

ABANDONMENT OF EASEMENT

THIS ABANDONMENT OF EASEMENT is made this ____ day of _____, 20____, by and between the COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND, a body corporate and politic, (hereinafter referred to as the "County") and _____ (hereinafter referred to as the "Owner").

WHEREAS, Owner owns property identified as Tax Map _____, Grid, _____, Parcel _____, Lot _____, acquired by a Deed recorded among the Land Records of Charles County, Maryland at Liber _____, Folio _____ and as described on Plats recorded among the Land Records of Charles County, Maryland at Plat Book _____, Page _____, located in the _____ Election District of Charles County, Maryland (the Property).

WHEREAS, the Owner granted to the County a _____ Easement located over, under across and through the Property, recorded among the Land Records of Charles County, Maryland at Liber _____, Folio _____, and in Plat Book _____, page _____; and

WHEREAS, it is the County's intention under this Abandonment of Easement to rescind, revoke, abandon, extinguish and waive all right, title and interest in and to the _____ Easement together with all right, title and interest in and to any and all facilities installed therein and the ownership and maintenance obligations thereof.

NOW THEREFORE, in consideration of the foregoing mutual covenants and promises as set forth below, the receipt and sufficiency of which both parties acknowledge, the parties hereby agree as follows:

1. The County hereby rescinds, revokes, abandons and waives all right, title and interest in and to the _____ Easement described as "_____" containing approximately _____ acres or _____ square feet, more or less, as set forth on Plats recorded among the Land Records of Charles County, Maryland at Book _____, page _____, located in the _____ Election District of Charles County, Maryland the same as though the _____ Easement never burdened the Property.
2. The County hereby rescinds, revokes, abandons and waives all right, title and interest in any and all facilities installed therein.
3. The Owner shall, at its sole expense remove any facilities (once owned but now abandoned by the County) from the Easement Area. Notwithstanding whether the facilities are removed, the Owner agrees to indemnify and hold harmless the County from any and all claims (both current and future) that arise as the result of the Owner's removal or failure to remove the facilities and/or stabilize the area upon removal.

Further, this Abandonment of Easement shall be binding upon the County and its successors and assigns, and all parties which may hereafter obtain any interest in any part of the property.

OWNER:

_____(SEAL)

State of _____, _____ County, to Wit:

I hereby certify, that on this _____ day of _____, 20____, before me, the
Subscriber, a Notary Public of the State and County aforesaid, personally appeared
_____ known to me or satisfactory and acknowledged the
foregoing easement to be his/her duly authorized act.

As witness my hand and Notarial Seal.

Notary Public
My commission expires: _____

OWNER:

_____(SEAL)

State of _____, _____ County, to Wit:

I hereby certify, that on this _____ day of _____, 20____, before me, the
Subscriber, a Notary Public of the State and County aforesaid, personally appeared
_____ known to me or satisfactory and acknowledged the
foregoing easement to be his/her duly authorized act.

As witness my hand and Notarial Seal.

Notary Public
My commission expires: _____

Additional signatures on the following page

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

Approved:

Approved as to Legal Sufficiency:

Director
Planning and Growth Management

County Attorney

ATTEST:

COUNTY COMMISSIONER OF
CHARLES COUNTY, MARYLAND

BY: _____ (SEAL)
President

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK