CHAPTER II

RIGHTS-OF-WAY, LAND ACQUISITION AND SURVEYS
## CHAPTER II

RIGHTS-OF-WAY, LAND ACQUISITION AND SURVEYS

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ANNE ARUNDEL COUNTY DESIGN MANUAL

CHAPTER II

RIGHTS-OF-WAY, LAND ACQUISITION
AND SURVEYS

I. GENERAL

A. Introduction

This Chapter of the Manual outlines the procedures, standards, and criteria to be used by all design professionals in preparation of documents for Right-of-Way Acquisition, as well as Control and Topographic Surveys. This Chapter, together with the County Code, is also used by these agencies in the review of all submissions requiring their approval. Close adherence to the material presented herein will expedite the review and approval process.

B. Definitions

Fee Simple Acquisition: The County acquires the property in Fee Simple and has all rights to the property in perpetuity.

An easement is a right of another to part of the total benefits of the ownership of real property. A person, company, or sovereign who possesses the easement has the legal right to use, occupy, or prevent the owner from some use which the owner otherwise would have. The rights of the entity which possesses the easement depends upon the nature of easement and its duration. The property owner still pays taxes and maintains said easement.

Water, Sewer, Drainage and Utility Easement: Gives the County the right to construct and maintain a utility within the easement area. The name of the particular utility requiring the easement and utility easement (i.e. Water and Utility Easement; Sewer and Utility Easement; or Storm Drain and Utility Easement) is to depict the purpose for the current intended use but also to reserve the remainder of the easement area for additional utilities. The restrictions are that no permanent structures be built on this easement and that the property owner pay taxes and maintain said easement.

Surface Drainage Easement: Generally used for the discharge of water or for an inlet ditch. The restrictions are that no permanent structures be built on this easement and that the property owner pay taxes and maintain said easement. The property owner shall perform no act, which interferes with the drainage flow.

Revertible Slope Easement: Required to construct and maintain slopes that are required for various projects. If and when the slope is no longer needed for the protection of said projects, it may then revert back to the property owner upon release by the County. The property owner pays taxes and generally maintains these slopes.

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Temporary Grading Easement: Temporary and only exists during the construction of the project, the County has the right to grade the property, install temporary sediment and erosion control devices, remove any shrubs, trees, etc., within this easement. After completion of the project, this easement reverts back to the property owner.

Temporary Construction Easement: Used during the construction of the project for stockpiling material and “equipment, construction staging operations and in some cases, when approved by the Right-of-Way Section, Bureau of Engineering, DPW, for the actual construction of the improvements. After construction is complete the disturbed ground is to be returned to a substantially similar condition as before the disturbance.”

PACE uses the Temporary Construction Easement Statement on Development Plats as follows: “A Temporary Construction Easement is reserved on all lots shown hereon between the right-of-way line and building restriction line for the proposed construction of the roads and other improvements required under a Public Works Agreement or Utility Agreement, only that work necessary for the execution of the approved plans under these agreements shall be performed within the easement and said easement upon satisfactory completion of these improvements and the release of any maintenance security held by Anne Arundel County, Maryland”. After construction is complete the area is restored to a condition equally as good or better than existed prior to construction. After completion of project, this easement reverts back to the property owner.

Right to Discharge: Used for the discharging of storm water onto private property. The discharge point should indicate if the discharge is into a natural drainage course or spread over open ground. This right to discharge remains with the property as long as it is needed to direct the flow of water.

Utility Easement for Grinder Pump: For the construction and maintenance of a grinder pump and its appurtenances. The restrictions are that no permanent structures be built on this easement and that the property owner pay taxes and maintain said easement.

Pedestrian Access Easement: For sidewalk or hiker biker project.

Revertible Easement for Driveway Adjustment: For any driveway in need of a vertical or horizontal modification by virtue of a project, such as a road or sidewalk project.

