

"Record Plat to reflect a Public Use Trail Easement ("PUTE") through the property as shown on the preliminary plan. The PUTE will name [Equestrian Partners in Conservation \("EPIC"\)](#), a 501c3 non-profit corporation, its successors or assigns as the Grantee and must include, at a minimum:(i) the conditions and restrictions governing uses that are within the definition of "Recreational Purpose" as defined in the MD Ann Code, Natural Resources Article, §5-1101; (ii) the right of Grantee to construct, maintain and repair the trail, with no obligation by either Grantee or the Grantor to do so; and (iii) rights of enforcement by both the Grantor and the Grantee, with no obligation on either to do so. Prior to record plat, the PUTE must be approved by the Commission's Office of the General Counsel which approval may not be delayed beyond 120 days following adoption of the MCPB Resolution of approval of the Preliminary Plan. Also, prior to record plat, the applicant must record the PUTE in the land records and the plat must include a reference to the Liber and Folio of the recorded PUTE."