

0011847 310

Initial

NJE

Initial

[Signature]

RW 96-083-1,-3 (DRAWING)
J.O. 5-1-7500
Item 1 (FBC)
Election Dist.: 7c3

**FOREST BUFFER AND FOREST CONSERVATION
DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS**

THIS DECLARATION, made this 3rd day of OCTOBER, 1996, by LILLIAN B. GOTTSCHALK, of Baltimore County, Maryland (the "Declarant"); and BALTIMORE COUNTY, MARYLAND, a body corporate and politic (the "County").

WHEREAS, the Declarant is the owner in fee simple of all that property situate and lying in the Seventh Election District of Baltimore County, Maryland, and more particularly described in a Deed dated December 10, 1987, and recorded in the Land Records of Baltimore County in Liber S.M. No. 7750, folio 114, from William Gottschalk, Trustee of William Gottschalk Trust No. 1, to William Gottschalk and Lillian B. Gottschalk, his wife. The said William Henry Gottschalk departed this life on or before July 3, 1989, thereby vesting full title in Lillian B. Gottschalk (the "Property"); and

WHEREAS, in order to protect the environmental quality of the areas of the Property, said areas designated and shown as "FOREST BUFFER EASEMENT," "FOREST BUFFER EASEMENT (EAST)," "FOREST BUFFER EASEMENT (WEST)," "FOREST CONSERVATION EASEMENT," "FOREST CONSERVATION EASEMENT (EAST)," and "FOREST CONSERVATION EASEMENT (WEST)" (the "Forest Buffer Easements and/or Forest Conservation Easements") on Baltimore County Bureau of Land Acquisition Drawing Nos. RW 96-083-1 and RW 96-083-3, which are attached hereto and made a part hereof, the Declarant desires to protect said Forest Buffer Easements and/or Forest Conservation Easements by imposing covenants, conditions and restrictions which will bind the Lots and the present and future owners thereof. The County shall have the legal right to enforce the covenants, conditions and restrictions as set forth herein together with the enforcement rights referenced in Section 4.

NOW, THEREFORE, in consideration of the benefits derived by the Declarant and her successors in interest, the said Declarant, for herself, her successors and assigns, does hereby agree as follows:

1. a. Existing vegetation within the Forest Buffer Easements and/or Forest Conservation Easements shall not be disturbed except as provided pursuant to Baltimore County Code, 1988, as amended (hereafter referred to as "the Code"), §14-342 and §14-409. This includes, but is not limited to, disturbance by tree removal, shrub removal, clearing, mowing, burning, spraying, and grazing;

b. Soil disturbance shall not take place within the Forest Buffer Easements and/or Forest Conservation Easements by grading, stripping of topsoil, plowing, cultivating, or other practices;

c. Filling or dumping shall not occur within the Forest Buffer Easements and/or Forest Conservation Easements;

d. Except as permitted by the Baltimore County Department of Environmental Protection and Resource Management ("DEPRM"), the Forest Buffer Easements and/or Forest Conservation Easements shall not be drained by ditching, underdrains, or other drainage systems;

e. Pesticides shall not be stored, used, or applied within the Forest Buffer Easements and/or Forest Conservation Easements, except for the spot spraying of noxious weeds consistent with the recommendations of the University of Maryland Cooperative Extension Service;

f. Animals shall not be housed, grazed, or otherwise maintained within the Forest Buffer Easements and/or Forest Conservation Easements;

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE HK DATE 10/15/96

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

HK 10/15/96
By Date

96083.FBC/TXTLTE2
Rev. 3/96

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g. Motorized vehicles shall not be stored or operated within the Forest Buffer Easements and/or Forest Conservation Easements, except for maintenance and emergency use approved by DEPRM;

h. Materials shall not be stored within the Forest Buffer Easements and/or Forest Conservation Easements.

2. Waiver by DEPRM. The aforementioned covenants, conditions and restrictions may be waived or modified by variance only by DEPRM as provided in §14-334 and §14-415 of the Code.

3. Easement for Access. Declarant hereby grants to Baltimore County, Maryland, an easement of access to the Forest Buffer Easements and/or Forest Conservation Easements on, over, and across STABLERSVILLE ROAD to an access easement shown and indicated as "10' BALTO. COUNTY ACCESS EASEMENT" on Baltimore County Bureau of Land Acquisition Drawing No. RW 96-083-1, which is attached hereto and made a part hereof, for the limited purposes of inspecting and maintaining the Forest Buffer Easements and/or Forest Conservation Easements and providing for the abatement and correction of water pollution, erosion, and sedimentation of stream channels, wetlands, and flood plains, and for the purpose of ensuring compliance with the Forest Conservation Plan and the provisions of §14-401 through §14-422 of the Code and for no other purposes.

4. Miscellaneous.

a. Enforcement shall be pursuant to the Enforcement Procedures of §14-345 and §14-418 of the Code. Invalidation of any one or more of these covenants by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

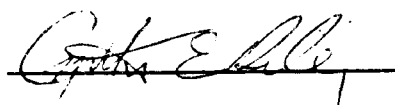
b. Any failure by any party entitled to enforce any of the covenants, conditions and restrictions herein contained, shall in no event be deemed a waiver of the right to do so thereafter as to the same breach, or as to one occurring prior to, or subsequent thereto.

c. These covenants shall run with and be binding upon the Property and shall inure to the benefit of and be binding upon the Declarant, her successors and assigns. These covenants and the rights and liabilities arising hereunder are governed by and shall be determined in accordance with the laws of the State of Maryland.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

ATTEST/WITNESS

DECLARANT:




Lillian B. Gottschalk



APPROVED:


Department of Environmental
Protection and Resource Management

STATE OF MARYLAND, CITY/COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this 16th day of JULY, 1996, before me, a Notary Public in and for the State and County aforesaid, personally appeared LILLIAN B. GOTTSCHALK, known to me (or satisfactorily proven) to be the Declarant of the within Declaration of Covenants, Conditions, and Restrictions and acknowledged that, being authorized to do so, she executed the same on her behalf for the purposes therein contained.

AS WITNESS my hand and notarial seal.

My commission expires: JULY 1, 1998


Notary Public

0011847 312

APPROVED and ACCEPTED this 3rd
day of OCTOBER, 1996.

ATTEST:

BALTIMORE COUNTY, MARYLAND

Donna Morrison

BY: Merreen E. Kelly
Merreen E. Kelly
County Administrative Officer

Approved as to form and legal sufficiency

this 2 day of October, 1996.

William D. Jensen
Assistant County Attorney

This is to certify that the within instrument was prepared under the supervision of the Title Examination Supervisor who is an attorney admitted to practice before the Court of Appeals of Maryland.

James F. McPherson 9/13/96
Title Examination Supervisor

5/29/96

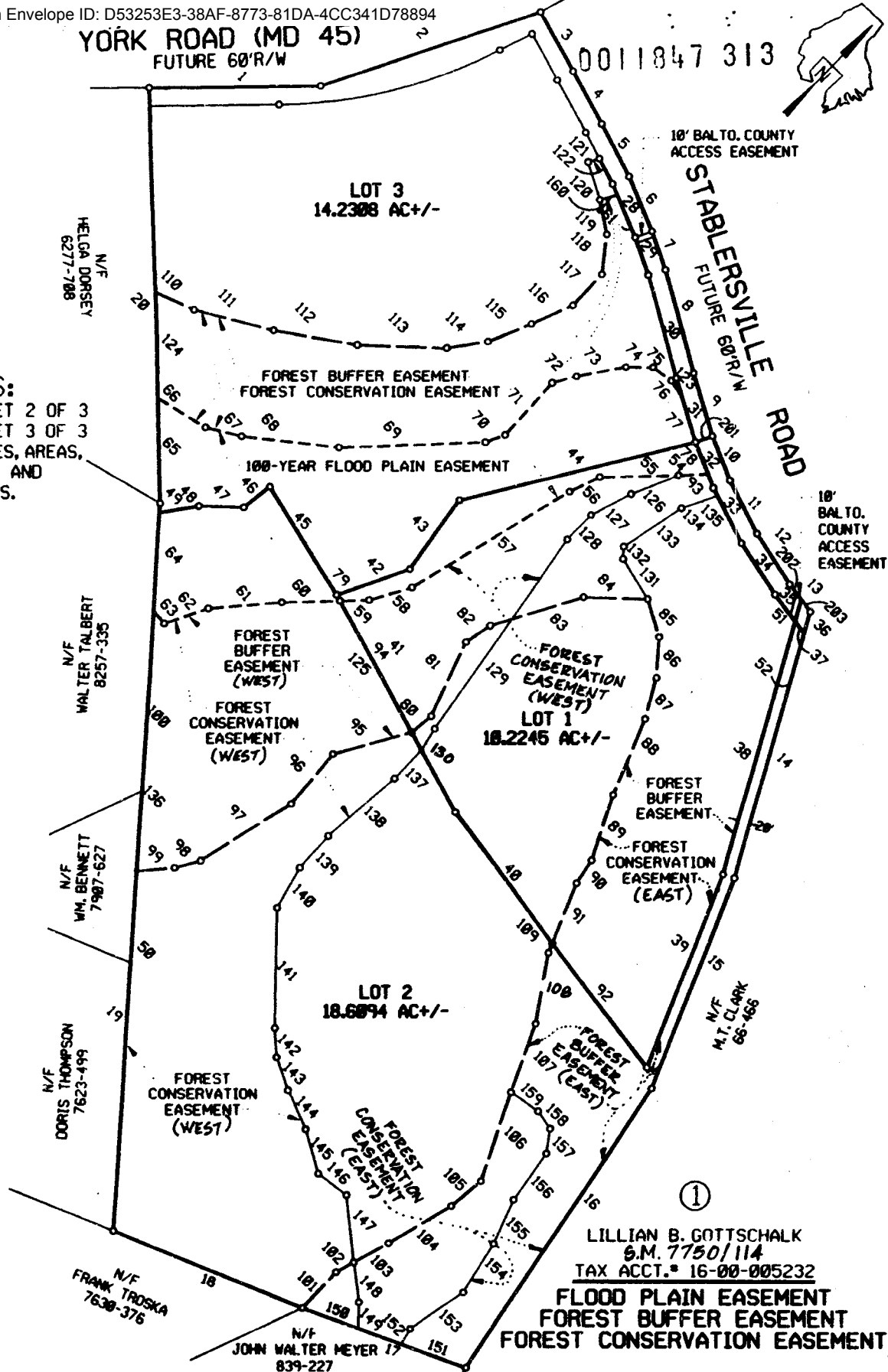
DFM:LMB:mmw
Index: 12/27/95

YORK ROAD (MD 45)
FUTURE 60' R/W

0011847 313



BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 11847 p.0313 MSA_CE_62_11702. Date available 3/2/2008. File 16722026.



NOTES:
SEE SHEET 2 OF 3
AND SHEET 3 OF 3
FOR NOTES, AREAS,
BEARINGS AND
DISTANCES.

LILLIAN B. GOTTSCHALK
6.M. 7750/114
TAX ACCT. # 16-00-005232
**FLOOD PLAIN EASEMENT
FOREST BUFFER EASEMENT
FOREST CONSERVATION EASEMENT**

BALTIMORE COUNTY		DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT		BUREAU OF LAND ACQUISITION	
DISTRICT NO. 7C3		POSITION SHEET NO.		FEDERAL PROJECT NO. OR	
		CONSTRUCTION PLAN NO.		MARYLAND PROJECT NO.	
AREA TO BE ACQUIRED REVERTIBLE SLOPE EASEMENT TEMPORARY CONSTRUCTION AREA		EXISTING COUNTY RW AREA TO BE RELEASED TEMPORARY SLOPE EASEMENT		<i>D. W. O. L. S.</i> DATE 5-9-96 BY 10764	
<i>[Signature]</i> 5-28-96 5-28-96		ITEM NO. RECORDS SEAL OF		SHEET 1 OF 3 REVISIONS	
<i>[Signature]</i> 5-28-96 5-28-96		PLAN CHECKED BY M.T.Y.		SCALE: 1"=200' B.C. JOB ORDER NO. 5-1-7500	
<i>[Signature]</i> 5-28-96 5-28-96		TITLE CHECKED BY M.T.Y.		RW 96-083-1	

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 11847 p.0314 MSA_OE_02_11702: Date available 3/4/2005. Printed 6/22/2026.

