

DEED

THIS DEED made and delivered this _____ day of _____, 20____
by and between _____, GRANTOR, and THE
BOARD OF COUNTY COMMISSIONERS OF CECIL COUNTY, a Maryland body
politic, GRANTEE.

WHEREAS, Grantor is in the process of subdividing the property of Grantor
pursuant to the Zoning Code and Subdivision Regulations of Cecil County.

WHEREAS, in order to obtain approval for said subdivision, Cecil County has
required that certain property be dedicated to the County along the road frontage of the
property for the purpose of widening the existing county road and/or providing for
stormwater management and/or utilities within said area.

NOW, THEREFORE, in consideration of the above, and of the approval of the
subdivision of the Grantor of the property of the Grantor of which this property is a
portion, Grantor hereby grants and conveys unto Grantee, The Board of County
Commissioners of Cecil County, in fee simple, that property shown on the subdivision
plat of Grantor entitled

_____, which plat or plats is recorded
among the Land Records of Cecil County in Plat Cabinet P.C. NO. _____, folio _____

designated on said plats as _____

BEING part of the property conveyed unto the Grantor by deed of

_____ dated the

_____ day of _____, _____, and recorded among the Land Records of

Cecil County in Liber _____, folio _____.

TOGETHER WITH all the rights, ways, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above granted and hereby conveyed parcel of land unto the Board of County Commissioners of Cecil County, a Maryland body politic, its successors and assigns, forever, in fee simple, to be used as a public street, and for installation and maintenance of stormwater management facilities and of private and public utilities.

AND the said Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that it will warrant specially the property hereby conveyed and agrees to execute such other and further assurances of same as from time to time may be requisite.

AS WITNESS the hand and seal of the above Grantor.

Witness

_____ (SEAL)
Grantor

STATE OF MARYLAND, COUNTY OF CECIL, TO WIT:

I HEREBY CERTIFY that on this ____ day of _____, 20____, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared _____ (Grantor or the duly authorized agent of Grantor) and he/she acknowledged the foregoing Deed to be his/her act and deed.

AS WITNESS my hand and Notarial seal the day and year first herein written.

Notary Public
My Commission Expires:

The Board of County Commissioners of Cecil County hereby accept this Deed of Declaration this ____ day of _____, 20__ as evidenced by the signature set forth below.

The Board of County Commissioners of
Cecil County

_____ By _____
President

In accordance with the Real Property Section 3-104(f), this is to certify that the foregoing instrument was prepared under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

County Attorney

DET/pda
3-2003G-13C
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EASEMENT

THIS DEED OF EASEMENT made this ____ day of _____, 20____,
by and between _____, GRANTOR, and THE
BOARD OF COUNTY COMMISSIONERS OF CECIL COUNTY, a Maryland body
politic, GRANTEE.

WHEREAS, Grantors are the owners in fee simple of all that lot or parcel of land
shown on a subdivision plat entitled “_____”, as
recorded among the Land Records of Cecil County in Plat Cabinet P.C. No. _____, folio
_____, and as evidenced by a Deed recorded among the Land Records of Cecil
County in Liber _____, folio _____; and

WHEREAS, as a condition of approval of the above subdivision, and pursuant to
the Cecil County Zoning Code and Subdivision Regulations, Grantor has been required
to grant unto the Grantee a road widening and utility easement, a 30 feet in width, upon,
over, across and under Grantor’s above property as shown on said plat adjoining and
running with the County public roads, shown on the above plat as (road widening and
utility easement) for the purposes of constructing, make improvements to, widening and
repairing Cecil County public roads as shown on such plat and any other public road,
now or in the future, previously dedicated or intended to be dedicated to the County;
and laying, repairing and maintaining of water, sewage, gas, storm drainage mains,

storm drainage improvements, stormwater ditches, and other public utility lines, pipes and improvements; and the installation of electric, cable, telephone, and other public utility wires and improvements.

NOW, THEREFORE, in consideration of the above and of the approval of the above subdivision, Grantors do hereby grant and convey unto the Board of County Commissioners of Cecil County, Grantee, its successors and assigns, the aforesaid road widening and utility easement, 30 feet in width, upon, over, across, and under Grantor's above property as shown on the aforesaid plat adjoining and running with county public roads as shown on said plat for the purposes herein stated. Grantee agrees that, if said easement is to be used, and, as a result of said use, any improvements on said property of Grantor such as fences or portions of buildings are located on said easement, Grantor shall move said improvements to a location on the adjacent property in close proximity to the previous location of said improvements at the sole expense of Grantee. Grantor hereby grants Grantee the right to move such improvements and waives any other claim for damages or remuneration as a result of the movement of said improvements.

Witness

_____ (SEAL)
Grantor

STATE OF MARYLAND, COUNTY OF CECIL, TO WIT:

I HEREBY CERTIFY that on this ____ day of _____, 20__, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared _____ (Grantor or the duly authorized agent of Grantor) and he/she acknowledged the foregoing Easement to be his/her act and deed.

AS WITNESS my hand and Notarial seal the day and year first herein written.

Notary Public
My Commission Expires:

The Board of County Commissioners of Cecil County hereby accept this Grant of Easement this ____ day of _____, 20__ as evidenced by the signature of the President of the Board of County Commissioners of Cecil County set forth below.

The Board of County Commissioners of
Cecil County

By _____
President

In accordance with Real Property Section 3-104(f), this is to certify that the foregoing instrument was prepared under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

County Attorney

DET/pda
3-2003G-13C
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