



St. Mary's County Department of Land Use and Growth Management
 23150 Leonard Hall Drive, Leonardtown, Md. 20650
 Phone (301) 475-4200, ext. 1500 Fax (301) 475-4672
**AGREEMENT FOR STRUCTURE TO ENCROACH INTO THE
 LATERAL LINE SETBACK**



This DECLARATION OF AGREEMENT, Made this ____ day of ____ 20____ by _____ hereafter referred to as "Grantor" and between _____ hereafter referred to as "Grantee".

WHEREAS, the Grantor, Owner of that parcel of land known as _____ located in the ____ Election District of St. Mary's County, Maryland and described on a plat and recorded among the Land Records of St. Mary's County, Maryland in Liber ____ Folio _____, and being a part of the land conveyed to Owner by deed dated _____ and recorded among the Land Records of St. Mary's County, Maryland, at Liber _____, Folio _____, and

WHEREAS, the Grantee, Owner of that parcel of land known as _____ located in the ____ Election District of St. Mary's County, Maryland and described on a plat recorded among the Land Records of St. Mary's County, Maryland in Liber _____, Folio _____, and being the land conveyed to Owner by deed dated _____ and recorded among the Land Records of St. Mary's County, Maryland, at Liber _____, Folio _____, and

WHEREAS, the St. Mary's County Comprehensive Zoning Ordinance #10-02 requires that an agreement be recorded among the St. Mary's County Land Records whenever a shoreline structure encroaches into the lateral line setback established between the Grantor's and Grantee's properties in accordance with Section 71.9 of the St. Mary's County Comprehensive Zoning Ordinance #10-02 ; and

WHEREAS, it is the intention of the Grantor to consent to an encroachment over the lateral line setback for the benefit of Grantee to allow Grantee to build a shoreline structure _____ feet across the lateral line setback; and

WHEREAS, it is the intention of the Grantor that this Agreement shall run with the land identified herein in perpetuity and to be binding on all the owners and occupants of the aforesaid land, their heirs, successors and assigns.

NOW, THEREFORE, the Grantor does hereby declare that the above-described land shall henceforth be held, sold and conveyed subject to and together with an agreement for the benefit of the Grantee to have a shoreline structure that will encroach into the lateral line setback by _____ feet.

IN WITNESS WHEREOF, the Grantor and Grantee has caused these presents to be executed as of the day and year first above written.

_____(SEAL) _____(SEAL)
 Grantor Grantor

_____(SEAL) _____(SEAL)
 Grantor Grantor

STATE OF MARYLAND, St. Mary's County, to wit:

I HEREBY CERTIFY that on this _____ day of _____, 20__ , before the undersigned, a Notary Public of the state and county aforesaid, personally appeared _____, and _____, Grantors, and they acknowledged the foregoing Agreement to be their voluntary act.

WITNESS my hand and notarial seal.

NOTARY PUBLIC
My Commission expires:

_____(SEAL) _____(SEAL)
Grantee Grantee

_____(SEAL) _____(SEAL)
Grantee Grantee

STATE OF MARYLAND, St. Mary's County, to wit:

I HEREBY CERTIFY that on this _____ day of _____, 20__ , before the undersigned, a Notary Public of the state and county aforesaid, personally appeared _____ and _____, Grantees, and they acknowledged the foregoing Agreement to be their voluntary act.

WITNESS my hand and notarial seal.

NOTARY PUBLIC
My Commission expires: