

**PARTIAL RELEASE AND ABANDONMENT OF DEED OF  
EASEMENT/MAINTENANCE COVENANTS AND AGREEMENT  
FOR PRIVATE STORMWATER MANAGEMENT**

THIS PARTIAL RELEASE AND ABANDONMENT OF DEED OF  
EASEMENT/MAINTENANCE COVENANTS AND AGREEMENT FOR PRIVATE  
STORMWATER MANAGEMENT ("Partial Release") is made this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_\_, by **FREDERICK COUNTY, MARYLAND**, a body corporate and  
politic of the State of Maryland (the "County"), unto \_\_\_\_\_, a Maryland  
\_\_\_\_\_ (the "Grantee").

WHEREAS, the Grantee granted unto the Board of County Commissioners of Frederick  
County, Maryland, now known as Frederick County, Maryland, a Deed of Easement/  
Maintenance Covenants and Agreement for Private Stormwater Management located on a  
portion of Grantee's property known as/located at \_\_\_\_\_, which Deed of  
Easement was dated \_\_\_\_\_, 20\_\_\_\_\_, and recorded among the Land Records of Frederick  
County, Maryland, in Liber \_\_\_, folio \_\_\_ ("Deed of Easement"); and

WHEREAS, due to \_\_\_\_\_, the Grantee has requested that the County  
release and abandon [a portion of] the Deed of Easement; and

WHEREAS, by this [Partial] Release, County has agreed to release unto Grantee, a portion  
of the easement area described in the Deed of Easement recorded among the aforesaid Land  
Records in Liber \_\_\_, folio \_\_\_.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the sum of Zero  
Dollars (\$0.00), but for other good and valuable consideration, the receipt and sufficiency of  
which is hereby acknowledged, Frederick County, Maryland, does hereby release, terminate,  
abandon and reconvey unto \_\_\_\_\_, a Maryland \_\_\_\_\_, and its  
successors and assigns, the following described easement area from the Deed of Easement  
recorded among the Land Records of Frederick County, Maryland, in Liber \_\_\_, folio \_\_\_, as if  
the same had never been included as a part of the Deed of Easement:

All that piece or parcel of land described on **EXHIBIT A**, attached hereto and made a part  
hereof.

Specifically reserving and retaining, however, the easements and obligations created by the Deed of Easement as to all of the rest, residue and remainder of the easement areas described in the Deed of Easement not herein or previously released.

WITNESS the hands and seals of the parties on the date and year first above written:

ATTEST:

FREDERICK COUNTY, MARYLAND, a body corporate and politic of the State of Maryland

BY: \_\_\_\_\_ (SEAL)  
Chief Administrative Officer

COUNTY

WITNESS:

BY: \_\_\_\_\_ (SEAL)

GRANTEE

STATE OF MARYLAND, COUNTY OF FREDERICK, 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 \_\_\_\_\_, Chief Administrative Officer for Frederick County, Maryland, a body politic and corporate of the State of Maryland, and acknowledged the foregoing instrument to be the act of said body politic and corporate; and at the same time, he/she made oath in due form of law that he/she is the Chief Administrative Officer of said body politic and corporate and is duly authorized to make this acknowledgment on its behalf.

WITNESS my hand and Notarial Seal.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

STATE OF MARYLAND, COUNTY OF \_\_\_\_\_, 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 \_\_\_\_\_, \_\_\_\_\_ of \_\_\_\_\_, a Maryland \_\_\_\_\_, and acknowledged the foregoing instrument to be the act and deed of \_\_\_\_\_ in such capacity; and did further certify that he/she is duly authorized, as \_\_\_\_\_ of \_\_\_\_\_, to make this acknowledgement on its behalf.

WITNESS my hand and Notarial Seal.

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NOTARY PUBLIC

My Commission Expires:

This instrument has been prepared under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

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