

DESCRIPTION OF THE BAY PARK DEVELOPMENT CO., INC.
LANDS, FOURTH DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at the intersection of the north-west side of old Md. Rte. 404 (20' from the centerline) and the northeast side of U.S. Rte. 50 (120' from the centerline as shown on SRC Plat 20926); and running, thence, by and with the north side of U.S. Rte. 50 N 73 41 W - 583.07 to a concrete monument and S 16 19 W - 20.00 to a concrete monument and the northeast side of said road as shown on SRC Plat 7119 & 7120 (100' from the centerline); thence, by and with the northeast side of said road N 73 41 W - 3617.65 to a fence post and N 73 41 W - 38 more or less to the mean high waters of the Chesapeake Bay; thence, by and with the mean high waters of the Chesapeake Bay the twenty-two following courses and distances:

- (1) N 44 02 30 E - 380.13
- (2) N 21 27 20 E - 431.93
- (3) N 21 03 10 W - 283.95
- (4) S 89 36 10 W - 144.00
- (5) N 20 41 40 W - 48.10
- (6) N 49 32 E - 232.65
- (7) N 46 42 40 W - 94.79
- (8) N 46 50 50 E - 109.66
- (9) N 01 48 50 W - 158.08
- (10) N 82 52 30 W - 104.81
- (11) N 02 18 10 E - 174.14
- (12) N 15 26 50 E - 157.70
- (13) S 85 53 10 E - 139.36
- (14) N 47 39 50 E - 365.26
- (15) S 78 01 30 E - 33.73
- (16) N 40 58 30 E - 382.78
- (17) N 39 41 40 E - 328.80
- (18) N 34 48 10 W - 129.53
- (19) N 31 42 50 E - 209.24
- (20) S 87 59 30 E - 57.04
- (21) S 22 20 30 E - 78.92
- (22) N 51 52 20 E - 118.29 to the lands of Eugene Legg, Sr.,

thence, by and with said Legg lands the six following courses and distances:

(2)

(1) S 16 24 20 E - 575 more or less to a point in a tidal pond
(2) S 24 44 20 E - 465.30 to a point near the southeast end of said pond
(3) S 34 09 20 E - 522.20 to a fence post
(4) S 0 17 20 E 795.64 to an iron pipe
(5) S 74 36 50 E - 486.75 to a stone
(6) S 65 27 20 E - 1326.91 to an iron pipe and the lands of John Benton; thence, by and with said Benton lands S 64 16 20 E - 732.52 to an iron pipe; thence, by and with the lands of S.E.W. Friel, Jr. S 05 01 40 W - 289.90 to the south side of an entrance road and the lands of Elizabeth Saddler; thence, by and with the south side of said road and the lands of Elizabeth Saddler and Joseph Sadler N 69 24 20 W - 290.80 and S 84 11 50 W - 146.91 to an iron pipe; thence, by and with the lands of Sadler, Grimes, and Wilkens S 25 28 40 E - 403.20 to an iron pipe and the lands of Charles W. Grimes; thence, by and with said Grimes lands S 64 06 20 W - 103.22 to an iron pipe, S 25 52 E - 160.27, and S 73 41 E - 35.72 to the northwest side of old Md. Rte. 404 (Note: the last mentioned line is the northeast side of a triangular parcel conveyed from Charles W. Grimes to the Bay Park Development Co. Inc. TSP 64/519, and is 50' from and parallel to the northeast side of U.S. Rte. 50); thence, by and with the northwest side of Md. Rtt. 404 S 63 08 20 W - 73.07 to the place of beginning. Containing in all 155.594 acres of land more or less.

Subject to ES.P.S. and telephone company right-of-way.

Being all of the lands described in the two following deeds

- (1) Charles E. Snyder, et. ux. to Bay Park Development Co. Inc., July 23, 1958, TSP 42/9
- (2) Charles W. Grimes to Bay Park Development Co. Inc. February 3, 1962, TSP 64/519

Saving and excepting a 20-foot strip conveyed from Bay Park Development Co. Inc. to the Maryland State Roads Commission (TSP 54/133) as shown on SRC Plat 20926.

William R. Nuttle
Registered Surveyor

July 15, 1965.

DESCRIPTION OF PART OF THE TERRAPIN BEACH LIMITED PARTNER*
SHIP LANDS, FOURTH DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at a point on the west side of Md. Rte. 18 (40' wide), said point being the northeast corner of the herein described lands and the southeast corner of the lands of James A. Cockey; and running, thence, by and with the west side of said road along a curve the radius of which is 2607.93' and the chord of which is S 12 53 20 E - 952.00' and S 23 25 E - 421.92' to a concrete monument and the lands of Harry C. Lowe; thence, by and with said Lowe lands S 19 37 W - 194.15' to a concrete post, N 85 06 20 W - 224.76' to an iron pipe, S 01 25 50 W - 205.17' to a concrete monument, and S 56 26 W - 514.87' to an iron pipe; thence, still by and with said Lowe lands and with the lands of James E. Garner S 46 48 40 W - ~~562.60~~ to a concrete monument and S 46 48 40 W - 22.74' to the centerline of Cockey Lane; thence, by and with the centerline of said road S 04 17 40 W - 321.79' to the lands of John Benton; thence, by and with said Benton lands S 87 48 40 W - 16.33' to an iron pipe and S 87 48 40 W - 1694.07' to an iron pipe, and S 14 21 10 W - 596.07' to an iron pipe and the former Snyder farm, now owned by Terrapin Beach Limited Partnership; thence, by and with the lines of the former Snyder farm, which is also the division line between the A-1 and R-4 zoning districts, the six following courses and distances: (1) N 65 27 20 W - 1326.91' to a stone, (2) N 74 36 50 W - 486.75' to an iron pipe, (3) N 0 17 20 W - 795.64' to a fence post, (4) N 34 09 20 W 522.20' to a point in a tidal pond, (5) N 24 44 20 W - 465.30' to a point in said pond, and (6) N 16 24 20 W - 610' more or less to the mean high waters of the Chesapeake Bay; thence, by and with the mean high waters of said bay N 39 54 30 E - 233.73', N 36 46 E 746.28', and N 33 11 10 E - 372.74' to the lands of Emmart R. Guyton; thence, by and with said Guyton lands S 86 53 40 E - 67' more or less to a post, and S 86 53 40 E - 623.77' to an iron pipe; thence, still by and with said Guyton lands and with the lands of J. W. Eckstorm S 86 53 40 E - 1824.71' to a concrete monument and the lands of J. Harold Thomas; thence, by and with said Thomas lands S 73 24 10 E - 1237.98' to a concrete monument and the lands of James A. Cockey; thence, by and with said Cockey lands S 67 33 E 511.53' to a concrete monument and S 67 33 E - 3.36' to the place of beginning. Containing in all 340.779 acres of land, more or less

Saving and excepting a 10.089 acre tract conveyed to Queen Annes County, recorded in the Land Records of Queen Annes County, Liber CWC 143, folio 30.

Subject to a 30' easement leading to the aforementioned 10.089 acre tract conveyed to Queen Annes County.

Subject to the right-of-way of Cockey Lane.

Subject, also, to the rights of others to the use of a family graveyard, a corner of which lies S 78 21 40 W - 1091.28' from the concrete monument marking the southeast corner of the lands of Emmart R. Guyton, the southwest corner of the lands of J. Harold Thomas, and a corner of the herein described lands.

January 4, 1982.

William R. Nuttle.

DESCRIPTION OF PART OF THE TERRAPIN BEACH LIMITED PARTNER-
SHIP LANDS, FOURTH DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at the intersection of the northeast side of M. S. Rte. 50 (120' from the centerline) and the northwest side of old Md. Rte. 404 (40' wide); and running, thence, by and with the northeast side of U. S. Rte. 50 N 73 41 W - 583.07' to a concrete monument, S 16 19 W - 20.00' to a concrete monument, N 73 41 W - 3617.65' to a post, and N 73 41 W - 38' more or less to the mean high waters of the Chesapeake Bay; thence, by and with the mean high waters of the bay the twenty-two following courses and distances:

1. N 44 02 30 E - 380.13'
2. N 21 27 20 E - 431.93'
3. N 21 03 10 W - 283.95'
4. S 89 36 10 W - 144.00'
5. N 20 41 40 W - 48.10'
6. N 49 32 00 E - 232.65'
7. N 46 42 40 W - 95.79'
8. N 46 50 50 E - 109.66'
9. N 01 48 50 W - 158.08'
10. N 82 52 30 W - 104.81'
11. N 02 18 10 E - 174.14'
12. N 15 26 50 E - 157.70'
13. S 85 53 10 E - 139.36'
14. N 47 39 50 E - 365.26'
15. S 78 01 30 E - 33.73'
16. N 40 58 30 E - 382.78'
17. N 39 41 40 E - 328.80'
18. N 34 18 10 W - 129.53'
19. N 31 42 50 E - 209.24'
20. S 87 59 30 E - 57.04'
21. S 22 20 30 E - 78.92'
22. N 51 52 20 E - 118.29' to the original division line between the herein described lands and the former Legg farm now owned by Terrapin Beach Limited Partnership; thence, by and with said division line the six following courses and distances: (1) S 16 24 20 E - 575' more or less to a point in a tidal pond, (2) S 24 44 20 E - 465.30' to a point in said pond, (3) S 34 09 20 E 522.20' to a fence post, (4) S 0 17 20 E - 795.64' to an iron pipe, (5) S 74 36 50 E - 486.75' to a stone, and (6) S 65 27 20 E - 1326.91' to an iron pipe and the lands of John Benton; thence, by and with said Benton lands S 64 16 20 E - 732.52' to an iron pipe and the lands of Friel; thence, by and with said Friel lands S 05 01 40 W - 289.90' to the lands of Elizabeth H. Saddler; thence, by and with said Saddler lands and with the lands of Joseph Sadler, Edward E. Grimes, and Ruth L. Wilkins N 69 24 20 W - 290.80', S 84 11 50 W - 146.91' to an iron pipe, and S 25 28 40 E - 403.20' to an iron pipe and the lands of Charles W. Grimes; thence, by and

with said Charles Grimes lands S 64 06 20 W - 103.22' to an iron pipe, S 25 52 10 E - 160.27', and S 73 41 E - 35.72' to the northwest side of old Md. Rte. 404; thence, by and with the northwest side of said road S 63 08 20 W - 73.07' to the place of beginning. Containing in all 155.594 acres of land, more or less.

Saving and excepting a 2.483-acre tract conveyed to the State Highway Administration, recorded in the Land Records of Queen Annes County Liber CWC 50, folio 139.

Subject to a 30' easement in connection with waste treatment facilities, said easement recorded in the Land Records of Queen Annes County, Liber CWC 143, folio 30.

January 4, 1982.

William R. Nuttle.

40.896

RECEIVED FOR RECORD July 25 1958
FEE-SIMPLE DEED-CODE City of County-40

LIBER 42 PAGE



#4342

This Deed, Made this

~~24~~ 23rd day of July

in the year one thousand nine hundred and fifty-eight, by and between
CHARLES E. SNYDER and MARGARET S. SNYDER, His Wife,

of Queen Anne's County, in the State of Maryland, of the first part, and
BAY PARK DEVELOPMENT COMPANY, a body corporate, of the State of Maryland,
of the second part.

Witnesseth, that in consideration of the sum of five dollars and other good and valuable
considerations, the receipt of which is hereby acknowledged,
the said CHARLES E. SNYDER and MARGARET S. SNYDER, His Wife,

do grant and convey unto the said BAY PARK DEVELOPMENT COMPANY, its successors



hereby and assigns, in fee simple, all those lots of ground, situate, lying and being in
Queen Anne's County, aforesaid, and described as follows, that is to say:—

Beginning for the first situate on the North side of and adjacent to U. S. Highway
Route No. 50 and described according to survey thereof made July, 1954 by J. B. Metcalfe,
Registered Land Surveyor, as follows: Beginning for the same at a point on the mean
high water line of the Chesapeake Bay, where same is intersected by the Northerly line
of the 200 foot wide right-of-way to the approach of the Bay Bridge and running (1)
thence by and with the line of the said right-of-way South 72 degrees 31 minutes East
4188.70 feet to the Northwesterly line of the right-of-way of the Old State Road (Route
404) 40 feet wide (2) thence by and with the aforementioned line of Route No. 404 North
64 degrees 35 minutes East 75.70 feet to a hub (iron pipe) (3) thence by and with the
division line of the other lands of the five other courses and distance North 24 degrees
45 minutes West 185.30 feet to a hub (iron pipe) North 65 degrees 15 minutes East 103.00
feet to a hub (iron pipe) North 24 degrees 30 minutes West 403.70 feet to a hub (iron pipe)
North 85 degrees 18 minutes East 146.70 feet to a hub (iron pipe) North 68 degrees 19 minutes
East 290.80 feet to a hub (iron pipe) on the line of the land of the school grounds (4)
thence by and with the school grounds North 6 degrees 7 minutes East 289.90 feet to a Hub
(iron pipe) (5) thence by and with the woodlands of Benton North 63 degrees 11 minutes West
732.30 feet to a hub (iron pipe) set in the lines of land(s) of Price (6) thence by and
with the said Price lands the 6 following courses and distances, North 64 degrees 20 minutes
West 1326.80 feet to a stone North 73 degrees 28 minutes West 486.90 feet to a hub (iron
pipe) North 00 degrees 50 minutes East 795.50 feet to a marked fence post North 33 degrees
02 minutes West 522.20 feet to the headwaters of a pond in marsh North 23 degrees 37
minutes West 465.30 feet along center line of the said pond to the outlet of the same
North 15 degrees 17 minutes West 500.00 feet along the center line of the aforementioned
outlet to the mean high water line of the Chesapeake Bay (7) thence meandering and binding
on the mean high water line of the said Bay the 20 following courses and distances:
South 75 degrees 23 minutes West 105.00 feet to a point North 24 degrees 11 minutes West 143.20



13750



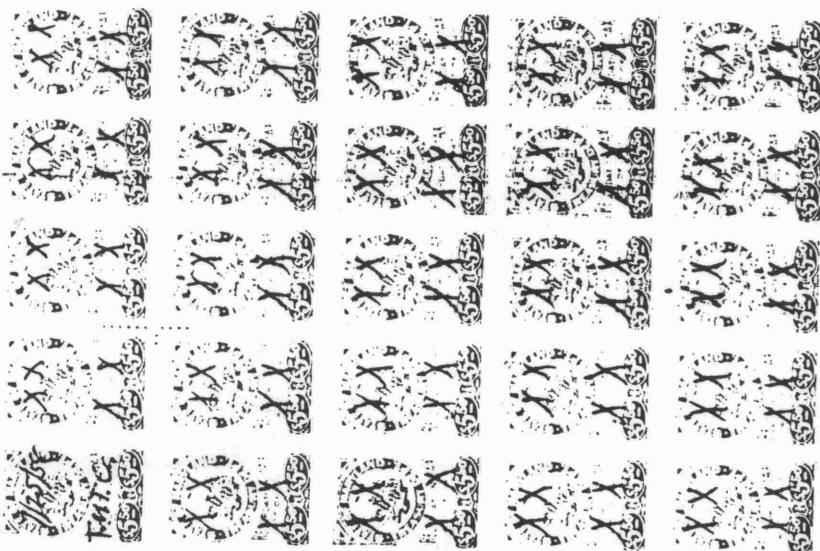
Original mailed to Carrey & Dixon, atty
210 W. Calvert St
P.O. Box 2, Md.
8/20/58

feet to a point South 52 degrees 11 minutes West 177.50 feet to a point South 03 degrees 34 minutes West 124.50 feet to a point South 48 degrees 58 minutes East 101.20 feet to a point South 31 degrees 12 minutes West 155.50 feet to a point South 59 degrees 25 minutes West 188.60 feet to a point South 32 degrees 07 minutes West 281.70 feet to a point South 60 degrees 37 minutes West 516.50 feet to a point North 89 degrees 50 minutes West 205.60 feet to a point South 11 degrees 52 minutes East 252.10 feet to a point South 36 degrees 54 minutes East 221.90 feet to a point South 06 degrees 08 minutes West 293.40 feet to a point South 66 degrees 00 minutes West 150.00 feet to a point South 08 degrees 03 minutes West 147.90 feet to a point South 77 degrees 21 minutes East 163.90 feet to a point South 20 degrees 00 minutes East 120.00 feet to a point South 00 degrees 08 minutes East 163.60 feet to a point South 15 degrees 39 minutes West 243.40 feet to a point South 42 degrees 19 minutes West 456.70 feet to a point to the point of beginning. Containing in all 156.21 Acres of land, more or less.

BEGINNING for the second situate on the South side of and adjacent to U. S. Highway Route No. 50 and described according to survey thereof made July, 1954 by J. B. Metcalfe, Registered Land Surveyor, as follows: Beginning for the same at a concrete monument set 22 feet Northwesterly from the center line of the Old State Road (Route 404) and on the line of lands of the Bridge side Corporation (Broad Ford Farm) and running North 44 degrees 45 minutes East 147.50 feet to a point North 46 degrees 43 minutes East 1551.00 feet to a point North 44 degrees 21 minutes East 344.30 feet to a point North 22 degrees 20 minutes East 906.30 feet to a point North 33 degrees 38 minutes East 166.50 feet to a point North 55 degrees 09 minutes East 334.50 feet to intersect the Southerly line of the 200 foot wide right-of-way of the approach to the Bay Bridge (2) thence by and with the Southerly line of the aforementioned right-of-way North 72 degrees 31 minutes West 4008.00 feet to the mean high water line of the Chesapeake Bay (3) thence by and with the mean high water line of the said Bay the 10 following courses and distances: South 22 degrees 30 minutes West 270.00 feet to a point South 04 degrees 09 minutes West 457.40 feet to a point South 45 degrees 09 minutes East 254.00 feet to a point South 65 degrees 03 minutes East 101.80 feet to a point South 08 degrees 38 minutes East 228.60 feet to a point South 16 degrees 16 minutes West 320.30 feet to a point South 30 degrees 15 minutes West 550.00 feet to a point South 50 degrees 50 minutes West 166.00 feet to a point South 42 degrees 39 minutes West 380.00 feet to a point South 52 degrees 39 minutes West 115.00 feet to a point at the mouth of Broad Creek (4) continuing with the mean high water line and meandering with the northerly shore line of Broad Creek the 6 following courses and distances: North 79 degrees 31 minutes East 123.10 feet to a point South 76 degrees 27 minutes East 149.10 feet to a point North 67 degrees 28 minutes East 346.00 feet to a point North 50 degrees 03 minutes East 215.40 feet to a point North 12 degrees 44 minutes West 91.90 feet to a point North 82 degrees 16 minutes East 287.40 feet to a point (5) thence crossing over a cove of Broad Creek South 47 degrees 00 minutes East 632.10 feet to the mouth of a ditch and the line of land of the Bridge side corporations lands (6) thence by and with the said Bridge side corporation lands the two following courses and distances South 46 degrees 28 minutes East 545.30 feet to a concrete monument South 24 degrees 18 minutes East 1072.50 feet to the place of beginning. Containing in all 179.40 acres of land, more or less.

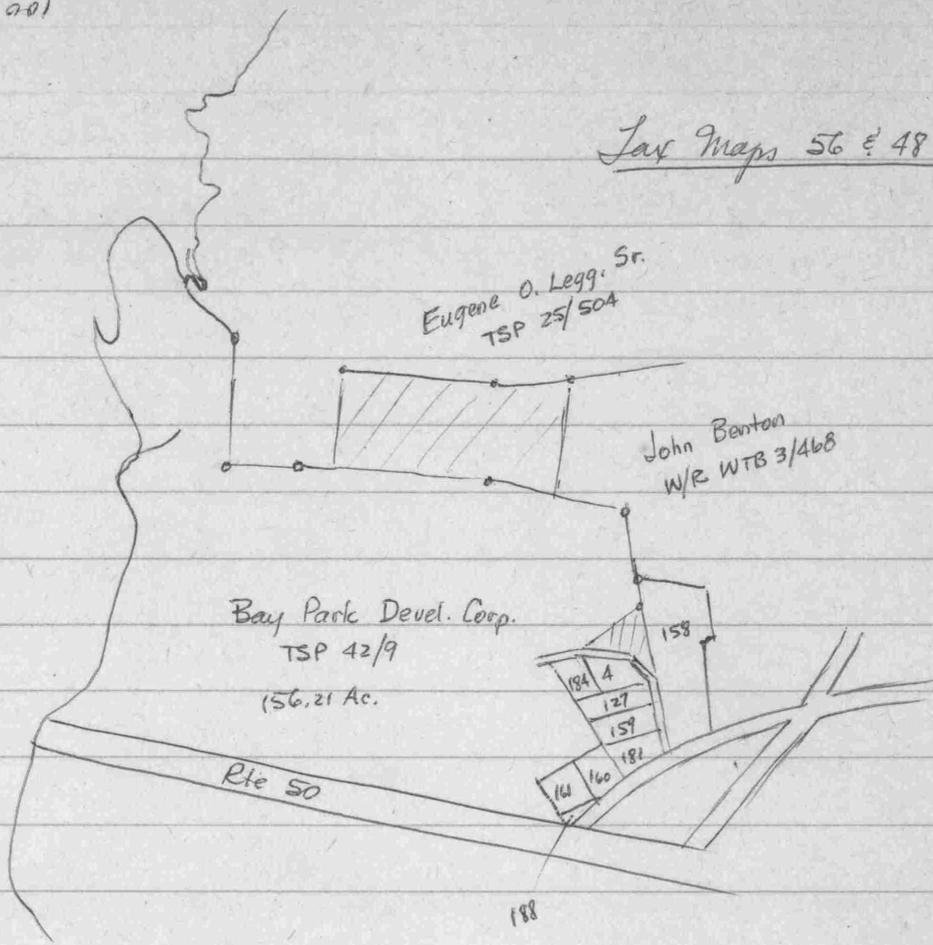
Excepting and reserving therefrom 2 acres of land, more or less owned by the Protestant Episcopal Church together with the Right-of-way to and from same. As more fully set forth in a Deed dated 9/12/57 and duly recorded among the Land Records of Queen Anne's County in Liber T.S. 38, Folio 540.

BEING a portion of the property which by Deed dated August 10, 1920 and recorded among the Land Records of Queen Anne's County in Liber J.F.R. 5 folio 156 was granted and conveyed by Charles I. Snyder unto the Grantor Charles E. Snyder, the said Margaret S. Snyder joins herein to convey all of her right, title and interest in and to the property above described.



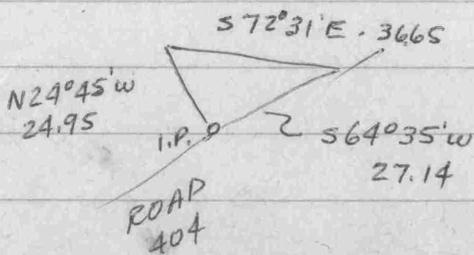
Bay Park

Tax Maps 56 & 48

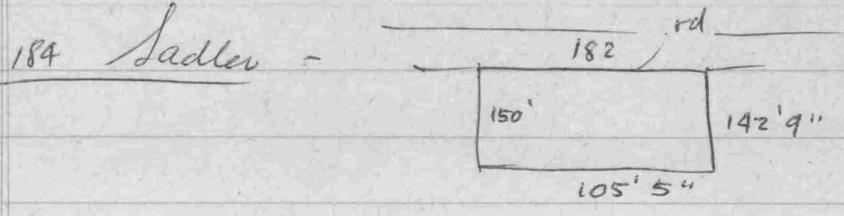


- ✓ 188 - Bay Park - TSP 64/519
- 181 George S. Lowe, Jr. JFR 3/220
- ✓ 184 Joseph Sadler TSP 64/451
- 161 Charles W. Grimes ASG Jr. 15/482
- 160 Geo. S. Lowe, Sr. SS 3/533
- 159 Ruth L. Wilkins ASG Jr. 8/99
- 158 SEW Fiel, Jr. TSP 53/490
- 127 Edward E. Grimes TSP 59/522
- 4 Elizabeth H. Sadler WHC 1A/244

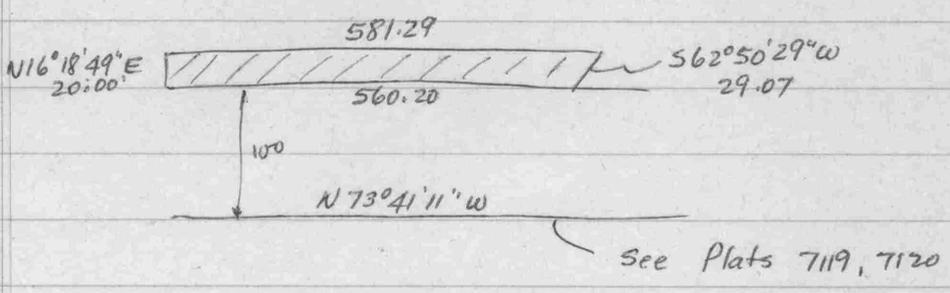
TSP 64/519 - Charles William Grimes to Bay Park Devel Co. Inc. - 2/3/62



Bay Bridge



SRC Plat 20926



TSP 42/9 Charles E. Snyder et ux to
 Bay Park Devel. Co. July 23, 1958

Metcalf's plat.

Bay Park to SRC TSP 54/133 - Plat 20926
 ESPS R/W TSP 53/497
 " " 66/77

