

ORDINANCE NO. ORD-2025-18

AN ORDINANCE TO APPROVE THE CONVEYANCE OF REAL PROPERTY
(Chase Six Boulevard)

BE IT ORDAINED by the County Commissioners of Washington County, Maryland (the "County"), as follows:

1. It is hereby established and declared that the real property (the "Property") described on Exhibit A is no longer needed by the County for a public purpose or a public use.

2. The County believes that it is in the best interest of the citizens of Washington County to dispose of the Property by conveyance to the State Highway Administration (SHA), Maryland. Notice of Intention of Washington County to Convey Real Property was not required pursuant to Section 1-301, Code of the Public Local Laws of Washington County, Maryland, as the conveyance is between government entities.

3. The conveyance of the Property is for no consideration because it is part of a land exchange between the County and the SHA, Maryland.

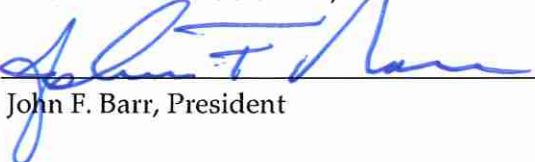
THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland, that the conveyance of the Property to the SHA, Maryland, be approved and that the President of the Board and the County Clerk be and are hereby authorized and directed to execute and attest, respectfully, all documents for and on behalf of the County relating to the conveyance of the Property.

ADOPTED this 24 day of June, 2025.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND


Dawn L. Marcus, Clerk

BY: 
John F. Barr, President

Approved as to legal sufficiency:

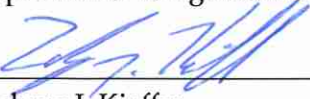

Zachary J. Kieffer
County Attorney

EXHIBIT A—DESCRIPTION OF PROPERTY

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.