

ORDINANCE NO. ORD-2026-14

AN ORDINANCE TO APPROVE THE PURCHASE OF A CONSERVATION
EASEMENT UNDER THE MARYLAND CONSERVATION RESERVE
ENHANCEMENT PROGRAM (CREP)

(Re: JA Horst & Sons LLP CREP Easement)

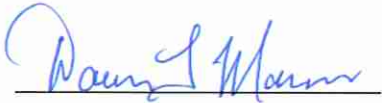
RECITALS

1. The Maryland Conservation Reserve Enhancement Program ("CREP") is a federal-State natural resources conservation program that addresses state and nationally significant agricultural related environmental concerns related to agriculture.
2. CREP provides financial incentives to program participants to voluntarily remove cropland and marginal pastureland from agricultural production in order to improve, protect, and enhance water quality in the Chesapeake Bay watershed and replacing it with the best management practices including establishment of riparian buffers, grass plantings, forbs, shrubs and trees, stabilization of highly erodible soils, habitat restoration for plant and animal species, and restoration of wetlands.
3. Protection is provided through the acquisition of easements and fee estates from willing landowners currently holding a fifteen (15) year CREP contract and the supporting activities of CREP Sponsors and local governments.
4. For FY2027, the State of Maryland ("State") is awarding CREP grants to eligible properties on a project-by-project basis. Following County approval, the application will be submitted for State funding approval.
5. JA Horst & Sons LLP is the owner of real property consisting of 20.00 easement acres, more or less, (the "Property") in Washington County, Maryland. The Property is more particularly described on Exhibit A attached hereto.
6. The County has agreed to pay the approximate sum of NINETY-SEVEN THOUSAND, THREE HUNDRED FIFTY DOLLARS AND NO CENTS CENTS (\$97,350.00), which is a portion of the CREP Funds, to the Property Owner in exchange for a Deed of Conservation Easement on the Property (the "JA Horst & Sons LLP CREP Easement").

THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland that the purchase of the JA Horst & Sons LLP CREP Easement is 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 JA Horst & Sons LLP CREP Easement.

ADOPTED this 25 day of August, 2026.

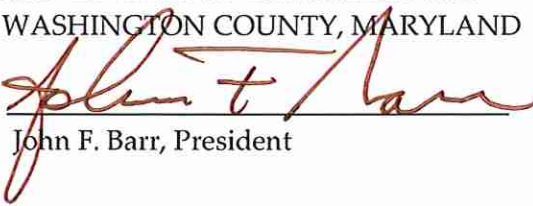
ATTEST:



Dawn L. Marcus, Clerk

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND

BY:



John F. Barr, President

Approved as to legal sufficiency:



Rosalinda Pascual

Deputy County Attorney

Mail to:

Office of the County Attorney

100 W. Washington Street, Suite 1101

Hagerstown, MD 21740

EXHIBIT A--DESCRIPTION OF EASEMENT AREA

ALL those lots or parcels of land, and all the rights, ways, privileges and appurtenances thereunto belonging or in anywise appertaining, situate in Election District No. 4, Washington County, Maryland, being part of the parcel identified by tax account no. 04-065390, and being depicted and described on the Plat(s) entitled "Survey of CREP Easement for J.A. Horst & Sons, LLP" recorded at Miscellaneous Plat Folios 1161-1162 among the Plat Records of Washington County, Maryland, as follows:

CREP MATCH
EASEMENT AREA 1
7.18 AC.

CREP MATCH
EASEMENT AREA 2
1.75 AC.

CREP MATCH
EASEMENT AREA 3
5.57 AC.

CREP CONTRACT
EASEMENT AREA 1
1.47 AC.

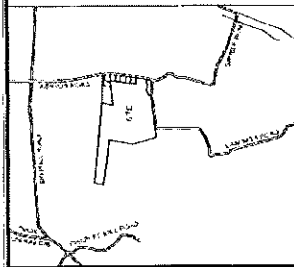
CREP CONTRACT
EASEMENT AREA 2
1.60 AC.

CREP CONTRACT
EASEMENT AREA 3
1.33 AC.

