

ORDINANCE NO. ORD-2025- 26

**AN ORDINANCE TO APPROVE THE PURCHASE OF A CONSERVATION
EASEMENT UNDER THE MARYLAND RURAL LEGACY PROGRAM
(Re: *Bond 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 (the "RLP Funds").

4. Richard L. and Michele L. Bond, (the "Property Owners") are the fee simple owners of real property consisting of 45.18 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 HUNDRED SEVENTY-SIX THOUSAND FIFTY DOLLARS AND NO CENTS (\$176,050.00), which is a portion of the RLP Funds, to the Property Owner for a Deed of Conservation Easement on the Property (the "Bond RLP Conservation Easement").

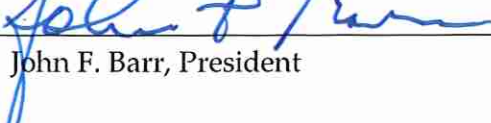
THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland, that the purchase of a conservation easement on the Property be approved and that the President of the Board and the County Attorney be and are hereby authorized and directed to execute and attest, respectively, all such documents for and on behalf of the County relating to the purchase of the Bond 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:



Victor Scarpelli

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, lot or parcel of land, and all the rights, ways, privileges, and appurtenances thereunto belonging on in anywise appertaining, situate along the West side of Tommytown Road and along the North side of Taylors Landing Road in Election District No. 12, Washington County, Maryland, and being more particularly described as follows:

BEGINNING at a point in the intersection of Taylors Landing Road with Tommytown Road, thence running along or near the centerline of Taylors Landing Road North 81 degrees 40 minutes 27 seconds West 1015.18 feet to a point; thence running along land now or formerly of Guy Spielman (Liber 596, folio 849) North 4 degrees 38 minutes 27 seconds East 345.76 feet to a recovered iron pin; thence along lands now or formerly of Robert C. Parks (Liber 630, Folio 615) North 4 degrees 38 minutes 27 seconds East 145.46 feet to a corner fencepost; thence along the lands now or formerly of Harry L. Powers, III (Liber 596, Folio 843) North 3 degrees 25 minutes 41 seconds East 370.95 feet to a corner fencepost; thence along lands of now or formerly of Lee E. Stine, Jr. (Liber 615, Folio 540) North 10 degrees 28 minutes 51 seconds East 523.14 feet to a corner fencepost; thence along the same North 86 degrees 17 minutes 23 seconds West 228.90 feet to a corner fencepost; thence North 81 degrees 28 minutes 37 seconds West 282.84 feet to a point; thence North 28 degrees 44 minutes 06 seconds East 333.87 feet to a corner fencepost; thence along lands now or formerly of the Christian Church Capital Area (Liber 450, Folio 460) North 35 degrees 35 minutes 23 seconds East 290.39 feet to a fencepost; thence along the same North 40 degrees 26 minutes 02 seconds East 66.97 feet to a fencepost; thence North 62 degrees 18 minutes 53 seconds East 18.57 feet to a fencepost; thence South 83 degrees 25 minutes 10 seconds East 484.15 feet to a fencepost; thence South 81 degrees 31 minutes 46 seconds East 638.09 feet to a fencepost; thence South 80 degrees 16 minutes 14 seconds East 86.11 feet to a point in Houser Road; thence along Houser Road South 47 degrees 10 minutes 00 seconds East 51.76 feet to a point in Tommytown Road; thence along Tommytown Road the following 14 courses and distances: South 27 degrees 00 minutes 59 seconds West 208.51 feet to a point; thence South 23 degrees 41 minutes 30 seconds West 751.52 feet to a point; thence South 24 degrees 39 minutes 33 seconds West 52.94 feet to a point; thence South 23 degrees 39 minutes 12 seconds West 322.49 feet to a point; thence South 31 degrees 02 minutes 16 seconds East 100 feet to a point; thence South 43 degrees 39 minutes 26 seconds East 70.33 feet to a point; thence South 15 degrees 11 minutes 26 seconds East 31.42 feet to a point; thence South 18 degrees 21 minutes 07 seconds East 20.74 feet to a point; thence South 26 degrees 48 minutes 53 seconds East 30.70 feet to a point; thence South 38 degrees 04 minutes 00 seconds East 85.62 feet to a point; thence South 32 degrees 32 minutes 00 seconds East 43.89 feet to a point; thence South 6 degrees 15 minutes 26 seconds East 53.99 feet to a point; thence South 3 degrees 23 minutes 57 seconds East 204.03 feet to a point; thence South 17 degrees 26 minutes 50 seconds East 183.44 feet to the point of beginning ; containing 45.79 acres of land, more or less.

THE street address of the herein described property is currently known and designated as 6836 Tommytown Road, Fairplay, Maryland, and further identified as tax account no. 12-

010486.

BEING all of the same property which was conveyed from Latimer/O'Neil Clan, LLC [a Maryland limited liability company] to Richard L. Bond and Michele L. Bond, as joint tenants with right of survivorship, by Deed dated December 3, 2019, and recorded in Liber/Book 6140, Folio/Page 227 among the Land Records of Washington County, Maryland.