

thereof, shown on plat of survey prepared by Leon A. Podolak and Associates attached hereto and described as follows:

Beginning for the same at a point situate at the end of 1020.91 feet on the 1-st or northeasterly 400 yard line of the boundaries of City of Westminster recorded on page 1898 of Volume One of the Code of the Public Local Laws of Maryland, 1930 Edition, and recorded also among the Acts, Ordinances and Resolutions of Carroll County in Liber 2 folio 583, thence leaving said place of beginning and running with and binding on part of said 1-st line, as now surveyed and referring all courses of this description to the true meridian established by the State of Maryland grid system, North 49 degrees 17 minutes 59 seconds East 66.05 feet to a point, and to intersect the 4-th line of the land conveyed to Russell D. Martin and Madeline E. Martin, his wife, by deed of Chester A. Nitsch and Fannie Nitsch, his wife, dated June 27, 1957 and recorded among the Land Records of Carroll County in Liber E.A.S. 277 folio 524 at the distance of 15.90 feet from the beginning thereof, running thence with and binding reversely on part of said 4-th line, South 59 degrees 33 minutes 14 seconds East 15.90 feet to an iron bar, running thence with and binding reversely on part of 3-rd line of said deed South 29 degrees 54 minutes 46 seconds West 75.00 feet to an iron pipe at the end of 2-nd line of the land which by deed dated August 24, 1961 and recorded among said Land Records in Liber C.C.C. 337 folio 524 was conveyed by J. Dwight Biscoe and Ida May Biscoe, his wife, to Carrie Bowman Crouse, running thence with and binding reversely on said 2-nd line South 59 degrees 33 minutes 14 seconds East 176.59 feet to an iron pipe on the Northwest side of Fair Avenue, 60 feet wide, there laid out, running thence across said Fair Avenue South 59 degrees 33 minutes 14 seconds East 60.00 feet to a point on the Southeast side thereof and to intersect the 5-th line of the land conveyed to Jerome B. Monfred and Morris Sugarman by deed of Edward O. Bollinger and June B. Bollinger, his wife, dated May 22, 1969 and recorded among said Land Records in Liber C.C.C. 454 folio 421, at the distance of 113.48 feet from the beginning thereof, running thence with and binding on said Southeast side of Fair Avenue and running also with and binding on remaining portion of said 5-th line North 29 degrees 54 minutes 46 seconds East 249.72 feet to an iron pipe, running thence with and binding on 6-th and 7-th lines of said deed and passing over a stone heretofore set at the distance of 235.73 feet in all South 78 degrees 23 minutes 02 seconds East 636.43 feet to an iron pipe and to intersect the 6-th line of the land which by deed dated May 22, 1969 and recorded among said Land Records in Liber C.C.C. 454 folio 417 was conveyed by Westminster Nurseries, Inc. to Jerome B. Monfred and Morris Sugarman, at the distance of 605.06 feet from the beginning thereof, running thence with and binding on remaining portion of said 6-th line and running also with and binding on 7-th, 1-st, 2-nd, 3-rd and 4-th lines of said deed the following 6 courses and distances, viz: North 15 degrees 52 minutes 12 seconds East 306.79 feet to an iron pipe and to the Southwest right-of-way line of U.S. Rte. 140, thence with said right-of-way line, South 51 degrees 25 minutes 50 seconds East 1058.25 feet to an iron pipe, thence South 17 degrees 13 minutes 10 seconds West 326.16 feet to an iron pipe on the Northwest right-of-way line of Maryland Rte. 97 (Malcolm Drive), thence with said right-of-way line South 74 degrees 14 minutes 10 seconds West 399.56 feet to an iron pipe, thence still with said right-of-way line by a line curving to the left in a Southwesterly direction with a radius of 1185.92 feet for the distance of 186.99 feet the arc of which is subtended by a chord bearing South 69 degrees 43 minutes 08.5 seconds West 186.80 feet to an iron pipe, and thence North 50 degrees 46 minutes 26 seconds West 263.10 feet to an iron pipe, running thence with and binding in part on 5-th line of said deed, in all North 65 degrees 09 minutes 39 seconds West 345.35 feet to an iron pipe on the 2-nd line of the 3-rd hereinmentioned deed, running thence with and binding on remaining portion of said 2-nd line and running with and binding on 3-rd and 4-th lines of said deed, the 3 following courses and distances, viz: North 64 degrees 10