

243

24973 501

CONSERVATION EASEMENT AGREEMENT

Category I

This CONSERVATION EASEMENT AGREEMENT ("Easement Agreement") is made this 15th day of August, 2003 by the undersigned Grantor for the benefit of Grantee and provides as follows:

DEFINITIONS.

Grantor: NVR, Inc., a Virginia corporation doing business in Maryland as Ryan Homes, its successors and assigns, fee simple owner of the real property subject to this Conservation Easement Agreement.

Grantee: Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission ("Commission").

Existing Conservation Easement: That certain Conservation Easement Agreement, Category I, as recorded among the Land Records of Montgomery County, Maryland in Liber 13178 at folio 412.

Planning Board: Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission.

Planning Director: Director of the Montgomery County Planning Department of The Maryland-National Capital Park and Planning Commission, Montgomery County, or the Director's designee.

Property: The real property owned by Grantor, a portion of which is being subjected to this Easement Agreement.

Schedules "A" and "B": Description and drawing, respectively, of the conservation easement area.

RECORDING FEE	75.00
IMP FD SURE	20.00
TOTAL	95.00
Rest # M008	Rcpt # 98904
MQR	Blk # 10421
AUG 22 2003	02:19 PM

MONTGOMERY COUNTY, MD
APPROVED BY [Signature]

AUG 22 2003

\$ [Signature] RECORDATION TAX PAID
\$ [Signature] TRANSFER TAX PAID

2003 AUG 22 PM 2:22
MOLLY O. GUHL
CLEVERLY, MD
MONTGOMERY COUNTY

75
20
[Signature]

WITNESSETH

This Easement Agreement reflects a grant of easement by Grantor to Grantee.

WHEREAS, the location of this easement ("Easement") is as shown on Schedules "A" and "B" (incorporated by reference into the terms of this Easement Agreement); and

WHEREAS, the purpose of this Easement Agreement is to protect existing and future forest cover; individual trees; and to maintain existing natural conditions to protect plant habitats, water quality and wildlife; and

WHEREAS, the purpose includes preservation of the natural beauty of the Property subject to the Easement and prevention of any alteration, construction or destruction that will tend to mar or detract from such natural beauty; and

WHEREAS, the purpose also includes the protection and preservation of natural features within the area of the Easement which efforts are consistent with the terms and conditions of applicable law and the Existing Conservation Easement; and

WHEREAS, the parties intend for the conditions and covenants contained in this Easement Agreement to run with the land in perpetuity and to be binding on all subsequent owners and occupants of the Property; and

WHEREAS, the parties intend that a servitude be placed upon the Property to create a conservation benefit in favor of the Planning Board.

NOW, THEREFORE, Grantor does hereby grant and convey unto the Planning Board, in perpetuity, an Easement on the Property of the size and location described in Schedules "A" and "B", of the nature and character described herein. This Easement constitutes a covenant real running with the title of the land, and is granted to preserve,

protect and maintain the general topography and natural character of the land. Grantor, its heirs, successors and assigns covenant to abide by the following restrictions within the Easement:

1. The foregoing recitals are agreed to and incorporated herein and shall be binding upon the parties.
2. No living trees or shrubs (of any size or type) shall be cut down, removed or destroyed without prior written consent from the Planning Board. Diseased or hazardous trees or limbs may be removed to prevent personal injury or property damage after reasonable notice to the Planning Board, unless such notice is not practical in an emergency situation or is undertaken pursuant to a forest management plan approved by Maryland's Department of Natural Resources ("DNR").
3. No plant materials (including, but not limited to brush, saplings, undergrowth, or non-woody vegetation) shall be mowed or cut down, dug up, removed or destroyed unless removed pursuant to the terms and conditions of a forest management plan approved by DNR. Noxious weeds (limited to those weeds defined as "noxious" under Maryland State or Montgomery County laws or regulations) may be removed as required by law, but the method of removal must be consistent with the limitations contained within this Easement Agreement. Vegetation removal shall be limited to noxious weeds only, and protective measures must be taken to protect nearby trees and shrubs.
4. No mowing, agricultural activities, or cultivation shall occur. Grantor may replace dead trees or undergrowth provided that new plantings characteristic of trees or undergrowth native to Maryland.

