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THIS AGREEMENT OF RIGHT-OF-WAY made this 10th day of June 1982, by and between GEORGE P. COTTER and MARLENE N. COTTER, his wife, ROBERT J. COUNIHAN, CHARLES THOMAS BROWN and JOANN FRANCES BROWN, his wife, also known as JOANN F. BROWN, FRANCES L. BAVIS and RUTH A. BAVIS, his wife, WILLIAM C. JESTES and HILDA M. JESTES, his wife, JOHN R. CREDLE and LOIS M. CREDLE, his wife, HAROLD SMITH, JR. and DORIS VIRGINIA SMITH, his wife, and J. BRUCE NEALE and MARTHA J. NEALE, his wife, Grantors, parties of the first part, and RICHARD H. OYSTER and SUSAN M. OYSTER, his wife, Grantees, parties of the second part.

WHEREAS by deed from Thomas G. Oyster and Dorothy D. Oyster, his wife, to Richard H. Oyster and Susan Oyster, his wife, dated April 5, 1982 and recorded among the Land Records of Howard County in Liber 1096, folio 357, the Grantees became seized of Lots 8A, 8B and 13C of a subdivision known as Forsythe Estates (lots 8A and 8B lie to the Southeast of an area owned by the Grantors and subject to certain rights in common for ingress and egress over said area, and Lot 13C lies to the Northwest of the area owned by the Grantors and subject to said rights in common as more fully set forth in deeds hereinafter referred to), and

WHEREAS, by deed dated July 15, 1976 and recorded among the Land Records of Howard County in Liber 776, folio 534, etc., Forsythe Estates, a limited partnership, conveyed to George P. Cotter and Marlene M. Cotter, his wife, certain land more particularly described in the aforesaid deed which was known as Lot 8C and which conveyance contained a portion of the land subject to certain rights in common, lying between Lots 8A and 8B to the Southeast and 13C to the Northwest, and

WHEREAS, by deed dated April 1, 1976 and recorded among the Land Records of Howard County in Liber 762, folio 67, etc., from Forsythe Estates Limited Partnership to Robert J. Counihan, and by deed also dated April 1, 1976 and recorded in Liber 762 folio 70, etc., to Robert J. Counihan, the said Robert J. Counihan became seized of Lots 9A and 9B, Forsythe Estates, and which conveyance also contained a portion of the land

subject to certain rights in common lying between Lots 8A and 8B to the Southeast and 13C to the Northwest, and

WHEREAS, by deed dated July 16, 1975 and recorded in Liber 729, folio 225, etc. from Forsythe Estates Limited Partnership to Charles Thomas Brown and Joann Frances Brown, his wife, and by deed dated June 25, 1976 and recorded in Liber 773, folio 126, etc., from Forsythe Estates Limited Partnership to Charles Thomas Brown, III and Joann F. Brown, his wife, the said Charles Thomas Brown, III and Joann Frances Brown, also known as Joann F. Brown, his wife, became seized and possessed of Lots 9C and 9D, Forsythe Estates, which conveyance also contained a portion of the land subject to certain rights in common lying between Lots 8A and 8B to the Southeast and 13 C to the Northwest, and,

WHEREAS, by deed dated June 30, 1975 and recorded in Liber 727, folio 469, etc., from Forsythe Estates Limited Partnership to Frances L. Bavis and Ruth A. Bavis, his wife, the said Frances L. Bavis and Ruth A. Bavis, his wife, became seized of Lot 10, Forsythe Estates, which conveyance also contained a portion of the land subject to certain rights in common, lying between Lots 8A and 8B to the Southeast and 13C to the Northwest and

WHEREAS, by deed dated May 26, 1976 and recorded in Liber 769, folio 732, etc., from Forsythe Estates Limited Partnership to William C. Jestes and Hilda M. Jestes, his wife, and by deed dated February 3, 1978 and recorded in Liber 868, folio 694, etc. from Forsythe Estates Limited Partnership to William C. Jestes and Hilda M. Jestes, his wife, the said William C. Jestes and Hilda M. Jestes, his wife, became seized of Lots 11A, 11B and 11C, Forsythe Estates, which conveyances also contained a portion of the land subject to certain rights in common lying between Lots 8A and 8B to the Southeast and 13C to the Northwest, and

WHEREAS, by deed dated April 26, 1976 and recorded in Liber 765, folio 628, etc., from Forsythe Estates Limited Partnership to John R. Credle and Lois M. Credle, his wife, the said John R. Credle and Lois M. Credle became seized of Lots 14A, 14B

