

RESERVED LAND AGREEMENT

THIS GRANT AND RESERVED LAND AGREEMENT, made this 20th day of May, 2015, by and between **DELAHAY FAMILY LIMITED PARTNERSHIP**, a Maryland limited partnership ("Grantor"), and **TALBOT COUNTY, MARYLAND**, a Charter County and political subdivision of the State of Maryland ("Grantee")

WITNESSETH

FOR NO CASH CONSIDERATION, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, in compliance with Chapter 190, Talbot County Code, § 2-118 of the Real Property Article, Md. Ann. Code, and other applicable laws, ordinances, regulations, and requirements, the undersigned Grantor does hereby grant and convey to Talbot County Maryland, the following RESERVED LAND AGREEMENT:

1. This RESERVED LAND AGREEMENT restricts future development of any residential, commercial or industrial buildings/structures and uses on the area described in the attached "LEGAL DESCRIPTION RESERVED LAND AREAS ON THE LANDS OF DELAHAY FAMILY LIMITED PARTNERSHIP IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY, MARYLAND."
2. This RESERVED LAND AGREEMENT does not restrict future development of any agricultural buildings/structures or uses.
3. This RESERVED LAND AGREEMENT runs with and binds the land.
4. Grantor retains the right to petition the County for relocation or release (partial or entire) of the RESERVED LAND AGREEMENT in accordance with the Talbot County Code, as may be amended from time to time.
5. This RESERVED LAND AGREEMENT does not restrict future use of the property for public purposes and does not grant the public any present use or access of or to the Property.
6. This RESERVED LAND AGREEMENT shall be construed and enforced in accordance with the provisions of the Talbot County Code and § 2-118 of the Real Property Article, Md. Ann. Code.
7. The provisions of this RESERVED LAND AGREEMENT are to be construed together with, and to the extent possible, as consistent with the plat notes on the Plat prepared in connection with this Reservation, intended to be recorded herewith, but to the extent of any inconsistency, the more restrictive interpretation.

After recording, please return original to:
Talbot County Planning and Zoning Department, 215 Bay Street, Suite 2, Easton, MD 21601

as determined by Talbot County, Maryland, shall control. The Plat titled "**PINEY POINT FARM SUBDIVISION PLAT, FCP #2011-11 AND BMP #M1138 ON THE LANDS OF DELAHAY FAMILY LIMITED PARTNERSHIP**", dated May 2, 2014, revised through January 19, 2015, consisting of Sheets 1 through 4, shall control any inconsistent written description of the area included or designated as "RESERVED LAND AREA 11.210 AC.±," and "RESERVED LAND AREA 18.493 AC.±."

8. "Reserved Land Area" means the specific designation of land on the subdivision plat, intended to be recorded among the land records of Talbot County, Maryland simultaneously herewith. Reserved Lands are permanently protected and may not be developed for residential, commercial, or industrial development.

The foregoing RESERVED LAND AGREEMENT memorializes the use and exhaustion of permitted density on the Reserved Land Area, applies to, binds, and runs with the following described land, for the benefit of Talbot County, Maryland, Grantee, its successors and assigns, forever, as outlined and described by metes and bounds in the attached "**LEGAL DESCRIPTION RESERVED LAND AREAS ON THE LANDS OF DELAHAY FAMILY LIMITED PARTNERSHIP IN THE THIRD ELECTION DISTRICT, TALBOT COUNTY, MARYLAND**", dated October 24, 2014, prepared by Jefferson Ewell Hubbard of Lane Engineering, LLC, Property Line Surveyor No. 363.

BEING part of the land conveyed by Charlotte S. Delahay to the Delahay Family Limited Partnership by deed dated December 29, 1995 and recorded among the Land Records of Talbot County, Maryland at Liber 818, Folio 951 et seq.

TO HAVE AND TO HOLD, the foregoing Reserved Land Agreement for the benefit and to the use of Talbot County, Maryland, Grantee, its successors and assigns, forever.

