

Initial Initial  
AMH BA

LIBER 5643 PAGE 446

April 8, 1976  
PTS:jme

THIS DEED OF EASEMENT, made this 15<sup>th</sup> day of  
JUNE, in the year Nineteen Hundred and Seventy-six,  
by JAMES R. SHILLING, JR. and LINDA V. SHILLING, his wife, of  
Baltimore County, Maryland, and ELIZABETH J. VAVRA and FREDERICK  
J. VAVRA, of Broome County, New York:

WHEREAS, the said James R. Shilling, Jr. and Linda V.  
Shilling, his wife, have agreed and are desirous to convey an  
easement or right-of-way, together with all rights and privileges  
as hereinafter set forth, unto Margaret B. Smock of the State of  
New Jersey; and

WHEREAS, the said Elizabeth J. Vavra and Frederick J.  
Vavra are the holders of a mortgage lien against the said James  
R. Shilling, Jr. and Linda V. Shilling, his wife, said mortgage  
being dated June 24, 1972, and recorded among the Land Records  
of Baltimore County in Liber E.H.K. Jr. No. 5524, folio 200 &c;  
and

WHEREAS, the said Elizabeth J. Vavra and Frederick J.  
Vavra are willing to unite in these presence for the purpose of  
releasing, for easement or right-of-way purposes, together with  
all rights and privileges as hereinafter set forth, the portion  
of land hereinafter mentioned, for the purposes hereinafter set  
forth, and none other, from the lien, operation and effect of  
the said aforesaid mortgage.

NOW, THEREFORE, this Deed witnesseth that for and in  
consideration of the sum of Ten (\$10.00) Dollars, and other good  
and valuable considerations, the receipt whereof is hereby  
acknowledged, the said James R. Shilling, Jr. and Linda V.  
Shilling, his wife, and Elizabeth J. Vavra and Frederick J.  
Vavra, do hereby grant and convey, release and confirm unto and  
to Margaret B. Smock, her assigns and her personal representa-  
tives and assigns, forever, an easement or right-of-way 10 feet

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in width leading from THOMAS SHILLING COURT, in a northwesterly direction, as shown as Item 5 on the plat attached hereto as prepared by W. T. Sadler, Inc., Surveyors, including such reasonable use of such land of the Grantors as shall be required by the Baltimore County Department of Public Works, said easement areas being for the purpose of a drainage easement and with the said Grantee, her personal representatives and assigns, to have the right to use the same for the purpose of laying, maintaining, repairing and/or replacing such pipe, pipes, tile or tiles as shall be reasonably necessary, from time to time, for the purpose of maintaining a method of drainage from THOMAS SHILLING COURT or such other land as shall cause water to be carried thereto, over, through and/or under the said easement area and to ultimately be distributed to the northwest of said easement; said Grantee, her personal representatives and assigns, to have right of use of the hatched area shown as Item 7 on said plat as "Temporary Construction Area", as well as to have the right to use of such land on the northeast and southwest sides of said 10 foot wide easement as shall be reasonably necessary to be used by persons, machinery and equipment for the purpose of laying, maintaining, repairing and/or replacing such pipe, pipes, tile or tiles in order to reasonably carry out the intention for which this Deed of Easement is executed.

The said Grantors also grant and convey, release and confirm unto the said Margaret B. Smock, her personal representatives and assigns, an easement of the dotted area shown on the attached plat as Item 1 containing 360 square feet; Item 3 containing 3,982 square feet; Item 4 containing 617 square feet and Item 6 containing 8,261 square feet as temporary easement areas as shall be reasonably required, from time to time, for banks, slopes and other necessary uses in connection with the

placement, maintenance, repair, replacement and use, for the purposes aforesaid, of the said 10 foot utility drainage easement but said Items 1, 3, 4 and 6, when no longer necessary for such purposes to revert to the said James R. Shilling, Jr. and Linda V. Shilling, his wife, their assigns, the survivor of them or the personal representatives and assigns of the survivor of them.

Being portions of the same land conveyed by Margaret B. Shilling, widow, (now Margaret B. Smock) to James R. Shilling, Jr. and Linda V. Shilling, his wife, by Deed dated June 5, 1972, and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 5281, folio 796&c.

TO HAVE AND TO HOLD the above portions of property of the Grantors unto the said Margaret B. Smock, her assigns or her personal representatives, forever, for the purposes more fully hereinbefore set forth.

AS witness the hands and seals of the Grantors herein.

