

ORDINANCE NO. ORD-2026-11

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

(Mt. Aetna Waterline Project)

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 Waterline Easement Interests in certain real property identified on the attached Schedule A (the "Easement Properties") to be used for public purposes.

2. The County approved the purchase of the Easement Properties on May 19, 2026.

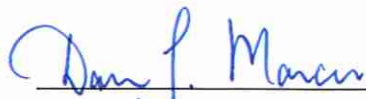
3. A public hearing was not required by Section 1-301, Code of the Public Local Laws of Washington County, Maryland, as no funds from the General Fund of the County will be utilized to purchase the waterline easements.

4. The Waterline Easements are necessary for the Mt. Aetna Waterline Project.

THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland, that the purchase of the Waterline Easement Interests 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 donation of the Mt. Aetna properties.


ADOPTED this 9th day of ~~May~~^{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 PROPERTIES

WATERLINE EASEMENT OVER HIGHLAND VIEW ACADEMY

All that portion of land situate south of Mount Aetna Road, west of Crystal Falls Road, Election District No. 16 of Washington County, Maryland, more particularly described as follows:

BEGINNING for the outline hereon at a point being North 16 degrees 21 minutes 58 seconds East 89.46 feet from a 2-inch pipe found at or near the southeast corner of the lands of Jason Black as described in a deed recorded among the Land Records of Washington County, Maryland, in Liber 2523, Folio 492, said point also being the existing 20 foot wide Washington County Sanitary District Waterline Easement (Liber 1176, folio 80), thence departing the existing Waterline Easement and by new lines of easement over and across the lands of the grantors for the following five (5) courses

1. North 62 degrees 24 minutes 56 seconds East 22.17 feet; thence,
2. North 19 degrees 02 minutes 14 seconds East 139.77 feet; thence,
3. North 20 degrees 50 minutes 36 seconds East 104.30 feet; thence,
4. North 05 degrees 57 minutes 17 seconds East 26.47 feet; thence,
5. North 19 degrees 32 minutes 39 seconds East 14.75 feet to the existing southern right of way of Mount Aetna Road; thence with the southern right of way for Mount Aetna Road for the following five (5) courses, the first being
6. South 80 degrees 31 minutes 30 seconds East 200.69 feet; thence,
7. South 80 degrees 51 minutes 45 seconds East 152.49 feet; thence by a tangent curve to the left having a radius of 10012.50 feet, an arc of 370.16 feet, a tangent of 185.10 feet and a chord bearing and distance of
8. South 81 degrees 55 minutes 18 seconds East 370.14 feet; thence,
9. South 82 degrees 58 minutes 51 seconds East 60.55 feet; thence by a tangent curve to the right having a radius of 4987.50 feet, an arc of 89.53 feet, a tangent of 44.77 feet and a chord bearing and distance of
10. South 82 degrees 28 minutes 00 seconds East 89.53 feet to a point being South 12 degrees 11 minutes 20 seconds West 10.90 feet from a railroad spike found for the northwest corner of the lands of George Edwards Anderson and Jacquilin Eugenia Anderson recorded among the Land Records of Washington County, Maryland, in Liber 5787, Folio 89, said points also being in the western or "North 12 degrees 30 minute East 300 foot line of the lands of said "Anderson" (Liber 5787, folio 89), thence with a portion of the said line reversed

11. South 12 degrees 11 minutes 20 seconds West 10.03 feet, thence leave the western line of the lands of George Edwards Anderson and Jacquilin Eugenia Anderson (Liber 5787, Folio 89) thence by new lines of easement over and across the lands of the grantor for the following eight (8) courses, the first being a non-tangent curve to the left having a radius of 4316.41 feet, an arc of 88.62 [feet], a tangent of 44.31 [feet], and a chord of
12. North 82 degrees 28 minutes 16 seconds West 88.62 feet, thence
13. North 82 degrees 58 minutes 51 seconds West 60.55 feet, thence by a tangent curve to the right having a radius of 10022.50 feet, an arc of 370.53 feet, a tangent of 185.29 feet and a chord bearing and distance of
14. North 81 degrees 55 minutes 18 seconds West 370.51 feet, thence
15. North 80 degrees 51 minutes 45 seconds West 152.52 feet, thence
16. North 80 degrees 31 minutes 30 seconds West 172.03 feet, thence
17. South 19 degrees 32 minutes 39 seconds West 6.34 feet, thence
18. South 05 degrees 57 minutes 17 seconds West 26.81 feet, thence
19. South 20 degrees 50 minutes 36 seconds West 107.75 feet, thence
20. South 19 degrees 02 minutes 14 seconds West 151.23 feet, thence
21. South 62 degrees 24 minutes 56 seconds West 35.00 feet to a point in the existing 20-foot-wide Washington County Sanitary District Waterline Easement (Liber 1176, Folio 80), thence with the existing waterline easements for the following two (2) courses
22. North 18 degrees 37 minutes 23 seconds East 21.41 feet, thence
23. North 71 degrees 22 minutes 37 seconds West 21.41 feet to the beginning, containing an area of 17,880 square feet or 0.41047 acre of land, more or less.

BEING a portion of the lands of Grantor herein by deed recorded among said Land Records in Liber 607, Folio 658; further being parts of Deed Parcels 1, 4, and 5 in said deed, being further shown on a drawing made by the Division of Engineering for Washington County, Maryland titled "Mount Aetna Road, Hagerstown, Maryland 21740, Permanent Waterline Easement", and intending to be attached hereto and made a part hereof.

WATERLINE EASEMENT OVER CHESAPEAKE CONFERENCE

All that portion of land situate south of Mount Aetna Road, west of Crystal Falls Road, Election District No. 16 of Washington County, Maryland, more particularly described as follows:

BEGINNING for the outline hereon at a point being South 83 degrees 20 minutes 34 seconds East 153.23 feet from a concrete pipe found at or near the northeast corner of the lands of Chesapeake Conference of Seventh-Day Adventists as described in a deed recorded among the Land Records of Washington County, Maryland, in Liber 933, Folio 702, said point of beginning also at the end of the third or South 08 degrees 47 minutes 50 seconds East 12.50 feet line of the lands previously conveyed to the Washington County Board of County Commissioners by deed recorded among the Land Records of Washington County, Maryland in Liber 5554, Folio 303, thence with the existing southern right of way line of Mount Aetna Road for the following six (6) courses, the first being

1. South 81 degrees 12 minutes 10 seconds East 136.47 feet; thence by a tangent curve to the right having a radius of 1487.50 feet, an arc of 313.69 [feet], a tangent of 157.43 [feet], and a chord bearing and distance of
2. South 75 degrees 09 minutes 41 seconds East 313.11 feet;
3. South 69 degrees 07 minutes 13 seconds East 102.55 feet, thence by a tangent curve to the left having a radius of 1534.95 feet, an arc of 114.31 [feet], a tangent of 57.18 [feet], and a chord bearing and distance of
4. South 71 degrees 15 minutes 13 seconds East 114.29 feet; thence, by a reverse curve to the right having a radius of 468.72 feet, an arc of 321.76 feet, a tangent of 167.51 feet and a chord bearing and distance of
5. South 53 degrees 43 minutes 17 seconds East 315.48 feet; thence by a reverse curve to the left having a radius of 580.00 feet, an arc of 195.80 [feet], a tangent of 98.84 [feet] and a chord bearing and distance of
6. South 43 degrees 43 minutes 36 seconds East 194.87 feet; thence
7. South 53 degrees 23 minutes 51 seconds East 140.85 feet, thence departing the southern right of way line for Mount Aetna Road and crossing the lands of the grantor by new line of easement
8. South 21 degrees 16 minutes 51 seconds East 86.64 feet to a point in or near the existing western right of way for Crystal Falls Drive, thence with a portion of the western right of way line for Crystal Falls Drive
9. South 24 degrees 36 minutes 42 seconds West 41.78 feet, thence departing the right of way line and by new lines of easement over and across the lands of the grantor

10. North 21 degrees 16 minutes 51 seconds West 135.30 feet, thence
11. North 53 degrees 23 minutes 51 seconds West 108.31 feet, thence by a tangent curve to the left having a radius of 595.00 feet, an arc of 200.86 feet, a tangent of 101.40 feet, and a chord bearing and distance of
12. North 43 degrees 43 minutes 36 seconds West 199.91 feet, thence by a reverse curve to the right having a radius of 453.72 feet, an arc of 311.46 feet, a tangent of 162.15 feet, and a chord bearing distance of
13. North 53 degrees 43 minutes 17 seconds West 305.38 feet thence by a reverse curve to the left having a radius of 1549.95 feet, an arc of 115.43 [feet], a tangent of 57.74 [feet], and a chord bearing and distance of
14. North 71 degrees 15 minutes 13 seconds West 115.40 feet, thence
15. North 69 degrees 07 minutes 13 seconds West 102.55 feet, thence by a tangent curve to the left having a radius of 1472.50 feet, an arc of 310.53 feet, a tangent of 155.84 feet and a chord bearing and distance of
16. North 75 degrees 09 minutes 41 seconds West 309.95 feet, thence
17. North 80 degrees 09 minutes 12 seconds West 136.49 feet to a point being the end of the third or South 08 degrees 47 minutes 50 seconds East 12.50 feet line of the lands previously conveyed to the Washington County Board of County Commissioners by deed record among the Land Records of Washington County, Maryland, in Liber 5554, Folio 303, thence with the said line reversed
18. North 08 degrees 47 minutes 50 seconds East 12.50 feet to the point of beginning, containing an area of 22,741 square feet or 0.52206 acre of land, more or less.

BEING a portion of the lands conveyed unto Grantor from Rosie Dingfelder by deed dated August 25, 1948, and recorded among aforementioned Land Records in Liber 248, Folio 593; further shown on a drawing made by the Division of Engineering for Washington County, Maryland, titled "Mount Aetna, Hagerstown, MD 21740, Permanent Waterline Easement", and intending to be recorded as Miscellaneous plat.