

ORDINANCE NO. ORD-2026-09

AN ORDINANCE TO APPROVE THE ACQUISITION OF AN EASEMENT  
INTEREST IN REAL PROPERTY

*(Appletown Road – Sharling Property)*


RECITALS

1. The Board of County Commissioners of Washington County, Maryland (the “County”), believes that it is in the best interest of the citizens of Washington County to acquire an easement interest in certain real property identified on the attached Schedule A (the “Easement Property”) to be used for public purposes.
2. The County approved the purchase of the Easement Property on June 9, 2026.
3. A public hearing was not required by Section 1-301, Code of the Public Local Laws of Washington County, Maryland, as no funds from the General Fund of the County will be utilized to purchase the easements.
4. The purchase of the Right of Way, Perpetual Drainage Easement, and Temporary Construction Easement is necessary for the proposed improvements to Appletown Road.

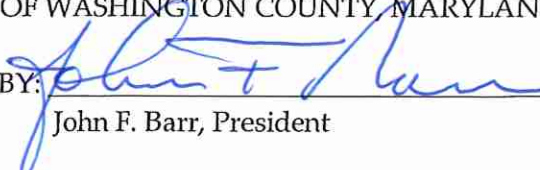
THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland, that the purchase of the Right of Way, Perpetual Drainage Easement, and Temporary Construction Easement be approved and that the President of the Board and the County Clerk be and are hereby authorized and directed to execute and attest, respectively, all such documents for and on behalf of the County relating to the purchase of the Easement Property.

ADOPTED this 9<sup>th</sup> day of June, 2026.

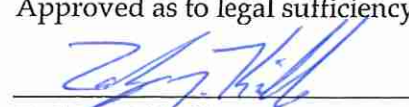
ATTEST:

  
\_\_\_\_\_  
Dawn L. Marcus, County Clerk

BOARD OF COUNTY COMMISSIONERS  
OF WASHINGTON COUNTY, MARYLAND

BY:   
\_\_\_\_\_  
John F. Barr, President

Approved as to legal sufficiency:

  
\_\_\_\_\_  
Zachary J. Kieffer  
County Attorney

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

## SCHEDULE A---DESCRIPTION OF EASEMENT PROPERTY

All that tract of land lying along the existing southerly margin of Right-of-Way for Appletown Road, 1100 feet, more or less, south of its intersection with the existing Netz Road, as shown and/or indicated on the hereinafter mentioned plats, all of which is made a part hereof, so far as Grantor's property and/or rights may be affected by the proposed improvements along Appletown Road and the appurtenances thereto belonging, or anywise appertaining, in Election District No. 18 of Washington County, Maryland, being more particularly described as follows:

BEGINNING for the outline hereof at a point in the existing southerly margin of Right-of-Way of Appletown Road. The said point being fifteen (15) feet right of and perpendicular to station 12+11.05. Said point also being South 34 degrees 27 minutes 51 seconds West 88.71 feet from a 5/8" rebar being at or near the southwestern corner of the lands of Gideon Properties LLC (Liber 5916, folio 165, as shown on plat entitled "14-233 APPLETON ROAD" and intending to be recorded among the Land Records of Washington County, Maryland, in the Right-of-Way Plat Book as Right-of-Way Plat No. 100-10-629; thence crossing lands of Grantor herein by three (3) new lines of Right-of-Way now established,

1. South 26 Degrees 04 Minutes 37 Seconds East 26.52 feet to a point; thence
2. South 02 Degrees 54 Minutes 10 Seconds West 9.77 feet to a point; thence
3. North 88 Degrees 29 Minutes 49 Seconds West 31.61 feet to a point in the eastern right of way of Appletown Road as shown on State Roads Commission Plat No. 19729, said point also being fifteen (15) feet right of and perpendicular to station 11-72.44 of the aforementioned baseline; thence with the existing Right-of-Way
4. North 31 Degrees 57 Minutes 18 Seconds East 38.60 feet to the place of beginning, containing an area of 589 square feet or 0.01352 acres of land, more or less.

### Perpetual Easement No. 1:

BEGINNING for the outline hereof at a point being South 26 Degrees 04 Minutes 37 East Seconds 8.59 feet from the beginning of the first line of the aforementioned fee Right-of-Way; thence by new lines of perpetual easement across the lands of the grantor for the following

1. North 82 Degrees 34 Minutes 55 Seconds East 11.28 feet, thence
2. North 68 Degrees 40 Minutes 26 Seconds East 15.12 feet, thence
3. South 39 Degrees 56 Minutes 45 Seconds East 17.66 feet, thence
4. South 68 Degrees 40 Minutes 26 Seconds West 20.70 feet, thence
5. South 78 Degrees 04 Minutes 48 Seconds West 9.74 feet, thence

6. North 26 Degrees 04 Minutes 37 Seconds West 32.78 feet to the place of beginning, containing an area of 475 feet or 0.01090 acre of land, more or less.

TOGETHER with the right to use temporary easement designated as "Temporary Easement" all of which is graphically depicted on the said Right-of-Way Plat No. 100-10-629, encompassing an aggregate area of 840 square feet, or 0.01928 acre of land, more or less.

BEING a portion of the property conveyed unto Grantor from Nota J. Ptacek by a deed dated June 14, 1985, and recorded among the Land Records of Washington County, Maryland, in Liber 786, folio 500.

SUBJECT TO all easements, rights-of-way, covenants, conditions, and restrictions of record applicable thereto.