14C and 14D, Forsythe Estates, which conveyance also contained a portion of the land subject to certain rights in common lying between Lots 8A and 8B to the Southeast and 13C to the Northwest, and

WHEREAS, by deed dated April 20, 1979 and recorded in Liber 940, folio 282, etc., from Salvatore Richard Scalco to Harold Smith, Jr. and Doris Virginia Smith, his wife, the said Harold Smith, Jr. and Doris Virginia Smith became seized of Lot 13A, Forsythe Estates, which conveyance also contained a portion of the land subject to certain rights in common lying between Lots 8A and 8B to the Southeast and 13C to the Northwest, and

WHEREAS, by deed dated October 10, 1975 and recorded in Liber 741, folio 085, etc. from Forsythe Estates Limited Partnership to J. Bruce Neale and Martha J. Neale, his wife, the said J. Bruce Neale and Martha J. Neale became seized of Lot 13B, Forsythe Estates, which conveyance also contained a portion of the land subject to certain rights in common lying between Lots 8A and 8B to the Southeast and 13C to the Northwest, and

WHEREAS, by Declaration of Eastment dated June 25, 1975 and recorded in Liber 726, folio 578, etc., Forsythe Estates Limited Partnership imposed upon portions of Lots 8A, 8B, 8C, 9A, 9B, 9C, 9D, 10, 11A, 11B, 11C, 13A, 13B, 13C, 14A and 14B of Forsythe Estates as then constituted, reciprocal rights-of-way or easements for the purpose of ingress and egress to and from said lots, and

WHEREAS, the Grantees have requested and the Grantors have agreed to grant an easement as hereinafter more particularly described by metes and bounds, as a result of a survey by Hoffman and Hubbard, Inc., Registered Engineers and Land Surveyors, labelled "Description of 20' Wide Eastment for a Sanitary Sewer to Serve Lots 8-A, 8-B and 13-C, Forsythe Estates, Howard County, Maryland," a copy of which is annexed hereto and incorporated herewith as fully as if set forth in full herein, for the purpose of constructing and maintaining in said 20' wide strip a sewer line between a dwelling to be constructed on Lots 8A and Lot 8B and a sanitary sewer including a septic tank, dry wells, drain fields and such other improvements or appertenances as may be necessary

or desirable to be constructed on Lot 13C.

NOW, THEREFORE, George P. Cotter and Marlene N. Cotter, his wife, Robert J. Counihan, Charles Thomas Brown and Joann Frances Brown, his wife, also known as Joann F. Brown, Francis L. Bavis and Ruth A. Bavis, his wife, William C. Jestes (Hilda M. Jestes having died 4/5/79), John R. Credle and Lois M. Credle, his wife, Harold Smith, Jr. and Doris Virginia Smith, his wife, and J. Bruce Neale and Martha J. Neale, his wife, do hereby grant and convey unto Richard H. Oyster and Susan M Oyster, his wife, Grantees herein, the right-of-way or easement in and to the 20 foot wide strip of land described in the annexed description labelled "Description of 20' Wide Eastment for a Sanitary Sewer to Serve Lots 8-A, 8-B and 13-C, Forsythe Estates, Howard County, Maryland", for the purpose of constructing and maintaining in said 20' wide strip or parcel of land a sewer line between a dwelling to be constructed on Lots 8A and 8B and a sanitary sewer including a septic tank, dry wells, drain fields and such other improvements or appertenances as may be necessary or desirable to be constructed on Lot 13C, the Grantees, their successors, assigns, agents, servants and employees being granted the right to do all such excavating, filling, trenching, laying of pipes and other construction as may be necessary or convenient to the installation, maintenance and repair of said sewer line provided, however, that all such work shall be done at the sole expense of the Grantees and provided further, that the Grantees, their successors, assigns, agents, servants and employees at all times maintain the portion of roadway over which this easement is granted in passable condition, and provided further, that at the conclusion of the installation of the sewer line and of any repair to said sewer line, that the Grantees restore all said portions of the roadway disturbed by them to a condition at least as good as said roadway was in prior to the beginning of the installation or repair of said sewer line, for a period not to exceed ten years from said installation or any repair thereof.

TO HAVE AND TO HOLD the rights and easements unto the said Richard H. Oyster and Susan M. Oyster, his wife, their assigns, the survivor of them and the heirs and assigns of such survivor.

