

SAMPLE EASEMENT

INDIVIDUAL GRANTOR(S)

**SOUTHERN KENT ISLAND
S.T.E.P. SEWER SYSTEM EASEMENT**

THIS GRANT OF EASEMENT, made this _____ day of _____, 201__, between _____, hereinafter called the Grantor(s), and **THE COUNTY COMMISSIONERS OF QUEEN ANNE’S COUNTY**, a political subdivision of the State of Maryland, hereinafter called the Grantee,

WITNESSETH:

For good and valuable consideration receipt of which is hereby acknowledged, the Grantor(s) hereby grant and convey to the Grantee, its successors and assigns a right of entry and temporary easement for construction, location, installation, and a perpetual easement for inspection, operation, maintenance and repair of septic tanks, pump chambers, pressure sewer connection lines and pump electrical services, including the pump status or control panel, over, under, upon and through that certain real property situate and being in the Fourth Election District, Queen Anne’s County, Maryland and more particularly described as follows:

Street Address: _____
Legal Description: _____
Tax Map No. _____

This perpetual easement is hereby reserved for and granted by the Grantor(s) to the Grantee, its successors and assigns, for construction, placement, inspection, operation, maintenance, and repair of any or all portions of the septic tank effluent pumps (S.T.E.P.) system including but not restricted to: septic tanks, pump chambers, pressure/gravity sewer connection lines and the pump status or control panel, over, under, through and across the land described above.

The right of entry and temporary construction easement herein granted shall apply to the entire property and improvements above described, including the right, with reasonable advance notice to Grantor(s), to access any electrical and plumbing system in or under the existing dwelling and/or other improvements on the property.

The width of the permanent easement herein reserved shall be five feet each side of pipe and electrical lines as constructed. The width of the tank easement shall extend five feet beyond the edges of the tank.

Grantor(s) shall maintain and is responsible for the house lateral connecting the tank to the house plumbing and inlet to the tank chamber. Grantee, its Agents and employees, shall have the right to temporarily utilize such area beyond the easement area described above that is necessary for the operation, maintenance and repair activities on the S.T.E.P. system.

It is possible that major landscaping items, e.g., shrubs and trees, within the above easement right-of-way may be damaged during construction or the performance of operation and maintenance

activities. The Grantor(s) waives any claim against Grantee, its agents and employees, for damage to said items in the case where work by the Grantee, its agents or employees is done in a reasonable manner.

This easement shall run with and bind the land above described, and binds owners, transferees, donees, assigns and successors in interest in the same manner as it binds Grantor(s) herein.

IN WITNESS WHEREOF, this instrument has been executed the day and year first above written.

WITNESS:

STATE of MARYLAND

COUNTY of _____

I HEREBY CERTIFY, that on this ____ day of _____, 201 ____, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared _____, known to me (or satisfactorily proven) to be the person(s) whose name is/are subscribed to the within instrument and acknowledged that he, she or they executed the foregoing for the purposes therein contained.

WITNESS my hand and notarial seal.

Notary Public
My Commission Expires:

This instrument was prepared by or under the supervision of an attorney licensed to practice law in the State of Maryland, is presented for recordation by Queen Anne's County, and is exempt from recordation fees pursuant to MD. CODE ANN. §3-603 of the Real Property Article.

Patrick E. Thompson, County Attorney