(SIGNATURE PAGES FOLLOW)

IN WITNESS WHEREOF, the said Grantor has caused this Agreement to be properly executed and sealed as of the day and year first above written.

WITNESS:

DELAHAY FAMILY LIMITED PARTNERSHIP
A Maryland limited partnership


By: Cyclops Family, L.L.C., a Delaware limited liability company, General Partner

By: John E. Akridge, III and Sarah B. Akridge, as tenants by entirety, Managing Members


C. Thomas Chapman

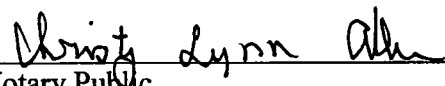

C. Thomas Chapman


JOHN E. AKRIDGE III, Managing Member (SEAL)

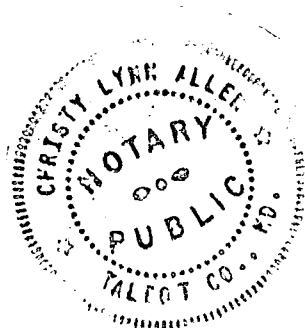

SARAH B. AKRIDGE, Managing Member (SEAL)

STATE OF MARYLAND, COUNTY OF TALBOT, TO WIT:

I HEREBY CERTIFY, that on this 20th day of May, 2015, before me, the undersigned, and Notary Public in and for the State and County aforesaid, personally appeared **JOHN E. AKRIDGE, III**, known to me (or satisfactorily proven) to be the person whose name is subscribed hereto, who acknowledged himself to be a Managing Member of Cyclopes Family, L.L.C., a Delaware limited liability company, General Partner of DELAHAY FAMILY LIMITED PARTNERSHIP, a Maryland limited partnership, and that he as such Managing Member, being authorized to do so, acknowledged to me that he executed the foregoing Agreement on behalf of said limited liability company for the purposes therein contained.


Notary Public

My commission expires:
10-31-16



TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2279, p. 0276, MSA_CE91_2218. Date available 07/27/2015. Printed 07/31/2023.

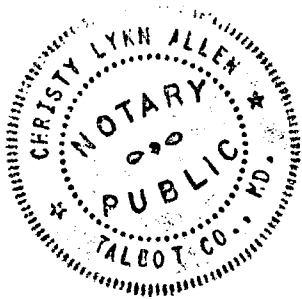
STATE OF MARYLAND, COUNTY OF TALBOT, TO WIT:

I HEREBY CERTIFY, that on this 20th day of May, 2015, before me, the undersigned, and Notary Public in and for the State and County aforesaid, personally appeared **SARAH B. AKRIDGE**, known to me (or satisfactorily proven) to be the person whose name is subscribed hereto, who acknowledged herself to be a Managing Member of Cyclopes Family, L.L.C., a Delaware limited liability company, General Partner of DELAHAY FAMILY LIMITED PARTNERSHIP, a Maryland limited partnership, and that she as such Managing Member, being authorized to do so, acknowledged to me that she executed the foregoing Agreement on behalf of said limited liability company for the purposes therein contained.

Christy Lynn Allen
Notary Public

My commission expires:

10-1-16



[Signature]

ACCEPTED by Talbot County, Maryland, this 14th day of July 2015.

WITNESS:

Carole A. Jellison

TALBOT COUNTY, MARYLAND

Mary Kay Verdery (SEAL)
Mary Kay Verdery, Planning Director

STATE OF MARYLAND, COUNTY OF TALBOT, TO WIT:

I HEREBY CERTIFY, that on this 14th day of July, 2015, before me, the undersigned, and Notary Public in and for the State and County aforesaid, personally appeared MARY KAY VERDERY who acknowledged herself to be the Planning Director of Talbot County, Maryland, a Charter County of the State of Maryland, and that she as such Officer, being authorized to do so, executed the foregoing Agreement for the purpose therein contained.

