

ORDINANCE NO. ORD-2024-36

AN ORDINANCE TO APPROVE THE PURCHASE OF REAL PROPERTY

(Kending Lane, Washington County, Maryland)


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 purchase certain real property identified on the attached Schedule A (the "Property") to be used for public purposes.
2. The County approved the purchase of the Property on October 15, 2024.
3. A public hearing was not required by Section 1-301, Code of the Public Local Laws of Washington County, Maryland, as the funds utilized to purchase the Property are not to be expended from the General Fund of the County.
4. The purchase of the Property is needed for a public purpose.

THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Washington County, Maryland that the purchase of 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 Property.


ADOPTED this 15th day of October, 2024.

ATTEST:



Dawn L. Marcus, Clerk

BOARD OF COUNTY COMMISSIONERS
OF WASHINGTON COUNTY, MARYLAND

BY: 

John F. Barr, President

Approved as to legal sufficiency:



Zachary Kieffer
County Attorney

Mail to:

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

SCHEDULE A--DESCRIPTION OF PROPERTY

All that lot or parcel of land, together with the improvements thereon, if any, and all rights, ways, alleys, privileges and appurtenances thereunto belonging or in anywise appertaining, situate along the South side of Independence Road approximately 1.4 miles Eastward from its intersection with Rockdale Road, in Election District No. 23, Washington County, Maryland, and being more particularly described according to a survey made by Frederick, Seibert & Associates, Inc., dated March 8, 1988, as follows:

Beginning at a point in the centerline of Independence Road, said point being located South 86 degrees 47 minutes West 18.13 feet from the end of the seventh (or South 22 degrees 47 minutes East 461.57 feet) line of a deed from Wendell L. Lund, Personal Representative to Wendell L. Lund, by deed dated November 24, 1980, and recorded in Liber 710, folio 396, among the Land Records of Washington County, Maryland, thence leaving said road running with an existing fenceline South 22 degrees 47 minutes 40 seconds East 801.23 feet to a corner fencepost, thence South 18 degrees 52 minutes 48 seconds East 222.63 feet to a corner fencepost, thence South 12 degrees 16 minutes 48 seconds East 110.42 feet to a corner fencepost, thence South 10 degrees 29 minutes 20 seconds East 216.08 feet to a corner fencepost, thence South 14 degrees 21 minutes 32 seconds East 150.57 feet to a corner fencepost, thence South 19 degrees 21 minutes 54 seconds East 240.07 feet to a corner fencepost, thence South 21 degrees 33 minutes 45 seconds East 162.99 feet to a corner fencepost, thence South 18 degrees 45 minutes 03 seconds East 95.45 feet to a corner fencepost, thence South 26 degrees 44 minutes 02 seconds West 119.79 feet to a fencepost, thence South 57 degrees 26 minutes 44 seconds West 64.51 feet to a fencepost, thence along lands now or formerly of Cora V. Grove North 78 degrees 08 minutes 45 seconds West 687.87 feet to a point, thence South 33 degrees 03 minutes 34 seconds West 48.16 feet to an iron pin thence along lands now or formerly of Henry McMullen (Liber 322, folio 14) North 11 degrees 25 minutes 22 seconds West 266.38 feet to an iron pin, thence South 84 degrees 48 minutes 01 second East 120.10 feet to an iron pin, thence North 7 degrees 20 minutes 32 seconds West 486.82 feet to a corner blazed tree, thence along the boundaries of Lot 2 of Independence Woods North 44 degrees 43 minutes 49 seconds East 622.74 feet to an iron pin, thence North 22 degrees 47 minutes 40 seconds West 810.12 feet to a point in the centerline of Independence Road, thence with said road North 86 degrees 47 minutes East 26.53 feet to the place of beginning; containing 15.64 acres of land, more or less.

Said land being all of Lot 3 on a plat of subdivision for Lots 1, 2, and 3 of Independence Woods and recorded in plat folio 2384, among the Land Records. Said land is conveyed subject to and together with the restrictions and conditions shown thereon as well as to any and all other easements or rights of way record applicable thereto. Said land being subject to a 28-foot wide right of way over the existing private land and being further shown and described on the recorded plat.

Said land further being all that lot or parcel of land conveyed by Martin H. Kending to Martin H. and Barbara J. Kending, husband and wife, by Deed dated June 4, 2002, and recorded at Liber 1794, folio 689, among the Land Records for Washington County, Maryland.