



Case No. 04-30  
Tax I.D. No. 01-025112

### RECORDING OF COVENANTS IMPOSED BY CONVEYANCE OF DEVELOPMENT OPTIONS

Property Owner JOHN T. CRANE, JR.

Address 1470 Turner Road, Lusby, Maryland 20657

Election District (l) 2 3 Adjoining Road (s) Mill Bridge Road

Official County Agricultural Land Preservation Map No. 42 Parcel 159 Number of Acres 6.88 acres

Property Deed Reference KPS 2216/443 Recorded as "Agricultural Preservation District" at KPS 2234/358  
KPS 2216/446

#### DESCRIPTION OF PROPERTY TO WHICH THESE COVENANTS APPLY

*Attach deed or plat reference, metes and bounds description, or plat*

WHEREAS development options for said property have been certified by the Calvert County Board of Commissioners as recorded at 2245/072 and

WHEREAS the undersigned owners of said property are conveying to (Name) Faison-Dunkirk, LLC  
(Number) 6 Development Options, now

THEREFORE the undersigned owners and all parties having proprietary interest in the above described property do adopt and subject said property to the following covenants under provisions of Title 12 Agricultural Land Preservation Program, Public Local Laws of Calvert County, to be binding upon the undersigned, their heirs, successors and assigns, and further that these covenants attach to, bind and run with the land.

1. No industrial or commercial activities, except as directly related to on-premise farming and/or forestry, may be conducted on the property except activities which can be carried on from a residential or farm building without the obtaining of an exception from applicable zoning laws, including sales of farm products and agricultural services by the owner to the public.
2. No building or structure may be built or maintained on the property other than (i) farm buildings or structures, (ii) a single-family dwelling, and (iii) outbuildings commonly or appropriately incidental thereto, including a garage and farm laborers' (tenant) quarters.
3. The property may not be subdivided without the specific and written approval of the Agricultural Preservation Advisory Board.
4. No billboards or outdoor advertising structure may be displayed on the property.
5. No dump of ashes, sawdust, bark, trash, rubbish or any other unsightly or offensive material, except that which is for regular use, may be permitted on the property visible from the public roads and highways.
6. The board or its representative may, after appropriate notice to the landowner or his designated representative, enter the property from time to time for the sole purpose of inspection and enforcement of the terms of these covenants.
7. Development activities including building, grading and road or utility line siting and construction are not allowed within the designated Forest Retention Area.
8. Timber harvests and tree clearing within the designated Forest Retention Areas are only allowed with an approved Forest Management Plan.

Although these covenants in gross will benefit the public in the preservation of prime agricultural and forestry land, nothing herein may be construed to convey a right to the public of access or use of the property and the undersigned, their heirs, successors and assigns shall retain exclusive right to such access and use, subject only to the provisions herein recited.

CALVERT COUNTY CIRCUIT COURT (Land and Records) KPS 2253, p. 0341, MSA\_CE4\_2372. Date available 09/23/2004. Printed 01/09/2017.

John T. Crane, Jr.  
Signature John T. Crane, Jr.