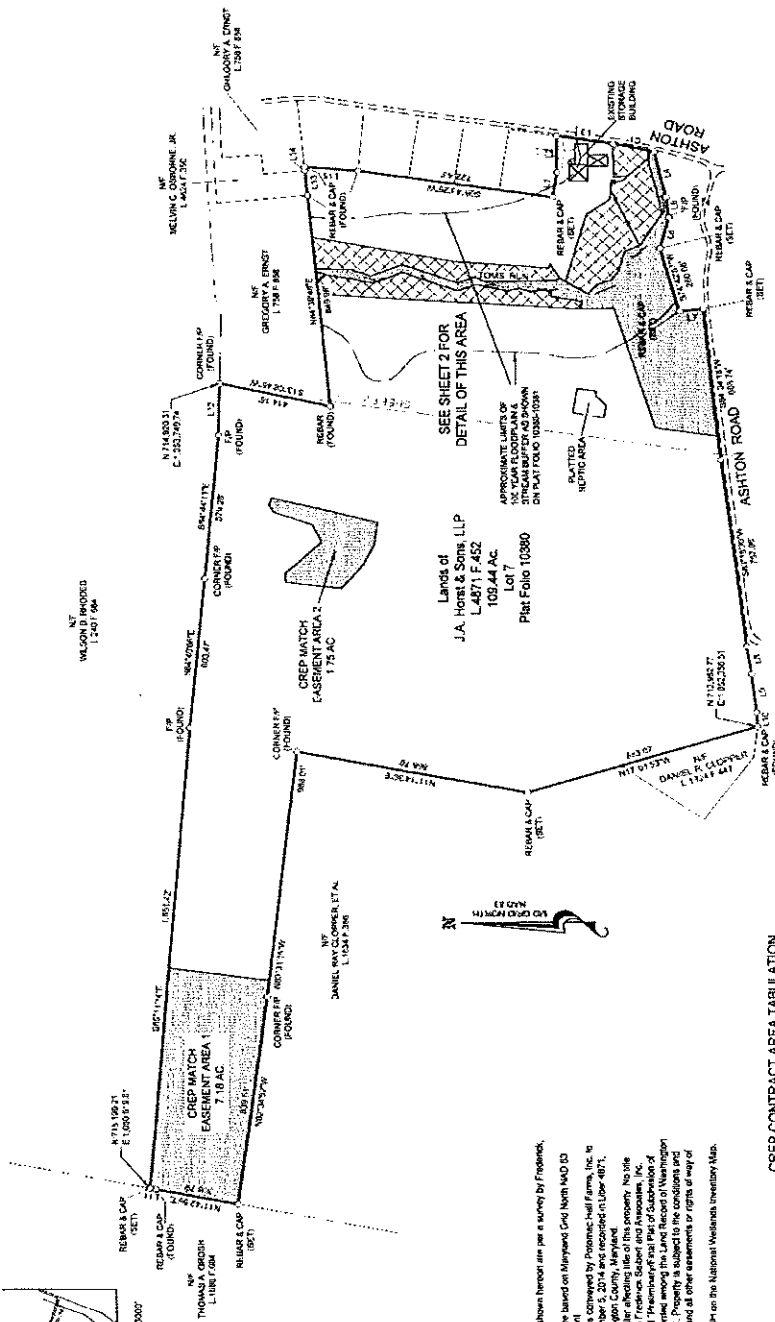
CREP CONTRACT
EASEMENT AREA 4
0.81 AC.

CREP CONTRACT
EASEMENT AREA 5
0.29 AC.

5.50 Ac. CREP Contract Area
+14.50 Ac. CREP Match Area
20.00 Total CREP Area



Vicinity Map
Scale 1"=300'



NOTES:
1. Boundary lines and easement boundaries shown herein are per a survey by Frederick, Seibert & Associates, Inc.
2. Bearings and coordinates shown herein are based on Maryland Grid North NAD 83.
3. The lands shown herein are all of the lands conveyed by Potomac Half Farms, Inc. to J.A. Horst & Sons, LLP by deed dated December 5, 2014 and recorded in Liber 4871, Page 402, among the Land Records of Washington County, Maryland.
4. This plan was prepared by or for Frederick, Seibert & Associates, Inc. as a preliminary or final plat of subdivision of land.
5. Reference is hereby made to a plat entitled "Preliminary Plat of Subdivision of Lots 6 & 7 of Potomac Half Farms, Inc." recorded among the Land Records of Washington County, Maryland at Plat Folio 10385-10391.
6. This plan is subject to the conditions and covenants of the deed of gift and all other instruments of title of record and applicable laws.
7. This plan is shown as wetland type (E2UBH) on the National Wetlands Inventory Map.

CREP CONTRACT AREA TABULATION

1.47 AC. (Contract Area 1)
1.80 AC. (Contract Area 2)
1.33 AC. (Contract Area 3)
0.81 AC. (Contract Area 4)
+0.29 AC. (Contract Area 5)
5.50 AC. (Total CREP Contract Area)

CREP MATCH AREA TABULATION

7.18 AC. (CREP Match Area 1)
1.75 AC. (CREP Match Area 2)
+5.57 AC. (CREP Match Area 3)
14.50 AC. (Total CREP Match Area)

CREP AREA TABULATION

5.50 AC. (CREP Contract Area)
+14.50 AC. (CREP Match Area)
20.00 AC. (Total CREP Area)

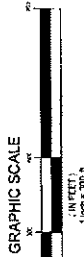
Professional Land Surveyor
David H. Horst
7-24-26
Date



LINE	BEARING	DISTANCE
1	S 82° 00' 00" E	100.00
2	N 89° 45' 00" E	100.00
3	S 89° 45' 00" W	100.00
4	E 77° 20' 00" W	100.00
5	N 89° 45' 00" W	100.00
6	N 77° 20' 00" W	100.00
7	S 89° 45' 00" W	100.00
8	S 89° 45' 00" W	100.00
9	S 89° 45' 00" W	100.00
10	S 89° 45' 00" W	100.00
11	S 89° 45' 00" W	100.00
12	S 89° 45' 00" W	100.00
13	S 89° 45' 00" W	100.00
14	S 89° 45' 00" W	100.00
15	S 89° 45' 00" W	100.00

CURVE	BEARING	CHORD BEARING	CHORD LENGTH
1	N 77° 20' 00" E	S 89° 45' 00" W	100.00

MISC. PLAT NO. 1161
DATE 7-27-26
WASHINGTON COUNTY



Survey of CREP Easement
for
J.A. Horst & Sons, LLP
State along the northwest side
of Ashton Road
WASHINGTON COUNTY, MARYLAND

FREDERICK SEIBERT & ASSOCIATES, INC.	
CIVIL ENGINEERS SURVEYORS LANDSCAPE ARCHITECTS LAND PLANNERS	
178 SOUTH POTOMAC STREET, HAGERSTOWN, MARYLAND 21740	
20 WEST BALTIMORE STREET, GREENCASTLE, PENNSYLVANIA 17225	
OFFICE: 410-777-7777	
FAX: 410-777-7777	
TAX MAP 48-18-308 BIRCH 4	
DRAWING NUMBER 1 OF 2	
DRAWN BY: M. Cramer	CHECKED BY: J. Horst
DATE: 6/28/26	DATE: 6/28/26
SCALE: 1" = 300'	

