

CLERK OF THE
CIRCUIT COURT

AUG 16 PM 2:39

THIS GRADING AND UTILITY EASEMENT, made this 17th day of August, 2006, by and between Gary Moody Curry, party of the first part, hereinafter called the "Landowner," and Emily James Beach, part of the second part, hereinafter called "Beach"

WITNESSETH: That in consideration of the sum of One Dollar (\$1.00) in hand paid the Landowner by Beach, the receipt of which is hereby acknowledged, the Landowner does hereby grant and convey unto Beach, her successors and/or assigns, the easement hereinafter described together with the right of ingress and egress and the right to construct utilities in accordance with the terms and provisions recorded in Liber 3703 at folio 748 along and over said easement shown on the Plat or Plan annexed hereto and being described as follows:

SEE ATTACHED SCHEDULE "A"

TO HAVE AND TO HOLD said easement with rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the only proper use, benefit, and behoof forever of Beach, her successors and/or assigns.

AND the Landowner, its successors and/or assigns covenants and agrees with Beach, her successors and/or assigns, as follows:

FIRST: That Beach, her successors and/or assigns, shall at all times have the right of ingress and egress over said easement and the right to construct improvements and utilities in said easement area. Said ingress and egress to be in, through, and/or over the easement herein designated or along such other route as the Landowner and Beach may agree to be mutually acceptable.

SECOND: That Beach her successors and/or assigns, is granted the right to restrict the Landowner, its successors and/or assigns, from constructing any buildings and/or improvements or any fill or excavation so as to impede legal ingress and egress upon the above described parcel of land as shown on the Plat or Plan annexed hereto unless the prior written consent of Beach is given thereto

THIRD: That the Landowner will warrant specially the said easement and will execute such further assurances thereof as may be requisite.

IN TO FILE \$ 20.00
RECORDING FEE 20.00
CERTIFIED COPY 5.00
PHOTOCOPY-A 2.00
TOTAL 47.00
Sent to REC 48419
Rep REC Blk # 6958
AUG 16, 2006 02:41 PM

IN WITNESS WHEREOF I have hereunto set my hand and seal this day.

WITNESS:

Carey Jones

Gary Moody Curry
Gary Moody Curry

STATE OF: Maryland
COUNTY OF: Anne Arundel

BEFORE ME, a Notary Public of the aforesaid State and County, personally appeared Gary Moody Curry, and acknowledged the foregoing agreement to be his act.

WITNESS MY HAND AND NOTARIAL SEAL this 17th day of August, 2006.

NOTARY SEAL

Vicki E. Poole



2-1-2009
My Commission Expires

SCHEDULE "A"
DESCRIPTION OF A
GRADING & UTILITY EASEMENT
GARY MOODY CURRY, OWNER
TO
EMILY JAMES BEACH

BEING a strip or parcel of land for a Grading & Utility Easement and as described hereon and as shown on the attached Schedule "B", and lying in, through, over and across part of the property acquired by Gary Moody Curry from Gary Moody Curry, Personal Representative of the Estate of Mary Kathleen Curry by deed dated October 23, 2003, and recorded in Liber 18289 at Folio 098, among the Land Records of Prince George's County, Maryland, said strip or parcel of land being more particularly described as follows:

BEGINNING for the said strip or parcel of land at a point being on the northwesterly Right of Way line of Mt. Calvert Road (40.00' Wide), said point being the common front corner of the lands of said Gary Moody Curry and the lands of Emily James Beach (Liber 23548 at Folio 705), and running thence with the common line of said Gary Moody Curry and of said Emily James Beach,

