

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)

By: \_\_\_\_\_ (Printed Name)

\_\_\_\_\_ (Title)

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)

By: \_\_\_\_\_ (Printed Name)

\_\_\_\_\_ (Title)

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 for Acceptance:

Approved as to Legal Sufficiency:

\_\_\_\_\_  
By: \_\_\_\_\_, Director  
Planning and Growth Management

\_\_\_\_\_  
By: \_\_\_\_\_, County Attorney

ATTEST:

COUNTY COMMISSIONERS OF  
CHARLES COUNTY, MARYLAND

\_\_\_\_\_  
By: \_\_\_\_\_ (Print Name)  
\_\_\_\_\_  
(Title)

\_\_\_\_\_  
By: \_\_\_\_\_, President

**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**