

ORDINANCE NO. ORD-2026-0A

**AN ORDINANCE TO APPROVE THE PURCHASE OF A CONSERVATION  
EASEMENT UNDER THE MARYLAND RURAL LEGACY PROGRAM  
(Re: Stoner Family Farms LLC 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. Stoner Family Farms LLC, (the "Property Owners") is the fee simple owner of real property consisting of 61.30 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 THREE HUNDRED FORTY-SIX THOUSAND SEVEN HUNDRED TWENTY-FIVE DOLLARS AND NO CENTS (346,725.00), which is a portion of the RLP Funds, to the Property Owner for a Deed of Conservation Easement on the Property (the "Stoner Family Farms LLC RLP Conservation Easement").

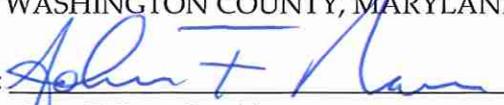
THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland, that the purchase of a conservation easement on the Property be approved and that the President of the Board and the County Attorney be and are hereby authorized and directed to execute and attest, respectively,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

ADOPTED this 24<sup>th</sup> day of February, 2026.

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

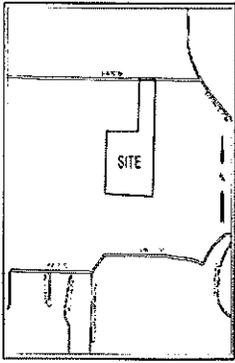
Situate along the south side of Shaffer Road approximately 1500 feet westward from its intersection with Bakersville Road in Election District No. 20, Washington County, Maryland, and being more particularly described in accordance with a survey by Frederick, Seibert and Associates, Inc. dated December 17, 2025, as follows:

Beginning at a rebar and cap found on the southern right of way line of Shaffer Road, said rebar being the northwest corner of the lands shown as Remainder of Stoner Family Farms Inc. as shown on the Simplified Plat Addition to Lot 3 Lands of Stoner Family Farms LLC, recorded at Plat Folio 10487 among the Land Records of Washington County, Maryland, thence running with said right of way line with bearings to match Maryland Grid North NAD 83 South 89 degrees 54 minutes 31 seconds East 535.42 feet to a rebar and cap set, thence leaving Shaffer Road and running along lands now or formerly of Robert and Kimblery Benish (Liber 4227, folio 412) and along lands now or formerly of Roy E. Semler (Liber 729, folio 781) South 01 degree 54 minutes 31 seconds West 2,298.19 feet to a rebar and cap set, thence South 02 degrees 39 minutes 41 seconds West 127.97 feet to a rebar and cap found, thence along lands now or formerly of Gregory and Robin McCauley (Liber 7030, folio 298) North 88 degrees 18 minutes 48 seconds West 1,558.51 feet to a rebar and cap found, thence along lands now or formerly of Houser Produce Farm, Inc. (Liber 6102, folio 497) North 01 degree 44 minutes 28 seconds East 1,327.34 feet to a rebar and cap found, thence along lands now or formerly of Kathleen W. Carr and Edwin S. Taylor (Liber 3322, folio 50) South 89 degrees 54 minutes 31 seconds East 1,032.51 feet to a rebar and cap found, thence North 01 degree 44 minutes 28 seconds East 1,055.14 feet to the place of beginning;

Containing 61.30 acres of land more or less.

Said lands being further shown and defined as Remainder of Stoner Family Farms Inc. as shown on the Simplified Plat Addition to Lot 3 Lands of Stoner Family Farms LLC, recorded at Plat Folio 10487 among the Land Records of Washington County, Maryland. Said lands being subject to the conditions and restrictions shown thereon as well as to any and all other easements or rights of way of record and applicable thereto.

Said lands being the same lands described as Parcel No. 1 in the deed from Lois O. Stoner to Stoner Family Farms, LLC dated September 25, 2001, and recorded in Liber 1702, folio 482 among the Land Records of Washington County, Maryland.



VICINITY MAP  
SCALE 1"=2000'

