

Tax Identifier No. 04-03698692

RELEASE AND EXTINGUISHMENT OF WATER LINE EASEMENT

THIS RELEASE AND EXTINGUISHMENT OF WATER LINE EASEMENT (hereinafter referred to as the “**Release and Extinguishment**”) is made this _____ day of _____, 2026, by the **THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND**, a municipal corporation organized under the laws of the State of Maryland (“**City**”).

WITNESSETH:

WHEREAS, APG Investments, LLC is the owner of property hereinafter referred to as the “**Subject Property**,” described as follows: Part of Ownership Lot 16-C, Block B, City Center as recorded in Plat No. 24265 among the Land Records of Montgomery County, Maryland, which is encumbered by a Water Line Easement (“**Easement**”) recorded in the Land Records of Montgomery County, Maryland in Liber 32031 at Folio 724.

WHEREAS, the Easement was created for the benefit of the City to provide the City with access to the Subject Property for the purposes of installation, construction, reconstruction, maintenance, repair, operation, and inspection of an underground water line and appurtenances thereto within the Easement area; and

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

WHEREAS, the Easement to be released is described on **Exhibit A** and shown on **Exhibit B** attached to and made a part of this Release and Extinguishment (“**Release Area**”).

NOW, THEREFORE, in consideration of the above Recitals incorporated herein by reference, the City hereby releases to APG Investments, LLC its rights to the Release Area created by the Easement, extinguishes all rights and interests in the Release Area, and further declares the 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 Easements or Rights-of-Way that APG Investments, LLC 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 of Water Line Easement and Right-of-Way on the day and year first written above.

[SIGNATURE PAGES FOLLOW]

WITNESS/ATTEST

MAYOR AND COUNCIL
OF ROCKVILLE

Jeff Mihelich
City Manager

* * *

STATE OF: _____ *

*

*

COUNTY OF: _____ to wit *

I HEREBY CERTIFY that on this _____ day of _____, 2026, before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeff Mihelich, who acknowledged himself to be the City Manager of the Mayor and Council of Rockville, a municipal corporation, and that he, as City Manager 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 City Manager.

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

Notary Public

My Commission Expires: _____

[NOTARIAL SEAL]

EXHIBIT A
DESCRIPTION OF RELEASE AREA

32031 732



June 2005

Description of
Waterline Easement

Part of Ownership Lot 16-B
CITY CENTER

Rockville (4th) Election District
Montgomery County, Maryland

PENSION BENEFIT FUND INC, OWNER

to

City of Rockville
Montgomery County, Maryland

Being part of that piece, parcel or tract of land situate, lying, and being in the Rockville Election District No. 4, Montgomery County, Maryland, known as Lot 16 on a Plat of Subdivision entitled "LOTS 16 & 17, Block 'B,' CITY CENTER" and recorded among the land records of the aforesaid County as Plat Number 21142, also being on Ownership Lot 16-B on a Ownership Plat entitled "OWNERSHIP LOTS 16-A & 16-B, CITY CENTER", and recorded among the land records of the aforesaid County as Plat Number 21143 and being more particularly described as follows:

Beginning for the same at a point on the Western right-of-way of Hungerford Drive (Maryland Route 355), said point also lying at the intersection of the South 32°36'20" East 499.94' and South 12°23'40" West 35.36' lines as described on the aforementioned Plat Nos. 21142 and 21143; thence running with said South 12°23'40" West 35.36' line the following courses and distances:

- 1) **South 12°23'40" West, 35.36 feet** to a point; thence running in, through, over, and across as to include part of said Ownership Lot 16-B
- 2) **North 32°36'20" West, 290.46 feet** to a point on the common line with Ownership Lot 16-A; thence running with said lot line
- 3) **North 57°14'54" East, 5.00 feet** to a point; thence
- 4) **North 32°36'20" West, 16.26 feet** to a point; thence running in, through, over, and across as to include part of said Ownership Lot 16-B
- 5) **North 57°23'40" East, 20.00 feet** to a point on Ownership Lot 16-A on the Western right-of-way of Hungerford Drive (Maryland Route 355); thence running with said right-of-way
- 5) **South 32°36'20" East, 281.74 feet** to the point of beginning containing a computed area of 7,276 square feet or 0.16703 acres of land.

Subject to any and all easements and/or rights of way of record.

Certified Correct

Matthew E. Joyce
Registered Professional Land Surveyor
Maryland Registration No. 21150

2005
Date



EXHIBIT B
SKETCH OF RELEASE AREA

CERTIFIED CORRECT:

 MATTHEW E. JOYCE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NUMBER 21150
 MARYLAND SURVEYOR
 No. 21150
 STATE OF MARYLAND
 PROFESSIONAL LAND SURVEYOR
 MATTHEW E. JOYCE

HUNGERFORD DRIVE - MARYLAND ROUTE 355

(VARIABLE R/W)

BASELINE OF RIGHT-OF-WAY S.H.A. PLAT No. 42304

P.O.B.

S 32°36'20" E 499.94'

N 57°23'40" E 20.00'

N 57°14'54" E 5.00'

S 32°36'20" E 214.41'

N 32°36'20" W 16.26'

N 32°36'20" W 290.46'

N 32°23'40" W 35.36'

S 12°23'40" W 32.83'

S 56°35'48" W 155.06'

S 85°32'34" W 155.06'

S 88°07'17" W 244.48'

S 88°07'17" W 244.48'

OWNERSHIP LOT 16-A

47,448 S.F.
OR
1.08926 AC.

OWNERSHIP LOT 16-B

106,331 S.F.
OR
2.44057 AC.

216.82'

B

257.14'54" W

WATER LINE
EASEMENT
7,276 SQ. FT.
OR
0.16703 ACRES

EAST MIDDLE LINE
(TO R/W)

BASELINE OF RIGHT-OF-WAY S.H.A. PLAT No. 42304
 EXCISE "B"
 SKETCH SHOWING A
WATER LINE EASEMENT
 LOT 16, BLOCK "B", PLAT NO. 21142
 OWNERSHIP LOT 16-B, BLOCK "B", PLAT NO. 21143
 1" = 50' JULY, 2003

PLOT DATE: 01/21/2004
 JEC FILE NAME: FDW6190031490392