5. The following activities may not occur at any time on or near the Easement:
- a. Construction, excavation or grading.
 - b. Erection of any building or structural improvements on or above ground, including (but not limited to) sheds, dog pens, play equipment and retaining walls.
 - c. Construction of any roadway or private drive.
 - d. Activities which in any way could alter or interfere with the natural ground cover or drainage (including alteration of stream channels, stream currents or stream flow).
 - e. Industrial or commercial activities.
 - f. Timber cutting, unless conducted pursuant to an approved forest management plan approved by DNR.
 - g. Location of any component of a septic system.
 - h. Excavation, dredging, or removal of loam, gravel, soil, rock, sand and other materials.
 - i. Diking, dredging, filling or removal of wetlands.
 - j. Pasturing of livestock (including horses) and storage of manure or any other suit.
 - k. Alteration of stream.

7. No dumping or unsightly or offensive material, including trash, ashes, sawdust or grass clippings shall occur. Natural biodegradable materials may be allowed in a properly located, designed, managed and maintained compost pile, provided the activity

does not damage adjacent trees. Upon prior written approval of the Planning Director, suitable heavy fill and other stabilization measures may be placed to control and prevent erosion, provided that the fill is covered by arable soil or humus and properly stabilized.

8. Fences consistent with the purposes of the Easement may be erected only after written approval from the Planning Director and any committee requiring approval, as may be established by a homeowners association.

9. Unpaved paths or trails consistent with the purposes of the Easement may be created only after written approval from the Planning Director.

10. All rights reserved by or not prohibited to Grantor shall be exercised so as to prevent or minimize damage to the forest and trees, streams and water quality, plant and wildlife habitats, and the natural topographic character of the Easement.

11. Grantor authorizes Planning Board representatives to enter the Property and Easement at reasonable hours for the purpose of making periodic inspections to ascertain whether Grantor, its heirs, successors or assigns have complied with the restrictions, conditions, and easements established herein. This Easement does not convey to the general public the right to enter the Property or Easement for any purpose. The Easement does not restrict or enlarge access to the general public in common open space held under the community or homeowner association control beyond any access rights created by applicable community or homeowner association covenants and by-laws.

12. Grantor further agrees to make specific reference to this Easement in a separate paragraph of any subsequent deed, sales contract, mortgage, lease or other legal instrument by which any interest in the Property is conveyed.

13. No failure on the part of the Planning Board to enforce any covenant or provision herein shall waive the Planning Board's right to enforce any covenant within this Easement Agreement.

14. Upon finding a violation of any of the restrictions, conditions, covenants and easements established by this Easement Agreement, the Planning Board shall have the right to enforce such provisions in accordance with any statutory authority (including, if applicable, the imposition of civil monetary fines or penalties in amounts and by such means as may be promulgated from time to time). The Planning Board also may seek injunctive or other appropriate relief in any court of competent jurisdiction, including the right to recover damages in an amount sufficient to restore the Property to its original natural state, and Grantor agrees to pay for court costs and reasonable attorney's fees if the Planning Board successfully seeks judicial relief.

15. All written notices required by this Easement Agreement shall be sent to the Planning Director, M-NCPPC, 8787 Georgia Avenue, Silver Spring, Maryland 20910.

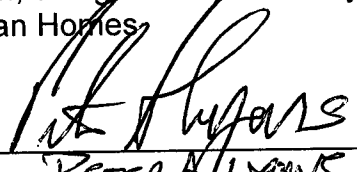
16. The portion of the Property described on Schedule "A" and shown on Schedule "B" is also subject to any additional terms and conditions identified in the Existing Conservation Easement.

TO HAVE AND TO HOLD unto the Planning Board, its successors and assigns forever; this grant shall be binding upon the heirs, successors and assigns of Grantor in perpetuity and shall constitute a covenant real running with the title of the Property.

[SIGNATURES ON FOLLOWING PAGE]

24973 507


NVR, Inc., doing business in Maryland
as Ryan Homes

By: 
PETER A. LYONS (Name)
V.P. (Title)

STATE OF MARYLAND, Montgomery COUNTY; to wit:

I HEREBY CERTIFY, that on this 15th day of August, 2003, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Peter A. Lyons, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within and foregoing Easement Agreement, and acknowledged that he is the U.P. of NVR, Inc. and that he being authorized so to do, executed the same, for the purposes therein contained, by signing his name as the U.P. of NVR, Inc. and further acknowledged, the same to be the free act of (and deed) of NVR, Inc.


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


NOTARY PUBLIC
Printed Name Fran Kemp

My Commission Expires: 6/1/05

CERTIFICATION

THIS IS TO CERTIFY that the within instrument was prepared by, or under the supervision of, an attorney duly admitted to practice before the Court of Appeals of Maryland.


Helen M. Whelan

Tax ID Nos.:

See page 9 of Schedule "A".

**AFTER RECORDING, PLEASE RETURN TO: Helen M. Whelan, Esq.
Samek, McMillan & Metro, P.C.
1901 Research Boulevard, Suite 220
Rockville, Maryland 20850
(301) 251-1180**

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SCHEDULE "A"
FOREST CONSERVATION EASEMENTS
FLINTRIDGE

Being four (4) parcels of land located in the First (1st) Election District of Montgomery County, Maryland and being part of two (2) conveyances from Felicia Arnold Lovelett to NVR, INC. by deeds dated September 5, 2002 and January 6, 2003 and recorded among the Land Records of Montgomery County, Maryland in Liber 21857 at folio 549 and Liber 22817 at folio 790, respectively and also being part of Lots 8, 10 through 22, Block "A" as delineated on Subdivision Record Plats entitled "FLINTRIDGE" as recorded among the aforesaid Land Records as Plats Numbered 12840, 12842 and 12844 and being more particularly described in said plat datum by Macris, Hendricks and Glascock, P.A. in four (4) as follows:

PART ONE:

Beginning at a point on the southerly or North 87°39'10" West, 330.78 foot line of the aforesaid Lot 18, Block "A" 79.69 feet easterly from the westerly end thereof, then binding with said line and also the southerly and westerly platted limits of the aforesaid Lots 8 and 10 through 18, Block "A" the following four (4) courses

1. North 87°39'10" West, 76.79 feet to a point, then

2. North 59°09'10" West, 345.25 feet to a point, then
3. North 39°31'47" West, 445.16 feet to a point, then
4. North 01°01'36" East, 1080.20 feet to a point, said point being the common rear corner of Lots 33 and Lot 8, Block "A", then binding with the common line between said lots
5. North 79°14'53" East, 84.67 feet to a point, then leaving said line to cross and include part of the aforesaid Lots 8, 10 through 18, Block "A" the following sixty two (62) courses:
 6. South 00°09'40" West, 123.58 feet to a point, then
 7. South 46°19'45" East, 48.28 feet to a point, then
 8. South 89°42'10" East, 26.67 feet to a point, then
 9. North 82°17'03" East, 142.45 feet to a point, then
 10. South 12°30'00" East, 83.17 feet to a point, then
 11. North 75°29'06" West, 90.62 feet to a point, then
 12. South 81°28'50" West, 97.88 feet to a point, then
 13. South 00°06'50" West, 36.66 feet to a point, then
 14. South 16°45'39" West, 66.65 feet to a point, then
 15. South 70°11'42" West, 32.22 feet to a point, then
 16. South 13°53'07" East, 140.48 feet to a point, then
 17. South 19°56'16" West, 85.19 feet to a point, then

18. South 00°28'23" West, 133.41 feet to a point, then
19. South 88°57'13" East, 21.01 feet to a point, then
20. Due North, 87.23 feet to a point, then
21. South 58°09'08" East, 111.10 feet to a point, then
22. Due East, 58.27 feet to a point, then
23. South 38°40'12" East, 33.05 feet to a point, then
24. North 52°06'40" East, 119.32 feet to a point, then
25. South 46°42'29" East, 82.71 feet to a point, then
26. South 03°14'05" West, 136.77 feet to a point, then
27. North 89°24'54" East, 47.27 feet to a point, then
28. South 34°38'07" East, 84.93 feet to a point, then
29. South 80°06'45" West, 148.07 feet to a point, then
30. North 05°30'35" East, 104.33 feet to a point, then
31. North 73°36'19" West, 64.55 feet to a point, then
32. South 82°13'56" West, 60.66 feet to a point, then
33. South 22°24'34" West, 78.83 feet to a point, then
34. South 89°35'57" West, 130.22 feet to a point, then
35. North 01°50'49" East, 56.51 feet to a point, then
36. South 63°25'39" West, 22.40 feet to a point, then
37. South 02°21'56" West, 110.31 feet to a point, then

