

ORDINANCE NO. ORD-2025-95

**AN ORDINANCE TO APPROVE THE PURCHASE OF A CONSERVATION
EASEMENT UNDER THE MARYLAND RURAL LEGACY PROGRAM
(Re: *Ashcraft-Rice RLP Conservation Easement*)**

RECITALS

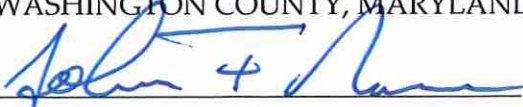
1. The Maryland Rural Legacy Program ("RLP") provides the funding necessary to protect large, contiguous tracts of land and other strategic areas from sprawl development and to enhance natural resource, agricultural, forestry, and environmental protection through cooperative efforts among State and local governments.
2. Protection is provided through the acquisition of easements and fee estates from willing landowners and the supporting activities of Rural Legacy Sponsors and local governments.
3. For FY 2025, Washington County (the "County") was awarded a RLP grant totaling \$1,544,000.00 (the "RLP Funds").
4. Marilyn S. Ashcraft and Melva Rice, (the "Property Owners") are the fee simple owner of real property consisting of 256.57 acres, more or less (the "Property"), in Washington County, Maryland. The Property is more particularly described on Exhibit A attached hereto.
5. The County has agreed to pay the sum of approximately ONE MILLION DOLLARS AND NO CENTS (\$1,000,000.00), which is a portion of the RLP Funds, to the Property Owner for a Deed of Conservation Easement on the Property (the "Ashcraft-Rice RLP Conservation Easement").

THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland, that the purchase of a conservation easement on the Property be approved and that the President of the Board and the County Attorney 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 Ashcraft-Rice RLP Conservation Easement.

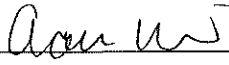
ADOPTED this 3rd day of June, 2025.

ATTEST:


Dawn L. Marcus, County Clerk

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND
BY: 
John F. Barr, President

Approved as to legal sufficiency:



Aaron Weiss
Assistant County Attorney

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

EXHIBIT A - DESCRIPTION OF PROPERTY

ALL that tract of farm land, and all the rights, ways, privileges, and appurtenances thereunto belonging or in anywise appertaining, situate in Election District No. 20, Washington County, Maryland, being depicted and identified as "LANDS OF MAVIN V. GOSSARD and MARILYN SMITH ASHCRAFT DEED BOOK 4062, PAGE 96 256.57 ACRES +/-" on the Plat entitled "Boundary Survey for Rural Legacy Easement of the Lands of Mavin V. Gossard and Marilyn Smith Ashcraft" recorded at Miscellaneous Plat Folios 1093-1094 among the Plat Records of Washington County, Maryland.

TOGETHER WITH the easement or right of way to said farm tract over the private road as more particularly described and set forth in the Deed from I.M. Wertz and Ruth D. Wertz, his wife, to Sarah Jane Wertz dated November 22, 1936, and recorded in Liber 226, Folio 646 among the Land Records of Washington County, Maryland.

SUBJECT, however, to the easements or rights of way heretofore granted to or acquired by The Potomac Edison Company.

BEING the same property which was conveyed from Mavin V. Gossard and Marilyn Smith Ashcraft, Personal Representatives of the Estate of Vera V. Abbott, to Mavin V. Gossard and Marilyn Smith Ashcraft, as tenants in common, by Deed dated March 22, 2011, and recorded in Liber/Book 4062, Folio/Page 98 among the Land Records of Washington County, Maryland. Mavin V. Gossard died on October 22, 2021; title to her half-interest in the said property vested in Marilyn Smith Ashcraft, Personal Representative of the Estate of Mavin V. Gossard, in Estate No. 78390 in the Orphans' Court for Washington County, Maryland.