II. SUBMISSION REQUIREMENTS

A. Right-of-Way Plats

The right-of-way width shall be sufficient to accommodate the ultimate planned roadway, including, as applicable, median, shoulder, grass strip, sidewalks, public utility facilities, and width for necessary outer slopes, except where specific easements are provided. In all new subdivisions, the minimum right-of-way widths shown for the various classes of traffic ways as required herein must be provided.
1. All right-of-way plats shall include tabulation of bearings and distances for Fee Simple areas, Drainage and Utility easements, and shall be accompanied by a metes and bounds description of Fee Simple areas, Drainage Easements and Utility Easements. Plat size shall be 8½” x 11”. Metes and bounds descriptions shall be included on separate sheets attached to the plat.

2. Temporary construction and temporary grading easements do not require metes bounds descriptions unless the County enters into condemnation proceedings with the property owner, at which time a metes and bounds description shall be requested.

3. All temporary easements shown on the right-of-way plats shall be dimensioned to the nearest foot and show total square feet for each area.

4. All property owners names, deed references and tax account numbers shall be shown for each property. Also subdivision names and recording references shall be shown.

5. All platted streets, including street names and existing right-of-way widths shall be shown.

6. All right-of-way plats shall be signed and sealed by a professional land surveyor or property line surveyor, registered in the State of Maryland.

7. All storm water related easement plats are required to be signed and sealed by a professional land surveyor or professional engineer licensed in the State of Maryland.

8. All physical features within and contiguous to acquisition areas are to be identified; including but not limited to exact relative location of house corners, driveways, large plantings and trees, fences, garages and other out buildings, pads and other features either affected by or in close proximity to acquisition areas. The exception to this requirement is development plats where the developer owns and is dedicating the right-of-way as part of the development process, and the physical features are not pertinent to the County’s acquisition of the property.

9. Existing subsurface utilities must be located on the right-of-way plats including well heads, septic systems/clean-outs; public water, sewer and storm drain locations with the corresponding projects/contract numbers under which they were constructed.

10. A vicinity map to depict the relationship between the subject acquisition area and the project area shall be shown in one of the upper corners for any right-of-way plat where the entire parcel cannot fit on the plat.

11. All right-of-way plats shall be to the same scale as the construction drawings. Any deviation shall be approved (in writing) by the Right-Of-Way Section, DPW in advance of the preparation of the right-of-way plats.
12. Match Lines shall be used any time that the acquisition area(s) cannot be shown at a forty scale, either on the same plat or subsequent plats.

13. All points of beginning for metes and bounds descriptions should be shown on right-of-way and easement plats.

B. Descriptions

Descriptions to accompany Right-of-Way Plats shall be prepared according to the following format:

1. Title - Each description should have a heading.

   Examples:
   
   DESCRIPTION OF
   [TYPE OF EASEMENT]
   LOT [ ]
   [SUBDIVISION NAME]
   PLAT BOOK [ ] PAGE [ ]
   or
   DESCRIPTION OF
   [TYPE OF EASEMENT]
   PART OF [OWNER'S NAME(S)] PROPERTY
   LIBER [ ] FOLIO [ ]

2. Caption - Provides general location: district, county, state.

   Example:
   
   ALL that piece or parcel of land situate, lying and being in the [ ] Tax District of Anne Arundel County, State of Maryland, and described more particularly as follows, to wit:

3. Body - Provides specific location and description.

   Example:
   
   BEGINNING for the same at a pipe found on the southerly side of [ ] Road, 50.00 feet wide, at the northeast corner of Lot [ ], as shown on a plat entitled “[ ]”... and running thence ...
   
   1. North ...... 
   2. South ...... 
   3. South ...... to the point of beginning.

   (courses shall be numbered and correspond with tables on plats.)

   CONTAINING [ ] square feet of land, more or less; and shown thus see symbols on a plat prepared by [name of firm], dated [ ], entitled “[ ]” attached

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hereto and recorded herewith.