Carole A. Jellison
Notary Public

My commission expires:

8-5-15

[Large handwritten signature]

Lane Engineering, LLC

Established 1986

Civil Engineers • Land Planning • Land Surveyors

15 Washington Street
Cambridge, Maryland 21613
Tel 410-221-0818
Fax 410-476-9942

117 Bay Street
P.O. Box 1767
Easton, Maryland 21601
Tel 410-822-8003
Fax 410-822-2024

354 Pennsylvania Avenue
Centreville, Maryland 21617
Tel 410-758-2095
Fax 410-758-4422

DESCRIPTION OF

RESERVED LAND AREA

PINEY POINT FARM SUBDIVISION

IN THE THIRD ELECTION DISTRICT

TALBOT COUNTY, MARYLAND

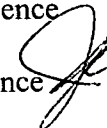
October 24, 2014

All those pieces, parcels or tracts of land situate, lying and being in the Third Election District, Talbot County, Maryland, and being more particularly described as follows;

RESERVED LAND AREA 1

Beginning for the same being removed from a Concrete Monument found, said Concrete Monument found being on the northerly side of the public road leading from Hole in the Wall to Oxford known as Almshouse Road (50 foot wide public road), said Concrete Monument found also being the southeasterly corner of the lands of Timothy Scott Ward and Stirling Frost Ward (Liber 668, Folio 690), and from said Concrete Monument found, and by and with said Timothy Scott Ward and Stirling Frost Ward lands North 24 degrees 29 minutes 04 seconds West, 5.24 feet to the TRUE Point of Beginning, said Point of Beginning also being the southeasterly corner of the Reserved Land Area as delineated on a plat of subdivision entitled "Piney Point Farm Subdivision Plat, FCP #2011-11 and BMP #M1138" to be recorded among the Land Records of Talbot County, Maryland, and from said Place of Beginning and running in the meridian of the Maryland State Plane NAD (CORS) and running in through over and across as to include a portion of Piney Point Farm the following seven courses and distances

- (1) South 82 degrees 45 minutes 01 seconds West, 266.34 feet to a point; thence
- (2) North 30 degrees 58 minutes 50 seconds West, 59.67 feet to a point; thence
- (3) North 17 degrees 58 minutes 49 seconds West, 102.97 feet to a point; thence
- (4) North 64 degrees 59 minutes 52 seconds West, 43.84 feet to a point; thence



LIBER 2279 FOLIO 279

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- (5) South 90 degrees 00 minutes 00 seconds West, 140.39 feet to a point; thence
- (6) South 79 degrees 20 minutes 14 seconds West, 185.98 feet to a point; thence
- (7) South 80 degrees 33 minutes 17 seconds West, 154.95 feet to an Iron Rod set and the easterly side of Piney Point Lane (40 foot wide private road right-of-way easement) as delineated on said plat; thence by and with said easterly side of Piney Point Lane
- (8) North 24 degrees 13 minutes 25 seconds West, 828.47 feet to an Iron Rod set; thence running in through over and across as to include a portion of Piney Point Farm
- (9) North 51 degrees 47 minutes 21 seconds East, 758.46 feet to a point and the lands of Richard Marks and Lana Marks (Liber 851, Folio 610 and Liber 565, Folio 492); thence by and with said Richard Marks and Lana Marks lands
- (10) South 24 degrees 18 minutes 41 seconds East, 918.22 feet to a Concrete Monument found and the lands of Timothy Scott Ward and Stirling Frost Ward (Liber 2184, Folio 53); thence by and with said Timothy Scott Ward and Stirling Frost Ward lands
- (11) South 24 degrees 04 minutes 27 seconds East, 256.87 feet to an Iron Rod found and the aforementioned lands of Timothy Scott Ward and Stirling Frost Ward; thence by and with said Timothy Scott Ward and Stirling Frost Ward lands
- (12) South 24 degrees 29 minutes 04 seconds East, 250.02 feet to the Place of Beginning, containing 18.493 Acres of Land, more or less.

RESERVED LAND AREA 2

Beginning for the same being at an Iron Rod set, said Iron Rod set being on the easterly side of Piney Point Lane (40 foot wide private road right-of-way easement) as delineated on a plat of subdivision entitled "Piney Point Farm Subdivision Plat, FCP #2011-11 and BMP #M1138" to be recorded among the Land Records of Talbot County, Maryland, said Iron Rod set also being the southwesterly corner of Lot 2 as shown on said plat, and from said Place of Beginning and running in the meridian of the Maryland State Plane NAD (CORS) and running by and with said Lot 2, Piney Point Farm

- (1) North 58 degrees 57 minutes 01 seconds East, 1009.51 feet to an Iron Rod found and the lands of Joanne Brooks and Sandra Brooks Monahan, Trustees (Liber 2113, Folio 387); thence by and with said Joanne Brooks and Sandra Brooks Monahan, Trustees lands the following six courses and distances
- (2) South 23 degrees 06 minutes 14 seconds East, 132.00 feet to a Concrete Monument found; thence



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mail@laneengineering.com

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(3) South 10 degrees 50 minutes 02 seconds East, 99.00 feet to a Concrete Monument found; thence

(4) South 21 degrees 50 minutes 02 seconds East, 66.00 feet to an Iron Rod found; thence

(5) South 04 degrees 20 minutes 02 seconds East, 66.00 feet to an Iron Rod found; thence

(6) South 06 degrees 09 minutes 58 seconds West, 239.25 feet to an Iron Rod found; thence

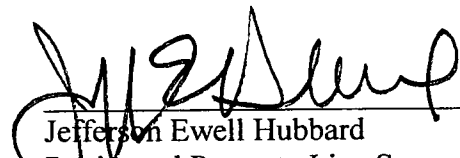

(7) South 20 degrees 39 minutes 58 seconds West, 165.00 feet to an Iron Rod found; thence running in, through, over and across the lands of Piney Point Farm the following two courses and distances

(8) South 82 degrees 25 minutes 58 seconds West, 363.18 feet to a point; thence

(9) South 64 degrees 11 minutes 51 seconds West, 241.81 feet to a point and the aforementioned easterly side of Piney Point Lane; thence by and with said easterly side of Piney Point Lane

(10) by and with the arc of a curve deflecting to the right, which has a radius of 1475.00 feet, for a length of 480.74 feet, the tangent of which is 242.52 feet, the chord of which bears North 39 degrees 18 minutes 04 seconds West, 478.62 feet to the Place of Beginning, containing 11.210 Acres of Land, more or less, and

The above parcels are intended to be all of the same lands designated as Reserved Land Area on a plat entitled "Piney Point Farm Subdivision Plat, FCP #2011-11 and BMP #M1138" to be recorded among the Land Records of Talbot County, Maryland. I hereby certify that these documents were prepared by me or under my responsible charge and complies with requirements as set forth in regulation 09.13.06.08 and 09.13.06.12, and that I am a duly licensed property line surveyor under the laws of the State of Maryland, License No. 363, and, subject to biennial renewal, my current expiration date is August 3, 2015


Jefferson Ewell Hubbard
Registered Property Line Surveyor
Maryland Registration Number 363 



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TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2279, p. 0281, MSA_CE91_2218, Date available 07/27/2015. Printed 07/31/2023.

Mary Ann Shortall, Clerk
Circuit Court For Talbot County
11 N. Washington St., Suite 16
Easton, Maryland 21601

License and Recording
(410) 822-2611 Ext. 4

LR - Agreement
Recording Fee 20.00
Grantor/Grantee Name:
dehay/talbot county
Reference/Control #:
2279/274
LR - Agreement
Surcharge 40.00
=====
SubTotal: 60.00
=====
Total: 520.00
07/22/2015 11:20
CC20-DR
#4574275 CC0205 -
Talbot
County/CC02.05.01 -
Register 01

DOCUMENT VALIDATION
(excluded from page count)

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