

DEED OF EASEMENT TO ANNE ARUNDEL COUNTY, MARYLAND

Department of Public Works  
Right-of-Way Division  
2662 Riva Road  
Annapolis, MD 21401

Furnace Crk. Stream Restoration  
Project #: B553900  
Contract #: B553902  
Tax Account #: 5-000-05753613

THIS DEED OF EASEMENT AND AGREEMENT made this     day of     , in the year 2017, between **ANON GARDENS, LLC.**, "Grantor", and **ANNE ARUNDEL COUNTY, MARYLAND**, a body corporate and politic of the State of Maryland, "Grantee".

NOW, THEREFORE, in consideration of the premises and the sum of Fifteen Thousand Dollars (\$15,000.00), the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the Grantee, its successors and assigns, the right to lay, construct, and maintain storm drains, stream beds, drainage and supporting slopes, services and appurtenances in and through the land of the Grantor, situate in the 5th Assessment District of Anne Arundel County, State of Maryland, said storm drain and appurtenances to be laid in the easement which is described in Exhibit "A" and shown on Exhibit "B", made a part hereof and recorded herewith.

BEING part of the same property described in a deed from The Bank of Glen Burnie by deed dated June 17, 1997 and recorded in the land records of Anne Arundel County, Maryland in Book 7966, Page 537.

AND the Grantor does hereby covenant and agree that the Grantee, its successors and assigns, shall have the right and privilege of entering upon the aforesaid land, whenever it may be necessary to make openings and excavations, and to lay, construct, and maintain said storm drains, stream beds, drainage and supporting slopes, services and appurtenances, provided, however, that the ground shall be restored and left in a condition equal to or better than existed prior to said construction; and it is further agreed that no buildings or similar structures of any kind shall be

erected in, on, or over the said easement by the parties hereto, their heirs, personal representatives, successors, and assigns.

THE CONTRACTING PARTIES hereby mutually agree that all covenants and conditions contained herein shall be binding upon their heirs, successors and assigns.

TO the extent permitted by law and subject to the appropriation and availability of funds, the said Grantee covenants and agrees to indemnify and save harmless the Grantor, heirs, personal representatives, successors and assigns, from any and all suits, actions, or liabilities which may occur by reason of injury to person and/or property because of or due to construction and/or maintenance operations carried on by said Grantee, or its servants.

AS WITNESS the due execution hereof by the parties hereto.

WITNESS:

[Handwritten Signature]

ANON GARDENS, LLC

[Handwritten Signature]  
AUTHORIZED SIGNATORY (SEAL)

Next Onal  
PRINTED NAME

member  
TITLE

STATE OF MARYLAND, COUNTY OF ANNE ARUNDEL, TO WIT:

I HEREBY CERTIFY that on this 27<sup>th</sup> December in the year 2017, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Next Onal, who was acknowledged as member for Anon Gardens, LLC, a party to the within Deed of Easement and Agreement, and acknowledged the same to be his/her act.

AS WITNESS my Hand and Notary Seal.

NOTARY SEAL

[Handwritten Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 02/07/21

**COURTNEY NIELSEN**  
NOTARY PUBLIC  
ANNE ARUNDEL COUNTY  
MARYLAND  
MY COMMISSION EXPIRES FEB. 07, 2021

EXHIBIT A

DRAINAGE EASEMENT  
ANON GARDENS, LLC  
TAX MAP 10 – PARCEL 592  
L. 7966 F. 537  
Tax I.D. No. 05-000-05753613  
Fifth Tax District  
Anne Arundel County, Maryland

Being part of that land conveyed by THE BANK OF GLEN BURNIE to ANON GARDENS, LLC by the deed dated June 17<sup>th</sup>, 1997 and recorded in liber 7966, folio 537 of the land records of Anne Arundel County, Maryland.

Beginning for the same at a point in the third or South 03°52'45" East 351.80' line of the deed dated June 17<sup>th</sup>, 1997 and recorded in liber 7966, folio 537 of the land records of Anne Arundel County, Maryland, now surveyed as South 05° 16' 27" East 351.80', said point being a distant South 05°16'27" East 23.08' as now surveyed, from the beginning of said line, Thence from said point the following NINETEEN (19) courses and distances describing this DRAINAGE EASEMENT, with all bearings being related to North American Datum 1983/2011, Leaving said line and running through the lands of ANON GARDENS, LLC,

1) NORTH 62° 25' 17" EAST 8.60' ; *thence*

2) NORTH 57° 09' 55" EAST 12.45' ; *thence*

3) NORTH 67° 09' 27" EAST 3.17' to a point on the outline of the lands of ANON GARDENS, LLC, thence with said outline and also with the northern line of block 5520 of the plat of The Curtis Creek Mining and Manufacturing Company, as recorded in plat book 6, page 23 of the land records of Anne Arundel County, Maryland, as now surveyed, and also with part of the second or North 58°27' West 461.90' line of the deed dated December 11<sup>th</sup> 1947, as conveyed by Glen Haven Memorial Park Inc. to Anne Arundel County Sanitary Commission, and being recorded in liber 672, folio 484 of the land records of Anne Arundel County, Maryland, with part of said second line as now surveyed,

