

Subject: RE: [External] FW: Request for Comments - ROW Abandonment (AB 770 - Kensington Boulevard)
Date: Wednesday, December 11, 2019 at 3:54:58 PM Eastern Standard Time
From: Lincoln, Stephen
To: McCray, Tiara
CC: Melliza, Allan
Category: Important / Action Item
Attachments: image002.jpg, image003.png, image004.png, image005.png, C-15099-1.pdf, Kensington Blvd Easement.pdf

[EXTERNAL EMAIL]

Tiara,

Our initial comments would be to advise the Petitioner that we have an active gas line running down the middle of Kensington Boulevard in the area of the proposed abandonment. We also have an easement on the portion of this line that is in private property between the Kensington Blvd ROW and the Veirs Mill Rd ROW. In the event this ROW is awarded, we would be able to claim prior rights for accessing & maintaining our line, as well as for any future required relocations to the gas main. We would need to be notified if this abandonment progresses so we can talk to our legal counsel to determine if we need a formal new easement to formalize these rights. We would also like to verify if there will be any changes during the roadway block-off that may impact our facilities, depending on the nature of the fence/wall/other installation.

Thank you,

STEPHEN LINCOLN

Engineer III – System Replacement

Washington Gas | A WGL Company

P 703.750.4739 | M 571.308.5261 | slincoln@washgas.com

6801 Industrial Rd., Springfield, VA 22151

ENERGY ANSWERS. ASK US.

WashingtonGas.com [f](#) [t](#) [in](#)

From: McCray, Tiara <Tiara.McCray@montgomerycountymd.gov>

Sent: Wednesday, December 11, 2019 2:33 PM

Liber 1156

KNOW ALL MEN BY THESE PRESENTS:

Transferred pursuant to Plan of Liquidation of
July 31, 1953, to Washington Gas Light Company

THAT, we, E. E. Hobbs and Annette S. Hobbs, voluntarily of our own free will for and in consideration of the payment to us by the Washington Gas Light Company of Maryland, Inc., a corporation, of the sum of Fifty Dollars (\$50.00) the receipt of which is hereby acknowledged, we, do hereby remise, release and forever discharge the said Company, its successors and assigns, of and from any and all claims, demands, or causes of action whatsoever either at law or in equity, which against the said Company, we, ever had, now have, or which we or our heirs, executors, administrators or assigns hereafter can, shall, or may have for or by reason of any matter, cause, or thing whatsoever, prior to the date of these presents and particularly because of any claim, action or demand growing out of or in any manner connected with the installation of certain equipment on or about March 1, 1948 on their land situated in Montgomery County, Maryland, bounded on the northeast by Viers Mill Road and being the same land granted to E. E. Hobbs and Annette S. Hobbs by Deed dated November 12, 1946 from Eugene J. Racca and Maude C. Racca, his wife, and recorded in Liber 914, Folio 262, one of the land records of Montgomery County, Maryland, through which land the Washington Gas Light Company of Maryland, Inc., has a perpetual easement and right-of-way, by virtue of an instrument executed by E. E. Hobbs and Annette S. Hobbs on January 27, 1947, and recorded in Liber C.K.W. No. 1055 Folio 297, one of the land records of Montgomery County, Maryland.

The said E. E. Hobbs and Annette S. Hobbs further agree that Washington Gas Light Company of Maryland, Inc., shall have the perpetual right to maintain, operate, remove, replace, alter, extend and/or repair said equipment, together with the right of ingress and egress at all

LIBER 1156 PAGE 187

times in, over and through said land for any and all such purposes.

In Witness Whereof, we have hereunto set our hands and seals
this 20 day of May, 1948

Witnesses:

Warren D Haley
WARREN D HALEY

Warren D Haley
WARREN D HALEY

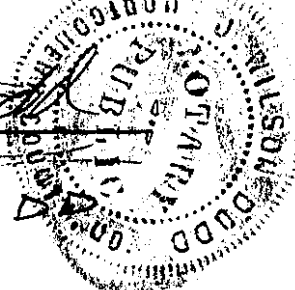
E E Hobbs (SEAL)
E E HOBBS

Annette S. Hobbs (SEAL)
ANNETTE S HOBBS

STATE OF MARYLAND)
) To Wit:
MONTGOMERY COUNTY)

I hereby certify that on this 20 day of May,
in the year 1948, before the subscriber, a Notary Public of the State
of Maryland, County of Montgomery, personally appeared E. E. Hobbs and
Annette S. Hobbs, (his wife) and did each acknowledge the foregoing
Instrument to be their respective acts.

WITNESS my hand and notarial seal.

J. Watson D.
Notary Public
J. WATSON DODD


Recorded May 25th, 1948-at-3:30 P.M.

1518

File # 421

RIGHT OF ~~PAID~~

JUN 25 PM 3:30

Hobbs

E. E. and Annette S. Hobbs, *sup*

to

Washington Gas Light Co. of Md. Inc.

Received into... 25 day of *May*
at 3:30 o'clock P.M. to be
recorded and same day was recorded
in Liber C. K. W. No. 115-6 Folio 186
and the same record is of Montgomery
County, Md., and examined per

Clayton K. Watkins
CLERK

Return to:

16 Carroll Ave., Takoma Park 12, Md. ✓

EASEMENT and RIGHT-of-WAY

Made this 27 day of January, 1947, by and between E. E. Hobbs and Amorette E. Hobbs, his wife, (hereinafter called the "Grantors"), of the County of Montgomery in the State of Maryland, and WASHINGTON GAS LIGHT COMPANY OF MARYLAND, INC., (hereinafter called the "Grantee"), a corporation organized and existing under the laws of the State of Maryland:

WHEREAS, the said Grantors are seized of an estate in fee simple of a parcel of land lying and being situate in Montgomery County, Maryland, bounded on the northeast by Viers Mill Road and being the same land granted to the Grantors by Deed dated November 12, 1946 from Eugene J. Racca and Maude C. Racca, his wife, and recorded in Liber 914, Folio 262, one of the land records of Montgomery County, Maryland; and

WHEREAS, it is the desire of the Grantors to grant and convey to the Grantee, its successors and assigns, a perpetual easement and right-of-way in and through the said land of the Grantors;

NOW, THEREFORE, THIS INSTRUMENT WITNESSETH: That for and in consideration of the sum of Five Hundred (\$500.00) to them in hand paid by the Grantee, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the Grantee, its successors and assigns, a perpetual easement and right-of-way in and through the said land of the Grantors; said easement and right-of-way extending along a line described as follows:


Beginning at a point on the 2nd or N 37° W line of said property, a distance of 57.0 feet from a peg at the northwest corner of said property, and extending N 40° 51' E for a distance of 116.80 feet to the westerly line of Viers Mill Road.


Said easement and right-of-way to be for the purposes of laying, constructing, maintaining, operating, removing, replacing, altering, and/or repairing a gas main or mains, service pipes, valves, and other accessory equipment necessary to render gas service, together with the right of ingress and egress at all times in, over and through said land for any and all such purposes.

To have and to hold the said easement and right-of-way for the purposes hereinbefore set forth and hereby intended to be granted and conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the only proper use, benefit and behoof forever of the said Washington Gas Light Company of Maryland, Inc. its successors and assigns.

The Grantors warrant specially said easement and right-of-way and will execute such further assurances thereof as the Grantee may request.

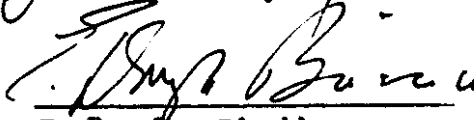
WITNESS our hands and seals the day and year first hereinbefore written.

 (SEAL)
E. E. Hobbs

 (SEAL)
Annette S. Hobbs

Witness:


Warren D. Haley


E. Douglas Birchby

OK 8/8/07

STATE OF MARYLAND)
) To Wit:
MONTGOMERY COUNTY)

I hereby certify that on this 27th day of January,
in the year 1947, before the subscriber, a Notary Public of the State
of Maryland, County of Montgomery, personally appeared E. E. Hobbs and
Annette E. Hobbs, (his wife) and did each acknowledge the
foregoing Instrument to be their respective acts.

WITNESS my hand and notarial seal.

E. Doug Guin
Notary Public

WASHINGTON GAS LIGHT COMPANY
OF MARYLAND, INC.

MADE BY G. P. W.

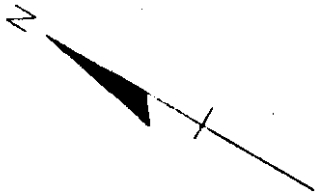
APPD. *W. W.*

CHKD. BY D. W. T.

APPD.

DATE 1-15-47

DATE



VIER'S MILL RD.

WEST PL. OF VIER'S MILL RD.

S. 56° 17' E. DEED LINE

PROPERTY OF

E. E. & ANNETTE HOBBS

1/4 OF GAS COMPANY EASEMENT

2ND OR N. 37° W. DEED LINE

KENSINGTON BLVD.

OUT LOT 'A'
SECTION TWO
KENSINGTON VIEW

N 43° 48' 16" W.
76.68'

LOT 11
BLOCK 'E'

N 40° 51' E.
136.62'

N 40° 51' E.
116.80'

19.40'

13.54'

P.C.

105.69'

70'

NO. OF REV.

CHKD. BY

DATE

ACCT. NO.

JOB NO.

DWG. NO.

E-15091

SCALE 1" = 40'

1321 Right of Way. #7-1-1

DO NOT RECORD **PAID**

1947 JAN 30 AM 10:02

CLERK'S OFFICE
JAN 30 1947

E. E. Hobbs
Annette S. Hobbs, ex

To
Washington Gas Light
Co. of Ind. Inc.

Received this 30 day of Jan
1947 at 10:01 o'clock AM to be
recorded and same day was recorded
in Liber C.K.W. No. 1055 Folio 397
one of the land records of Montgomery
County, Md., and examined by

Charlton A. Watkins
CLERK
EXAMINED

RETURN TO:

WASHINGTON GAS LIGHT COMPANY
OF MARYLAND, INCORPORATED.

Suite #10
Citizen's Bank Building
Takoma Park, Maryland

INTERDEPARTMENTAL COMMUNICATION

#744
G.O.B. JAN 17 1947

Jan. 15, 1947

TO Mr. E. B. Longyear
FROM K. E. Baetzner
SUBJECT Easement Through Property of E. E. and Annette Hobbs
^

E. B. L. 1/17/47

In connection with the installation of a main extension in Kensington Boulevard, west of Viers Mill Road, to supply houses being constructed on Kensington Boulevard, it will be necessary to install a portion of the main through private property. Will you please acquire the necessary easement for this installation from the owners, E. E. and Annette Hobbs. This property was transferred to the present owners from Eugene J. and Maude C. Racca on November 12, 1946 and is recorded in Liber 914, Folio 262, of the land records of Montgomery County, Md.

The center line of the easement should be described as follows:

Beginning at a point on the 2nd or N 37° W line of said property, a distance of 57.0 ft. from a peg at the north-west corner of said property, and extending N 40° 51' E for a distance of 116.80 ft. to the westerly line of Viers Mill Road.

I am enclosing herewith our Drawing No. E-15091 showing the proposed easement.

KEB:V

K. E. Baetzner

G.O.B. JAN 17 1947

Mr. Warren D. Haley

#7.22
January 20, 1947

E. B. Longyear

I am enclosing two copies of an instrument of easement and right-of-way to be executed by Dr. E. E. Hobbs and his wife, granting an easement and right-of-way to Washington Gas Light Company of Maryland, Inc.

Will you kindly have this instrument executed and acknowledged by the proper parties and have the original copy recorded among the land records of Montgomery County, Maryland. The duplicate copy is for the Grantors.

You will note that the space for the consideration is left blank. As I understand from Mr. Baetzner, there is some question as to whether we will be able to obtain this easement and right-of-way for the usual nominal consideration of \$1.00. Mr. Baetzner has informed me that anything up to \$50.00 will be agreeable.

Dr. Hobbs is a dentist and has offices in the Silver Spring Bank Building, Silver Spring, Maryland.

C.B.L.

Save \$400.00

- ok with Mr. Baetzner - 1/27/47 C.B.L.

Mr. J. M. Inlay

744
January 27, 1947

E. B. Longyear

Will you kindly draw a check of Washington Gas
Light Company of Maryland, Inc., payable to the order of
E. E. Hobbs and Annette Hobbs, in the sum of \$50.00.

This is in payment for an easement and right-of-
way to install a gas pipe in and through their land situ-
ated in Kensington, Maryland, west of Viers Mill Road.

When check is signed, please deliver to the
writer.

E. B. L.

Approved:

EJB. JAN 27 1947
Everett J. Boothby
Vice President and General Manager

sent check to
Mr. Inlay 1/27/47
12:00 - check missing
E. B. L.