

Prince George's County, MD
Approved by EMM 10/13/2022
Recordation Tax Paid \$2.75
Transfer Tax Paid \$0.00

Prince George's Cty Cir Crt
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$0.01
TOTAL \$60.01
ME KLP
Oct 13, 2022 08:27 am

EASEMENT AND RIGHT OF WAY AGREEMENT

Made this 13th day of July, 2022, by and between
Johnnie and Tonya Gallop the owner(s) of the property located in the County of
(Montgomery/Prince George's) Prince Georges, in the State of
Maryland, hereinafter referred to as "GRANTOR"; and
Effect, Inc., hereinafter referred to as "GRANTEE."

WITNESSETH:

That in the consideration of the sum of one Dollars
(\$ 1,000) (minimum \$1 required) to the Grantor in hand paid by the Grantee, the
receipt and sufficiency of which are hereby acknowledged by both parties, the said Grantor does
hereby grant and convey unto the Grantee, its heirs and assigns, the easement and right-of-way
hereinafter described for the installation, construction, maintenance, repair, operation, removal
and inspection of a (water/sewer) Water and Sewer service
connection within said easement and right-of-way, across the property known as
3806 Pats Terrace, Fort Washington MD 20744
described in a deed dated January 17 2020, and recorded among the Land
Records of (Montgomery/Prince George's) Prince Georges County, Maryland in
Liber 43065, at Folio 148, to serve improvements on property known as
7727 Wills Lane, Fort Washington, MD 20744
as more particularly described in a deed dated February 5, 2019, recorded among
the Land Records of (Montgomery/Prince George's) Prince Georges County,

PRINCE GEORGE'S COUNTY CIRCUIT COURT (Land Records) MEA 48209, p. 0345, MSA_CE64_48518. Date available 10/14/2022. Printed 03/29/2023.

Maryland in Liber 41783, at Folio 153, together with the right of ingress and egress along and over the said easement and right-of-way in connection with, purpose related thereto; the said right-of-way and easement being described in exhibit "A" (written legal description) and depicted in exhibit "B" (plan or drawing) attached hereto and incorporated herein:

TO HAVE AND TO HOLD said easement and right-of-way for a (water/sewer) Water and Sewer service connection, above described and depicted and hereby intended to be granted and conveyed, together with the rights, privileges, appurtenances, and advantages thereto belonging or appertaining, unto and to benefit forever the Grantee, its heirs, successors and assigns;

AND the Grantor, for its heirs, successors and assigns, covenants and agrees with the Grantee, its heirs, successors and assigns as follows:

FIRST: that the Grantor will not erect nor permit to be erected any building or structure of any nature whatsoever within the above described easement and right-of-way, nor fill or excavate within the said right-of-way without the consent of the Grantee;

SECOND: that the Grantee, its heirs, successors and assigns shall at all times have the right of ingress and egress over said easement and right-of-way for the purpose of installing, constructing, reconstructing, maintaining, repairing, operating, removing and inspecting a (water/sewer) Water and Sewer service connection within the said easement and right-of-way, said ingress and egress to be along the line herein designated;


THIRD: that the Grantor will warrant specially said easement and right-of-way and will execute such further assurances thereof as may be requisite;

FOURTH: that Grantee accepts this easement and right of way granted hereto and will properly maintain the (water/sewer) Water and Sewer service connection within the easement, at the Grantees sole cost and expense;

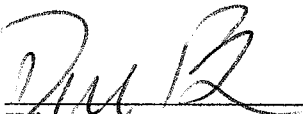
FIFTH: that the Grantor and Grantee agree that the said easement and right of way shall run with the land.

SIXTH: that the Grantor and Grantee shall provide the Commission with a stamped copy of this recorded document, at their sole cost.



IN WITNESS WHEREOF, the Grantor and Grantee have hereunto affixed their hands and seals the day and year first herein above written.

 Witness Johnnie H. Gallop (SEAL)

By Johnnie H. Gallop (Grantor)

 Witness Tanya Gallop (SEAL)

By Tanya Gallop (Grantor)

 Witness  (SEAL)

By Garrett Adler, Vice President (Grantee)

Witness _____ (SEAL)

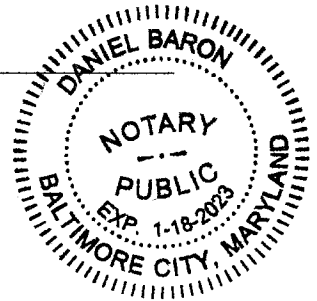
By _____ (Grantee)

(Notary for Grantor)
State of Maryland
County of Baltimore City

I **HEREBY CERTIFY** that on this 13th day of July, 2022, before me, the subscriber, a Notary Public of the jurisdiction aforesaid, personally appeared Johannic Gallop known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that Johannic Gallop executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public



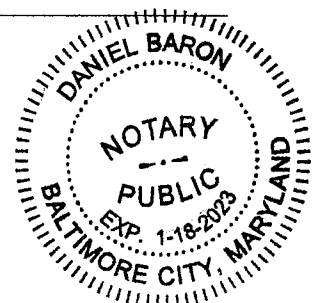
My Commission expires: 1/18/23

(Notary for more than one Grantor)
State of Maryland
County of Baltimore City

I **HEREBY CERTIFY** that on this 13th day of July, 2022 before me, the subscriber, a Notary Public of the jurisdiction aforesaid, personally appeared Tonya Gallop known to me (or satisfactorily proven) to be the person whose name subscribed to the within instrument and acknowledged that Tonya Gallop executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public



My Commission expires: 1/18/23

(Notary for Grantee)
State of Maryland

County of Baltimore City

I HEREBY CERTIFY that on this 15th day of July, 2022, before me, the subscriber, a Notary Public of the jurisdiction aforesaid, personally appeared

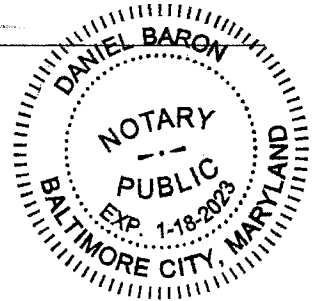
Garrett Adler known to me (or satisfactorily proven) to be the person

whose name subscribed to the within instrument and acknowledged that

Garrett Adler executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public



My Commission Expires: 1/18/23.