4) SOUTH 64° 31' 27" EAST 312.18' ; *thence* leaving line of division and running again through the lands of ANON GARDENS, LLC,

5) SOUTH 49° 54' 42" WEST 1.82' ; *thence*

6) SOUTH 34° 25' 35" WEST 15.11' ; *thence*

7) SOUTH 41° 46' 23" WEST 22.86' ; *thence*

- 8) SOUTH 89° 13' 33" WEST 33.30' ; *thence*
- 9) SOUTH 72° 10' 40" WEST 30.45' ; *thence*
- 10) NORTH 76° 39' 38" WEST 21.54' ; *thence*
- 11) NORTH 82° 34' 21" WEST 12.69' ; *thence*
- 12) NORTH 74° 46' 50" WEST 25.37' ; *thence*
- 13) SOUTH 77° 34' 54" WEST 17.44' ; *thence*
- 14) NORTH 83° 03' 01" WEST 25.95' ; *thence*
- 15) SOUTH 83° 05' 30" WEST 34.42' ; *thence*
- 16) SOUTH 61° 24' 17" WEST 12.12' ; *thence*
- 17) NORTH 77° 18' 42" WEST 15.98' ; *thence*
- 18) NORTH 82° 10' 24" WEST 40.61' running to a point in the above mentioned third line, *thence* with the same as now surveyed, reversely,
- 19) NORTH 05° 16' 27" WEST 151.65' running to the point of beginning

Containing 29,878 square feet or 0.686 acres.

I certify that this metes and bounds description and all the work reflected in it is correct, that it was prepared under my responsible charge over its preparation and the survey work reflected in it, and that it is in compliance with COMAR Regulation 09.13.06.12.

Frederick Greim III  
Prof. Land Surveyor No. 21518  
Expiration Date: 07/13/2019  
Rummel, Klepper & Kahl  
700 East Pratt St., suite 500  
Baltimore, MD. 21202



*Frederick Greim III*

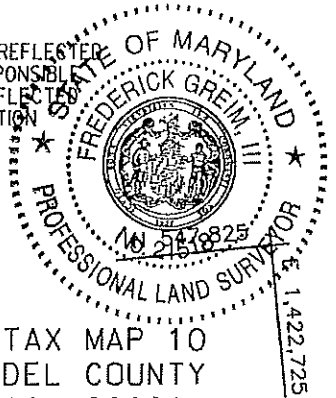
07-27-17

EXHIBIT B

I CERTIFY THAT THE EASEMENT PLAT AND ALL THE WORK REFLECTED IN IT IS CORRECT, THAT IT WAS PREPARED UNDER MY RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEY WORK REFLECTED IN IT, AND THAT IT IS IN COMPLIANCE WITH COMAR REGULATION 09.13.06.12.

*Frederick Greim III* 7-27-17  
 DATE

FREDERICK GREIM III  
 PROFESSIONAL LAND SURVEYOR  
 MD. REGISTRATION NO. 21518  
 MY LICENSE EXPIRES 7/13/2019  
 RUMMEL, KLEPPER & KAHL  
 700 EAST PRATT ST., SUITE 500  
 BALTIMORE, MD. 21202



P. 523 - TAX MAP 10  
 ANNE ARUNDEL COUNTY  
 SANITARY COMMISSION  
 DEED REF. 672/484

THE CURTIS (NORTHERN OUTLINE OF BLOCK 5520-SEE PLAT INTENDED TO BE THE SECOND LINE OF L.7966 F.537 & L.7966 F.529) MINING AND MANUFACTURING COMPANY P.B. 6, PG. 23) 412.22' AS NOW SURVEYED  
 N 64°31'27" W 25.61'  
 23.08'  
 3  
 2  
 1  
 4

POINT OF BEGINNING  
 N 547790.4000  
 E 1422573.5900

E 1,422.525  
 N 547,725

DRAINAGE EASEMENT  
 29,878 SQ. FT.  
 0.686 AC.