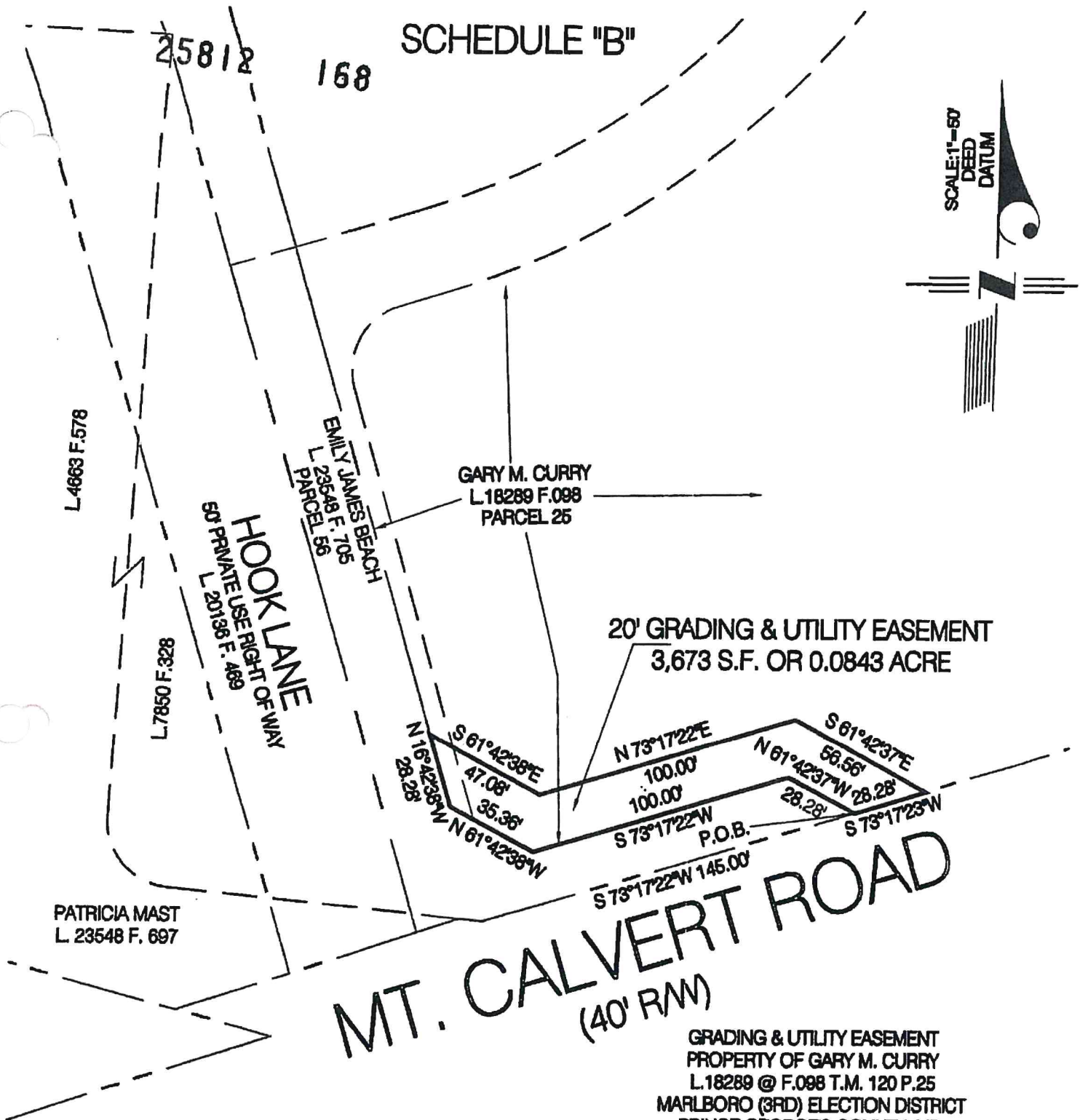
1. North 61°42'37" West, 28.28 feet to a point, thence,
2. South 73°17'22" West, 100.00 feet to a point; thence,
3. North 61°42'38" West, 35.36 feet to a point; thence,
4. North 16°42'38" West, 28.28 feet to a point; thence running in, through, over and across the lands of the said Gary Moody Curry,
5. South 61°42'38" East, 47.08 feet to a point; thence,
6. North 73°17'22" East, 100.00 feet to a point; thence,
7. South 61°42'37" East, 56.56 feet to a point; thence running with the said Right of Way line of Mt. Calvert Road,
8. South 73°17'23" West, 28.28 feet to the place of beginning.

