



**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: