



Rio Vista Community Association, Inc.

Post Office Box 254

Saint Michaels, MD 21663

RVCA PAPER STREET QUITCLAIM PROCESS (PSQP)

Following is the background of paper streets in Rio Vista and the process for residents abutting Calvert Paper Street who wish to obtain and record a quitclaim deed for the purpose of enlarging the square footage of their lots.

A “paper street” is a street shown on a subdivision plat that has never been developed or accepted by local government for development as a public street.

Five important facts about quitclaim deeds in this context:

1. A quit claim deed **does not provide the grantee (owner) exclusive use** of the property being quitclaimed.
2. **All lot owners in Rio Vista have a right to use the paper street** even if there is a quit claim deed conveying a portion of that street.
3. The quit claim owner **cannot build on that portion, nor can they obstruct usage by other lot owners**. All Rio Vista property owners have the right to traverse the paper streets shown on the subdivision plat, regardless of whether the Community Association has quitclaimed its interest.
4. All Rio Vista covenants and By-Laws apply to any additional acreage obtained by this process.
5. The Quitclaim area is not buildable, nor may any fencing or structure that restricts access be constructed.

Background

In the plat entitled “Map of ‘Rio Vista’ Development, Property of Theodore E. Fletcher near the Town of St. Michaels, Talbot County, Maryland”, dated February 1954, recorded among the Plat Records of Talbot County in Plat Book J.T.B., folio 11 (the “Plat”), the streets and roadways of Rio Vista, including Calvert (Paper) Avenue as shown on the Plat, were offered for dedication to public use.

In Talbot County Resolution 356 approved May 14, 2024, the County Council of Talbot County, Maryland (the “County”) formally declined to accept the open offer of dedication of a portion of Calvert Avenue (Paper Calvert shown on the map on page 2) for public use.

Rio Vista Community Association, Inc. is the successor to and assignee of the developer of Rio Vista pursuant to a Deed of Assignment dated February 23, 1956, and recorded on July 10, 1958, among the Land Records of Talbot County, Maryland, in Liber 348, folio 306. By formally rejecting the open offer of dedication, Talbot County has waived any right to develop this paper street. As a result of this action by the county, Paper Calvert is now owned by the Rio Vista Community Association, Inc.

The Rio Vista Community plat shows four other paper streets abutting 78 additional lots: (Paper streets are marked with wavy lines on the Rio Vista map on the RVCA website <https://riovistacom.org/map/>)

1. Van Buren (between paved streets Harrison and Jackson)
2. Monroe extended (between paved Jackson and Jefferson)
3. Adams (along paved Washington and Jefferson)
4. Forrest (behind paved Tyler)

The Rio Vista Board has asked the county to give advance notice to our Board if there is a decision to decline acceptance of any or all of these paper streets so that we can advise our residents and prepare for questions and the processing of any requests.

Paper Street Portion of Calvert Avenue