CONTAINING 3,673 square feet or 0.0843 of an acre of land.

M:\PG9748\GRADING ESMT.DOC

SCHEDULE "B"

SCALE: 1"=50'
DEED
DATUM



GRADING & UTILITY EASEMENT
PROPERTY OF GARY M. CURRY
L.18289 @ F.098 T.M. 120 P.25
MARLBORO (3RD) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MD.
FOR THE USE OF EMILY JAMES BEACH
L.23548 @ F.705 T.M. 111 P.56

RDA

REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC.
ENGINEERS • LAND PLANNERS • LAND SURVEYORS

14605 MAIN STREET • 2nd FLOOR
UPPER MARLBORO, MARYLAND 20772
PHONE (301) 627-3100 (301) 952-8200

CLERK OF THE
CIRCUIT COURT
05 AUG 18 PM 2:40

THIS 25' INGRESS, EGRESS AND UTILITY EASEMENT, made this 17th day of August, 2006, by and between Emily James Beach of the first part, hereinafter called the "Landowner," and Gary Moody Curry, part of the second part, hereinafter called "Curry"

WITNESSETH: That in consideration of the sum of One Dollar (\$1.00) in hand paid the Landowner by Curry, the receipt of which is hereby acknowledged, the Landowner does hereby grant and convey unto Curry, his successors and/or assigns, the easement hereinafter described together with the right of ingress and egress and the right to construct utilities in accordance with the terms and provisions recorded in Liber 3703 at folio 748 along and over said easement shown on the Plat or Plan annexed hereto and being described as follows:

SEE ATTACHED SCHEDULE "A"

TO HAVE AND TO HOLD said easement with rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the only proper use, benefit, and behoof forever of Curry, his successors and/or assigns.

AND the Landowner, its successors and/or assigns covenants and agrees with Curry, his successors and/or assigns, as follows:

FIRST: That Curry, his successors and/or assigns, shall at all times have the right of ingress and egress over said easement and the right to construct improvements and utilities in said easement area. Said ingress and egress to be in, through, and over the easement herein designated or along such other route as the Landowner and Curry may agree to be mutually acceptable.

SECOND: That Curry his successors and/or assigns, is granted the right to restrict the Landowner, its successors and/or assigns, from constructing any structures or buildings and/or improvements or any fill or excavation so as to impede legal ingress and egress upon the above described parcel of land as shown on the Plat or Plan annexed hereto unless the prior written consent of Curry is given thereto

THIRD: That the Landowner will warrant specially the said easement and will execute such further assurances thereof as may be requisite.

IMP FD SURE \$ 20.00
RECORDING FEE 20.00
CERTIFIED COPY 5.00
NOTARIAL FEE 2.00
TOTAL 47.00
Rcpt # 48419
REP ARK Bk # 6959
AUG 18, 2006 02:41 PM

25812 170

IN WITNESS WHEREOF I have hereunto set my hand and seal this day.

WITNESS:

Steven L. Valentino

Emily James Beach
Emily James Beach

STATE OF: Maryland
COUNTY OF: Anne Arundel

BEFORE ME, a Notary Public of the aforesaid State and County, personally appeared Emily James Beach, and acknowledged the foregoing agreement to be his act.

WITNESS MY HAND AND NOTARIAL SEAL this 14th day of August, 2006.

NOTARY SEAL



Vicki E. Poole

2-1-2009
My Commission Expires

25812 171

SCHEDULE "A"
DESCRIPTION OF A
25' INGRESS AND EGRESS EASEMENT
EMILY JAMES BEACH, OWNER
TO
GARY M. CURRY

BEING a strip or parcel of land for a Ingress and Egress Easement and as described hereon and as shown on the attached Schedule "B", and lying in, through, over and across part of the property acquired by Emily James Beach from Jeane Mast by deed dated June 28, 2005, and recorded in Liber 23548 at Folio 705, among the Land Records of Prince George's County, Maryland, said strip or parcel of land being more particularly described as follows:

