







Original Area 33<sup>3</sup>/<sub>4</sub> Acres  
 Total Land Area Within Original Boundaries 28.73 Acres  
 Area of Hanover St. Within Original Boundaries 1.84 Acres  
 Elevations Taken at Mean Low Tide, Area Impassable Due To Mud & Reeds

APPROVED: *C. R. ...*  
 CHIEF ENGINEER

CITY OF BALTIMORE  
 DEPARTMENT OF PUBLIC WORKS  
 BUREAU OF PLANS & SURVEYS

PLAT SHOWING OUTLINE OF  
 REED BIRD ISLAND

SCALE: 1"=100' DATE: AUG. 14, 1928.

*W. ...*  
 ENGR. OF PLANS & SURVEYS  
*Edmund ...*  
 CITY SURVEYOR

DRAFTING DIVISION  
 DRAWN BY: *Millie ...*  
 CHECKED BY: *Edmund ...*  
 DATE: ...



File in the catalog Mud Island

50619

Read David Johnson





Bridges

Alley 30 ft

Bridges

From Wells St.

Chesapeake St

Griggs Lane

Alley 30 ft

Second St

Plat with deed NHC 7-207





\$1.50  $\text{\textcircled{A}}$



Int. Rev. Stamp .10

THIS DEED made this fifth day of May nineteen hundred and sixteen, by and between Harry M. Wagner, and Harriet Cleveland Wagner, his wife, of Baltimore City, in the State of Msryland, of the first part and the State of Maryland, of the second part.

WITNESSETH, that in consideration of the sum of One dollar to them paid and of other valuable considerations, the said parties of the first part do hereby grant and convey unto the said party of the second part, its successors and assigns, a right of way for the purpose of a street or highway over and across that part of the tract of land situate in Anne Arundel County, in the State of Maryland, and contituted an island in the Patapsco River known as "Reed Bird Island", which is thus described to-wit;-

BEGINNING for the same at a point on the line of the face of the north abutment of the first State Bridge crossing the Patapsco River, northwest of the town of Brooklyn in Anne Arundel County, distant thirty-three feet easterly from the center line of said bridge, running thence northwesterly fifteen hundred sixty-one and five tenth feet, more or less, to a point in the line of the face of the south abutment of the second bridge crossing the Patapsco River northwest of the town of Brooklyn in Anne Arundel County, distant thirty-three feet from the center line of said last mentioned bridge, thence along the line of the face of the said last mentioned abutment southwest sixty-six feet, more or less, to intersect a line drawn parallel to the line secondly mentioned in the aforesaid description, thence reversing said last mentioned line and running thereon southeasterly fifteen hundred sixty-one and five-tenth feet to intersect the line of the face of the abutment first above mentioned, thence southeasterly along the line of the face of said abutment thirty three feet to the place of beginning.

BEING a part of the tract of land which by deed dated the 23rd day of September, A. D. 1910, duly recorded among the Land Records of Anne



No.

Arundel County in Liber G. W./33-folio 184 etc:- was conveyed by \_\_\_\_\_  
to the said Henry M. Wagner

TOGETHER with the right to build and at all times to repair and maintain said street or highway within the bounds of said right of way and the necessary slopes on each side thereof; said Harry M. Wagner, however, reserving to himself the fee and reversion in said land, subject to the easement hereby granted and the right of access to the said State Road on each side thereof from his land by roadways which he may hereafter construct connecting with said right of way when and as such roadways are brought up to the grade of said highway and the privilege of unloading material from said State Road upon his said land for grading upon the same.-

IN Consideration of the premises and of one dollar to it paid, the said party of the second part doth hereby covenant and agree that the rights hereinbefore reserved by said Harry M. Wagner, shall be at all times available.

WITNESS the hands and seals of the parties of the first part and seal of the party of the second part duly attested by its proper officers.

|                     |                          |        |
|---------------------|--------------------------|--------|
| Test;               | Harry M. Wagner.         | (Seal) |
| J. H. Hilleary, Jr- | Harriet Cleveland Wagner | (Seal) |
| Attest;             | State Roads Commission   |        |
| Wm. L. Marcy_       | F. Z. Zouck-Chairman-    |        |

State of Maryland, Baltimore City-to-wit;-

I hereby certify, that on this fifth day of May in the year nineteen hundred and sixteen, before me, the subscriber, a Notary Public of the State and City aforesaid, personally appeared Harry M. Wagner and Harriet Cleveland Wagner, his wife, and acknowledged the foregoing Deed to be their respective deed and act.

WITNESS my hand and notarial seal.

J.A. Hilleary Jr.

Notary Public-

(Notary's Seal)-



State of Maryland, Anne Arundel County-to-wit-

I hereby certify that the foregoing is a true copy of deed left for record on the 12th day of May 1916, in the Office of the Circuit Court for Anne Arundel County, to be recorded among the Land Records of the Circuit Court for A-A-County-

(Court )

(Seal)

In Testimony whereof I hereunto set my hand and affix the seal of the Circuit Court for Anne Arundel County this 17th day of May 1916-

George Wells Clerk.

State of Maryland, Anne Arundel County, Sct:

I Hereby Certify that the foregoing is a true copy of the Respondents Exhibit "B" Filed June 13, 1916 in No. 4071 Equity in the Circuit Court for Anne Arundel County.

In Testimony Whereof, I hereunto set my hand and affix the Seal of the Circuit Court for Anne Arundel County, this 7th day of March, A. D. 1934.

Wm Martin Brady, Clerk.



Lot A.

J.C. B. No. 2 fol 144

① The South Balto Harbor and  
Improvement Co of ad Co  
to (Lease)

date mch 23, 1895

ack mch 23, 1895

Rec apt 18, 1895

② John M<sup>c</sup> Groz (or Grevy)

all that lot Beg W.S. First St at a pt 40' S of  
where the S.S. Chesapeake St, if extended N.W<sup>way</sup> would  
int the W.S. First St & run thence S<sup>ly</sup> bdg on W.S. First St  
14' thence W<sup>ly</sup> at r.a. to First St 100' thence N<sup>ly</sup>  
& par First St 14' thence E<sup>ly</sup> by a str line to Beg.

This lease not to carry any water privileges or riparian  
rights with it beyond the 100' mentioned in the above  
description, the lessor reserving to itself all such rights  
& privileges. No dedication of Chesapeake St

For title refers to S Sts 26-298

For 99 yrs Rent \$31.<sup>50</sup>

Witnessed

Seq seal & ack by (1) & (2)



G.W. N-46 fol 377

① John McEvoy  
to (asst)

date Jan 2, 1906

ack Jan 2 1906

Rec Jan 3 1906

② Klemens Jankoski

① does, grant & assign unto ② his pers  
& ass. all that lot

Beq W.S. First St. 40' S from S.S. Chesapeake  
(if extended NW walk) thence S<sup>ly</sup> bdy on W.S. First  
14' thence S<sup>ly</sup> bdy on W.S. First St 14'  
thence W<sup>ly</sup> at r.a. to First St 100'  
thence N<sup>ly</sup> par First St 14'  
& thence E<sup>ly</sup> by a str line to Beq.

Being same in lease to ① from S.B.F. & B.  
mch 23, 1895 JCB 2-144 subj to rent of

1 witness

sig seal & ack



S.H. N<sup>o</sup> 26 fol 298

① Mary R. Steigler <sup>wid</sup>  
W<sup>m</sup> J. S. Steigler her trust  
to (D)

date Aug 14, 1885

acks Aug 14, 1885

Rec Aug 15, 1885

Cons. 1250.-

② South Baltimore Harbor and  
Improvement Co of a/c

① do grant & convey unto ② its successors & assigns  
all that lot or parcel

Req for the same on W.S. First St at a pt where  
N.S. Chesapeake St, if extended N.W<sup>waly</sup> would intersect  
W.S. First St & run thence with rbdg on W.S. First  
S 24° 20' W 476' 7" ± to a pt 136' N.E<sup>ly</sup> from a pt  
where the N.S. Maryland Ave if extended W<sup>waly</sup>  
would intersect the W.S. First St, sd pt being at  
N.E. cor of lot which is 2<sup>dly</sup> desc in D from sd ①  
to W<sup>m</sup> Allan Sept 16, 1881 S.H. 23-393 thence  
with the N line of sd lot rbdg thence to the  
shore of the Patuxent River, thence with the  
meanders of sd shore to the point where the  
N.E.S. of Chesapeake St, if extended N.W<sup>waly</sup> would  
touch sd shore, thence reversing sd last line &  
running S 65° 45' E 28' 5" to Req Being part of  
first desc parcel conve to ① by D. of P. from W<sup>m</sup>  
Seevera rope Nov 23, 1876 (S.H. 11-32)

Together etc x x and wharf rights, rights of accretion  
and allusion privileges appurtenances etc  
witness sig seal & ack by ①.