(Notary for more than one Grantee)
State of _____

County of _____

I HEREBY CERTIFY that on this ____ day of _____, 20__, before me, the subscriber, a Notary Public of the jurisdiction aforesaid, personally appeared

_____ known to me (or satisfactorily proven) to be the person

whose name subscribed to the within instrument and acknowledged that

_____ executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: _____.

SCHEDULE "A"

DESCRIPTION OF A
W.S.C. EASEMENT

GALLOP JOHNNIE HENRY ETAL
GALLOP TONYA M (owner)
3806 PATS TERRACE
FORT WASHINGTON MD 20744

To The

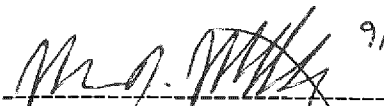
THE WASHINGTON SUBURBAN SANITARY COMMISSION
104501 Sweitzer Lane
Laurel, MD 20707

BEING one (1) strip or parcel of land situate in Surrats Election District 9 of Prince George's County, Maryland, over and across part of Lot 3, Block E as shown on a plat of subdivision entitled "RADFORD" recorded in Plat Book NLP 97, Plat 79 among the aforesaid Land Records, said strip or parcel of land being more particularly described in the meridian of the Maryland State Plane Coordinate System (NAD83) thus:

BEGINNING on the northerly boundary of Pats Terrace, a 50-foot public right-of-way, an arc length along the northerly curve of Pats Terrace of 90.61 feet along the arc of said curve deflecting to the right having a radius of 225.00 feet, and a chord bearing of South 81° 45' 49" East for a chord distance of 90.00 feet from the end point of the South 3° 17' 49" East, 159.33 foot division line common to said Lot 2 and Lot 3, said point being on the northerly curve of the Pats Terrace cul-de-sac; thence running through said Lot 2,

- 1) North 7° 19' 37" East, 44.54 feet to a point on the Wills Lane right of way line, thence running with said Wills Lane right-of-way line,
- 2) South 39° 7' 50" East, 27.59 feet to a point, thence running through said Lot 2,
- 3) South 7° 19' 75" West, 30.93 feet to a point, on the aforementioned northerly boundary of Pats Terrace, thence running with said northerly boundary of Pats Terrace,
- 4) On a curve to the left of arc length 20.72 feet, radius 225.00 feet, chord bearing North 67° 33' 57" West, chord length 20.72 feet to the point of beginning and containing an area of 751 square feet or 0.0172 acres of land.

I hereby certify that the above description was prepared in compliance with COMAR 09.13.06.12.

9/29/2022

 Marwan F. Mustafa
 Professional Land Surveyor
 Maryland Registration 20007
 License Expiration 9-25-2024



LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	44.54	N07°19'36.75"E	
L2	27.59	S39°07'50.00"E	
L3	30.93	N07°19'36.75"E	

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	20.72'	225.00'	005°16'39"	S67°33'57"W	20.72'

PATS LANE
(20' WIDE)

PATS TERRACE

WILLS LANE
(30' WIDE)

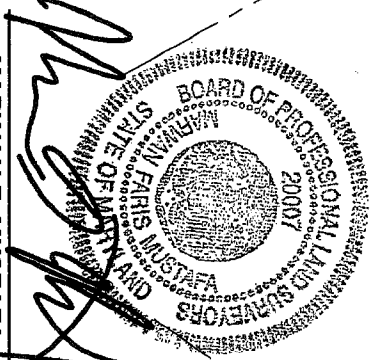
EASEMENT EXHIBIT
across the lands of
GALLOP JOHNNIE HENRY ETAL
GALLOP TONYA M
Liber 43065, Folio 148
Being Lot 3, BLOCK "E"
RADFORD
PLAT BOOK NLP 97, PLAT 79
Surrats (9th) Election District
Prince George's County, Maryland
SCALE: 1" = 50'

LOT 1
EBENEZER AFR METH EP CH FT
WASH IN
W B RIDGELY EB AF MT EP CH I
7806 ALLENTOWN RD
FORT WASHINGTON MD 20744



GALLOP JOHNNIE HENRY ETAL
GALLOP TONYA M
3806 PATS TER
FORT WASHINGTON MD 20744
P.O.B.

Part 1
Water and Sewer Right of Way
751 sq.ft.
0.0172 acres



MARWAN F. MUSTAFA
Professional Land Surveyor
Maryland Registration 20007
License Expiration 9-25-2023

CDDI
CAPITOL DEVELOPMENT DESIGN, INC.
ENGINEERS - SURVEYORS - PLANNERS
4600 POWDER MILL RD, SUITE 200, BELTSVILLE, MD 20705
PHONE: (301) 987-3501 FAX: (301) 987-3507 WWW.CDDI.NET
DATE: JUNE, 2022
Drawn By: JJK Job No: TBD **A-**