FOREST BUFFER EASEMENT LOT 1 6.161 AC.		
LINE#	BEARING	DISTANCE
80	N85°31'34"E	42.55'
81	N28°04'31"W	136.45'
82	N10°54'57"E	48.52'
83	N27°52'49"E	162.68'
84	N46°36'16"E	186.89'
85	S61°34'40"E	66.43'
86	S41°15'12"E	68.71'
87	S29°52'24"E	78.57'
88	S22°33'24"E	138.35'
89	S27°07'15"E	115.11'
90	S11°09'30"E	45.82'
91	S22°48'37"E	185.53'
92	S81°58'35"E	261.64'
93	N23°29'55"W	345.37'
94	N29°17'43"W	439.18'
95	N81°29'49"E	65.99'
96	N78°07'46"W	181.54'
97	N72°02'34"W	182.11'
98	N66°12'42"W	24.88'
99	S42°24'10"W	48.87'
100	S43°42'52"W	131.49'
101	S19°02'34"W	55.73'
102	S14°08'03"W	386.64'
103	S28°39'09"W	74.67'
104	S43°26'57"W	49.81'
105	S73°37'56"E	258.88'

FOREST BUFFER EASEMENT LOT 2 (WEST) 3.893 AC.		
LINE#	BEARING	DISTANCE
94	S73°37'56"E	258.88'
95	S29°26'47"W	136.23'
96	S85°46'06"E	188.52'
97	S12°45'04"W	178.84'
98	S29°51'14"W	44.87'
99	S48°07'35"W	63.46'
100	S41°24'50"E	435.72'
101	S85°56'40"E	27.85'
102	N25°59'26"E	77.61'
103	N48°13'29"E	122.64'
104	N43°26'57"E	96.93'

FOREST BUFFER EASEMENT LOT 2 (EAST) 3.464 AC.		
LINE#	BEARING	DISTANCE
92	S81°58'35"E	261.64'
93	N23°29'55"W	345.37'
94	N29°17'43"W	439.18'
95	S81°29'49"E	25.31'
96	S29°17'43"E	424.68'
97	S23°29'55"E	376.28'
98	S11°38'18"E	558.66'
99	S64°56'30"W	298.99'
100	N82°16'54"W	77.85'
101	N15°48'12"E	33.98'
102	N15°48'12"E	66.39'
103	N14°08'46"E	121.86'
104	N84°18'51"E	64.11'
105	N26°30'45"W	154.11'
106	N25°11'19"W	122.74'
107	N34°59'02"W	121.98'
108	S22°48'37"E	16.79'

FOREST CONSERVATION ESMT. LOT 3 3.364 AC.		
LINE#	BEARING	DISTANCE
110	N68°59'59"E	69.78'
111	N59°11'41"E	137.89'
112	N54°31'44"E	141.68'
113	N46°59'35"E	149.27'
114	N36°06'18"E	69.58'
115	N23°14'28"E	77.83'
116	N21°01'58"E	75.77'
117	N01°27'49"W	78.71'
118	N38°05'52"W	68.73'
119	N56°14'46"W	58.86'
120	N61°58'51"W	55.61'
121	N28°04'09"E	19.48'
122	S72°33'35"E	47.65'
123	S67°36'19"E	96.14'
124	S63°41'17"E	68.81'
125	S80°30'38"E	177.23'
126	S61°55'18"E	32.55'
127	N77°39'18"W	32.68'
128	S88°25'04"W	38.89'
129	S45°03'13"W	45.83'
130	S34°02'04"W	83.64'
131	S38°03'06"W	41.84'
132	S82°44'12"E	116.62'
133	S24°57'23"W	35.86'
134	S42°54'49"W	244.55'
135	S61°31'49"W	163.38'
136	S58°43'29"W	62.16'
137	S76°11'05"W	92.72'
138	N46°27'49"W	174.35'

FOREST CONSERVATION EASEMENT LOT 1 (WEST) 1.585 AC.		
LINE#	BEARING	DISTANCE
125	N73°37'58"W	284.27'
126	N43°26'57"E	49.81'
127	N28°39'09"E	74.67'
128	N14°08'03"E	386.64'
129	N19°02'39"E	55.73'
130	N43°42'52"E	131.49'
131	S23°33'59"W	85.82'
132	S17°12'33"W	75.24'
133	S88°03'02"E	55.13'
134	S89°57'30"E	385.87'
135	S13°04'55"E	42.41'

