

21874 339

MONTGOMERY COUNTY, MD

APPROVED BY

SEP 26 2002

TAX ID No. 02-01497508

\$ 1.00 RECORDATION TAX, PAID
\$ 1.00 TRANSFER TAX PAID

GRANT OF STORMWATER
MANAGEMENT EASEMENT
AND
RIGHT OF WAY
TO

MONTGOMERY COUNTY, MARYLAND

Made this 25th day of September, 2002, by and between
Clarksburg Village Partnership, a Virginia General Partnership, Grantor(s), and
Montgomery County, Maryland, hereinafter referred to as the County.

WITNESSETH: That in consideration of the sum of One Dollar (\$1.00) paid by
the County, the receipt of which is hereby acknowledged, the Grantor(s) do hereby grant
convey to the County, its successors and assigns, a Stormwater Management
Easement and right of way described as follows:

SEE SCHEDULE "A"

TO HAVE AND TO HOLD said easement and right-of-way together with the
rights and privileges pertinent to their proper use and benefits forever by the County, its
successors and assigns.

AND the Grantor(s), for themselves, their heirs and assigns covenant
with the County, its successors and assigns, as follows:

RECORDING FEE	20.00
IMP FD SURE \$	5.00
TOTAL	25.00
Res# M000	Rec# 46654
MOR CMC	Blk # 9888
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FIRST: That the Grantor(s) will never erect nor permit to be erected a
building or structure of any nature whatsoever, nor fill or excavate, nor plant trees within
said easement and right of way without the County's written consent;

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SECOND: That the County, its successors and assigns, shall at all times have a
right to enter said easement and right of way for the purpose of installing, constructing,
reconstructing, modifying, altering, maintaining, repairing, operating, monitoring, and

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CLERK'S OFFICE

inspecting the stormwater management facility within said easement and right of way, the right of entry to be along the line herein designated and along such other lines as the Grantor(s) may designate; and;

THIRD: That the maintenance of the facility shall be in accordance with the maintenance covenant for this facility; and;

FOURTH: That the Grantor(s) will warrant specially said easement and right of way, and shall execute such further assurances thereof as may be requisite.

WITNESS: (his) (their) hand(s) and seal(s) the day and year first hereinabove written.

WITNESS

GRANTOR
Clarksburg Village Partnership
A Virginia General Partnership

Amcwright

David D. Flanagan
President

STATE OF VA

SS:

COUNTY OF FAIRFAX

I HEREBY CERTIFY that on this 25th day of September, 2002, before the subscriber, a Notary Public of the State of VIRGINIA, and for the County of FAIRFAX personally appeared David D. Flanagan and did acknowledge the foregoing instrument to be (his) (their) act.

IN TESTIMONY WHEREOF, I have affixed my official seal.

Karen Lee Goble

My Commission Expires

8/31/05

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INFORMATION FOR RECORDING EASEMENT

Parcel ID Number:

02-01497508 -

Record Legal Description

L. 7166 F. 106

Street Address of Parcel

West of Skylark Road
South of Piedmont Road

Names and Addresses of Parties to Instrument and Their Interest

GRANTOR(S)

Clarksburg Village Partnership
6820 Elm Street
McLean Virginia, 22101

COUNTY

Montgomery County, Maryland
101 Monroe Street
Rockville, Maryland 20850

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Charles P. Johnson & Associates, Inc.

Planners Engineers Landscape Architects Surveyors

Silver Spring, MD

Frederick, MD

Fairfax, VA

CPJ
Associates

TAX ID NO. 02-01497508

SCHEDULE 'A'

DESCRIPTION OF A

STORMWATER MANAGEMENT EASEMENT

ACROSS THE PROPERTY OF

CLARKSBURG VILLAGE PARTNERSHIP

A VIRGINIA GENERAL PARTNERSHIP

CLARKSBURG (2ND) DISTRICT

MONTGOMERY COUNTY, MARYLAND

BEING a strip or parcel of land hereinafter described as running in, through, over and across the property acquired by Clarksburg Village Partnership, a Maryland General Partnership, from Louis Rosenbloom and Michael Tuchler, Co-Trustees for the Clark Purdum Estates Partnership by deed dated June 16, 1986 and recorded among the Land Record of Montgomery County, Maryland in Liber 7166 at Folio 106 and being more particularly described in the Maryland State Plane datum (NAD 83/91) as follows