BEGINNING for the said strip or parcel of land at a point being on the northwesterly Right of Way line of Mt. Calvert Road (40.00 feet wide) with it's intersection with the northeasterly line of Hook Lane (50.00 foot private use Right of Way) as described in Liber 20136 at Folio 469, and running thence with said northeasterly line of Hook Lane,

1. North 16°42'38" West, 221.92 feet to a point, thence running in, through, over and across the lands of said Emily James Beach,
2. North 73°17'22" East, 25.00 feet to a point; thence,
3. South 16°42'38" East, 179.73 feet to a point; thence,
4. South 61°42'38" East, 9.90 feet to a point; thence,
5. South 16°42'38" East, 38.00 feet to a point; thence running with the aforesaid Right of Way line of Mt. Calvert Road,
6. South 73°17'23" West, 7.00 feet to a point; thence,
7. North 84°25'53" West, 8.72 feet to a point; thence,
8. South 71°35'45" West, 16.94 feet to the place of beginning.

CONTAINING 5,844 square feet or 0.1342 of an acre of land.

Together with any and all rights of usage as described in two deeds from Moody Curry, et ux to Albert N. Miller, et ux and recorded in Liber 4663 at Folio 578 and Liber 7850 at Folio 328.

M:\PG9748\INGRESS AND EGRESS ESMT.DOC

SCHEDULE "B"

25812

172

SCALE: 1"=60'
DEED
DATUM

LEONARD O. MALLONEE, SR.
LOTTIE MAE MALLONEE
L.4401 F.522

L.4683 F.578

GARY M. CURRY
L.18289 F.098
PARCEL 25

HOOK LANE
60' PRIVATE USE RIGHT OF WAY
L.20136 F.469

PROPERTY OF
EMILY JAMES BEACH
L.23548 F.705
N 16°42'38"W 221.92'

INGRESS AND EGRESS
EASEMENT
5,844 S.F. OR 0.1342 ACRE

PATRICIA MAST
L. 23548 F. 697

P.O.B.

S 71°35'45"W
16.94'

N 84°25'53"W
8.72'

PARCEL 56

LEONARD O. MALLONEE, SR.
LOTTIE MAE MALLONEE
L.4401 F.522
TRACT II

MT. CALVERT ROAD
(40' R/W)

INGRESS & EGRESS EASEMENT
PROPERTY OF
EMILY JAMES BEACH
L.23548 @ F.705 T.M. 111 P.56
MARLBORO (3RD) ELECTION DISTRICT
PRINCE GEORGES COUNTY, MD.

RDA

REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES, INC.
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14605 MAIN STREET • 2nd FLOOR
UPPER MARLBORO, MARYLAND 20772
PHONE (301) 627-5100 (301) 952-9200

COUNTY GOVT.	
DECLARATION on 12/11/2013	
Parcel ID	Amount
3669108	
Parcel's their respective	00.00
RECEIPT	228.00
PG DEED TAX	00.00
MD DEED TAX	00.00
and to their respective	00.00
MD TRUST #1	00.00
PG TRUST #2	00.00
MD TRUST #2	00.00
rights of use and	00.00
Area as a road and	00.00
and to their respective	00.00
MD TRUST #1	00.00
use by any other	00.00
PG TRUST #2	00.00
Parcel owner,	00.00
TOTAL	228.00
the surface within	

