MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BAS 10621 p.49 MSA_CE_63_10579. Date available 6/25/2005. Printed 10/8/2026.

LIBER FOLIO
10621.049

CONSERVATION EASEMENT

THIS EASEMENT (this "Easement"), made this 28th day of August 1992, by and between PERCONTEE, INC.(hereinafter called "Grantor"), and the MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION (hereinafter called the "Commission").

Parcel I.D. Nos.
4-502-53350
4-502-53337

W I T N E S S E T H

WHEREAS, Grantor is the owner in fee simple of real estate located in Montgomery County, Maryland (the "Property"), which property is identified as M.N.C.P.P.C. Reference Numbers:

2-92247	2-92272	2-92285	2-92306	2-92311	
2-92253	2-92274	2-92286	2-92307	2-92312	
2-92265	2-92280	2-92301	2-92308		
2-92266	2-92282	2-92304	2-92309		
2-92269	2-92284	2-92305	2-92310	and,	

Liber 3519 Folio 152 & Liber 3519 Folio 160

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FILED
BETTIE A. SKELTON
CLERK'S OFFICE
MONTGOMERY CO MD

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WHEREAS, subdivision of the Property required the approval of the Montgomery County Planning Board (hereinafter the "Planning Board") of the Commission; and

WHEREAS, the Grantor and the Planning Board agreed that the Property could be developed provided that a Conservation Easement was imposed on a portion of the Property in accordance with Condition No. 9 of the Planning Board's Opinion approving Preliminary Plan No. 1-88187; and

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WHEREAS, Grantor desires to impose a Conservation Easement on those portions of the Property which are described on the Record Plats as M.N.C.P.P.C. Stream Buffer and/or as Conservation Esmt. (the portion of the Property described above is hereinafter referred to as the "Conservation Area"); and

WHEREAS, the parties hereto have agreed that the fee simple ownership of said Conservation Area can be transferred by the Grantor subject only to the hereinafter mentioned conditions and covenants establishing this easement; and

WHEREAS, the Grantor is willing to impose upon the Conservation Area the hereinafter stated conditions, limitations and easements; and

WHEREAS, it is the intent of the parties that a servitude be placed upon the Conservation Area which establishes perpetual control in the Commission to maintain scenic views, natural conditions, open spaces, green areas, animal refuges and natural habitat and flora and fauna and which also permits the owners of lots subdivided from the Property to enforce the restrictions, conditions, easements, and covenants created herein.

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NOW THEREFORE, in and for the consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the Commission to the Grantor and other good