38. South 78°13'41" East, 22.32 feet to a point, then
39. North 02°37'25" East, 53.26 feet to a point, then
40. South 89°24'39" East, 125.05 feet to a point, then
41. South 01°39'06" East, 94.77 feet to a point, then
42. South 67°01'46" West, 58.35 feet to a point, then
43. South 80°11'08" West, 104.75 feet to a point, then
44. South 02°14'20" West, 85.26 feet to a point, then
45. South 43°24'46" East, 83.09 feet to a point, then
46. South 75°09'59" East, 40.91 feet to a point, then
47. South 33°31'34" East, 157.66 feet to a point, then
48. North 47°42'19" East, 61.46 feet to a point, then
49. South 44°56'06" East, 35.63 feet to a point, then
50. North 35°13'18" East, 118.75 feet to a point, then
51. North 26°27'06" East, 159.94 feet to a point, then
52. North 22°18'23" West, 95.74 feet to a point, then
53. North 77°29'59" East, 239.60 feet to a point, then
54. South 50°25'44" West, 164.23 feet to a point, then
55. South 39°05'00" East, 24.12 feet to a point, then
56. North 50°44'49" East, 167.66 feet to a point, then
57. South 04°24'38" West, 131.83 feet to a point, then

58. South 19°41'52" West, 89.07 feet to a point, then
59. South 11°54'39" West, 42.52 feet to a point, then
60. South 40°02'18" West, 138.27 feet to a point, then
61. South 24°48'01" West, 102.02 feet to a point, then
62. South 64°28'49" West, 31.80 feet to a point, then
63. South 15°52'02" West, 34.59 feet to a point, then
64. South 67°20'23" East, 46.36 feet to a point, then
65. North 88°59'02" East, 132.45 feet to a point, then
66. South 59°09'51" West, 101.73 feet to a point, then
67. South 09°12'44" East, 114.57 feet to the point of beginning; containing
9.22923 acres of land.

PART TWO:

Beginning at the beginning of the southerly or North 87°39'10" West, 330.78 foot line of the aforementioned Lot 18, Block "A", then binding with said line

1. North 87°39'10" West, 155.06 feet to a point, then leaving said line to cross
and include part of said Lot 18, Block "A" the following
nine (9) courses
2. North 03°16'16" East, 47.16 feet to a point, then
3. North 69°07'11" East, 40.13 feet to a point, then

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4. North 05°20'14" East, 108.17 feet to a point, then
5. South 87°20'17" East, 75.43 feet to a point, then
6. North 71°22'40" East, 44.80 feet to a point, then
7. South 31°06'21" West, 57.96 feet to a point, then
8. South 46°50'22" East, 20.81 feet to a point, then
9. North 33°31'18" East, 72.85 feet to a point, then
10. North 89°45'55" East, 240.97 feet to a point, said point being on the
southeasterly or South 51°24'00" West, 434.57 foot line of
said Lot 18 Block "A", then binding with said line and the
southerly platted limits of said Lot 18
11. South 51°24'00" West, 147.75 feet to a point, then
12. North 73°14'50" West, 35.55 feet to a point, then
13. South 51°50'50" West, 165.39 feet to the point of beginning; containing
1.04253 acres of land.

PART THREE:

Beginning at a point on the easterly right-of-way limits of Flintridge Court (60'R/W) said point being the common front corner of Lots 23 and 22, Block "A" as delineated on the aforesaid plat, then leaving said Flintridge Court and binding with the common lines between said Lots 23 and 22 the following two (2) courses:

