



Rural Legacy Program

Application

Carroll County Rural Legacy Areas: Little Pipe Creek / Upper Patapsco

Carroll County Agricultural Land Preservation Program

J.P. Smith Jr., Program Manager

Dept. of Land & Resource Management

225 N. Center St., Westminster, MD 21157 ~ 410 386-2214

Property owner name(s): _____

Address of Property: _____

I/We, landowner(s) of the above property, located in Carroll County, Maryland, apply to sell a Rural Legacy Program land conservation easement in the form of a deed restriction in perpetuity. I/We understand that the county will use a scoring system based on land resource and land use attributes to derive a value for the easement.

Our application to sell an easement and any offer by the County to buy an easement, including any Deed of Easement to be recorded on this property, will cover the entire acreage referenced in the application. Acreage is not permitted to be withheld or excluded.

The total acreage of the property is: _____ acres. If acreage reflected in the deed is different from the acreage of the proposed easement, please explain:

SUBDIVISION / LOT RIGHTS HISTORY

Your property must have subdivision potential (lot rights) to qualify for the program. Please state what subdivision potential/ # of lot rights you believe your property has:

While applicants may request it, the program is under no obligation to allow any lot right to be retained. If the property is less than 60 acres, no lot right may be retained.

CONSERVATION PLAN REQUIREMENT

Easement sale requires the property owner to have a *Total Resource Management Plan* approved by the Carroll Soil Conservation District that is written or updated within the past 10 years and has a schedule of implementation to be completed within 10 years from easement sale. Full implementation is required by the easement.

- I/We have contacted the Carroll Soil Conservation District (410-848-8200) and determined that I/we have a conservation plan that is qualified for easement sale.
- I/We have contacted the Carroll Soil Conservation District (410-848-8200) and requested that a conservation plan be written or updated to qualify my/our property for easement sale.

OWNER & CONTACT INFORMATION

All owners of record must be listed. Attach a separate sheet if needed. Also enter primary contact information. The primary contact person will receive all correspondence from the county and is the individual to be contacted regarding the easement application.

Mailing Address of Owner/Trust/Business Entity:

Name

Address

City, State, Zip Code

Phone# (H) (W)

Primary Contact Person:

Name

Address

City, State, Zip Code

Phone # E-mail address

EXISTING PROPERTY RESTRICTION(S)

Please state whether there are any existing restrictive easements or covenants (such as Forest Conservation or Wetland Reserve Easements, etc.) on your property and, if so, please describe:

MORTGAGES OR LIENS

Is there a mortgage or other lien on this property, including equity line of credit? Yes No

If yes, signatures and addresses of such holders will be required on the Option Contract and Deed of Easement. Liens must be subordinated to the terms of the Deed of Easement, that is, your lender must agree to the terms of the easement should default occur. For this application, ***you must contact your lender to obtain the name and address of the department or division responsible for lien subordination.***

Name of Lien Holder

Address of Lien Holder Subordination Division

City, State, Zip Code

Phone #

Name of Lien Holder

Address of Lien Holder Subordination Division

City, State, Zip Code

Phone #

OTHER THIRD PARTY INTERESTS:

Signatures may be required for certain third party interests. Other documents may be requested to determine title.

SURVEY Is a recent survey of the property available? _____

LAND USE AND STRUCTURES

A. Please estimate number of acres for each use below. If you do not know, state "don't know":

Tillable or in Cropland: _____ acres
Pasture: _____ acres
Woodland: _____ acres
Wetland(s): _____ acres

Orchard; Nursery: _____ acres
Other: _____ acres

B. Please name each non-dwelling structure on the property; for example, “Equipment Shed #1; springhouse; Loading barn; Hay barn”

DWELLINGS

Number of dwellings on this property: _____. If more than one, describe the location of the one that is the primary, original or main dwelling of the owner, for example, “nearest to road”:

FARM OPERATION

If leased, name of operator: _____

Describe the farming operation: _____

Owner operated: This property is part of larger operation: Yes No

I/We confirm that the county legal department will be reviewing title to the property and may require certain actions by the landowner(s) to clear title to the property.

I/We are aware that the purchase of a land conservation easement by the county is subject to final approval by the Board of County Commissioners after a public advertisement.

I/We understand that there is no guarantee that an offer will be made or accepted for the purchase of a conservation easement on this property, and that ***completing this application does not mean our property qualifies for the program.***

I/We acknowledge that the land described in this application shall not be subdivided (including lot releases), altered in its configuration, or encumbered by a restriction during the application process without prior written approval of the county. Failure to comply with this restriction may result in denial of the application.

Landowner/Contract Purchaser Signature Date

Print Full Name

Landowner/Contract Purchaser Signature Date

Print Full Name

Landowner/Contract Purchaser Signature Date

Print Full Name

Landowner/Contract Purchaser Signature Date

Print Full Name

Note: All owners of record, or a contract purchaser must sign this application. Attach a separate sheet if necessary.

MAIL COMPLETED APPLICATION TO:
J.P. Smith Jr., Program Manager
Carroll County Agricultural Land Preservation
225 N. Center St., Rm 214
Westminster, MD 21157