The Grantees join in the execution of this Agreement for

the purpose of being bound by their agreement as hereinabove set forth to maintain the roadway at all times during construction or repair of the sewer line in passable condition and to repair and restore the roadway upon the completion of the installation or of any repairs to the sewer line to be constructed therein.

WITNESS THE HANDS AND SEALS of the parties hereto, all as of the day and year first above written.

Witness:

Wm L. Swann

George P. Cotter (SEAL)
George P. Cotter

Marlene M. Cotter (SEAL)
Marlene M. Cotter

Wm L. Swann

Robert J. Counihan (SEAL)
Robert J. Counihan

Wm L. Swann

Charles Thomas Brown III (SEAL)
Charles Thomas Brown, III

Joan Frances Brown (SEAL)
Joan Frances Brown

Wm L. Swann

Francis L. Bavis, Jr. (SEAL)
Francis L. Bavis, Jr.

Ruth A. Bavis (SEAL)
Ruth A. Bavis

Wm L. Swann

William C. Jestes (SEAL)
William C. Jestes

Deceased April 5, 1979 (SEAL)
Hilda M. Jestes

Wm L. Swann

John R. Credle (SEAL)
John R. Credle

Johnny
Lois M. Credle (SEAL)
Lois M. Credle

Wm L. Swann

Harold Smith, Jr. (SEAL)
Harold Smith, Jr.

Doris Virginia Smith (SEAL)
Doris Virginia Smith

Wm L. Swann

J. Bruce Neale (SEAL)
J. Bruce Neale

Martha J. Neale (SEAL)
Martha J. Neale

William L. Swann
NOTARY PUBLIC
HOWARD COUNTY, MD.

Richard H. Oyster (SEAL)
Richard H. Oyster

Susan M. Oyster (SEAL)
Susan D. Oyster

STATE OF MARYLAND, COUNTY OF HOWARD, to wit:

I HEREBY CERTIFY that on this 5th day of JUNE 1982 before me, the subscriber, a Notary Public, in and for the County aforesaid, personally appeared George P. Cotter and Marlene M. Cotter his wife, and each acknowledged the foregoing Agreement to be his or her act.

WITNESS MY HAND AND NOTARIAL SEAL.

William L. Swann
Notary Public

WILLIAM L. SWANN
NOTARY PUBLIC
HOWARD COUNTY, MD.

STATE OF MARYLAND, COUNTY OF HOWARD, to wit:

I HEREBY CERTIFY that on this 10th day of JUNE 1982 before me, the subscriber, a Notary Public in and for the County aforesaid, personally appeared Robert J. Counihan and acknowledged the foregoing Agreement to be his act.

WITNESS MY HAND AND NOTARIAL SEAL.

William L. Swann
Notary Public

WILLIAM L. SWANN
NOTARY PUBLIC
HOWARD COUNTY, MD.

STATE OF MARYLAND, COUNTY OF HOWARD, to wit:

RECD FEE POSTAGE
#05824.629 R02
HO.

I HEREBY CERTIFY that on this 10th day of JUNE 1982 before me, the subscriber, a Notary Public in and for the County aforesaid, personally appeared Charles Thomas Brown and Joann Francis Brown, also known as Joann F. Brown, and they acknowledged the foregoing Agreement to be their act.

WITNESS MY HAND AND NOTARIAL SEAL.

William L. Swann
Notary Public

WILLIAM L. SWANN
NOTARY PUBLIC
HOWARD COUNTY, MD.

STATE OF MARYLAND, COUNTY OF HOWARD, to wit:

I HEREBY CERTIFY that on this 5th day of JUNE 1982 before me, the subscriber, a Notary Public in and for the County aforesaid, personally appeared Francis L. Bavis and Ruth A. Bavis, wife, and acknowledged the foregoing Agreement to be their act.

WITNESS MY HAND AND NOTARIAL SEAL.

William L. Swann
Notary Public

WILLIAM L. SWANN
NOTARY PUBLIC
HOWARD COUNTY, MD.

Maud D. Ireland & Sons, attys

STATE OF MARYLAND, HOWARD COUNTY, TO WIT:

I HEREBY CERTIFY that the foregoing is a true copy of the Agreement of recorded in Liber CMP No. 1106 folio 507 etc. of the Land Records of Howard County, Maryland.