1. North 71°23'33" East, 284.00 feet to a point, then
2. North 47°16'08" East, 148.84 feet to a point, then leaving said common lines
to cross and include part of the aforesaid Lots 20, 21 and
22, Block "A" the following thirteen (13) courses
3. South 80°28'41" East, 145.28 feet to a point, then
4. South 54°41'23" East, 55.68 feet to a point, then
5. South 02°39'28" East, 59.64 feet to a point, then
6. South 51°21'59" West, 139.93 feet to a point, then
7. South 54°44'44" West, 111.52 feet to a point, then
8. South 12°01'53" West, 53.35 feet to a point, then
9. South 59°44'08" West, 25.75 feet to a point, then
10. North 78°53'33" West, 115.49 feet to a point, then
11. North 72°22'21" West, 35.94 feet to a point, then
12. North 22°54'10" West, 28.76 feet to a point, then
13. South 27°14'33" West, 18.76 feet to a point, then
14. North 55°49'54" West, 107.53 feet to a point, then
15. South 80°43'12" West, 67.05 feet to a point, said point being on the easterly
right-of-way limits of said Flintridge Court, then binding
with said Flintridge Court right-of-way
16. North 30°35'00" West, 45.77 feet to the point of beginning; containing

24973 515

2.14576 acres of land.

PART FOUR:

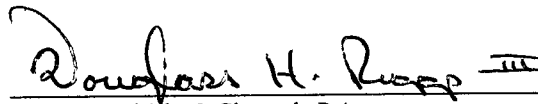
Beginning at a point on the common or South 85°13'37" West, 799.70 foot line of Lot 19 and Outlot "B" as delineated on the aforesaid plats, 78.88 feet easterly from the westerly end thereof, then leaving said common line to cross and include part of said Lots 19 and 20, Block "A" the following thirteen (13) courses:

1. 191.79 feet along the arc of a curve deflecting to the right, having a radius of 1037.42 feet and a chord bearing and length of North 02°52'49" West, 191.52 feet to a point, then
2. South 76°57'38" East, 70.00 feet to a point, then
3. North 85°13'37" East, 10.53 feet to a point, then
4. South 31°53'13" East, 26.20 feet to a point, then
5. North 78°13'10" East, 22.86 feet to a point, then
6. North 17°15'03" East, 29.04 feet to a point, then
7. North 79°42'17" East, 85.43 feet to a point, then
8. South 14°32'29" East, 7.75 feet to a point, then
9. North 73°56'52" East, 12.00 feet to a point, then
10. North 14°32'29" West, 6.54 feet to a point, then
11. North 79°42'17" East, 21.23 feet to a point, then

12. South 15°54'20" West, 137.40 feet to a point, then
13. South 48°31'30" East, 57.51 feet to a point, then
14. South 01°24'21" West, 17.84 feet to the point, of beginning; containing
0.89484 of an acre of land.

Parcel I.D. = 01-01970315 (Lot 8)
01-01970337 (Lot 10)
01-01970348 (Lot 11)
01-01970350 (Lot 12)
01-01970361 (Lot 13)
01-01970372 (Lot 14)
01-01970383 (Lot 15)
01-01970394 (Lot 16)
01-01970406 (Lot 17)
01-01970417 (Lot 18)
01-01970508 (Lot 19)
01-01970510 (Lot 20)
01-01970521 (Lot 21)
01-01970532 (Lot 22)

Certified correct to the best of our professional knowledge, information and belief. If the seal and signature are not violet colored, the document is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.



Macris, Hendricks & Glascock, P.A.
Douglass H. Riggs, III, Professional Land Surveyor
Maryland Registration No. 10712

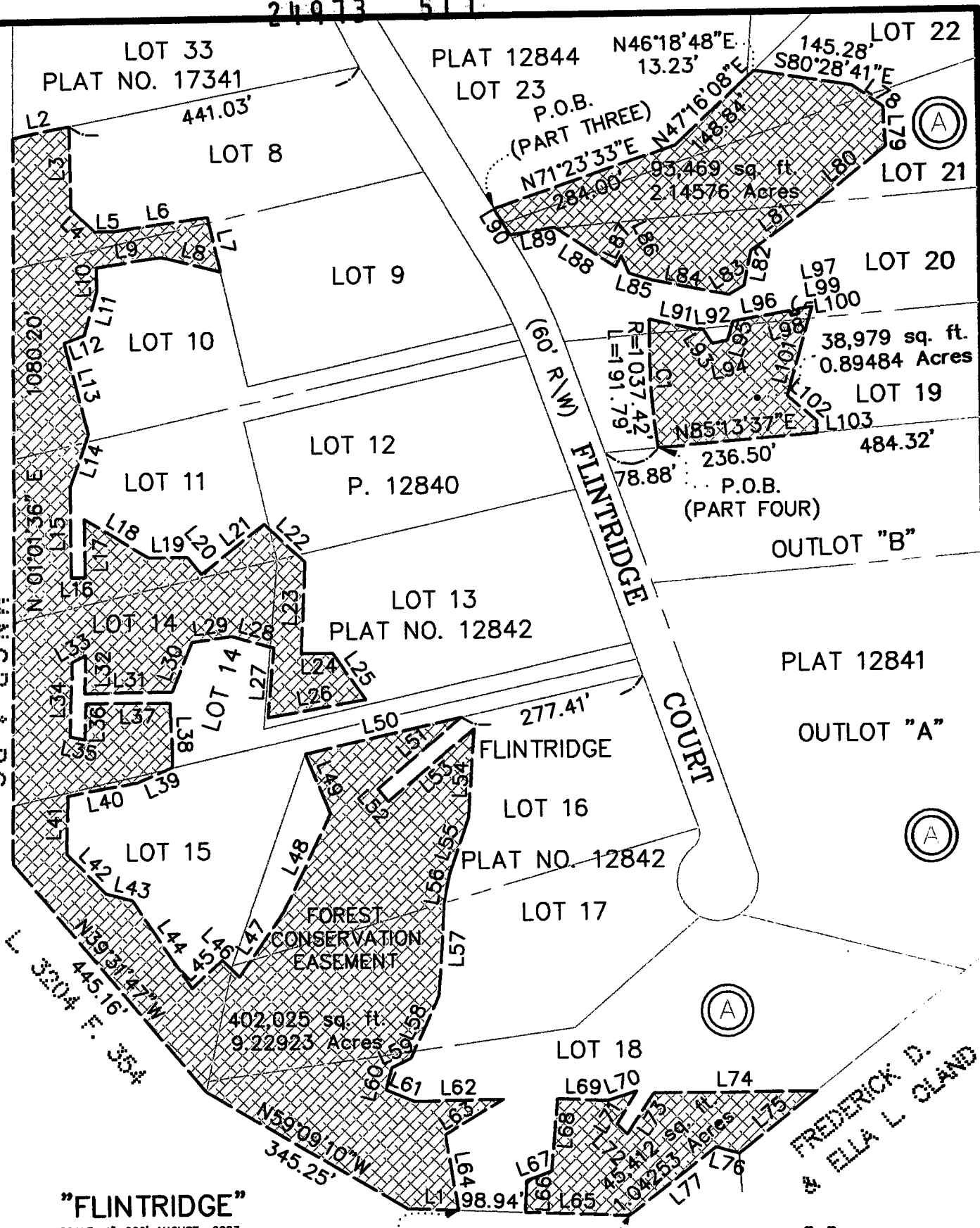


1995-427
SA016DHR

24973 517



MACRIS, HENDRICKS & P.A.



"FLINTRIDGE"

SCALE: 1"=200' AUGUST, 2003
MONTGOMERY COUNTY, MARYLAND

MACRIS, HENDRICKS, and GLASCOCK, P.A.

ENGINEERS * PLANNERS * SURVEYORS

2228 WHEATMAN ROAD, SUITE 228
MONTGOMERY VILLAGE, MD 20886
(301) 670-0840
95-427

P.O.B.
(PART ONE)
(PART TWO)

SCHEDULE "B"

FOREST CONSERVATION EASEMENTS
(Parts One Thru Four)

Part of Lots 8,10 THROUGH 22 - BLOCK "A"
PLAT NO.s 12840, 12842 & 12844

Line Table - See Sheet 2 of 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°39'10" W	76.79'
L2	N 79°14'53" E	84.67'
L3	S 00°09'40" W	123.58'
L4	S 46°19'45" E	48.28'
L5	S 89°42'10" E	26.67'
L6	N 82°17'03" E	142.45'
L7	S 12°30'00" E	83.17'
L8	N 75°29'06" W	90.62'
L9	S 81°28'50" W	97.88'
L10	S 00°06'50" W	36.66'
L11	S 16°45'39" W	66.65'
L12	S 70°11'42" W	32.22'
L13	S 13°53'07" E	140.48'
L14	S 19°56'16" W	85.19'
L15	S 00°28'23" W	133.41'
L16	S 88°57'13" E	21.01'
L17	N 00°00'00" E	87.23'
L18	S 58°09'08" E	111.10'
L19	N 90°00'00" E	58.27'
L20	S 38°40'12" E	33.05'
L21	N 52°06'40" E	119.32'
L22	S 46°42'39" E	82.71'
L23	S 03°14'05" W	136.77'
L24	N 89°24'54" E	47.27'
L25	S 34°38'07" E	84.93'
L26	S 80°06'45" W	148.07'
L27	N 05°30'35" E	104.33'
L28	N 73°36'19" W	64.55'
L29	S 82°13'56" W	60.66'
L30	S 22°24'34" W	78.83'
L31	S 89°35'57" W	130.22'
L32	N 01°50'49" E	56.51'
L33	S 63°25'39" W	22.40'
L34	S 02°21'56" W	110.31'
L35	S 78°13'41" E	22.32'
L36	N 02°37'25" E	53.26'
L37	S 89°24'39" E	125.05'
L38	S 01°39'06" E	94.77'
L39	S 67°01'46" W	58.35'
L40	S 80°11'08" W	104.75'
L41	S 02°14'20" W	85.26'
L42	S 43°24'46" E	83.09'
L43	S 75°09'59" E	40.91'
L44	S 33°31'34" E	157.66'
L45	N 47°42'19" E	61.46'
L46	S 44°56'06" E	35.63'
L47	N 35°13'18" E	118.75'
L48	N 26°27'06" E	159.94'
L49	N 22°18'23" W	95.74'
L50	N 77°29'59" E	239.60'
L51	S 50°25'44" W	164.23'
L52	S 39°05'00" E	24.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L53	N 50°44'49" E	167.66'
L54	S 04°24'36" W	131.83'
L55	S 19°41'52" W	89.07'
L56	S 11°54'39" W	42.52'
L57	S 04°02'18" W	138.27'
L58	S 24°48'01" W	102.02'
L59	S 64°28'49" W	31.80'
L60	S 15°52'02" W	34.59'
L61	S 67°20'23" E	46.36'
L62	N 88°59'02" E	132.45'
L63	S 59°09'51" W	101.73'
L64	S 09°12'44" E	114.57'
L65	N 87°39'10" W	155.06'
L66	N 03°16'16" E	47.16'
L67	N 69°07'11" E	40.13'
L68	N 05°20'14" E	108.17'
L69	S 87°20'17" E	75.43'
L70	N 71°22'40" E	44.80'
L71	S 31°06'21" W	57.96'
L72	S 46°50'22" E	20.81'
L73	N 33°31'48" E	72.85'
L74	N 89°45'55" E	240.97'
L75	S 51°24'00" W	147.75'
L76	N 73°14'50" W	35.55'
L77	S 51°50'50" W	165.39'
L78	S 54°41'23" E	55.68'
L79	S 02°39'28" E	59.64'
L80	S 51°21'59" W	139.93'
L81	S 54°44'44" W	111.52'
L82	S 12°01'53" W	53.35'
L83	S 59°44'08" W	25.75'
L84	N 78°53'33" W	115.49'
L85	N 72°22'21" W	35.94'
L86	N 22°54'10" W	28.76'
L87	S 27°14'33" W	18.76'
L88	N 55°49'54" W	107.53'
L89	S 80°43'12" W	67.05'
L90	N 30°35'00" W	45.77'
L91	S 76°57'38" E	70.00'
L92	N 85°13'37" E	10.53'
L93	S 31°53'13" E	26.20'
L94	N 78°13'10" E	22.86'
L95	N 17°15'03" E	29.04'
L96	N 79°42'17" E	85.43'
L97	S 14°32'29" E	7.75'
L98	N 73°56'52" E	12.00'
L99	N 14°32'29" W	6.54'
L100	N 79°42'17" E	21.23'
L101	S 15°54'20" W	137.40'
L102	S 48°31'30" E	57.51'
L103	S 01°24'21" W	17.84'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	1037.42'	191.79'	10°35'33"	96.17'	N 02°52'49" W	191.52'

24973 519

State of Maryland Land Instrument Intake Sheet
 Baltimore City County:

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
 (Type or Print in Black Ink Only—All Copies Must Be Legible)

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1	Type(s) of Instruments	<input type="checkbox"/> Check Box if addendum Intake Form is Attached.							
	Deed	<input type="checkbox"/> Mortgage	<input checked="" type="checkbox"/> Other <u>Conservation</u>	Other _____					
	Deed of Trust	<input type="checkbox"/> Lease	<input checked="" type="checkbox"/> Other <u>Easement Agreement</u>	_____					
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms-Length [1]	<input type="checkbox"/> Unimproved Sale Arms-Length [2]	<input type="checkbox"/> Multiple Accounts Arms-Length [3]	<input type="checkbox"/> Not an Arms- Length Sale [9]				
3	Tax Exemptions (if Applicable) Cite or Explain Authority	Recordation	_____						
		State Transfer	_____						
		County Transfer	_____						
4	Consideration and Tax Calculations	Consideration Amount			Finance Office Use Only				
		Purchase Price/Consideration	\$	Transfer and Recordation Tax Consideration					
		Any New Mortgage	\$						
		Balance of Existing Mortgage	\$	Transfer Tax Consideration	\$	Agent: _____			
		Other:	\$	X () % =	\$				
		Other:	\$	Less Exemption Amount	-	\$			
		Full Cash Value	\$	Total Transfer Tax	=	\$			
				Recordation Tax Consideration	\$	Tax Bill: _____			
				X () per \$500 =	\$				
				TOTAL DUE	\$	C.B. Credit: _____			
5	Description of Property	Amount of Fees	Doc. 1	Doc. 2	Ag. Tax/Other: _____				
	I D##S Fees - 0197035 - 01970327 - 01970348 406, 417, 508, 510, 521, 532	Recording Charge	\$	\$	Tax Bill: C.B. Credit: Ag. Tax/Other:				
		Surcharge	\$	\$					
		State Recordation Tax	\$	\$					
		State Transfer Tax	\$	\$					
		County Transfer Tax	\$	\$					
		Other	\$	\$					
		Other	\$	\$					
		District	Property Tax ID No. (1)	Grantor Liber/Folio			Map	Parcel No.	Var. LOG
		Subdivision Name		Lot (3a)			Block (3b)	Sect/AR (3c)	Plat Ref.
		FLINT BRIDGE							SqFt/Acreage (4)
	Location/Address of Property Being Conveyed (2)								
	214876 * 1.01253 E 0-89404								
	Other Property Identifiers (if applicable)				Water Meter Account No.				
	Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: _____								
	Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: _____								
	If Partial Conveyance, List Improvements Conveyed: _____								
7	Transferred From	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)					
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)		Doc. 2 - Owner(s) of Record, if Different from Grantor(s)					
8	Transferred To	Doc. 1 - Grantee(s) Name(s)		Doc. 2 - Grantee(s) Name(s)					
		New Owner's (Grantee) Mailing Address							
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)		Doc. 2 - Additional Names to be Indexed (Optional)					
10	Contact/Mail Information	Instrument Submitted By or Contact Person				<input checked="" type="checkbox"/> Return to Contact Person			
		Name: <u>Sarah Amy</u>				<input type="checkbox"/> Hold for Pickup			
		Firm: <u>NVRSS</u>				<input type="checkbox"/> Return Address Provided			
		Address: <u>555 Annie Orchard Rd</u>							
		<u>Cathoesburg, MO 20818</u>	Phone: <u>(301) 417-1222</u>						
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER								
	Assessment Information	Yes <input type="checkbox"/> No <input type="checkbox"/>	Will the property being conveyed be the grantee's principal residence?						
		Yes <input type="checkbox"/> No <input type="checkbox"/>	Does transfer include personal property? If yes, identify: _____						
		Yes <input type="checkbox"/> No <input type="checkbox"/>	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).						
	Assessment Use Only - Do Not Write Below This Line								
	<input type="checkbox"/> Terminal Verification	<input type="checkbox"/> Agricultural Verification	<input type="checkbox"/> Whole	<input type="checkbox"/> Part	<input type="checkbox"/> Tran. Process Verification				
	Transfer Number:	Date Received:	Deed Reference:		Assigned Property No.:				
	Year: 20	20	Geo.	Map	Sub	Block			
	Land		Zoning	Grid	Plat	Lot			
	Buildings		Use	Parcel	Section	Occ. Cd.			
	Total		Town Cd.	Ex. St.	Ex. Cd.				
	REMARKS:								

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