, thence running by, with, and along the eastern dedication margin, and Lot 1, two courses,
3. 22.41 feet along an arc, deflecting to the right, having a radius of 3,459.515 feet, a central angle of 0 degrees 22 minutes 16 seconds, a chord bearing of South 22 degrees 30 minutes 56 seconds West, and a chord length of 22.41 feet to a capped rebar to be set (#21581), thence
4. South 22 degrees 19 minutes 47 seconds West, 203.23 feet to a capped rebar to be set (#21581) at the northeast corner of Outlot 'X', on the aforesaid addition plat, thence with Outlot 'X', one course,
5. South 22 degrees 19 minutes 47 seconds West, 35.00 feet to a capped rebar to be set (#21581) on the northern boundary of the Burett-Kofoet property (Liber 6266, folio 309), thence with the Burkett-Kofoet property,
6. North 68 degrees 31 minutes 25 seconds West, 28.79 feet to the point of beginning, containing 7,518 square feet or 0.1726 acre, more or less, of land, and subject to any recorded or unrecorded easements, rights-of-way, and agreements.