7-17-2004  
Date

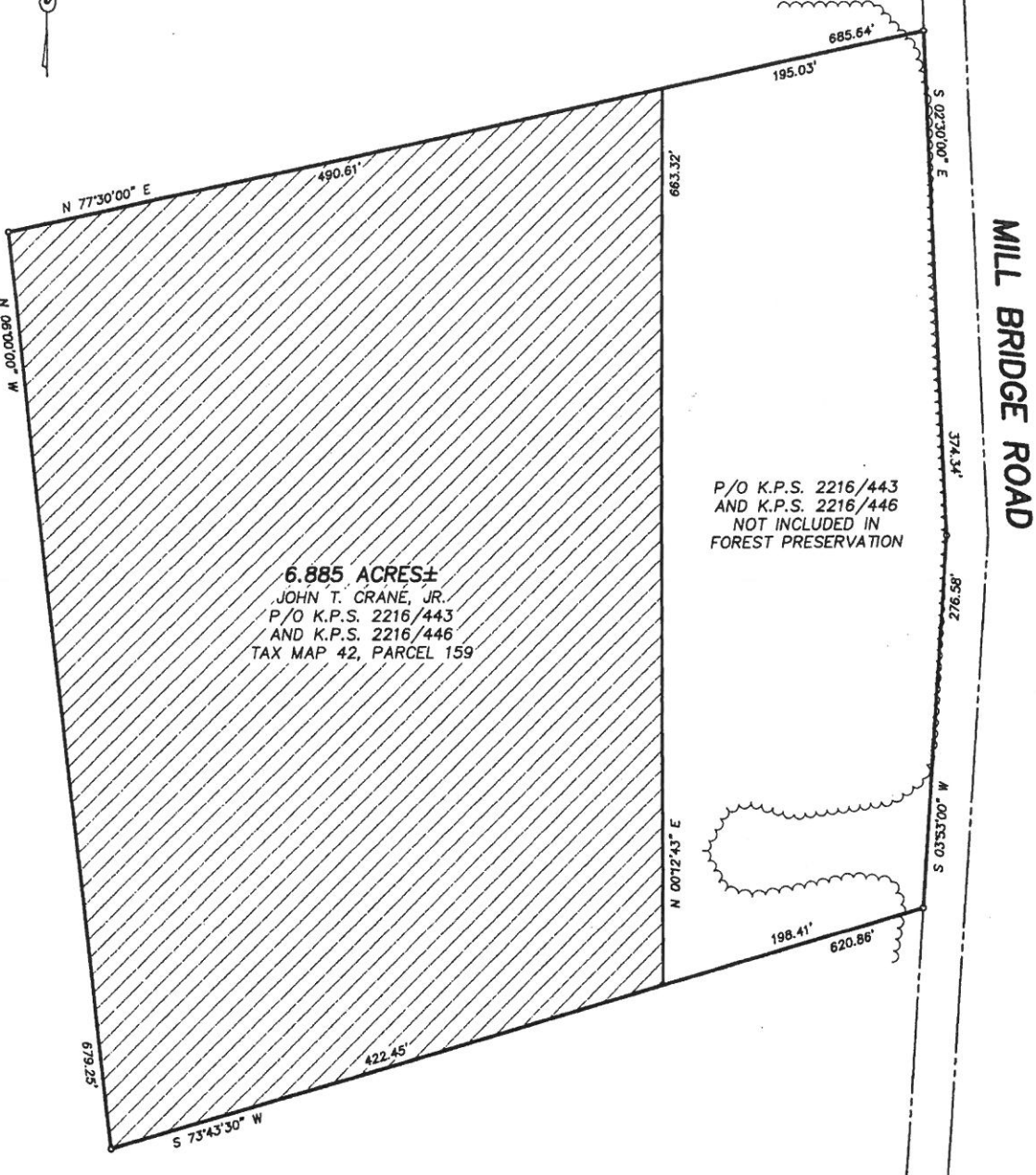
LR IMPROVE SU	20.00
RECORDING FEE	20.00
TOTAL	40.00
REF CV01	Ref # 6261
KPS RLL	Blk # 1912
Jul 27, 2004	09:34 am

Sworn and sealed before me this 14 day of July 2004. **APPROVED FOR RECORDING**

John T. Crane, Jr.  
Notary Public

Francis J. [Signature]  
Director of Planning

7-22-09  
Date



**6.885 ACRES±**  
 JOHN T. CRANE, JR.  
 P/O K.P.S. 2216/443  
 AND K.P.S. 2216/446  
 TAX MAP 42, PARCEL 159

P/O K.P.S. 2216/443  
 AND K.P.S. 2216/446  
 NOT INCLUDED IN  
 FOREST PRESERVATION

MILL BRIDGE ROAD

CALVERT COUNTY CIRCUIT COURT (Land Records) INFO 2253, p. 0042, WISA\_CEL\_237Z. Date available 09/23/2004. Printed 01/09/2017.

**NOTES**

- 1) The purpose of this plat is to delineate 6.885 acres of forested land for preservation within the property shown (K.P.S. 2216/443 & K.P.S. 2216/446).
- 2) This plat was prepared without benefit of a title report.
- 3) This plat is a "Special Purpose Survey" per Section 09.13.06.10 of COMAR regulations.
- 4) This plat is not a boundary survey and does not meet the minimum standards for a boundary survey as defined by COMAR regulations.

**LEGEND**

- FOREST PRESERVATION AREA
- EXISTING WOODS EDGE

<p><b>PLAT SHOWING 6.885 ACRES±</b>  <b>OF FOREST PRESERVATION AREA</b>  <b>THE PROPERTY OF</b>  <b>JOHN T. CRANE, JR.</b>  <b>FIRST DISTRICT, CALVERT COUNTY, MD</b></p>	<p><b>COA</b>                  COLLINSON, OLIFF &amp; ASSOCIATES, INC.                  Surveyors • Engineers                  Land Planners                  288 MERRIMAC COURT                  PRINCE FREDERICK, MARYLAND 20878                  301-855-1599 • 410-535-3101 • FAX 410-535-3103</p>	<p>DRAWN BY <u>SH</u>                  SCALE <u>1" = 100'</u>                  DATE <u>JUNE 2004</u>                  JOB NO. <u>1-8090</u>                  FOLDER <u>TM 42 GR 3</u></p>
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