5. **Payment of Cost.** Each Parcel owner shall pay his or her share of the cost of any activity undertaken in accordance with paragraph 4 of this Declaration at such time as the payment for such activity is due. Each Parcel owner's contribution shall be an equal share of the total cost of repair, re-construction, maintenance or snow or ice removal. If any Parcel owner fails to pay his or her contribution when due, then the other Parcel owners may pay such defaulting Parcel owner's contribution and place a lien in the amount of the contribution plus court costs and attorney's fees on such Parcel owner's Parcel and the improvements thereon. This lien may be enforced under the Maryland Contract Lien Act or such other law or rule, which from time to time may be applicable. The non-defaulting Parcel owners may also pursue any other legal or equitable action against such Parcel owner failing to pay his or her contribution. Each Parcel owner shall be personally and individually responsible for the cost of repairing any damage to the roadway or Easement Area caused by the Parcel owner or his or her agents, guests, servants, family members or invitees. A Parcel owner's personal obligation to contribute to the maintenance and/or repair of the Easement Area shall terminate as of the date of conveyance of the owner's interest in his/her Parcel; except that, as to any costs or expenses incurred prior to the date of the owner's transfer of the Parcel, the owner shall remain personally liable therefore and such shall constitute a continuing charge against the owner's Parcel until paid in full. The liability of multiple owners of each Parcel benefited by the Easement Area shall be joint and several. Notwithstanding anything to the contrary contained herein, it is not intended that on un-improved Parcel contribute to the cost and expense obligations of this Declaration. Therefore, no Parcel owner shall be required to share in or contribute to the costs and expenses as aforesaid unless and until the initial construction begins on such owner's Parcel of the improvements for a residential dwelling thereon.

6. **Enforcement.** These covenants may be enforced by any person or persons owning any one or more of the Parcels, or by the holder of any Mortgage(s) or Deed(s) of Trust encumbering any such Parcel(s). If any Parcel owner brings any legal or equitable action in order to enforce such Parcel owner's rights hereunder, the Parcel owner against whom such action is brought, if found to be in violation of this Declaration, shall be responsible for the costs and reasonable attorney's fees expended in order to bring such action. This Declaration shall run with the land and shall bind the heirs, successors, assigns and personal representatives of the Declarant.

IN WITNESS WHEREOF, the undersigned authorized representative of the Declarant has hereunto sent his hand and seal as of the date and year first above written.

WITNESS:

DECLARANT:

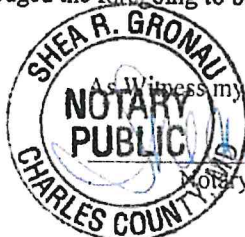
Shea R. Gronau

Steven G. Valentine

By: Mount Calvert Holdings LLC. (SEAL)
Name: Steven G. Valentine
Title: Managing Member

STATE OF MARYLAND;
COUNTY OF Charles, to wit:

The foregoing instrument was acknowledged before me a Notary Public in and for the State and County aforesaid, this 22 day of December in 2013 by Mount Calvert Holdings LLC., Steven G. Valentine and duly acknowledged the foregoing to be the act of said Managing Member of Mount Calvert Holdings LLC. / or his / her act.



As Witness my hand and notarial seal.

Shea R. Gronau
Notary Public

35475 494

State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☒ County: Prince George's

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

1. Type(s) of Instruments		<input type="checkbox"/> Check Box if addendum Intake Form is Attached.	
<input type="checkbox"/> Deed	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Esmt./ Declaration	<input type="checkbox"/> Other
<input type="checkbox"/> Deed or Trust	<input type="checkbox"/> Lease	<input type="checkbox"/> Multiple Accounts	<input type="checkbox"/> Non-Annul-
2. Conveyance Type Check Box		<input type="checkbox"/> Arms Length [1]	<input type="checkbox"/> Arms Length [2]
		<input type="checkbox"/> Arms Length [3]	<input type="checkbox"/> Length Sale [9]
3. Tax Exemptions (if Applicable)		<input type="checkbox"/> Recordation <input type="checkbox"/> State Transfer <input type="checkbox"/> County Transfer	
Cite or Explain Authority			

4. Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
	Final Cash Price/Consideration	\$ 0.00	Transfer and Recordation Tax Consideration	
	Any New Mortgage	\$	Total Tax Consideration	
	Balance of Existing Mortgage	\$	Total Transfer Tax	
	Other:	\$	Recordation Tax Consideration	
	Other:	\$	Total Tax Consideration	
	Full Cash Value:	\$	TOTAL TAX	
5. Fees	Amount of Fees		Doc. 1	Doc. 2
	Recording Charge	\$	\$	
	Surcharge	\$	\$	
	State Recordation Tax	\$	\$	
	State Transfer Tax	\$	\$	
	County Transfer Tax	\$	\$	
	Other	\$	\$	
	Other	\$	\$	