*Peterson A. Grimes*  
Witness:

*James R. Shilling, Jr.* (SEAL)  
JAMES R. SHILLING, JR.

*Patricia A. Grimes*  
Witness:

*Linda V. Shilling* (SEAL)  
LINDA V. SHILLING

*Nancy L. Walker*  
Witness:

*Elizabeth J. Vavra* (SEAL)  
ELIZABETH J. VAVRA

*Nancy L. Walker*  
Witness:

*Frederick J. Vavra* (SEAL)  
FREDERICK J. VAVRA

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I hereby certify that on this 15<sup>th</sup> day of June, 1976, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared JAMES R. SHILLING, JR., one of the Grantors herein, and acknowledged the foregoing Deed to be his act and deed and that he executed

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the same for the purposes therein set forth.

Witness my hand and Notarial Seal.

*Patricia A. [Signature]* (SEAL)  
Notary Public

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I hereby certify that on this 9th day of May, 1976, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared LINDA V. SHILLING, one of the Grantors herein, and acknowledged the foregoing Deed to be her act and deed and that she executed the same for the purposes therein set forth.

Witness my hand and Notarial Seal.

*Patricia A. [Signature]* (SEAL)  
Notary Public

STATE OF NEW YORK, BROOME COUNTY, to wit:

I hereby certify that on this 17th day of MAY, 1976, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared ELIZABETH J. VAVRA and FREDERICK J. VAVRA, and severally acknowledged the foregoing Deed to be their respective act and deed and that they executed the same for the purposes therein set forth.

Witness, my hand and Notarial Seal.

*Nancy L. [Signature]* (SEAL)  
Notary Public

NANCY L. HOLBERT  
Notary Public, State of New York  
Residing in Broome County  
My commission expires March 26, 1978

JUN 15-76 104304# \*\*\*1650  
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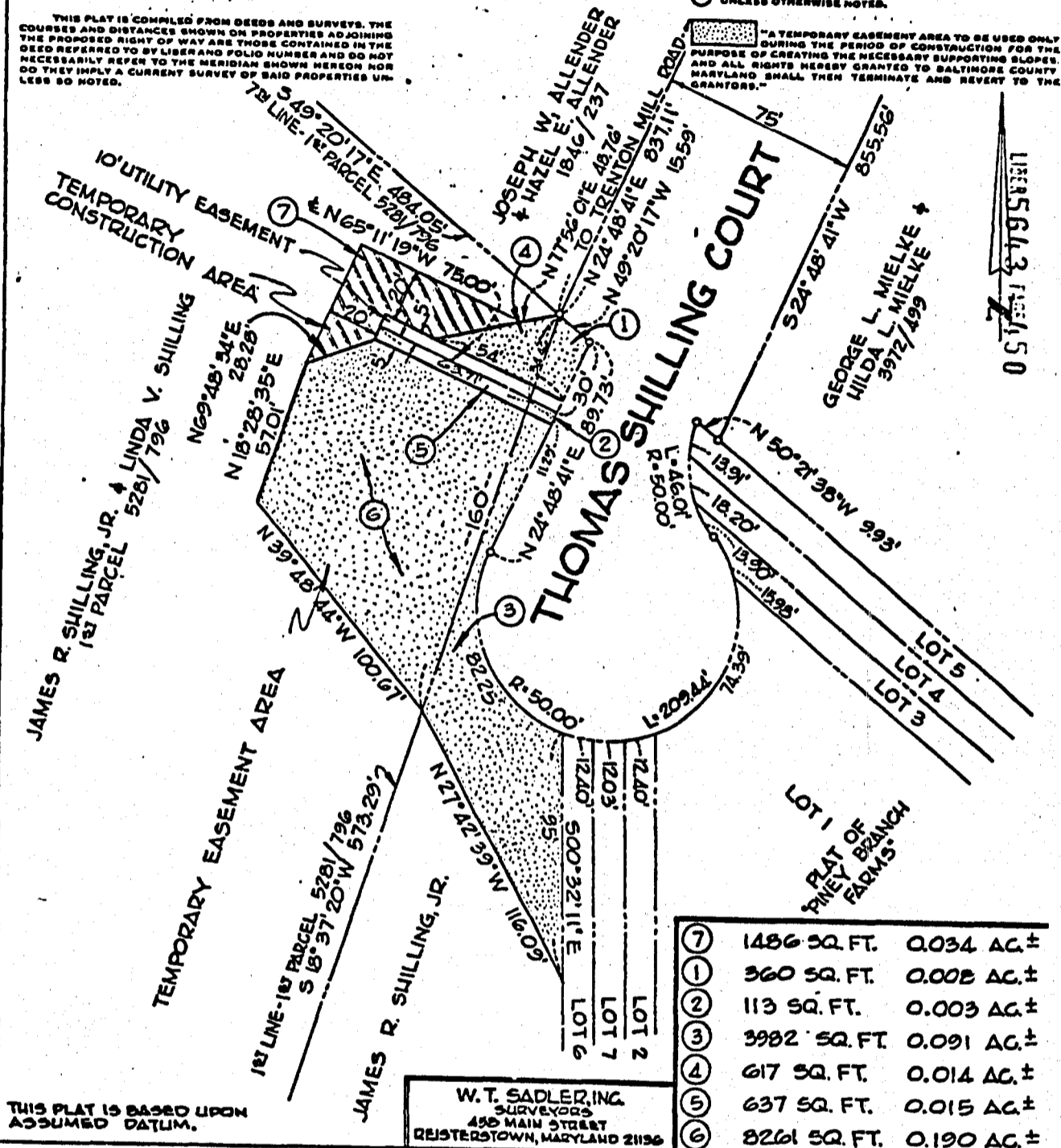
① VERTICAL LETTERING DENOTES EXISTING PROPERTY LINES.