BEGINNING for the said strip or parcel of land at a point on the first (1st) or South 18°47'51" East, 1650.05 feet line as described in the aforesaid deed, distant, 600.19 feet from the beginning thereof, said point being also on the twenty-third (23rd) or North 18°48'35" West, 1,650.00 feet line as described in a deed of conveyance from Oscar Wind, et al., to Barbara Markwood dated November 25, 1991 and recorded among the aforesaid Land Records in Liber 10129 at Folio 345, distant, 600.19 feet from the end thereof, running thence with and binding on said first (1st) line, and reversely with and binding on said twenty-third (23rd) line, as now surveyed, the following course and distance

1. South 18°46'41" East, 36.62 feet to a point thence running in, through, over and across the property of the owner hereto the following three (3) courses and distances

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SCHEDULE 'A'
DESCRIPTION OF A
STORMWATER MANAGEMENT EASEMENT
ACROSS THE PROPERTY OF
CLARKSBURG VILLAGE PARTNERSHIP
A VIRGINIA GENERAL PARTNERSHIP
CLARKSBURG (2ND) DISTRICT
MONTGOMERY COUNTY, MARYLAND
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2. South 51°49'39" west, 50.16 feet to a point, thence
3. North 38°24'59" West, 34.53 feet to a point, thence
4. North 51°49'20" East, 62.47 to the point of beginning containing 1,945 square feet or 0.0446 of an acre land.



Daniel F. DeBolt 9/16/02

Daniel F. DeBolt
Reg. Property Line Surveyor
MD. No. 526

RECORD LEGAL DESCRIPTION

L. 7166 F.106

21814 344

SCHEDULE 'B'

SKETCH OF A

STORMWATER MANAGEMENT EASEMENT

ACROSS THE PROPERTY OF

CLARKSBURG VILLAGE PARTNERSHIP

A VIRGINIA GENERAL PARTNERSHIP

CLARKSBURG (2nd) DISTRICT

MONTGOMERY COUNTY, MARYLAND

SEPTEMBER, 2002

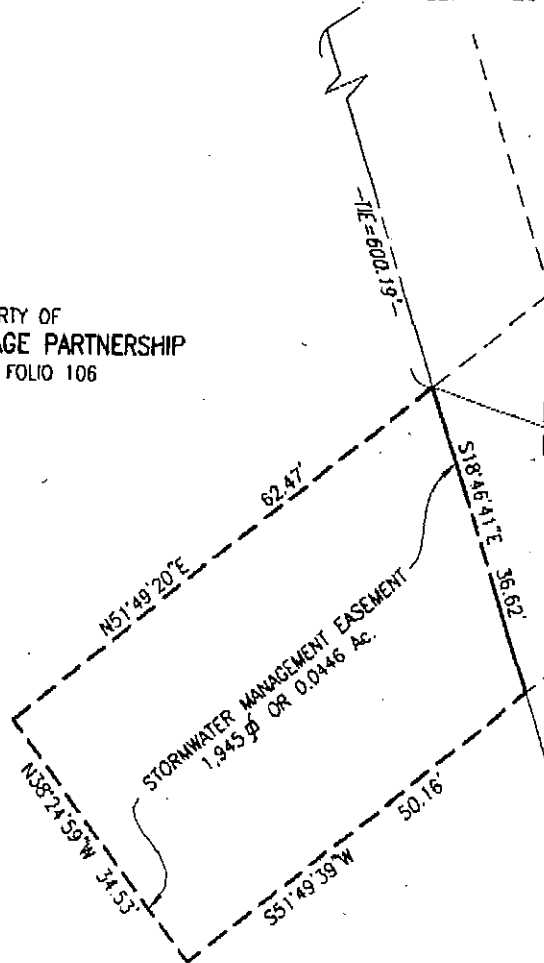
SCALE: 1"=20'

1"=20'
N
MARYLAND STATE PLANE
DATUM (NAD 83/91)

PROPERTY OF
CLARKSBURG VILLAGE PARTNERSHIP
LIBER 7166 FOLIO 106

PROPERTY OF
CLARKSBURG SKYLARK, LLC
LIBER 19158 FOLIO 440

POINT OF
BEGINNING



Daniel F. DeBolt 9/16/02
DANIEL F. DeBOLT
PROPERTY LINE SURVEYOR
MD. REG. No. 526

CPI Charles P. Johnson & Associates, Inc.
PLANNING - ENGINEERING - LANDSCAPE ARCHITECTS - SURVEYING
100 EIGHTH ROAD SUITE 200 SILVER SPRING, MARYLAND 20910
PHONE 301-444-7000 FAX 301-444-7000
WWW.CPI-VA.COM