P. 602 - T.M. 10  
 THE BOARD OF COMMISSIONERS OF ANNE ARUNDEL COUNTY  
 DEED REF. 2042/386  
 TAX ID NO. 05-000-00273313  
 NOW/FORMERLY  
 G.G. CORPORATION  
 DEED REF. 681/6  
 TAX ID NO. 05-000-90248080

SEE PLAT 3 OF 3 FOR DRAINAGE EASEMENT METES & BOUNDS

P. 592 - TAX MAP 10  
 ANON GARDENS LLC  
 DEED REF. 7966/537  
 TAX ID NO. 05-000-05753613

MATCH LINE - SEE DWG. NO 2 OF 3

PLOTTED: Thursday, July 27, 2017 AT 10:38 AM  
 FILE: \\wsv001\vol\projects\2015\15208\_FurnaceCreek\_Survey\FROM\CADD\Ease\_Plat\_P592\_sht1.dgn

DRAWN BY <u>D.V.W.</u> TRACED BY _____ CHECKED BY <u>F.G.</u> DRAWING NO. <u>1 OF 3</u>	ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS FURNACE CREEK STREAM RESTORATION - DRAINAGE EASEMENT ANON GARDENS LLC TAX MAP 10 GRID 0007 PARCEL 592 TAX ID NO. 05-000-05753613	SCALE <u>1"=30'</u>	REVISIONS	
		DATE <u>JULY, 2017</u>	DATE	BY
APPROVED _____		PROJECT NO. <u>B553900</u>		
		CHIEF, RIGHT OF WAY SERVICES		

EXHIBIT B

MARYLAND STATE PLANE  
NAD 83/2011

E 1,422,725  
N 547,825

N 547,825  
E 1,422,900

I CERTIFY THAT THE EASEMENT PLAT AND ALL THE WORK REFLECTED IN IT IS CORRECT, THAT IT WAS PREPARED UNDER MY RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEY WORK REFLECTED IN IT, AND THAT IT IS IN COMPLIANCE WITH COMAR REGULATION 09.13.06.12.

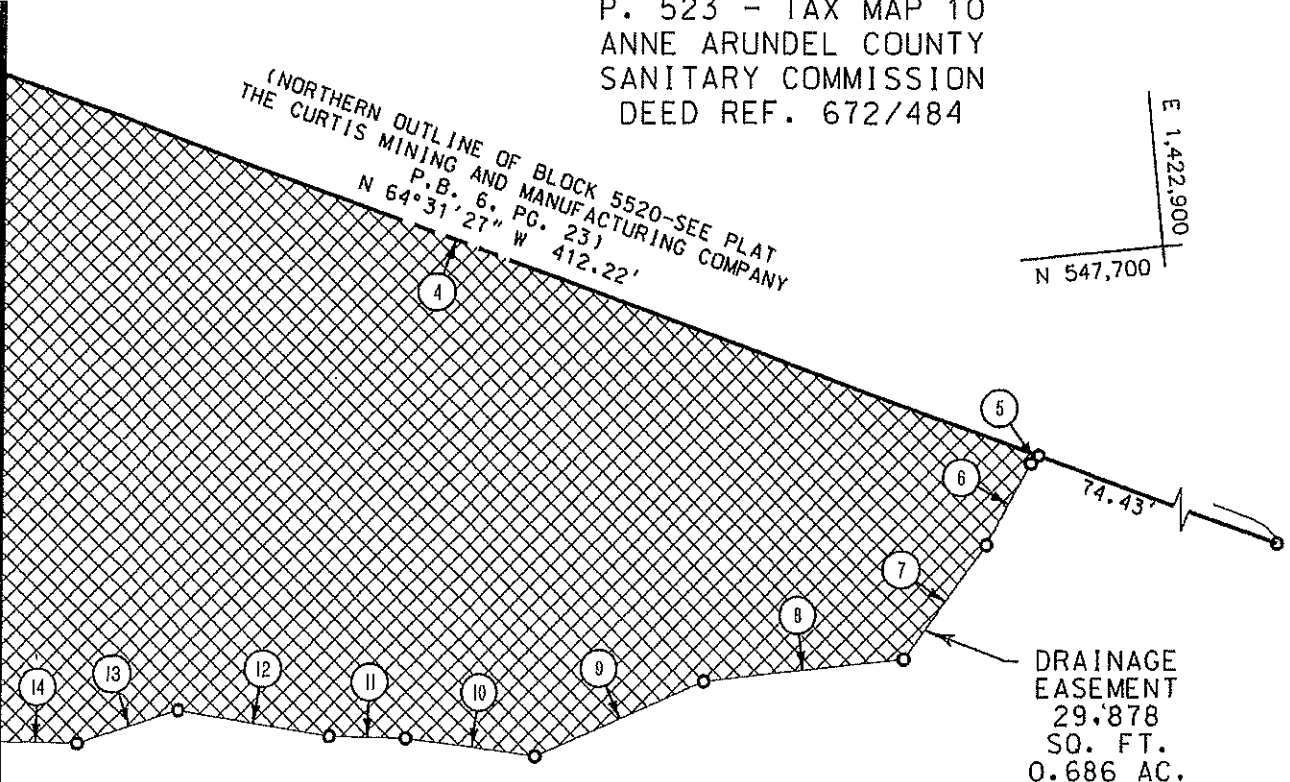
*Frederick Greim III* 7-27-17  
DATE

FREDERICK GREIM III  
PROFESSIONAL LAND SURVEYOR  
MD. REGISTRATION NO. 21518  
MY LICENSE EXPIRES 7/13/2019  
RUMMEL, KLEPPER & KAHL  
700 EAST PRATT ST., SUITE 500  
BALTIMORE, MD. 21202



