



June 23, 2016

**DESCRIPTION OF 6.533 ACRES OF LAND, MORE OR LESS,
ANNEXATION TOWN OF EASTON
THE LANDS NOW OR FORMERLY OF 930 PORT STREET, INC; THE BOATHOUSE AT
EASTON POINT, LLC; PORT STREET VENTURES, LLC; TIMOTHY M. MILLER AND AMY
M. MILLER; JASON M. WEBB AND MARIA A. WEBB AND A PORTION OF PORT STREET**

BEGINNING for the same at a point located along the existing western municipal boundary of the Town of Easton, pursuant to the 1990 annexation of part of Londonderry, at the southeasternmost corner of the herein described lands as show on a plat entitled "ANNEXATION TOWN OF EASTON OF THE LANDS OF 930 PORT STREET, INC; THE BOATHOUSE AT EASTON POINT, LLC; PORT STREET VENTURES, LLC; TIMOTHY M. MILLER AND AMY M. MILLER; JASON M. WEBB AND MARIA A. WEBB AND A PORTION OF PORT STREET" PREPARED BY Rauch, inc. in June 2016, said beginning point being further located South 71°41'51" West 368.42 feet from a concrete monument found, said beginning point having a Maryland State Coordinate System NAD 83 value of North 402,904.73 and East 1,572,147.05 as shown on the aforesaid plat;

THENCE leaving said beginning point so fixed and binding on the existing municipal boundary of the Town of Easton and former southeastern side of Port Street the following two (2) courses and distances;

1. South 71°42'33" West 368.51 feet to a point;
2. South 72°46'38" West 405.49 feet to a point located at the northeasternmost corner of the lands now or formerly of MEF, LLC (see 1303/930);

THENCE leaving the existing municipal boundary of the Town of Easton and binding on the southeastern side of Port Street, the northwesterly outline of the aforesaid lands of MEF, LLC and the northwestern terminus of Hubbards Alley the following two (2) courses and distances;

3. South 72°53'36" West 586.78 feet to a point, passing in transit an iron rod with cap found at 24.05 feet from the end thereof;
4. South 70°27'53" West 19.60 feet to a point located on the southwestern side of Hubbards Alley said point being further located at the northeasternmost corner of the lands now or formerly of 930 PORT STREET, INC. (see 1024/162); said point having a Maryland State Coordinate System NAD 83 value of North 402,489.86 and East 1,570,830.56;

THENCE leaving port street and binding on the southwestern side of Hubbards Alley and the lands now or formerly of 930 PORT STREET, INC. (see 1024/162, 2016/283 and 1238/77)



5. South 16°58'00" East 357.73 feet to a point located at the intersection of the division line between the lands now or formerly of 930 PORT STREET, INC. (see 1024/162) and the lands now or formerly of 900 Port Street, LLC (1273/422);

THENCE leaving Hubbards Alley and binding on the aforesaid division line the following two (2) courses and distances;

6. South 61°36'59" West 147.67 feet to a point;
7. South 72°17'59" West 127.36 feet to a point located along the face of a bulkhead at the Tred Avon River;

THENCE leaving the aforementioned division line and binding on the face of bulkhead the following three (3) courses and distances;

8. North 56°06'34" West 24.62 feet to a point;
9. North 49°15'35" West 36.10 feet to a point;
10. North 44°59'40" West 71.30 feet to a point located at the intersection of the division line between the lands now or formerly of 930 PORT STREET, INC. (see 1024/162) and the lands now or formerly of THREE P'S, INC. (see 727/377);

THENCE leaving the Tred Avon River and binding on the aforesaid division line;

11. North 73°43'28" East 186.93 feet to a point located at the southeasternmost corner of the THREE P'S, INC. lands;

THENCE binding on the northeastern outline of the aforesaid lands now or formerly of THREE P'S, INC., the lands now or formerly of Talbot County Maryland (see 1211/122) and the southwestern side of Aulds Alley;

12. North 19°22'44" West 273.05 feet to an iron rod found along the southeastern side of Port Street; said point having a Maryland State Coordinate System NAD 83 value of North 402,436.46 and East 1,570,674.34;

THENCE leaving the aforementioned Talbot County Maryland lands and binding on the aforesaid southeastern side of Port Street;

13. North 71°07'44" East 62.58 feet to a point;

THENCE leaving the aforesaid southeastern side of Port Street and crossing over Port Street;

14. North 18°52'16" West 48.19 feet to a point located along the northwestern side of Port street at the intersection of the division line between the lands now or formerly of Talbot



County Maryland (see 1211/129) and the lands now or formerly of THE BOATHOUSE AT EASTON POINT, LLC (see 1082/661);

THENCE leaving Port Street and binding on the aforesaid division line the following two (2) courses and distances;

- 15. North 18°19'54" West 167.42 feet to a point;
- 16. South 73°09'08" West 27.59 feet to a point located at the intersection of the division line between the aforesaid lands of Talbot County Maryland and the lands now or formerly of PORT STREET VENTURES, LLC (see 1999/228);

THENCE leaving THE BOATHOUSE AT EASTON POINT, LLC lands and binding on the foresaid division line;

- 17. South 17°17'59" East 168.74 feet to an iron rod with cap found along the northwestern side of Port Street;

THENCE leaving Talbot County Maryland lands and binding on the northwestern side of Port Street, the northeastern outline of the lands now or formerly of County Commissioners of Talbot County (see 374/364), the southwestern outline of the aforesaid PORT STREET VENTURES, LLC lands, the southwestern outline of the lands now or formerly of Timothy M. Miller & Amy M. Miller;

- 18. South 71°50'48" West 292.38 feet to a point located along the approximate shoreline of the Tred Avon River, passing in transit an iron pipe found at 49.82 feet from the beginning thereof and an iron rod with cap found at 87.93 from the beginning thereof;

THENCE leaving the lands of PORT STREET VENTURES, LLC and binding on the approximate shoreline of the Tred Avon River;

- 19. South 18°27'59" East 3.55 feet to a point located along the edge of an existing wooden dock;

THENCE leaving the approximate shoreline of the Tred Avon River and binding on the edge of existing dock and the western boundary on the herein described lands over part of the Tred Avon River the following five (5) courses and distances;

- 20. South 69°27'01" West 63.83 feet to a point;
- 21. North 17°02'22" West 74.81 feet to a point;
- 22. North 57°03'05" East 161.13 feet to a point;
- 23. North 13°01'54" East 147.68 feet to a point;



24. North 48°36'45" East 37.57 feet to a point located along the face of an existing bulkhead;

THENCE binding on the face of bulkhead along the Tred Avon River the following four (4) courses and distances;

25. North 26°06'59" East 188.06 feet to a point;

26. North 82°29'37" East 32.39 feet to a point;

27. North 63°37'31" East 10.75 feet to a point;

28. North 78°17'38" East 18.60 feet to a point located at the intersection of the division line between the lands now or formerly of THE ARUNDEL CORPORATION (see 405/681;) and the aforementioned lands of the BOATHOUSE AT EASTON POINT, LLC;

THENCE leaving the Tred Avon River and binding on the aforesaid division line the following three (3) courses and distances;

29. South 16°58'35" East 48.19 feet to a point, passing in transit an iron rod with cap found 6.59 feet from the beginning thereof;

30. South 23°45'51" West 38.55 feet to a point;

31. South 18°12'09" East 301.30 feet to a point located along the northwestern side of Port Street;

THENCE leaving the BOATHOUSE AT EASTON POINT, LLC lands and binding on the northwestern side of Port Street;

32. North 71°26'51" East 18.00 feet to a point located at the intersection of the division line between the lands of THE ARUNDEL CORPORATION (see 405/681;) and other lands now or formerly of the BOATHOUSE AT EASTON POINT, LLC (see 1082/661);

THENCE leaving Port Street and binding on the aforesaid division line the following three (3) courses and distances;

33. North 18°12'09" West 165.00 feet to an iron rod with cap found;

34. North 71°26'51" East 93.50 feet to a point, said point having a Maryland State Coordinate System NAD 83 value of North 402,709.41 and East 1,570,816.95;

35. South 18°12'09" East 165.02 feet to a point located along the northwestern side of Port Street;



THENCE leaving the lands of the BOATHOUSE AT EASTON POINT, LLC and binding on the northwestern side of Port Street;

36. North 72°50'59" East 773.43 feet to a point located at the intersection of the division line between the lands now or formerly of Norris E. Taylor & Joyce Taylor (see 348/396) and the lands now or formerly of Jason M. Webb & Maria A. Webb (see 2039/393);

THENCE leaving Port Street and binding on the aforesaid division line the following three (3) courses and distances;

37. North 18°17'27" West 182.51 feet to a point;
38. North 71°42'33" East 175.82 feet to a point;
39. South 18°17'25" East 180.09 feet to an iron pipe found along the northwestern side of Port Street, said point having a Maryland State Coordinate System NAD 83 value of North 402,838.20 and East 1,571,773.72;

THENCE leaving the lands of Webb and binding on the northwestern side of Port Street;

40. North 71°42'33" East 375.46 feet to a point located on the existing municipal boundary of the Town of Easton;

THENCE leaving the northwestern side of Port Street and binding on the existing municipal boundary of the Town of Easton the following two (2) courses and distances;

41. South 07°50'03" East 0.56 feet to a point;
42. South 18°17'27" East 53.45 feet to the place of beginning.

Containing in all 6.533 acres more or less, as surveyed by RAUCH, inc. in July 2016.

William M. Ewald, Sr.
Professional Land Surveyor #21544 (expiration date 12-22-2017)

Date