4. Being clause - Provides title identity.

Example:

BEING part of that parcel of land which by deed dated [_] was granted and conveyed by [grantor] to [grantee] and recorded among the Land Records of Anne Arundel County, Maryland in Liber [_] at Folio ___.

5. Qualifying clause(s) - Takes back part of what was described in the body, i.e., reservations.

Example:

SAVING AND EXCEPTING .......[description].

6. Augmenting clause(s) -- Contains those rights, easements and uses being created or previously created for the enjoyment of the property.

Example:

TOGETHER with ...... [description]; and shown thus see symbols on a plat prepared by [name of firm], dated ___, entitled “[__].”

7. Signature and seal of a registered Professional or Property Line Surveyor.

III. CONTROL AND TOPOGRAPHIC SURVEYS

A. Control Surveys

1. Horizontal control shall be established by conventional “closed” traverse or Global Positioning System (GPS) surveys. All horizontal control shall be tied to the Maryland State Plane Coordinate System, utilizing the monumentation of the National Geodetic Survey (N.G.S.) and the Anne Arundel County Survey Control Stations. The State Plane Coordinate System Datum shall be specified, (i.e. N.A.D. 27; N.A.D. 83; N.A.D. 83/91).

Conventional traverses shall have a minimum closure ratio of 1:15000. GPS control points shall be established in accordance with the specifications and requirement of the Federal Geodetic Control Committee (F.G.C.C.) for using GPS relative positioning techniques as amended. All control points shall be referenced in detail on the Contract Drawings.

2. Vertical control for all projects shall be referenced to the National Geodetic Vertical Datum (NAVD) of 1929 or NAVD 1988 at the design professional’s option. However, the design professional shall clearly indicate on all drawings which datum was used. Project benchmarks shall be of a permanent nature and shall be spaced at a maximum distance of 1000 linear feet. All project benchmarks shall be
established by running through them as part of a closed vertical control loop. Benchmarks shall be clearly shown and referenced in detail on the Contract Drawings. A minimum of one (1) benchmark shall be shown on each plan sheet.

3. Survey baselines shall be extended for the full length of the project and extended a minimum of 400 linear feet beyond anticipated limits of work. Baseline stationing shall be shown at every 50 linear feet, at control points, and all intersecting points. Station equalities shall be shown for all common intersecting control points.

4. Spur lines shall be run on all intersecting roads, railroads, streams, and natural drainage courses, and shall be tied into the main baseline.

B. Topographic Surveys

1. Topography (existing physical and/or natural features) requirements to be shown on the contract drawings shall include but not be limited to all buildings and structures; utility poles, conduits, structures, overhead lines; manholes; water mains, valves, hydrants and meters; wells; springs; septic systems; fences; paving and curb; trees, hedges, shrubs, flowerbeds; storm drain pipes; and all other topography necessary for design and construction of the proposed project.

   The method of locating topography shall be by field surveys utilizing the right angle plus offset method, or the radial survey method. Survey field notes may be kept in the classical method (handwritten notes) or by the electronic data collection method.

   Topography may be provided by aerial photogrammetry for engineering studies and drainage area maps. All vertical survey requirements for preliminary and final design shall be acquired by actual, field surveys, unless otherwise approved by the D.P.W.

   If approved by the D.P.W., developer projects such as subdivisions, and site development plans located substantially within undeveloped areas, may be designed utilizing aerial photogrammetry.

2. Contour lines shall be shown on the Contract Drawings as required by the Soil Conservation Service.

3. Cross-sections shall be taken at fifty-foot stations, and at intersecting roads, driveways, entrances, rivers, streams, and railroads. Cross-sections shall be at right angles or radial to the proposed alignment, and extend a minimum of 100 feet beyond the proposed right-of-way line each side and a minimum of 200 feet beyond anticipated project limits. The minimum distances shown herein should be extended accordingly in order to provide sufficient information to established profile grade lines beyond the actual project limits or to locate other topography or topographic relief, relative to the design or construction of the proposed improvements. Cross sections shall be plotted on standard cross-section sheets of a quality that will provide acceptable prints.
4. Property corners shall be referenced such that they may be reset after construction.

5. Anne Arundel County Control Stations that will be affected by the proposed construction shall be noted on the Contract Drawings as being protected or to be relocated accordingly. Where there is a need to protect or relocate Control Stations, DPW-Surveys shall be notified and sent a set of contract drawings at least 30 days prior to the start of construction.

IV. APPENDIX

A. Right-of-Way Plat Checklist
B. Transmittal of Description Form
C. Sample Metes and Bounds Descriptions
D. Right of Entry Permit
E. Sample Deed of Easement to Anne Arundel County
F. Standard Land Acquisition Symbols
G. Sample Utility Easement
APPENDIX A

Right-of-Way Plat Checklist

1. Property corners found on-site and property corners found off-site and used to establish property line shall be shown.

2. Identify Capital/Contract numbers for previous acquisitions.

3. Identify all previously platted-widening strips. Label strips as either: A) right-of-way to be deeded to Anne Arundel County as shown on plat #_______ or B) right-of-way previously deeded to Anne Arundel County, MD by deed ___________, right-of-way as shown on plat #_______

4. Thoroughly research title to road rights-of-way as to the County’s interests; be it prescriptive (ownership by use and/or maintenance) private, or fee simple County ownership where Deed reference should be identified.

5. All roads must be labeled, even paper roads.

6. Identify and show any Rights-to-Discharge which currently exist for outfall of drainage facilities. If none exist, show correct symbol for discharge (flow of water into an existing waterway or natural drainage course or flow of water onto existing ground, spread/sheet flow) and add discharge note to right-of-way plat.

7. Label all lots and/or parcels of land with current owner information, including lot numbers and deed reference numbers, tax map and parcel number subdivision name and recorded plat.

8. Show physical features encompassed or within ten feet of right-of-way taking areas, including fences, driveways, garages, sheds, trees and plantings (type and size), septic systems, wells, etc. Additionally, houses will always be shown on properties where rights-of-way are required.

9. Show all existing easements with deed reference and Capital/Contract number under which infrastructure within easement was constructed, on right-of-way plats.

10. Determine the correct type of easement for the particular use. Construction strips, temporary grading easements and rights-of-entry are considered non-permanent easements and are to be used for the duration of the project only! Utility easements, perpetual drainage easements and slope easements are considered permanent.

11. Are all areas computed accurately? Do metes and bounds descriptions match areas as shown on right-of-way plats?
APPENDIX B

TRANSMITTAL OF DESCRIPTION

PLAT NO: _________________  DATE: _________________
Type of Acquisition: ____________________________________________________________
Name of Project: _______________________________________________________________
Contract No: ___________  Plan No: ___________  Election District: _________
Liber/Folio No: __________  Tax Map: __________  Parcel No: ______________
GRANTOR: __________________________________________________________________
ADDRESS: __________________________________________________________________
LOCATION OF ACQUISITION: _________________________________________________

DESCRIPTION OF ACQUISITION

<table>
<thead>
<tr>
<th>Use</th>
<th>Part</th>
<th>Length</th>
<th>Width</th>
<th>Area (Sq. Ft.)</th>
<th>Acres</th>
</tr>
</thead>
</table>

Prepared By: __________________________

Name, Address and Telephone Number of Engineering Firm:

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APPENDIX C

DESCRIPTION OF FEE SIMPLE AREA
PART OF THE PROPERTY OF
LARRY R. ADKINS
LIBER 1708, FOLIO 087
ANNE ARUNDEL COUNTY, MARYLAND

Part of that parcel of land situate, lying and being in the 15th Tax District of Anne Arundel County, Maryland, and described more particularly as follows, to wit:

Beginning for the same at a point on the existing north right-of-way line of 4th Street (30 feet wide) at the intersection with the east most property line of Universal Housing and Development Company as shown on the above mentioned plat, thence running with the division line between the Universal Housing and Development Company and Larry R. Adkins, as now surveyed the following bearings and distances:

1. North 13 degrees 19 minutes 00 seconds West, 72.59 feet to a point; thence leaving said line of division and running through the property of Larry R. Adkins.
2. North 26 degrees 52 minutes 00 seconds East, 62.40 feet to a point;
3. South 63 degrees 08 minutes 00 seconds East, 70.00 feet to a point on the northerly right-of-way line of 4th Street; thence running with the existing northerly right-of-way of 4th Street.
4. South 74 degrees 52 minutes 00 seconds West, 31.17 feet to the point of beginning.

Containing 6710 square feet of land more or less and shown thus on a plat prepared by Whitman, Requardt and Associates, LLP dated May 8, 1997, entitled “Highway Widening Plat,” attached hereto and recorded herewith.

Being a strip or parcel of land, hereinafter described running through, over, and across the land of Larry R. Adkins which was acquired by deed dated May 5, 1958 and being recorded among the Land Records of Anne Arundel County, Maryland in Liber 1708 Folio 087, said parcel also being shown as parcel 567, on a plat entitled Replatte of Greenhaven, said plat being recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 15, folio 7 (plat number B-160).

___________________________________________
Registered Professional or Property Line Surveyor

(See Appendix F for Standard Land Acquisition Symbols)
RIGHT OF ENTRY PERMIT

THIS RIGHT OF ENTRY PERMIT made this ___ day of ________________________ , 1997 by and between ANDREW PAPPAMIHIEL and CAROLYN PAPPAMIHIEL, (Grantors) and ANNE ARUNDEL COUNTY, MARYLAND, a body corporate and politic of the State of Maryland, (Grantee).

WHEREAS, Grantors are the owners of a certain parcel of land known as Parcel 2, Tax Map 69 and designated as 1129 Cherry Point Road, that is located in the Seventh Assessment District and which is more particularly described in a deed from C.N. Whalen, Trustee to Andrew Pappamihiel and Carolyn Pappamihiel, dated July 15, 1993, and recorded among the Land Records of Anne Arundel County in Liber 6138, Folio 406; and

WHEREAS, Grantee desires to enter said parcel of land for the following purpose or purposes: To install a grinder pump and all necessary appurtenances.

WITNESSETH: Grantor does hereby grant, permit, license and give to Grantee, the authorization, right and power to enter upon Grantor’s land above described, for the purpose or purposes set forth in this Right of Entry Permit.

IT IS UNDERSTOOD AND AGREED by the parties that Grantee will reimburse the Grantor upon demand for any damages or destruction to personal property resulting from the aforementioned Entry; and that the aforementioned land will be restored to a condition substantially the same as existed prior to any activities undertaken by Grantee.

IT IS FURTHER UNDERSTOOD AND AGREED by the Parties that Grantee shall present to Grantor a Deed of Easement and Agreement for a grinder pump and that the undersigned Grantor shall execute said Agreement granting a utility easement for the grinder pump to be installed under this Permit.
DEED TO ANNE ARUNDEL COUNTY, MARYLAND

THIS DEED OF EASEMENT AND AGREEMENT made this day _______________ of ___________________, in the year Nineteen Hundred and Ninety-Seven, between VIRGINIA B. GUTIERREZ and MICHAEL J. GUTIERREZ, Grantor; and ANNE ARUNDEL COUNTY, MARYLAND, a body corporate and public of the State of Maryland, Grantee.

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar ($1.00), the receipt whereof is hereby acknowledge, the said Grantor hereby grants and conveys unto Grantee, its successors, legal representatives and assigns, (1) a utility easement for construction and installation of a Grinder Pump along with the right to maintain, repair, operate and inspect said grinder pump and appurtenances thereto, in and through the land of the party of the first part, situate in the First Assessment District of Anne Arundel County, State of Maryland, and (2) a temporary easement during the period of construction to inspect, repair, replace or abandon the house sewer connection and existing septic tank and appurtenances, in and over the premises which are owned by the Grantor.

SAID PREMISES being more particularly described as follows:

BEING all that parcel of land containing .31 acres as described in a deed from Kathleen B. Corry, Virginia B. Gutierrez and Sarah B. Marucci to Virginia B. Gutierrez and Michael J. Gutierrez, dated July 16, 1993, and recorded among the Land Records of Anne Arundel County, Maryland in Liber 6147, Folio 174.

UPON completion of the aforementioned improvements upon the premises above-described, this easement area shall be limited to a “permanent easement area” actually occupied by said improvements, and an area surrounding all sides of said improvements that does not exceed 7.5 feet on each side of said improvements; said “permanent easement area” being shown as Right-of-Way No. 144 on Sheet No. 15 of 28, under Capital Project No. S-7572, known as “Galesville Wastewater Collection System,” said plat is on record at the Department of Public Works of Anne Arundel.
APPENDIX "F"

LAND ACQUISITION SYMBOLS

- FEE SIMPLE
- UTILITY EASEMENT (WATER, SEWER, DRAINAGE)
- DRAINAGE EASEMENT
- TEMPORARY GRADING EASEMENT
- REVERTIBLE SLOPE EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- UTILITY EASEMENT FOR GRINDER PUMP
- PEDESTRIAN ACCESS EASEMENT (TRAIL, SIDEWALK, HIKER/BIKER)

- PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER FROM OR INTO EXISTING WATERWAY OR NATURAL DRAINAGE COURSE
- PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND

NOTE: FEE SIMPLE RIGHT OF WAY SHALL BE SHADED ON THE BACK OF THE DRAWING IN GREEN.
County and is also intended to be recorded among the Land Records of Anne Arundel County, Maryland.

AND the Grantor does hereby covenant and agree that the said Grantee, its successors and assigns, shall have the right to make openings and excavations, and maintain said grinder pump and appurtenances, provided, however, that the ground shall be restored and left in good condition; 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 any of the parties hereto, their heirs, personal representatives, successors and assigns.

ALSO, the Grantee shall have the right of ingress and egress in and from said property owned by the Grantor for the purpose of installing, maintaining and operating such electrical system and alarm panel incidental to the operation of the grinder pump. The electrical system shall run from the grinder pump to the alarm panel and then to the Grantor’s electric meter. The Grantor, their heirs, successors and assigns shall be responsible for the electrical costs for the operation of the grinder pump.

The Grantor hereby acknowledges that the granting of this utility easement for a grinder pump does not exempt the parcel or parcels thereby served from the imposition of service charges that may by law be imposed.

THE said Grantee covenants and agrees to indemnify and save harmless the Grantor, their heirs, 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 County, or its servants.

AS WITNESS the due execution hereof by the parties hereto.
I HEREBY CERTIFY that I am an attorney admitted to practice before the Court of Appeals of Maryland and that the within instrument was prepared by me or under my supervision.

I HEREBY CERTIFY that on this ______ day of _______________ , in the year Nineteen Hundred and Ninety-Seven, before me, the subscriber, a Notary Public of the State of Maryland, in and for ___________________________________________ County, personally appeared Virginia B. Gutierrez, party to the within Deed of Easement and Agreement, and she acknowledged the same to be her act.

AS WITNESS my Hand and Notary Seal.

____________________________________
NOTARY PUBLIC

NOTARY SEAL

MY COMMISSION EXPIRES: 
STATE OF MARYLAND, ____________________________ TO WIT: ____________________________

I HEREBY CERTIFY that on this ______ day of _______________, in the year Nineteen Hundred and Ninety-Seven, before me, the subscriber, a Notary Public of the State of Maryland, in and for ____________________________ County, personally appeared Michael J. Gutierrez, party to the within Deed of Easement and Agreement, and he acknowledged the same to be his act.

AS WITNESS my Hand and Notary Seal.

____________________________________
NOTARY PUBLIC
NOTARY SEAL
MY COMMISSION EXPIRES:

STATE OF MARYLAND, ____________________________ TO WIT: ____________________________

I HEREBY CERTIFY that on this ______ day of _______________, in the year Nineteen Hundred and Ninety-Seven, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Thomas C. Andrews for Robert R. Neall, County Executive of Anne Arundel County, Maryland, a body corporate of the State of Maryland, party to the within Deed of Easement and Agreement, and he acknowledged the same to be the act of said body corporate.

AS WITNESS my Hand and Notary Seal.

____________________________________
NOTARY PUBLIC
NOTARY SEAL
MY COMMISSION EXPIRES:
IN WITNESS WHEREOF, this Right of Entry Permit is executed on the date and year first above written.

WITNESS:

__________________________________  ____________________________________

(NAME)                                  (SEAL)

__________________________________  ____________________________________

(NAME)                                  (SEAL)

ATTEST:  ANNE ARUNDEL COUNTY, MARYLAND

__________________________________  By: ____________________________________

(NAME)                                  COUNTY EXECUTIVE

Approved as to form and legal sufficiency.

Office of Law                                  Date
LARRY R. ADKINS
TO
ANNE ARUNDEL COUNTY, MARYLAND
DESCRIPTION FEE SIMPLE AREA

BEING a strip or parcel of land, hereinafter described running through, over, and across the land of Larry R. Adkins which was acquired by deed dated May 5, 1958 and being recorded among the Land Records of Anne Arundel County, Maryland, in Liber 1708, Folio 087, said parcel of land also being shown as parcel 567, on a plat entitled Replatte of Greenhaven, said plat being recorded among the Land Records of Anne Arundel County, Maryland, in Plat Book 15, Folio 7 (plat number B-160).

BEGINNING for the same at a point on the existing north right-of-way line of 4th Street (30 feet wide) at the intersection with the east most property line of Universal Housing and Development Company as shown on the above mentioned plat, thence running with the division line between the universal Housing and Development Company and Larry R. Adkins, as now surveyed the following bearings and distances:

North 13° 19' 00" west 72.59 feet to a point; thence leaving said line of division and running through the property of Larry R. Adkins North 26° 52' 00" East 62.40 feet to a point; thence South 63° 08' 00" East 70.00 feet to a point intersecting the existing northerly right-of-way line 4th Street; thence running with the existing northerly right-of-way line of 4th Street south 26° 52' 00" West 97.00 feet to a point; thence South 74° 52' 00" West 31.17 to the point of beginning.

Containing 6,710 square feet of land more or less.

Said Fee Simple are being shown thusly Exhibit “B” attached hereto and recorded herewith.
12. Label limits of existing and proposed right-of-way lines along with all types of easements required for acquisition and state various types of right-of-way clearly in the legend.

13. All well and septic tank system locations must be shown. Determine if existing septic system is within proposed project limits and show distance to closest easement or fee simple line.

14. Match lines must be shown and labeled for areas where project must be shown on multiple sheets; also a vicinity map shall be shown in one of the upper corners to depict the relationship between the subject acquisition area and the project area.

15. Situate metes and bounds description blocks in close proximity to location of acquisition on plat, try to keep all blocks grouped together with like numbers.

16. Reference beginning point of fee simple areas and easements on plats and descriptions to recorded deeds in County Land Records.

17. Show North Arrow and basis of bearings.

18. Show three coordinate ticks per plat.

19. Show curve data (radius, arc, delta, chord bearing, chord length) for all curves.

20. Show dimension to the nearest foot along with planimetered areas for all temporary easements.

21. Consultant must furnish the following to Right-of-Way Division at time of completion of final design: three (3) copies of right-of-way plats; original right-of-way plats on polyester film; original metes and bounds descriptions on bond paper; two (2) complete sets of construction plans including cross-sections.