

ORDINANCE NO. ORD-2025-2\

**AN ORDINANCE TO APPROVE THE PURCHASE OF A CONSERVATION
EASEMENT UNDER THE MARYLAND CONSERVATION RESERVE
ENHANCEMENT PROGRAM (CREP)**

(Re: Schofield CREP Easement)

RECITALS

1. The Maryland Conservation Reserve Enhancement Program ("CREP") is a federal-State natural resources conservation program that addresses state and nationally significant agricultural related environmental concerns related to agriculture.

2. CREP provides financial incentives to program participants to voluntarily remove cropland and marginal pastureland from agricultural production in order to improve, protect, and enhance water quality in the Chesapeake Bay watershed and implement best management practices including riparian buffers, grass plantings, forbs, shrubs and trees, stabilization of highly erodible soils, habitat restoration for plant and animal species, and restoration of wetlands.

3. Protection is provided through the acquisition of easements and fee estates from willing landowners currently holding a fifteen (15) year CREP contract and the supporting activities of CREP Sponsors and local governments.

4. For FY2025, the State of Maryland ("State") is awarding CREP grants to eligible Counties (the "CREP Funds").

5. Paula Z. Schofield (the "Property Owner") is the owner of real property consisting of 32.63 acres, more or less, (the "Property") in Washington County, Maryland. The Property is more particularly described on Exhibit A attached hereto.

6. On March 18, 2025, the County agreed to pay the approximate sum of SIXTY-THREE THOUSAND NINE HUNDRED THIRTY-TWO DOLLARS AND TWENTY-TWO CENTS (\$63,932.22), which is a portion of the CREP, to the Property Owner for a Deed of Conservation Easement on the Property (the "Schofield CREP Easement").


7. The Department of Natural Resources ("DNR") has requested a revision of the amount due to updated appraisal values for the new fiscal year.

8. Therefore, the County hereby agrees to pay the approximate sum of SIXTY-FOUR THOUSAND NINE HUNDRED THIRTY-FOUR DOLLARS AND THIRTY CENTS (\$64,934.30), which is a portion of the CREP, to the Property Owner for the Schofield CREP Easement.

THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland that the purchase of the Schofield CREP Easement is 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 purchase of the Schofield CREP Easement.


ADOPTED this 28 day of July, 2025.

ATTEST:




Dawn L. Marcus
County Clerk

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND

BY: 

John F. Barr, President

Approved as to legal sufficiency:



Victor Scarpelli
Assistant County Attorney

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

EXHIBIT A--DESCRIPTION OF EASEMENT AREA

ALL that tract or parcel of land, together with the improvements thereon, and all the rights, ways, privileges and appurtenances thereunto belonging on in anywise appertaining, situate along the West side of Trovinger Mill Road and along the North side of the right of way of the Western Maryland Railroad Company, in Election District No. 18, Washington County, Maryland, and being more particularly described as follows:

BEGINNING at a post standing in the North marginal line of the right of way of the Western Maryland Railroad Company at its intersection with the 9th line of the Deed from Charles R. Sanbower and Wife to Samuel A. Mayes dated March 27, 1942, among the Land Records of Washington County, Maryland, and running thence with the remainder of said line North 31 degrees 30 minutes East 1500 feet, more or less, to a post near the South margin of the Antietam Creek at the end of said line; thence continuing with the lines of said Deed North 45 degrees West 383 feet into the center of said Creek; thence up said Creek South 65 degrees East 200 feet to a point; thence South 42 degrees 30 minutes East 315.0 feet to a point; thence South 52 degrees East 500 feet to a point; thence South 41 degrees 15 minutes East 415 feet to a point; thence leaving the Creek and running South 6 degrees West 50 feet to a point; thence East 85 feet into the center of the Trovinger Mill Road; thence along said road South 32 degrees 15 minutes West 230 feet to a point; thence South 38 degrees 30 minutes West 619 feet to a point; thence South 28 degrees 30 minutes West 484 feet, more or less, to the North margin of the right of way of the Western Maryland Railroad Company; thence leaving the road and running along the said railroad right of way North 65 degrees 15 minutes West 505 feet, more or less, to a point; thence by a curve to the right having a radius of 2831.93 feet, more or less, for a distance of 550 feet, more or less, to the point of beginning; containing 36.6 acres of land, more or less, and being the remaining portion of the Samuel A. Mayes farm lying North of said railroad and West of the Trovinger Mill.

SAVING AND EXCEPTING THEREFROM all that lot or parcel of land situate on the Northwest side of Trovinger Mill Road, in Election District No. 18, Washington County, Maryland, and being more particularly described in accordance with a subdivision by Associated Engineering Sciences, Inc., as follows:

BEGINNING at a railroad spike set in the center of Trovinger Mill Road, said spike being North 26 degrees 57 minutes 39 seconds East 317.74 feet from the center of the Western Maryland Railroad tracks with lines of division made and along the lands of Charles R. Mayes (Liber 525, Folio 522) North 64 degrees 42 minutes 13 seconds West 672.37 feet to an iron pin set; thence along a fence North 25 degrees 01 minute 05 seconds East 215.77 feet to an iron pin set; thence along a fence South 64 degrees 42 minutes 13 seconds East 683.89 feet to a railroad spike set in the center of said road; thence along the center of said Road South 28 degrees 30 minutes 00 seconds West 216.11 feet to the point of beginning; containing 3.36 acres of land, more or less. Said parcel of land being further shown and described as Lot No. 1 on the Plat Subdivision for Charles R. Mayes attached to and made a part of the Deed from Charles R. Mayes and Mabel C. Mayes, his wife, to Charles R. Mayes, Jr., and Glenda F. Mayes, his wife, dated July 11, 1986, and recorded in Liber 822, Folio 765 among the aforesaid Land Records.

THE street address of the herein described property is currently known and designated as 20230 Trovinger Mill Road, Hagerstown, Maryland, and is further identified as tax account no. 18-013223.

BEING all of the same property which was conveyed from Charles R. Mayes and Mabel C. Mayes, his wife, to Charles R. Mayes, Jr., and Glenda F. Mayes, his wife, by Deed with attached Plat dated July 11, 1986, and recorded in Liber 822, Folio 765 among the Land Records of Washington County, Maryland. Michael J. Koll died on February 10, 2011; title thereafter vested in Paula Z. Schofield as surviving tenant by the entirety.