② SLANT LETTERING DENOTES PROPOSED CHANGES TO PROPERTIES.

③ ALL AREAS FOUND BY PLANIMETER, UNLESS OTHERWISE NOTED.

THIS PLAT IS COMPILED FROM DEEDS AND SURVEYS. THE COURSES AND DISTANCES SHOWN ON PROPERTIES ADJOINING THE PROPOSED RIGHT OF WAY ARE THOSE CONTAINED IN THE DEED REFERRED TO BY LIBER AND FOLIO NUMBER AND DO NOT NECESSARILY REFER TO THE MERIDIAN SHOWN HEREON NOR DO THEY IMPLY A CURRENT SURVEY OF SAID PROPERTIES UNLESS SO NOTED.

"A TEMPORARY EASEMENT AREA TO BE USED ONLY DURING THE PERIOD OF CONSTRUCTION FOR THE PURPOSE OF CREATING THE NECESSARY SUPPORTING SLOPE, AND ALL RIGHTS HEREBY GRANTED TO BALTIMORE COUNTY, MARYLAND SHALL THEN TERMINATE AND REVERT TO THE GRANTORS."



⑦	1486 SQ. FT.	0.034 AC. ±
①	360 SQ. FT.	0.008 AC. ±
②	113 SQ. FT.	0.003 AC. ±
③	3982 SQ. FT.	0.091 AC. ±
④	617 SQ. FT.	0.014 AC. ±
⑤	637 SQ. FT.	0.015 AC. ±
⑥	8261 SQ. FT.	0.190 AC. ±

W. T. SADLER, INC.  
SURVEYORS  
450 MAIN STREET  
REISTERSTOWN, MARYLAND 21136

THIS PLAT IS BASED UPON ASSUMED DATUM.

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF LAND ACQUISITION

SCALE: 1" = 50'	SHEET 1 OF 1	PLAT TO ACCOMPANY ACQUISITION OF	DISTRICT NO. 5
CONSULTING ENGINEER OR SURVEYOR DATE _____ REG. NO. _____		<b>10' UTILITY EASEMENT</b>	POSITION SHEET NO.
APPROVED: _____ DATE _____ ROADS ENGINEER			CONSTRUCTION PLAN NO.
BUREAU OF LAND ACQUISITION		<input type="checkbox"/> AREA TO BE ACQUIRED <input type="checkbox"/> SLOPE AREA <input type="checkbox"/> TEMPORARY CONSTRUCTION AREA	FEDERAL PROJECT NO.
APPROVED: _____ DATE _____ CHIEF			MARYLAND PROJECT NO.
DIVISION OF DRAFTING		NO. ACQUIRED FROM RECORDED 1 _____ JUN 15 1976 2 _____ 3 _____ 4 _____ 5 Mail to _____ 6 _____ 7 Receipt No. _____ 8 _____	B.C. JOB ORDER NO.
APPROVED: _____ DATE _____ SUPERVISOR			RW
DRAWN D.R.G.	CHECKED W.T.S.		

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