IN TESTIMONY WHEREOF, I hereto set my hand and affix the seal of the Circuit Court for Howard County this 28th day of June

C. Merritt Pumphrey
Clerk of the Circuit Court for Howard County, Maryland

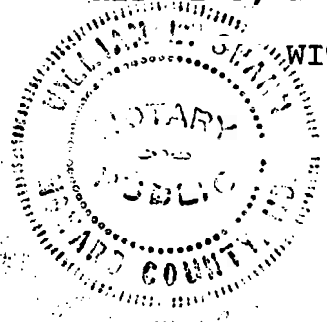
HEALTH ENVIRONMENTAL DIVISION
28. JUN 8 07 AM '82
HOWARD COUNTY HEALTH DEPT.

STATE OF MARYLAND, COUNTY OF HOWARD, to wit:

I HEREBY CERTIFY that on this 10th day of JUNE 1982, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared William C. Jestes and ~~Hilda M. Jestes, his wife,~~ and acknowledged the foregoing Agreement to be his act.

WITNESS MY HAND AND NOTARIAL SEAL.

William L. Swann
Notary Public

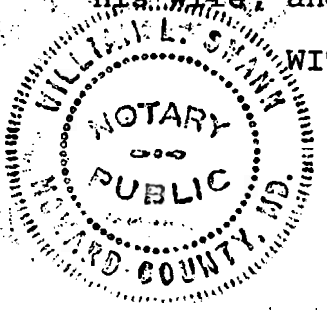


STATE OF MARYLAND, COUNTY OF HOWARD, to wit:

I HEREBY CERTIFY that on this 10th day of JUNE 1982, before me, the subscriber, a Notary Public in and for the County aforesaid, personally appeared John R. Credle and Lois M. Credle, his wife, and acknowledged the foregoing Agreement to be their act.

WITNESS MY HAND AND NOTARIAL SEAL.

William L. Swann
Notary Public

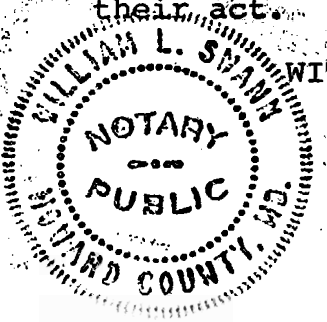


STATE OF MARYLAND, COUNTY OF HOWARD, to wit:

I HEREBY CERTIFY that on this 10th day of JUNE 1982 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Harold Smith, Jr. and Doris Virginia Smith, his wife, and acknowledged the foregoing Agreement to be their act.

WITNESS MY HAND AND NOTARIAL SEAL.

William L. Swann
Notary Public

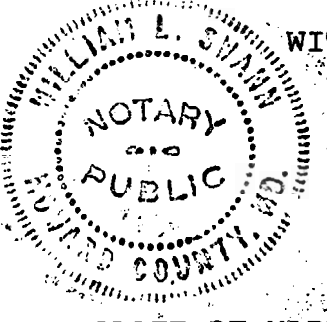


STATE OF MARYLAND, COUNTY OF HOWARD, to wit:

I HEREBY CERTIFY that on this 5th day of JUNE 1982, before me, the subscriber, a Notary Public in and for the County aforesaid, personally appeared J. Bruce Neale and Martha J. Neale, his wife, and acknowledged the foregoing Agreement to be their act.

WITNESS MY HAND AND NOTARIAL SEAL.

William L. Swann
Notary Public

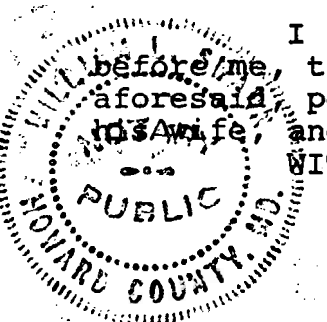


STATE OF MARYLAND, COUNTY OF HOWARD, to wit:

I HEREBY CERTIFY that on this 10th day of JUNE 1982 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Richard H. Oyster and Susan D. Oyster, his wife, and acknowledged the foregoing Agreement to be their act.

WITNESS MY HAND AND NOTARIAL SEAL.