6. Description of Property	District	3669108, 3669111, 36691321	Grantor: Liber/Polin	Map	Parcel No.	Area: 100	
	03	0191981, 3646890, 3646908	34854/310	110F4	46,49,50,52,53,54,55,56,150		
		3669140, 3720711, 3646916					
	Subdivision Name		Lot (Ln)	Block (Blk)	Section (AR)	Plat Ref.	Sq Ft/Acreage (A)
	Mt. Calvert						
Location/Address of Property Being Conveyed (2)							
8300, 8304, 8308, 8320, 8324, 8312, 8316, 8323, 8328 Hook Ln., Upper Marlboro, MD 20772							
Other Property Identifiers (if applicable)							
Water Meter Account No.							
Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> For Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:							
Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No Description/Am. of Sq Ft/Acreage Transferred:							
If Partial Conveyance, List Improvements Conveyed:							

7. Transferred From	Doc. 1 - Grantor(s) Name(s)		Doc. 2 - Grantor(s) Name(s)	
	Mt. Calvert Holdings LLC			
8. Transferred To	Doc. 1 - Owner(s) of Record, if Different from Grantor(s)		Doc. 2 - Owner(s) of Record, if Different from Grantor(s)	
	Mt. Calvert Holdings LLC			
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: STEPHENIE CLEVINGER		<input type="checkbox"/> Hold for Pickup
	Firm: RDA ENGINEERS		<input type="checkbox"/> Return Address Provided
	Address: 14803 MAIN STREET, UPPER MARLBORO, MD 20772		
		Phone: (301) 952-8200	

11. IMPORTANT: WITH THE ORIGINAL DEED AND A REPRODUCTION, SEND TO THE CLERK'S OFFICE, STATE DEPARTMENT OF ASSESSMENTS AND TAXATION, 1000 EIGHTH STREET, N.W., WASHINGTON, D.C. 20004



Division of Environmental Health

September 15th 2020

Ms. Christina Issar
RDA Site Design
9500 Arena Drive
Suite 480
Largo, Maryland 20774

Re: Case Number 35668-2020
8324 Hook Lane
Upper Marlboro, Maryland

Dear: Ms. Issar

This is in response to your letter dated August 27th 2020 requesting the re-validation of percolation tests conducted on April 9th 2013 at the above referenced property. According to the Prince George's County Code, Subtitle 22, supplementary percolation tests may be required after three years from the date of testing, or if the percolation requirement under which the original tests were conducted are no longer valid.

Based upon a review of the percolation test report and a site inspection conducted on September 10th 2020, it was observed that the soils in the proposed recovery area do not appear to have been disturbed. Therefore, the previously conducted percolation tests are still considered valid.

Please be advised that a satisfactory percolation test is not the sole criteria evaluated to determine if a sewage disposal permit will be issued. The grading of the site, the location of the test holes with reference to proposed or existing property lines and easements, the location of the proposed building and well (if applicable), along with topography, hydrologic conditions of the lot, the location of surrounding sewage disposal systems and wells, usable lot area, and the presence of watercourses near the proposed recovery area are also considered in determining if the property is suitable for development on an individual sewage disposal system. Please be aware that any disturbance of the proposed sewage disposal area or any other conditions causing the tested lot to be in violation of the Prince George's County Code, Subtitle 22, may result in additional percolation tests being required and could possibly result in having the lot declared unbuildable until public sewer is available to the property.

If you have any questions, please call Natisha Joseph, Environmental Health Specialist, at 301-883-3383 weekdays between 7:30 a.m. and 4:00 p.m.

Sincerely,

Susan W. Thweatt, Chief
Environmental Engineering/Policy Program

SWT:NVJ
EH/EEP-170 (6/15)



Environmental Engineering Program
Largo Government Center
9201 Basil Court, Suite 318, Largo, MD 20774
Office 301-883-7681, Fax 301-883-7266, TTY/STS Dial 711
www.princegeorgescountymd.gov/Health