Long lot on W 3rd St

N. H. S. N<sup>o</sup> 6 - fol 388

① James D. Marr

to

② Augustus F. Seever <sup>and</sup>  
Wm R. Seever

date July 2, 1857

ack July 2, 1857

Rec July 9, 1857

Consid: \$300. =

① doth grant unto ② their pers heirs and one undivided half or moiety in & to all that lot

Beq at a pt on W. 3rd St in a plat of City of "Brooklyn" laid out on the lands of the Patapsco Co sd pt bearing N 69 1/4° W 12' from a stone planted in the division line of the lands of the Patapsco Co and Richard Cromwell and run thence bdq on sd division line the two following courses, viz:

N 69 1/4° W 87' to the cen of a large walnut tree an original boundary N 67° 40' W 266' to a stone planted in S. shore of the Patapsco River thence run with the meanders of sd shore the nine following courses

(1) N 53° 10' E 144' 9" (2) N 14 3/4° E 620' (3) N 19 1/2° E 133'

(4) N 33 1/2° E 235' (5) N 65 1/2° E 299' (6) N 53 1/2° E 142' (7) N 44 1/2°

E 225' (8) N 24 1/4° E 254' to a pt N 65° 40' W 84' from SE cor of Chesapeake & 3rd St. thence (9) N 12 1/2° E 70'

to junction of N.S. Chesapeake St with Patapsco River thence with N.S. of sd Street S 65° 40' E 28' 5" to W. 3rd St laid out 70' wide thence with W. of of sd Street S 24° 20' W 1968' 9" to Beq. Cont 10 acres ±

Being lot in Lease from Patapsco Co et al to ① (N.H.S. 6/36)

Subj. to rent of 300 =

Witnessed sig seal & ack by ①

over



< Above desc includes ground  
between Patapsco River, N.S. Chesapeake  
St, the W. S. First Street & the S line  
of Lot G.G. >



- ① The Patapsco Co
- ② Josias Pennington <sup>and</sup>  
Wm Fisher, Trustees  
to (D of Rent)
- ③ Sophia C Read

N. H. G. No 7 fol 307

date Sept 2, 1858

ack Sept 2, 1858

Rec Sept 6, 1858

Grant reversion & Rent reserved by Lease  
from ① & ② to James D Mann June 10, 1857  
N. H. G. 6-360

1 witness

set seal & ack by ① & ②



① Sophia C. Read

to (D)

② Augustus F. SeEVERS <sup>and</sup>  
Wm R. SeEVERS

N. H. G. N<sup>o</sup> 12 fol 80

date Feby 17, 1864

ack Feby 17, 1864

Rec Feby 19, 1864

Comid \$ 4875. =

Recites D of to (D) of her + rent of \$300 = from the Patapsco Co et al (N. H. G. 7-307) that she died by D. Oct 18, 1862 to Jno Russell release the lot of grd in sa D described from operation of sd rent & did reduce sd rent to \$292<sup>50</sup> also (D) has agreed to release the balance of the grd & prem. in sa D from the Patapsco Co to (2) and extinguish the rent on the balance of the prop. not heretofore released.

(D) does grant & convey to (2) as tenants in com their heirs & assigns all that parcel of grd in City of Brooklyn, a plat whereof is recorded among LR aforesaid in N. H. G. 10-355 which comprises all the grd due in the D from Patapsco Co & others to (D) which has not hitherto been released by (D) from operation of sd lease. Being part of grd in lease from sa Patapsco Co et al to James D. Mann June 10, 1857 N. H. G. 6-360. The leasehold Estate wherein became vested in (2) as tenants in com. by virtue of following deeds:

D from Jas D. Mann N. H. G. 6-388

ass " " to Jno F. Pickell N. H. G. 6-390

" " Jno F. Pickell to (D) N. H. G. 7-53

Together etc & & and especially the yearly rent of



# 292 <sup>50</sup> to create a merger

1 witness

sig seal + ack by (1)



N. H. G. N<sup>o</sup> 6 fol 390

① James D. Marr

to (2 of 1/2)

