

**RELEASE AND EXTINGUISHMENT OF
SEWER EASEMENT**

THIS RELEASE AND EXTINGUISHMENT OF SEWER EASMENT (hereinafter referred to as the “**Release and Extinguishment**”) is made this ____ day of _____, 2024, by the MAYOR AND COUNCIL OF ROCKVILLE, a municipal corporation in the State of Maryland (hereinafter referred to as the “**City**”).

WITNESSETH:

WHEREAS, 2250 Tower Oaks Boulevard LLC, a Maryland limited liability company (herein referred to as “**Owner**”), is the owner of the property hereinafter referred to as the “**Subject Property**,” described as follows:

Parcel D, Block D in the Tower Oaks Subdivision recorded as Plat No. 23507 in the Land Records of Montgomery County, Maryland.

WHEREAS, the Owner’s predecessors in interest to the Subject Property established a 375 square foot Sewer Easement on the Subject Property, as shown on Plat No. 18042 (the “**Sewer Easement**”); and

WHEREAS, the Sewer Easement was created for the benefit of the City to provide the City with access to a portion of the Subject Property for the purposes of installation, construction, reconstruction, maintenance, repair, operation and inspection of a sewer and appurtenances thereto within the easement area shown on the plat (“**Easement Area**”); and

WHEREAS, the portion of the Subject Property on which the sewer was constructed is being modified and a new sewer will be constructed. New sewer easements will be recorded concurrently with the termination of the existing Sewer Easement; and

WHEREAS, the City has determined that the Sewer Easement is no longer necessary; and

WHEREAS, the Sewer Easement to be released is shown on Plat No. 18042 and is made a part of this Release and Extinguishment (the “**Release Area**”).

NOW, THEREFORE, in consideration of the above recitals, incorporated herein by reference, the City hereby releases to the Owner its rights to the Release Area created by the Sewer Easement, extinguishes all rights and interests in the Release Area, and further declares the Sewer Easement null and void and of no further force or effect with respect to the Release Area.

Nothing herein shall be deemed to release or otherwise affect any other Easement or Right-of-Way that the Owner has recorded or may record in connection with the Subject Property.

IN WITNESS WHEREOF, the Mayor and Council of Rockville entered into this Release and Extinguishment on the day and year written above.

WITNESS:

MAYOR AND COUNCIL OF ROCKVILLE

Sara Taylor-Ferrell

By:_____

Name:

Title: City Manager

Date:_____

Reviewed for legal sufficiency by:

Robert Dawson
City Attorney

* * *

STATE OF MARYLAND

COUNTY OF _____

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to wit:

I HEREBY CERTIFY that on this _____ day of _____, 2024, before me, a Notary Public for the State and County aforesaid, personally appeared _____, who acknowledged himself/herself to be the _____ of the Mayor and Council of Rockville, a municipal corporation, and that he/she, as _____, being authorized to do so, executed the foregoing and annexed instrument on behalf of the corporation for the purposes therein contained, and acknowledged the same to be the act and deed of the corporation by signing the name of the Mayor and Council of Rockville by himself as _____.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Release and Extinguishment

Notary Public

My Commission Expires: _____

[NOTARIAL SEAL