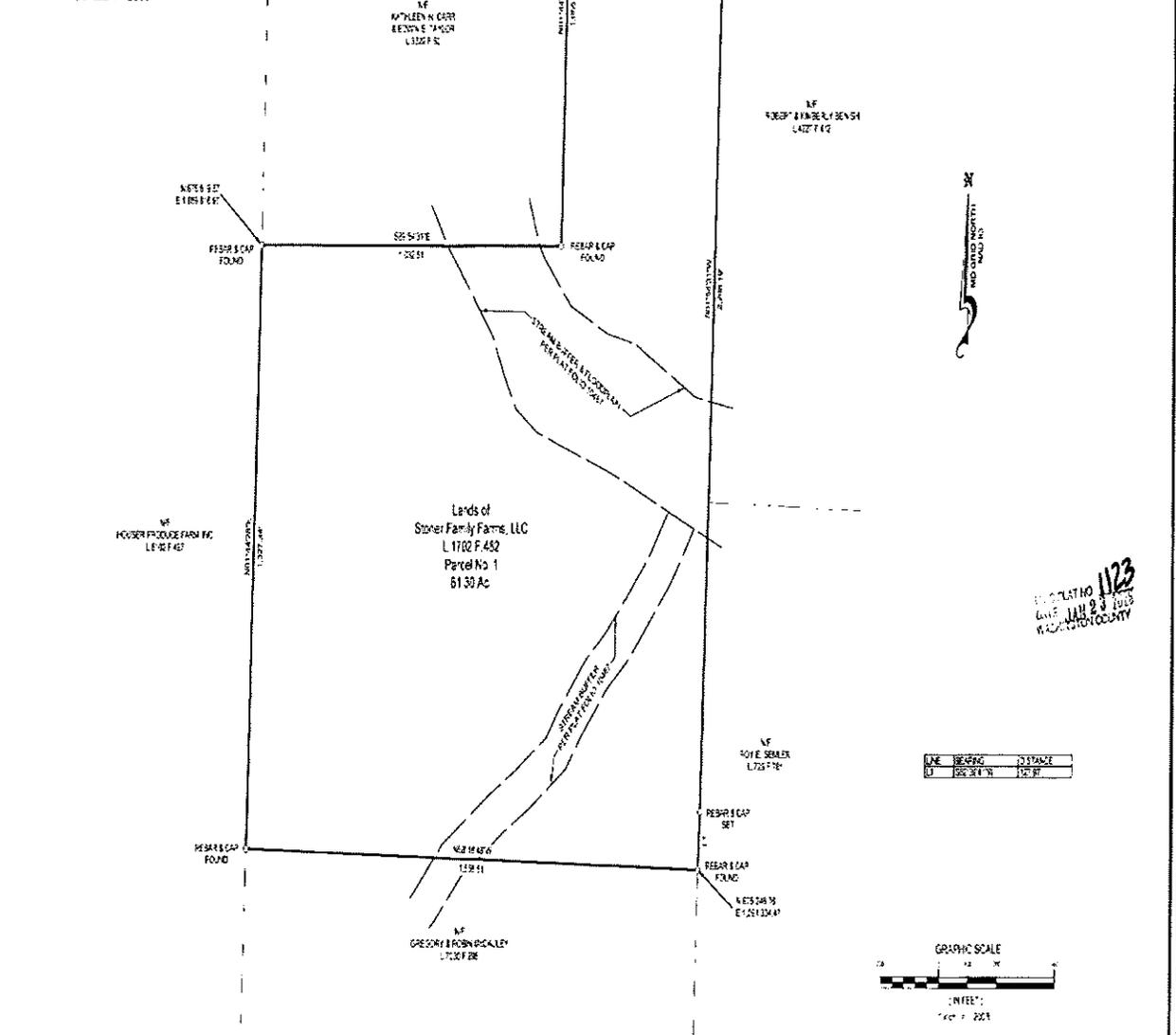
**Professional Certification**  
I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 11731, Expiration Date 10-02-2025.  
*[Signature]* Jan. 23, 2024  
Frederick, Maryland, P.E.

- NOTES**
1. Boundary lines and easement locations shown herein are as recorded by Frederick, Shaffer & Associates, Inc.
  2. This plan was prepared without benefit of a site visit and fieldwork for the purpose of establishing this survey.
  3. Bearings and distances shown herein are based on the year 2011 North American Datum (NAD 83).
  4. The instrument shown herein is one Parcel No. 1 of the lands conveyed by Lot O, Stone to Stone Family Farms, LLC by deed dated September 26, 2019, recorded in Liber 1722, folio 482 among the Land Records of Washington County, Maryland.



**Professional Certification**  
I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 11731, Expiration Date 10-02-2025.

**FSA&A**  
FREDERICK, SHAFFER & ASSOCIATES, INC.  
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS  
11110 MILLERSVILLE ROAD, SUITE 100, MILLERSVILLE, MD 21108  
(410) 421-1111  
www.fsaand.com



ENCLOSURE NO. 1123  
DATE: JAN 23 2024  
WASHINGTON COUNTY

LINE	BEARING	DISTANCE
1	S82°34'41" W	152.87'



**Survey of Rural Legacy Easement**  
Stoner Family Farms, LLC  
Situate along the north side of Shaffer Road  
Washington County  
MARYLAND

PROJECT NO. Z05-006  
DATE 1/23/24  
PROJECT ENGINEER Frederick, Shaffer & Associates, Inc.  
SHEET NO. 1 OF 1

**Rural Legacy Easement**