P. 523 - TAX MAP 10  
ANNE ARUNDEL COUNTY  
SANITARY COMMISSION  
DEED REF. 672/484

MATCH LINE - SEE DWG. NO 1 OF 3



P. 592 - TAX MAP 10  
ANON GARDENS LLC  
DEED REF. 7966/537  
TAX ID NO. 05-000-05753613

DRAINAGE  
EASEMENT  
29,878  
SQ. FT.  
0.686 AC.

PLOTTED: Tuesday, July 25, 2017, AT 02:29 PM  
FILE: \\vcarand\work\projects\2015\15208\_FurnaceCreek\Survey\BOM\CHDD\Esas\_Plat\_P502\_sht-2.dgn

DRAWN BY D.V.W.  
TRACED BY \_\_\_\_\_  
CHECKED BY F.G.  
DRAWING NO. 2 OF 3

ANNE ARUNDEL COUNTY  
DEPARTMENT OF PUBLIC WORKS  
FURNACE CREEK STREAM RESTORATION - DRAINAGE EASEMENT  
ANON GARDENS LLC  
TAX MAP 10 GRID 0007 PARCEL 592  
TAX ID NO. 05-000-05753613

SCALE 1"=30'  
DATE JULY, 2017  
PROJECT NO. B553900  
APPROVED \_\_\_\_\_

REVISIONS	
DATE	BY

CHEIF, RIGHT OF WAY SERVICES

EXHIBIT B

1	N 62°25'17" E	8.60'	11	N 82°34'21" W	12.69'
2	N 57°09'55" E	12.45'	12	N 74°46'50" W	25.37'
3	N 67°09'27" E	3.17'	13	S 77°34'54" W	17.44'
4	S 64°31'27" E	312.18'	14	N 83°03'01" W	25.95'
5	S 49°54'42" W	1.82'	15	S 83°05'30" W	34.42'
6	S 34°25'35" W	15.11'	16	S 61°24'17" W	12.12'
7	S 41°46'23" W	22.86'	17	N 77°18'42" W	15.98'
8	S 89°13'33" W	33.30'	18	N 82°10'24" W	40.61'
9	S 72°10'40" W	30.45'	19	N 05°16'27" W	151.65'
10	N 76°39'38" W	21.54'			

DRAINAGE EASEMENT AREA  
29,878 SQ. FT. OR 0.686 ACRES±

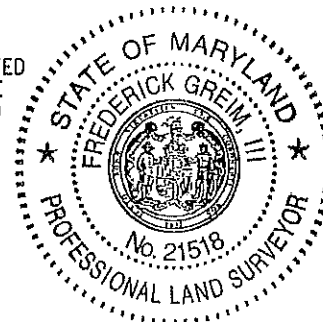
SHOWN THUS: 

I CERTIFY THAT THE EASEMENT PLAT AND ALL THE WORK REFLECTED IN IT IS CORRECT, THAT IT WAS PREPARED UNDER MY RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEY WORK REFLECTED IN IT AND THAT IT IS IN COMPLIANCE WITH COMAR REGULATION 09.13.06.12.

*Frederick Greim III* 7-27-17

FREDERICK GREIM III  
PROFESSIONAL LAND SURVEYOR  
MD. REGISTRATION NO. 21518  
MY LICENSE EXPIRES 7/13/2019  
RUMMEL, KLEPPER & KAHL  
700 EAST PRATT ST., SUITE 500  
BALTIMORE, MD. 21202

DATE



PLOTTED: Friday, July 21, 2017 AT 12:42 PM  
FILE: \\verano1\vol\projects\2015\16200\_FurnaceCreek\Survey\BOVA\CADD\Ease Plat\_P162.sht.dgn

DRAWN BY <u>D.V.W.</u>	ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS FURNACE CREEK STREAM RESTORATION - DRAINAGE EASEMENT	SCALE <u>1"=30'</u>	REVISIONS	
		DATE <u>JULY, 2017</u>	DATE	BY
TRACED BY _____	ANON GARDENS LLC TAX MAP 10 GRID 0007 PARCEL 592 TAX ID NO. 05-000-05753613	PROJECT NO. <u>B553900</u>		
CHECKED BY <u>F.G.</u>		APPROVED _____		
DRAWING NO. <u>3 OF 3</u>				

CHEF, RIGHT OF WAY SERVICES