

**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.

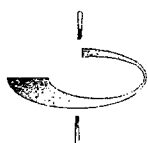
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

[NOTARIAL SEAL]

**EXHIBIT A**  
**DESCRIPTION OF RELEASE AREA**

32031 732



# JOYCE ENGINEERING CORPORATION

CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT

EXHIBIT A

June 2005

## Description of Waterline Easement

Part of Ownership Lot 16-B  
CITY CENTER

Rockville (4<sup>th</sup>) 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:

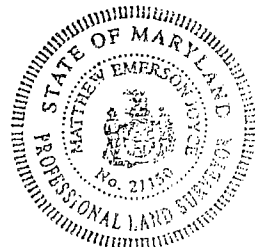
- 1) South 12°23'40" West, 35.36 feet to a point; thence running in, through, over, and across as to include part of said Ownership Lot 16-B
- 2) North 32°36'20" West, 290.46 feet to a point on the common line with Ownership Lot 16-A; thence running with said lot line
- 3) North 57°14'54" East, 5.00 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

*cc/ky* 2005  
Date



**EXHIBIT B**  
**SKETCH OF RELEASE AREA**

CERTIFIED CORRECT:

*Matthew E. Joyce*

MATTHEW E. JOYCE  
PROFESSIONAL LAND SURVEYOR  
MARYLAND REGISTRATION NUMBER 21150



06/07/2008

# 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 281.74'

S 32°36'20" E 214.41'

N 32°36'20" W  
16.26'

N 32°36'20" W 290.46'

20' PUE, PAE & STORM DRAIN EASEMENT

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

S 12°23'40" W 35.36'  
S 56°35'48" W 32.83'

EAST MIDDLE LANE

(70' R/W)  
BASELINE OF RIGHT-OF-WAY S.H.A. PLAT No. 42304

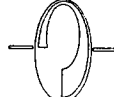
OWNERSHIP LOT 16-A  
47,448 S.F.  
OR  
1.08926 AC.

OWNERSHIP LOT 16-B  
106,311 S.F.  
OR  
2.44057 AC.

(B)

1" = 50'

MSP MADES/91  
PER P.B. 181 P. 20202



JOYCE ENGINEERING CORPORATION  
CIVIL ENGINEERING LAND SURVEYING LAND PLANNING CONSTRUCTION MANAGEMENT  
10766 BALTIMORE AVENUE - BELTSVILLE, MARYLAND 20705  
TEL: (301) 595-4353 FAX: (301) 595-4650 WEB: www.joyceeng.com

EXHIBIT "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