

containing 107.212 acres of land as surveyed by Sutcliffe and Associates and running thence (142) North  $02^{\circ}$  thence  $46^{\circ} 11'$  East 1300.64 feet to a stone found set in the ground thence (143) South  $81^{\circ} 29' 44''$  East 142.64 feet to an iron tee bar with Registered Land Surveyor's Cap No. 2046 (hereinafter referred to as a standard marker), thence (144) North  $10^{\circ} 55' 16''$  East 991.04 feet to a stone found set in the ground thence (145) South  $86^{\circ} 28' 106''$  East 448.59 feet to a stone found set in the ground, thence (146) North  $00^{\circ} 41' 20''$  West 749.48 feet to a stone found set in the ground,] THENCE RUNNING SO AS TO INCLUDE IN ONE CONTINUOUS LIMIT THE WILLIAM HUMM PROPERTY, (111.541 AC) THE BETTER BUILT HOMES OF FREDERICK, INC. (20.507 AC) AND THE B P OIL CORPORATION PROPERTY (1.135 AC) AND STILL RUNNING AND BINDING ON SAID WEST RIGHT OF WAY LINE OF THROUGH HIGHWAY FOR U.S. ROUTE NO. 15 TH E FIVE (5) COURSES AND DISTANCES AS SHOWN ON MARYLAND STATE ROADS COMMISSION PLAT NUMBERS 13125, 13126, 13134, 13135, 13136, 41466, 41467, BY A LINE CURVING TO THE LEFT WITH A RADIUS OF 680.55 FEET THROUGH AN ARC OF 108.25 FEET AND A CHORD BEARING, (141) N.  $02^{\circ} 32' 05''$  W. 108.14 FEET TO A POINT OF REVERSE CURVE, THENCE BY A LINE CURVING TO THE RIGHT WITH A RADIUS OF 760.55 FEET THROUGH AN ARC OF 864.79 FEET AND A CHORD BEARING, (142) N.  $25^{\circ} 28' 58''$  E. 818.95 FEET TO A POINT OF TANGENT, (143) N.  $16^{\circ} 02' 49''$  E. 3927.69 FEET TO A POINT OF CURVE, THENCE BY A LINE CURVING TO THE LEFT WITH A RADIUS OF 1332.40 FEET THROUGH AN ARC OF 656.24 FEET AND A CHORD BEARING, (144) N.  $01^{\circ} 56' 14''$  E. 649.62 FEET TO A POINT OF TANGENT, (145) N.  $65^{\circ} 48' 09''$  W. 79.89 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HAYWARD ROAD, THENCE RUNNING ON SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES, (146) S.  $57^{\circ} 48' 31''$  W. 200.00 FEET TO A POINT, (147) S.  $29^{\circ} 23' 16''$  E. 5.71 FEET TO A POINT, (148) S.  $57^{\circ} 48' 31''$  W. 435.39 FEET TO A POINT, (149) S.  $58^{\circ} 04' 11''$  W. 621.06 FEET TO A POINT (150) S.  $57^{\circ} 00' 31''$  W. 128.30 FEET TO A POINT, (151) S.  $72^{\circ} 02' 18''$  W. 60.37 FEET TO A POINT, THENCE LEAVING SAID ROAD AND RUNNING AND BINDING ON THE SOUTHWEST OUTLINE OF BETTER BUILT HOMES OF FREDERICK, INCORPORATED LAND, (152) S.  $45^{\circ} 43' 17''$  E. 399.24 FEET TO A CORNER STONE FOUND SET IN THE GROUND, THENCE RUNNING AND BINDING ON THE NORTHWEST OUTLINE OF THE WILLIAM HUMM PROPERTY, (153) S.  $30^{\circ} 26' 32''$  W. 1259.07 FEET TO A CORNER STONE FOUND SET IN THE GROUND, [(147)] (154) N.  $38^{\circ} 51' 54''$  W. 1993.94 feet to a fence post found set in the ground, thence [(148)] (155) South  $27^{\circ} 23' 12''$  West 1402.33 feet to a standard marker, thence running and binding on the Northeast and Southeast side of the first exception in a Deed from Charlotte B. Clem, widow, to Donald W. Clem, et al., found recorded in Liber 802, folio 78, thence [(149)] (156) South  $61^{\circ} 38' 54''$  East 113.25 feet to a standard marker, thence [(150)] (157) South  $27^{\circ} 32' 46''$  West 159.78 feet to a point on the East right of way line of Motter Avenue Extended (Opossumtown Pike), thence running and binding on said East right of way line the following five (5) courses and distances, by a line curving to the right with a radius of 612.96 feet for a distance of 375.20 feet which arc is subtended by a chord bearing, [(151)] (158) South  $23^{\circ} 46' 01''$  East 369.37 feet to a point of tangent, thence [(152)] (159) South  $06^{\circ} 13' 52''$  East 799.19 feet to a point, [(153)] (160) South  $06^{\circ} 53' 52''$  East 350.39 feet to a point, thence [(154)] (161) South  $06^{\circ} 13' 52''$  East 1331.54 feet to a point of curve, thence by a line curving to the left with a radius of 5,689.58 feet for a distance of 129.84 feet which arc is subtended by a chord bearing, [(155)] (162) South  $06^{\circ} 53' 06''$  East 129.83 feet to a point or curve, thence [(156)] (163) North  $78^{\circ}$  and  $42^{\circ} 50''$  West 42.26 feet to a point on the centerline of Motter Avenue Extended (Opossumtown Pike) and running thence with this centerline [(157)] (164) South