

ORDINANCE NO. ORD-2024-32

**AN ORDINANCE TO APPROVE THE PURCHASE OF A CONSERVATION
EASEMENT UNDER THE MARYLAND RURAL LEGACY PROGRAM**

(Re: Scott Line Farm, 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 2024, Washington County (the "County") was awarded a RLP grant totaling \$3,127,000.00 (the "RLP Funds").

4. Scott Line Farm, LLC, (the "Property Owner") is the fee simple owner of real property consisting of 173.54 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 FIVE HUNDRED THIRTY-FIVE THOUSAND EIGHT HUNDRED FORTY-SEVEN DOLLARS AND NO CENTS (\$535,847.00), which is a portion of the RLP Funds, to the Property Owner for a Deed of Conservation Easement on the Property (the "Scott Line Farm, 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 Scott Line Farm, LLC, RLP Conservation Easement.

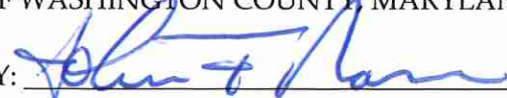
ADOPTED this 11th day of June, 2024.

ATTEST:



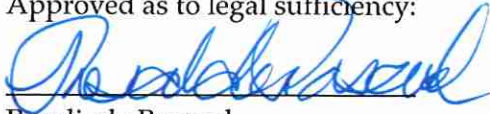
Dawn L. Marcus, County Clerk

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND

BY: 

John F. Barr, President

Approved as to legal sufficiency:



Rosalinda Pascual

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 of land, and all the rights, ways, privileges and appurtenances thereunto belonging or in anywise appertaining, situate in Election District No. 1, Washington County, Maryland, and being described on the attached Schedule A prepared by Frederick, Seibert & Associates, Inc., and also being shown and designated as "Lands of Darrin E. Eichelberger and Nikki Eichelberger & Joseph W. Eichelberger Parcels 1-3 of Property No. 1 Combined with Parcel No. 2 of Liber 7182, Folio 493, Combined Acreage: 173.54 Acres" on the Plat entitled "Boundary Survey for Darrin E. Eichelberger and Nikki Eichelberger and Joseph W. Eichelberger and Cheryl Ann Eichelberger" recorded at Miscellaneous Plat Folio 979 among the Plat Records of Washington County, Maryland.

THE street address of the herein described property is currently known and designated as 0 (no street number assigned) Shepherdstown Pike, Sharpsburg, Maryland, and further identified as tax account no. 01-007351.

BEING all of the same property which was conveyed from Darrin E. Eichelberger and Nikki Eichelberger, his wife, and Joseph W. Eichelberger and Cheryl Ann Eichelberger, his wife, to Scott Line Farm, LLC, a Maryland limited liability company, by Deed dated May 7, 2024, and recorded in Liber/Book 7451, Folio/Page 272 among the Land Records of Washington County, Maryland.