② John F. Pickrell

date July 2, 1857

ack July 7, 1857

Rec July 9, 1857

Consid: 3300.-

① doth grant unto ② his pers rep & ass one indiv half or moiety in & to all that parcel  
< description same as of land to ① from the  
Patapsco Co et al N. H. G. 6-360 >

Being same in sd lease

witnessed sig seal & ack ①



Seevors Lot

N. H. G. N-6 fol 360

date June 10, 1857

ack June 11, 1857

Rec June 18, 1857

① The Patapsco Co (Incorp  
by Act of 1852-187)

② Jonas Pennington <sup>and</sup>  
W<sup>m</sup> Fisher Trustees

to (Lease)

③ James D. Marr

Recites that ① did on Dec 20, 1856 Execute unto ②  
a D of Tr of all its real Est in Anne Arundel County, to  
secure the payment & redemption of certain bonds of  
sd Company therein partic referred to In which D,  
sd reserved full power to lease same or any part

That sd ① has agreed to lease the lot hereinafter  
partic desc. to ③ & the sd ② unto herein for the  
purpose of conveying the legal title in sd term.

① in Execution of sd power and sd ② do lease unto ③  
his pers rep or ass all that lot < description same  
as in D from ② to R. F. Seevors et al N.H.G. 7-53 >  
Cont 10 acres ± for 99 yrs Rent 300 =

witnessed

sig seal & ack by ① x ② x ③



N.H.G. No 7 fol 53

- ① John F. Pickrell  
to (D)
- ② Augustus F. SeEVERS and  
Wm R. SeEVERS
- date Jan 30, 1858  
" 30  
Feb 3
- Cons: \$ 2 000 -

① doth grant unto ② their pers rep & ass  
one undiv half or moiety in to all that lot  
< Description same as of D from Jas D. Mann to ②  
July 2, 1857 N.H.G. 6-388 except that the course  
N 44 1/2° E 225 ft here reads N 54 1/2° E 225 ft >

witnesses

sig seal &amp; ack by ①



lot A

W.S.G. No 21 fol 541

date may - 1801

①. Capt. Rudon Moore <sup>and</sup>

Sarah his wife

to

② Cumberland Dugan

one undiv moiety or half part of "Duck Cove" cont  
about 200 acres  $\pm$  lately the prop of Mrs Kelso <sup>deceased</sup>  
rather good x x

ly



N. H. G. N<sup>o</sup> 3 fol 275-

① George R. Cinnamond and  
Lydia Amanda Cinnamond  
his wife

date Jan 19, 1854

to (Deed)

② The Patapsco Company  
(act of 1833 ch 137)

Cons: \$15,000. =

① do grant etc unto ② its assigns all that  
parcel of land, part of "Duck Cove" Beg on the  
margin of the water on S.S. Patapsco River at end  
of 2<sup>d</sup> line of "Duck Cove" thence reverse of a line  
bdy <sup>as now been</sup> thence S  $68\frac{3}{4}^{\circ}$  E 135 ps then N 134 ps or  
thereabout to the Patapsco River then bdy on sa river  
to Beg. Cont 50 acres

Being same in D. May 25, 1853 N.H.G. 2-293  
from Wm McKim to ①



N. H. G. N<sup>o</sup> 6 fol 183

date Dec 20, 1856

① The Patapsco Co

to (D of 2 or m)

② Josias Pennington  
Wm Fisher

mtge of all real est of ① to secure bonds  
grants all those tracts, viz:

all that tract called "Duck Cove" conw to ① by Geo  
R. Cinnamon (N. H. G. 3-275) Cont 50 acres

Also all that part of Mountville conw to ① by Jas M.  
Lucas wife (N. H. G. 2-460) Cont 310<sup>3</sup>/<sub>4</sub> acres ±

Also all that part of Mountville conw to ① by R. Cromwell Jr  
wife by D. Oct 1, 1853 N. H. G. 3-149 Cont 174<sup>1</sup>/<sub>4</sub> acres ±

Also all that part of Mountville conw to ① by St Thomas  
et al by D. Oct 1, 1853 N. H. G. 2-449 Cont 380 acres ±

Also all that part of Mountville conw by Chas Hammond  
to ① July 13, 1854 N. H. G. 3-548 Cont 555 acres ±

