

SECONDS EAST 305.00 FEET MORE OR LESS, TO A POINT, THEN RUNNING SOUTH 70 DEGREES 51 MINUTES 16 SECONDS EAST 160.51 FEET TO A POINT, THEN RUNNING SOUTH 54 DEGREES 09 MINUTES 13 SECONDS EAST 329.01 FEET TO A POINT, THEN RUNNING SOUTH 70 DEGREES 51 MINUTES 15 SECONDS EAST 1041.97 FEET TO THE EASTERN RIGHT-OF-WAY OF MARYLAND ROUTE 225, SAID POINT HAVING MARYLAND STATE PLANE COORDINATES NORTH 276961.48, EAST 765040.12, THEN RUNNING ALONG THE EASTERN RIGHT-OF-WAY OF MARYLAND ROUTE 225 IN A SOUTHERLY DIRECTION 2,900.00 FEET MORE OR LESS, TO A POINT, THEN LEAVING SAID RIGHT-OF-WAY AND RUNNING, SOUTH 16 DEGREES 32 MINUTES 12 SECONDS WEST 543.06 FEET TO THE POINT OF BEGINNING.

(2) EXEMPTING FROM THIS DESCRIPTION A PARCEL OF LAND CONTAINING 31 ACRES MORE OR LESS, CONVEYED TO CARLISLE AND NETTIE ABELL AND RECORDED IN LIBER 1684, FOLIO 368 OF THE LAND RECORDS OF CHARLES COUNTY.

PARCEL 2:

BEGINNING AT A POINT, SAID POINT BEING THE BEGINNING OF THE SECOND PARCEL OF THE AFORESAID TRACT OF LAND CONVEYED TO THE STATE OF MARYLAND BY POTOMAC SAND AND GRAVEL CO. (LIBER 690, FOLIO 228), SAID POINT ALSO BEING IN THE SOUTH SIDE OF MARYLAND ROUTE 224, 75 FEET FROM THE CENTERLINE THEREOF AND MARKING THE CORNER OF THE CHARLES COUNTY BOARD OF EDUCATION PROPERTY (LIBER 177, FOLIO 448) AND RUNNING THENCE WITH THE LINES OF SAID PROPERTY, SOUTH 17 DEGREES 20 MINUTES 14 SECONDS EAST 900.88 FEET TO A PIPE, THEN RUNNING NORTH 84 DEGREES 05 MINUTES 07 SECONDS EAST 2,019.83 FEET TO A PIPE, THEN LEAVING THE BOARD OF EDUCATION PROPERTY, SOUTH 17 DEGREES 15 MINUTES 56 SECONDS EAST 410.81 FEET TO A PIPE, THEN RUNNING SOUTH 22 DEGREES 56 MINUTES 52 SECONDS WEST 272.16 FEET TO A STONE IN THE RIGHT-OF-WAY LINE OF MARYLAND ROUTE 425, AND THEN RUNNING WITH SAID ROAD, SOUTH 31 DEGREES 49 MINUTES 32 SECONDS WEST 102.16 FEET TO A PIPE, THEN RUNNING SOUTH 28 DEGREES 52 MINUTES 15 SECONDS WEST 118.60 FEET TO A PIPE, THEN RUNNING SOUTH 23 DEGREES 00 MINUTES 11 SECONDS WEST 110.11 FEET TO A PIPE, THEN RUNNING SOUTH 16 DEGREES 32 MINUTES 33 SECONDS WEST 117.64 FEET TO A PIPE, THEN RUNNING SOUTH 11 DEGREES 02 MINUTES 40 SECONDS WEST 126.49 FEET TO A PIPE, THEN RUNNING SOUTH 04 DEGREES 21 MINUTES 02 SECONDS WEST 205.69 FEET TO A PIPE, THEN LEAVING THE ROAD AND RUNNING, SOUTH 46 DEGREES 02 MINUTES 27 SECONDS WEST 592.90 FEET TO A STONE, THEN RUNNING SOUTH 10 DEGREES 11 MINUTES 22 SECONDS WEST 1446.91 FEET TO A STONE, THEN RUNNING SOUTH 03 DEGREES 09 MINUTES 57 SECONDS EAST 382.21 FEET TO A STONE, THEN RUNNING SOUTH 85 DEGREES 52 MINUTES 32 SECONDS WEST 962.05 FEET TO A PIPE, THEN RUNNING SOUTH 83 DEGREES 04 MINUTES 10 SECONDS WEST 880.28 FEET TO A STONE, THEN RUNNING NORTH 16 DEGREES 20 MINUTES 18 SECONDS WEST 1,256.57 FEET TO A STONE, THEN RUNNING SOUTH 75 DEGREES 28 MINUTES 59 SECONDS WEST 163.73 FEET TO A STONE, THEN RUNNING NORTH 12 DEGREES 04 MINUTES 42 SECONDS WEST 846.73 FEET TO A STONE, THEN RUNNING SOUTH 73 DEGREES 14 MINUTES 54 SECONDS WEST 994.60 FEET TO A PIPE ON THE EAST SIDE OF NELSON ROAD, THEN WITH SAID ROAD, NORTH 25 DEGREES 44 MINUTES 19 SECONDS WEST 197.51 FEET TO A PIPE, THEN RUNNING NORTH 41