FOREST CONSERVATION EASEMENT LOT 1 (EAST) 4.111 AC.		
LINE#	BEARING	DISTANCE
92	N81°58'35"W	261.64'
93	N22°48'37"W	185.53'
94	N11°09'50"W	45.82'
95	N27°07'03"W	115.11'
96	N22°33'24"W	138.35'
97	N29°52'24"W	78.57'
98	N41°18'12"W	68.71'
99	N61°34'40"W	66.43'
100	N76°12'02"W	78.88'
101	N48°43'51"W	28.88'
102	N11°59'00"E	115.88'
103	S72°02'34"E	67.11'
104	S78°07'40"E	181.59'
105	S81°29'49"E	65.99'
106	S29°17'43"E	439.18'
107	S23°29'55"E	345.37'

FOREST CONSERVATION EASEMENT LOT 2 (WEST) 8.479 AC.		
LINE#	BEARING	DISTANCE
136	N41°24'58"W	1835.64'
137	S85°56'40"E	27.85'
138	N25°59'26"E	77.61'
139	N48°13'29"E	122.64'
140	N43°26'57"E	96.93'
141	S73°37'56"E	284.27'
142	S81°45'56"E	65.12'
143	S83°18'55"W	147.17'
144	S82°33'09"E	78.41'
145	S15°12'44"E	75.89'
146	S43°57'36"E	288.99'
147	S48°09'55"E	48.92'
148	S63°35'59"E	58.85'
149	S78°05'52"E	78.29'
150	S61°19'53"E	76.28'
151	N81°57'14"E	59.42'
152	S51°28'26"E	114.43'
153	S52°16'30"E	67.98'
154	S43°34'48"E	43.98'
155	S64°56'30"W	99.23'
156	S67°28'10"W	341.17'

FOREST CONSERVATION EASEMENT LOT 2 (EAST) 2.235 AC.		
LINE#	BEARING	DISTANCE
15	S23°29'55"E	376.28'
16	S11°38'18"E	558.66'
151	S64°56'30"W	115.88'
152	N14°28'50"W	29.73'
153	N18°38'29"E	187.55'
154	N13°32'26"W	96.48'
155	N21°17'51"W	81.26'
156	N18°08'45"W	94.87'
157	N35°58'24"W	41.29'
158	N88°48'24"W	35.13'
159	S79°02'31"W	54.85'
160	N25°11'19"W	122.74'
161	N34°59'02"W	121.98'
162	N22°48'37"W	16.79'
163	S81°58'35"E	261.64'
164	N23°29'55"W	345.37'
165	N29°17'43"W	439.18'
166	S81°29'49"E	25.31'
167	S29°17'43"E	424.68'

FOREST BUFFER EASEMENT LOT 3 3.325 AC.		
LINE#	BEARING	DISTANCE
110	N68°59'59"E	69.78'
111	N59°11'41"E	137.89'
112	N54°31'44"E	141.68'
113	N46°59'35"E	149.27'
114	N36°06'18"E	69.58'
115	N23°14'28"E	77.83'
116	N21°01'58"E	75.77'
117	N01°27'49"W	78.71'
118	N38°05'52"W	68.73'
119	N56°14'46"W	58.86'
120	N29°49'44"E	38.24'
121	S67°36'19"E	76.35'
122	S63°41'17"E	68.81'
123	S80°30'38"E	177.23'
124	S61°55'18"E	32.55'
125	S77°39'18"W	32.68'
126	S88°25'04"W	38.89'
127	S45°03'13"W	45.83'
128	S34°02'04"W	83.64'
129	S38°03'06"W	41.84'
130	S82°44'12"E	116.62'
131	S24°57'23"W	35.86'
132	S42°54'49"W	244.55'
133	S61°31'49"W	163.38'
134	S58°43'29"E	62.16'
135	S76°11'05"W	92.72'
136	N46°27'49"W	174.35'

BALTIMORE COUNTY		DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT		BUREAU OF LAND ACQUISITION	
SUBJECT NO. 7C3		PORTION SHEET NO.		FEDERAL PROJECT NO. 01	
		CONSTRUCTION PLAN NO.		MARYLAND PROJECT NO.	
APPROVED: <i>[Signature]</i> DIRECTOR OF PUBLIC WORKS		☐ AREA TO BE ACQUIRED		☒ EXISTING COUNTY RW	
DATE: 5-2-05		☒ REVERTIBLE SLOPE EASEMENT		☒ AREA TO BE RELEASED	
APPROVED: <i>[Signature]</i> SUPERVISOR OF EASEMENTS		☒ TEMPORARY CONSTRUCTION AREA		☐ TEMPORARY SLOPE EASEMENT	
SHEET 3 OF 3		SCALE: 1"=200'		B.C. JOB ORDER NO. 5-1-7500	
RW 96-023-3					

RW #96-083
Item #1 (FBC)

0011847 315

State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☐ County: Baltimore County

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

(☐ Check Box if Addendum Intake Form is Attached.)

1	Type(s) of Instruments	☐ Deed	☐ Mortgage	☐ Other	☐ Other
		☐ Deed of Trust	☐ Lease	☒ <u>Declaration</u>	
2	Conveyance Type Check Box	☐ Improved Sale	☐ Unimproved Sale	☐ Multiple Accounts	☐ Not an Arms- Length Sale [9]
		Arms-Length [1]	Arms-Length [2]	Arms-Length [3]	

3	Tax Exemptions (If Applicable)	☐ Recordation			
		☐ State Transfer			
Cite or Explain Authority		County Transfer To Government 33-139 (a) (1)			

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only				
		Purchase Price/Consideration \$		Transfer Tax Consideration \$				
		Any New Mortgage \$		X () % = \$				
		Balance of Existing Mortgage \$		Less Exemption Amount = \$				
		Other: \$		Total Transfer Tax = \$				
		Other: \$		Recordation Tax Consideration \$				
		X () per \$500 = \$		TOTAL DUE \$				
5	Fees	Amount of Fees		Dec. 1		Dec. 2		Agent: <u>[Signature]</u> Tax Bill: C.B. Credit: Ag. Tax/Other:
		Recording Charge		\$		\$		
		Surcharge		\$		\$		
		State Recordation Tax		\$		\$		
		State Transfer Tax		\$		\$		
		County Transfer Tax		\$		\$		
Other		\$		\$				
Other		\$		\$				

6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		7	Declaration	7750/114				☐ (5)
		Subdivision Name		Lot (3a)	Block (3b)	Section/AR(3c)	Plat Ref.	SqFt/Acreage (4)
		Location/Address of Property Being Conveyed (2)						
		Stablersville Road						
		Other Property Identifiers (if applicable)						
Water Meter Account No.								
Residential ☐ or Non-Residential ☐ Fee Simple ☐ or Ground Rent ☐ Amount:								
Partial Conveyance? ☐ Yes ☐ No Description/Amt. of SqFt/Acreage Transferred: Forest buffer & forest conserv esmts as shown on attached drawings								
If Partial Conveyance, List Improvements Conveyed:								

7	Transferred From	Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
		LILLIAN B. GOTTSCHALK	
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8	Transferred To	Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
		Baltimore County, Maryland	
		New Owner's (Grantee) Mailing Address	
		111 West Chesapeake Avenue, Towson, Md 21204	

9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)

10	Contact/Mail Information	Instrument Submitted By or Contact Person		☐ Return to Contact Person
		Name: Bureau of Land Acquisition		☒ Hold for Pickup
		Firm: County Office Building		
		Address: Courthouse Towson, Md 21204 Phone: (410) 887-3284		
				☐ Return Address Provided

11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	Assessment Information	☐ Yes ☐ No Will the property being conveyed be the grantee's principal residence?
		☐ Yes ☐ No Does transfer include personal property? If yes, identify:	
		☐ Yes ☐ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).	
		Assessment Use Only - Do Not Write Below This Line	
		☐ Terminal Verification ☐ Agricultural Verification ☐ Whole ☐ Part ☐ Tran. Process Verification	

Transfer Number:	Date Received:	Deed Reference:	Assigned Property No.:
Year: 19	19	Geo. Map	Sub Block
Land		Zoning Grid	Plat Lot
Buildings		Use Parcel	Section Occ. Cd.
Total		Town Cd. Ex. St.	Ex. Cd.

REMARKS:

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer
AOC-CC-300 (6/95)

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 11847 p.0315 MSA_CE_62_11702. Date available 3/4/2005. Printed 6/22/2026.

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY MARYLAND
Date: 10/15/96
Per: [Signature]
Authorized Signature