Also all that tract purchased by ① from C M<sup>e</sup>  
Lean Jr in cause of Hammond v Hammond  
Cont 527<sup>1</sup>/<sub>2</sub> acres ±

Also all that part of Mountville conw to ① by  
Wm F. Bourke et al Jan 4, 1854 N. H. G. 3-186  
Cont 68<sup>1</sup>/<sub>2</sub> acres ±

Also all that part of Mountville conw to ① by  
Lemuel Bourke Oct 3, 1853 N. H. G. 2-456 Cont 88 a ±

Also all that part of Mountville conw to ① by Caroline  
M. Thomas Oct 3, 1853 N. H. G. 2-460 Cont 189 a ±

over



Also all that part of Mountville con'd to ① by  
Ann & Bourke v others Jan 11, 1854 N.H.G. 3-189  
Cont 74 acres ±

also all that part of Mountville purchased by  
① from F. H. Stockell Jr in case of Bourke v Bourke  
Cont 77 a ±

Also all that part of Mountville con'd by Isaac  
Kaufman to ① N.H.G. 3-278 Cont 70 acres ±

also all that part of Mountville purchased by  
① from Rezin Hammond Jr in case of Bourke  
v Bourke Cont 68 acres ±

W.S.G. No 21 fol 5-42

- ① Margaret Dugan, widow  
of Cumberland Dugan  
to  
② Hammond Dugan, her Son } date Jan 24, 1837

① as one of heirs of her mother Rebecca Kelso, formerly Rebecca Hammond & as one of heirs of her brother Thomas Kelso and by devise from her late husband (will dated Oct 5, 1832 in B County) is entitled to the whole of that farm or part of a tract called "Duck Cove" which was allotted to sd Rebecca Kelso in division of the whole tract between Thomas Hammond (son of Lawrence) and James Kelso & the sd Rebecca, his wife, to one indiv. moiety of which sd Cumberland Dugan became entitled by purchase from Nick R. Moore & Sarah his wife, formerly Sarah Kelso & sister of sd Margaret Dugan by D. of May 12, 1801 (W.S. 67-185 of B County) & also recorded or intended to be recorded in A A County

That ① as one of the heirs at law of her sd mother who was the sister of sd Thomas Hammond & by virtue of two several deeds of convey one of them from Com<sup>m</sup> M<sup>c</sup>Mullen to her Feby 3, 1815 & other from Saml J Donaldson & wife to ① & her sister Sarah Moore July 4, 1834 (W.S.G. 3-381 & W.S.G. 19-273) is entitled to  $\frac{3}{4}$  of all that farm or part of sd tract called "Duck Cove" which in the division hereinafore referred to was allotted to sd Thomas Hammond

over



That ① has contracted & agreed to grant & convey to ② his entire Est & interest in whatsoever manner acq in the aforesaid tract called "Duck Cove" which tract is supposed to contain 400 acres ±

① doth grant unto ② his heirs & assigns all that part of sd tract "Duck Cove" which in the division hereinafore referred to was allotted & assigned to sd Rebecca Kelso and also  $\frac{3}{4}$  of all that part of sd tract which sd division was allotted to Thomas Hammond and all other the Est of ① in the entire tract aforesaid.

Division C

J. H. N. N-1 fol 107  
date Jan 25, 1844.

Allotment to  
Wm McKim as trustee  
of Mrs Cordelia McStollins

+ + +  
+ +

Shively: A farm in Anne Arundel County, called  
"Deek Cove" supposed to contain 428 1/2 acres  
including 1/5 of 206 acres which is supposed  
to belong to Mrs Moore (which sd farm  
was conv by Margaret Dugan to Hammond  
Dugan Jan 24, 1837 (WS 9 21-542))

Note: For apptmt of Commrs to make partition see  
2 deeds (JK 313-247 & JK 313-257 of B City)



N. H. G. N<sup>o</sup> 2 fol 293

① Wm M Kerr, devise  
In trust under will  
of Cordelia M. Hollins  
DMD 22-169 (B. County)

date May 25, 1853

to (D)

Cons: \$15,000.=

② George R. Coniamond

① doth grant etc unto ② his heirs & assigns  
all that parcel part of "Duck Cove" { described as  
in D from ② to The Patuxent Co N. H. G. 3-275 }  
For title refers to D of D from Dugan to ① Etal  
gH N 1-107