William L. Swann
Notary Public



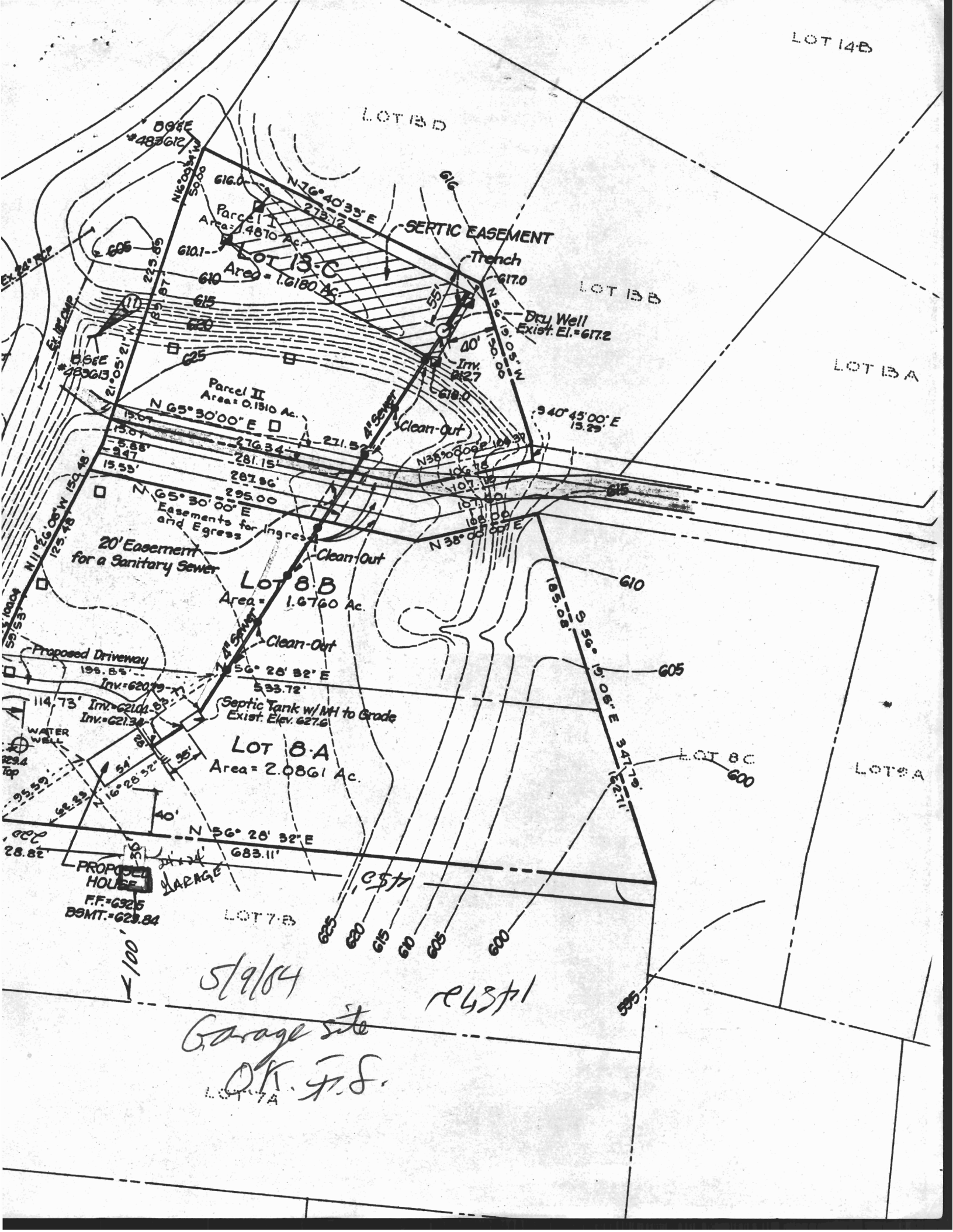
LOT 14B

LOT 13D

LOT 13B

LOT 13A

LOT 9A



Parcel I
Area = 1.4870 Ac.
LOT 13-C
Area = 1.6180 Ac.

Parcel II
Area = 0.1310 Ac.
LOT 8-B
Area = 1.6760 Ac.

LOT 8-B
Area = 1.6760 Ac.

LOT 8-A
Area = 2.0861 Ac.

LOT 7-B

LOT 8C
600

5/9/04

re 4/3/01

Garage site

OK J.F.S.

LOT 7A

PROPOSED HOUSE
FF = 6325
BSMT. = 623.84

GARAGE

SERTIC EASEMENT

Trench

Dry Well
Exist. El. = 617.2

Clean-Out

Clean-Out

Clean-Out

Septic Tank w/ MH to Grade
Exist. Elev. 627.6

20' Easement
for a Sanitary Sewer

Easements for Ingress
and Egress

Proposed Driveway

WATER WELL

23.4
Top

28.82

100'

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