

DESCRIPTIONS OF TWO PARCELS OF THE PORTMANN & ALLEN LANDS,
FIFTH DISTRICT, KENT COUNTY, MD.

PARCEL 1

Beginning for the same at a point in the centerline of and at the southwest end of Swan Point Road, said point being the southeast corner of the lands of William J. Green and the southwest corner of the lands of H. Calvin Kaufman; and running, thence, by and with said Kaufman lands S 73 05 40 E - 25.01' to a concrete monument, S 73 05 40 E - 833.28' to a concrete monument, and S 73 05 40 E - 45' more or less to the mean high waters of Tavern Creek; thence, by and with the mean high waters of Tavern Creek the twelve following courses and distances:

1. S 40 37 40 E - 239.80'
2. S 01 30 30 E - 190.07'
3. S 54 17 40 W - 197.04'
4. S 13 14 30 E - 611.25'
5. S 61 42 00 W - 147.65'
6. S 01 12 20 E - 95.02'
7. S 42 54 20 W - 348.13'
8. S 23 50 20 W - 235.05'
9. S 39 35 20 W - 337.38'
10. S 03 22 00 W - 170.29'
11. S 41 59 10 E - 201.80'
12. S 56 35 00 W - 593.87'

to a point at the mouth of said creek and a new division line between the herein described lands and other lands of Portmann & Allen (Parcel 2 of this description); thence, by and with said new division line N 18 49 50 W - 15' more or less to an iron pipe and N 18 49 50 W - 3410.82' to a point on the line of the lands of William J. Green; thence, by and with said Green lands S 72 45 20 E - 1175.00' to a concrete monument and S 72 45 20 E - 25.00' to the place of beginning. Containing in all 83.319 acres of land, more or less.

PARCEL 2

Beginning for the same at the northwest corner of Parcel 1 of this description, said point being on the line of the lands of William J. Green at a point N 72 45 20 W - 1200.00' from the southeast corner of said Green lands; and running, thence, by and with Parcel 1 S 18 49 50 E - 3410.82' to an iron pipe and S 18 49 50 E 15' more or less to the mean high waters of the Chesapeake Bay near the mouth of Tavern Creek; thence, by and with the mean high waters of the bay the sixteen following courses and distances:

1. N 77 19 20 W - 829.52'
2. N 77 46 30 W - 920.88'
3. N 08 31 50 E - 202.24'
4. N 81 43 30 W - 555.79'
5. S 56 43 30 W - 191.38'

6. N 62 49 10 W - 207.97'
7. S 55 32 20 W - 309.27'
8. N 11 46 10 E - 612.88'
9. N 43 59 40 E - 201.56'
10. N 19 59 00 W - 351.14'
11. N 30 57 50 E - 291.55'
12. N 05 18 50 W - 215.93'
13. N 24 37 20 E - 264.01'
14. N 11 01 00 E - 575.61'
15. N 07 07 30 W - 282.18'
16. N 34 28 10 E - 537.56'

to the lands of William J. Green; thence, by and with said Green lands S 72 45 20 E - 56' more or less to a concrete monument and S 72 45 20 E - 948.46' to the place of beginning. Containing in all 132.424 acres of land, more or less.

Together with a right-of-way from the southwest end of Swan Point Road over the lands of Parcel 1 to the herein described lands.

Saving and excepting the 0.523-acre parcel of land conveyed by Roy T. Strong, et. al. to the United States of America, dated November 1, 1923, and recorded in the Land Records of Kent County, Liber RRA 2, folio 618.

Subject, also, to the easements described in a deed from A. Parks Rasin, Jr., Executor, to the United States of America, dated September 29, 1960, and recorded in the Land Records of Kent County, Liber WHG 67, folio 397.

Note: Parcel 1 is subject to a right-of-way running from the southwest end of Swan Point Road to the lands of Parcel 2 and is also subject to two of the easements described in WHG 67/397.

September 19, 1978.

William R. Nuttle.

X ISLAND ?

WHG 67/397 - Easement

Begin w line of Tower #14

①
30' R/W

N64°19'W - 262.78

N19°47'E - 243.42

S75°26'E - 313.21

S75°26'E - 997.85

S72°05'E - 243.70 to I.P.

N18°18'E - 1259.87 to iron pin at S terminus of pub rd.

② 10' R/W described from tower to bay

③ 15' R/W for power lines

File 12/28/73
Book 55 Page 618

ESC/mpw/12/18/73/1&2/

LIBER 55 618

RECEIPT NO. A 25839

THIS DEED, made this 14th day of December, 1973, by and between ORLIN S. ANDERSON, SR., of Kent County, State of Maryland, of the first part; and ALLYNE S. PORTMANN and GLORIA S. ALLEN, of Cuyahoga County, State of Ohio, of the second part.

WITNESSETH, that in consideration of the sum of Five (\$5.00) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Orlin S. Anderson, Sr., does grant and convey a one-fourth (1/4th) undivided interest unto the said Allyne S. Portmann, her heirs and assigns, in fee simple; and a one-fourth (1/4th) undivided interest unto the said Gloria S. Allen, her heirs and assigns, in fee simple, as tenants in common and not as joint tenants, in and to ALL THAT FARM OR TRACT OF LAND situate, lying and being in the Fifth Election District of Kent County, aforesaid, being the southernmost part of the farm or plantation generally known as Swan Point including Swan Island and the knolls; lying on the Chesapeake Bay and Tavern Creek, and particularly described as follows:

BEGINNING for the same at a stone set on the bank bounding the southwest of Spring Cove or Calf Cove and also near the Spring under a walnut tree and running from thence north seventy-seven and one-quarter degrees west, one hundred and ninety-three perches to the Bay Shore, being the same as the south boundary line of the property adjoining on the north, as corrected for magnetic differences by J. R. McCrone, Jr., Inc., registered Land Surveyors, by survey describing the common boundary line as north 72 degrees 01 minutes 50 seconds west, 3,199 feet, thence by and with the waters of the Chesapeake Bay so as to include Swan Island, lying south 02 degrees west, 4,600 feet from the intersection of the aforesaid northerly property line and the Chesapeake Bay, as scaled from aerial photograph, flight 1957, and the knolls around to Swan Point Belly, then along and by and with the waters of the Belly to Tavern Creek, thence along, by and with the waters of Tavern Creek to Spring Cove or Calf Cove, then up the centre of said Cove to the point of beginning, containing two hundred and eighty-nine acres, two roods and twenty-seven perches of land, more or less.

EXCEPTING THEREFROM, all that parcel of land conveyed by Roy T.

~~Escrow~~
3



DEC 28 1973
TAX & RECORDS REC. 7/12/25/83
STATE PROPERTY TAXES

LAW OFFICES OF
ERNEST S. COOKERLY
CHRISTENTOWN, MD. 21420
TELEPHONE 778-2112

Strong, et al, to the United States of America by deed dated November 1, 1923, recorded among the Land Records of Kent County aforesaid, in Liber R.R.A. No. 2, Folio 618, and described as follows: All that said lot or parcel of land situated and lying at Swan Creek on the Eastern Shore of the Chesapeake Bay in Kent County, Maryland, beginning at a concrete monument, said point of beginning being 155.1 feet on a line running north 52 degrees 25 minutes east from a concrete monument directly under Tower No. 14, better known as Swan Point Tower; thence south 2 degrees 02 minutes west 120.0 feet to a concrete monument, thence north 87 degrees 58 minutes west 190 feet to the point of beginning, containing 0.523 acres, more or less, together with a right of way over the adjoining property, hereinabove described, to the Chesapeake Bay and to the nearest public highway.

SUBJECT to a Grant from Ethel D. Bramble to County Commissioners of Kent County, dated May 5, 1959, and recorded among the Land Records for Kent County, aforesaid, in Liber W.H.G. No. 59, Folio 250.

ALL of the above described property being subject, however, to a deed of easement dated September 29, 1960, from A. Parks Rasin, Jr., Executor-Ethel D. Bramble Estate, to the United States of America, recorded among the Land Records of Kent County, aforesaid, in Liber W.H.G. No. 67, Folio 397.

BEING the same parcel of land in which a one-half (1/2) undivided interest was conveyed unto the said Orlin S. Anderson, Sr., by Mary Kathryn Benson Russell and Cecil H. Russell, her husband, by deed dated January 2, 1964, and recorded among the Land Records for Kent County, Maryland, in Liber E.H.P. No. 5, Folio 752, etc.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining, including all riparian rights.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Allyne S. Portmann and Gloria S. Allen, their heirs and assigns, forever, in fee simple, as

LIBER 55 619



grant for 40' road

see sheet

LAW OFFICES OF
 ERNEST S. COCKERLY
 CHESTERTOWN, MD. 21620
 TELEPHONE 779-2112

tenants in common and not as joint tenants, as to the entire interest, each to hold a one-fourth (1/4th) undivided interest therein.

AND the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property granted and that he will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said Grantor.

Test:

H. J. Whitaker Orlin S. Anderson Sr. (SEAL)
Orlin S. Anderson, Sr.

STATE OF FLORIDA, COUNTY OF Collier, to wit:

I HEREBY CERTIFY, that on this 14 day of December, 1973, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared ORLIN S. ANDERSON, SR., the above named Grantor, and he acknowledged the foregoing deed to be his act.

AS WITNESS my hand and Notarial Seal.

H. J. Whitaker
Notary Public
0175
10

My commission expires:
My commission expires June 20, 1975

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Ernest S. Cookerly
Ernest S. Cookerly, Attorney.

Deed THE FOREGOING Deed FILED FOR RECORD AND IS
ACCORDINGLY RECORDED AMONG THE LAND RECORDS OF KENT COUNTY, MD.
IN LIBER C.H.C. NO. 550 FOLIOS 618 thru 620
Carl H. Pinder CLERK

Filed 12/16/76
 Book 071 Page 621

THIS GIFT DEED, made this 9 day of December, 1976,

by and between CLARENCE SEAMAN, of Cuyahoga County, State of Ohio, of the first part; and ALLYNE S. PORTMANN and GLORIA S. ALLEN, of Cuyahoga County, State of Ohio, aforesaid, of the second part.

WITNESSETH, that in consideration of the sum of Five (\$5.00) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Clarence Seaman does grant and convey a one-fourth (1/4th) undivided interest unto the said Allyne S. Portmann, her heirs and assigns, in fee simple; and a one-fourth (1/4th) undivided interest unto the said Gloria S. Allen, her heirs and assigns, in fee simple, as tenants in common and not as joint tenants, in and to all that farm or tract of land situate, lying and being in the Fifth Election District of Kent County, State of Maryland, being the southernmost part of the farm or plantation generally known as Swan Point including Swan Island and the knolls; lying on the Chesapeake Bay and Tavern Creek, and particularly described as follows:

BEGINNING for the same at a stone set on the bank bounding the southwest of Spring Cove or Calf Cove and also near the Spring under a walnut tree and running from thence north seventy-seven and one-quarter degrees west, one hundred and ninety-three perches to the Bay Shore, being the same as the south boundary line of the property adjoining on the north, as corrected for magnetic differences by J. R. McCrone, Jr., Inc., registered Land Surveyors, by survey describing the common boundary line as north 72 degrees 01 minutes 50 seconds west, 3,199 feet, thence by and with the waters of the Chesapeake Bay so as to include Swan Island, lying south 02 degrees west, 4,600 feet from the intersection of the aforesaid northerly property line and the Chesapeake Bay, as scaled from aerial photograph, flight 1957, and the knolls around to Swan Point Belly, then along and by and with the waters of the Belly to Tavern Creek, thence along, by and with the waters of Tavern Creek to Spring Cove or Calf Cove, then up the centre of said Cove to the point of beginning, containing two hundred and eighty-nine acres, two roods and twenty-seven perches of land, more or less.

EXCEPTING THEREFROM, all that parcel of land conveyed by Roy T. Strong, et al, to the United States of America by deed dated November 1, 1923, recorded among the Land Records of Kent County aforesaid, in Liber R.R.A. No. 2, Folio 618, and described as follows: All that said lot or parcel of land situated and lying at Swan Creek on the Eastern Shore of the Chesapeake Bay in Kent County, Maryland, beginning at a concrete monument, said point of beginning being 155.1 feet on a line running north 52 degrees 25 minutes east from a concrete monument directly under Tower No. 14, better known as Swan Point Tower, thence south 2 degrees 02 minutes west 120.0 feet to a concrete monument, thence north 87 degrees 58 minutes west 190 feet to the point of beginning, containing 0.523 acres, more or less, together with a right of way over the adjoining property, hereinabove described, to the Chesapeake Bay and to the nearest public highway.

SUBJECT to a Grant from Ethel D. Bramble to County Commissioners of Kent County, dated May 5, 1959, and recorded among the Land Records for Kent County, aforesaid, in Liber W.H.G. No. 59, Folio 250.

ALL of the above described property being subject, however, to a deed of easement dated September 29, 1960, from A. Parks Rasin, Jr., Executor-Ethel D. Bramble Estate, to the United States of America, recorded among the Land Records of Kent County, aforesaid, in Liber W.H.G. No. 67, Folio 397.

BEING the same parcel of land in which a one-half (1/2) undivided interest was conveyed unto the said Clarence Seaman by Mary Kathryn Benson Russell and Cecil H. Russell, her husband, by deed dated January 2, 1964, and recorded among the Land Records for Kent County, Maryland, in Liber E.H.P. No. 5, Folio 752, etc.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining, including all riparian rights.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Allyne S. Portmann and Gloria S. Allen, their heirs and assigns, forever, in fee simple, as tenants in common and not as joint tenants, as to the entire interest, each to hold a one-fourth (1/4th) undivided interest therein.

AND the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property granted and that he will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said Grantor.

Test:

Margarete L. Vertal Clarence Seaman (SEAL)
Clarence Seaman

STATE OF Ohio, COUNTY OF Cuyahoga, to wit:

I HEREBY CERTIFY, that on this 4th day of December, 1976, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Clarence Seaman, the above named Grantor, and he acknowledged the foregoing deed to be his act.

AS WITNESS my hand and Notarial Seal.

William H. Seaman
Notary Public

My commission expires:

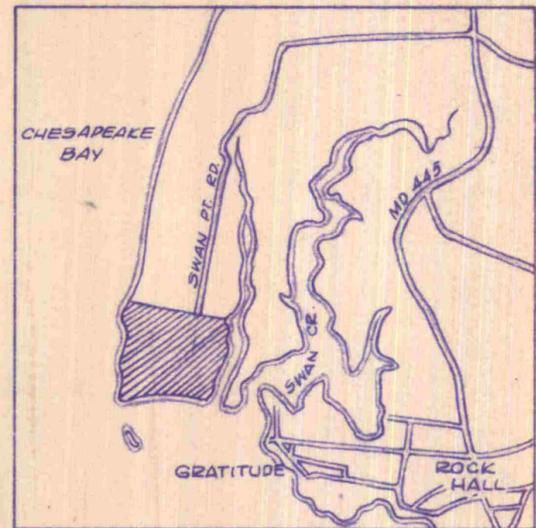
Dec 17, 1977

WILLIAM H. SEAMAN
Notary Public, State of Ohio
My Commission Expires Dec. 17, 1978

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Ernest S. Cookerly, Attorney

MAG. NORTH
1969

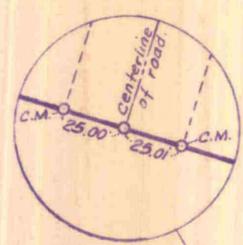


CHESAPEAKE BAY

WM. J. GREEN

SWAN POINT ROAD

H. CALVIN KAUFMAN



C.M.

948.46'

30

1175.00'

1

833.28'

C.M.

45'

2

3

4

5

PARCEL 1
83.319 ACRES±

□ tower

PARCEL 2
132.424 ACRES±

MARSH

MARSH

TAVERN CREEK

pipes set
Oct. 1979

frame
cottage

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

NO.	BEARING	DIST
1	S 73° 05' 40" E	903.29
2	S 40° 37' 40" E	239.80
3	S 01° 30' 30" E	190.07
4	S 54° 17' 40" W	197.04
5	S 13° 14' 30" E	611.25
6	S 61° 42' 00" W	147.65
7	S 01° 12' 20" E	95.02
8	S 42° 54' 20" W	348.13
9	S 23° 50' 20" W	235.05
10	S 39° 35' 20" W	337.38
11	S 03° 22' 00" W	170.29
12	S 41° 59' 10" E	201.80
13	S 56° 35' 00" W	593.87
14	N 77° 19' 20" W	829.52
15	N 77° 46' 30" W	920.88
16	N 08° 31' 50" E	202.24
17	N 81° 43' 30" W	555.79
18	S 56° 43' 30" W	191.38
19	N 62° 49' 10" W	207.97
20	S 55° 32' 20" W	309.27
21	N 11° 46' 10" E	612.88
22	N 43° 59' 40" E	201.56
23	N 19° 59' 00" W	351.14
24	N 30° 57' 50" E	291.55
25	N 05° 18' 50" W	215.93
26	N 24° 37' 20" E	264.01
27	N 11° 01' 00" E	575.61
28	N 07° 07' 30" W	282.18
29	N 34° 28' 10" E	537.56
30	S 72° 45' 20" E	2204.46'



ISLAND
(Part of Parcel 2)

**SURVEY AND DIVISION OF THE
PORTMANN & ALLEN LANDS**

5TH DISTRICT, KENT COUNTY, MD.

Scale 1"=400' Sept. 1978.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

Note: All interior lines were surveyed.
Shore line was drawn from U.S.D.A.
aerial photo, and water courses were
computed from scaled coordinates.

C.M. = concrete monument
I.P. = iron pipe