

**DESCRIPTION OF THE LAND HELD IN THE DONALD F. GRANAHAN TRUST AND
IN THE LENA A. GRANAHAN TRUST BY DEEDS DATED 2-20-2007 AND RECORDED
AT KPS BOOK 2940, PAGE 149 AND AT KPS BOOK 2940, PAGE 154, RESPECTIVELY.**

Known as 6325 Bayside Road, (MD Rte.261) Chesapeake Beach, MD 20732
In the Subdivision known as Summer City, an area known as Randle Cliffs.

Beginning at an iron rod found on the east side of Bayside Road marking the northwest corner of Lot 62, Block 26 in the subdivision known as Summer City per plat thereof recorded among the Plat Records of Calvert County at Book GWD 9, Page 149, and being the northwest corner of a conveyance of Lot 62 from Mary C. Cranston to Donald F. Granahan and Lena A. Granahan recorded among the Land Records of Calvert County, Maryland at JLB 149-39, said point being the POINT OF BEGINNING; thence leaving said roadway and running with the south outline of Lot 63 the following course, as now surveyed with bearings referenced to the meridian datum of the original plat of December, 1909,

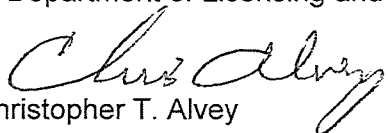
1. S.88°12'00"E., a distance of 100.00 feet to an iron rod found marking the rear corner of Lots 62 and 63 and the southwest corner of Lot 46 of said plat of Summer City, and being the southwest corner of a conveyance to Donald F. Granahan and Lena Granahan recorded among said Land Records at JLB 236-55; thence leaving Lot 62 and the conveyance at JLB 149-39 and running with the western end of the conveyance at JLB 236-55, the ends of Lots 46 and 45 and the eastern ends or rear of Lots 63 and 64 the following course.
2. N.01°48'00"E., a distance of 40.00 feet to an iron rod found marking the northwest corner of Lot 45 and the conveyance at JLB 236-55, also being the common corner of Lots 64, 65 and 44, thence leaving Lots 64 and 65 and continuing with the conveyance at JLB 236-55 and the southerly outline of Lot 44, which is included as a portion of a conveyance from Worthington H. Talcott, Jr. to Bayside Road, LLC recorded at KPS 2700-394, the following course;
3. S.88°12'00"E., a distance of 100.00 feet to an iron rod found marking the eastern end of Lots 44 and 45 and the conveyance at JLB 236-55 and the limits of platted Lots in Summer City, thence leaving said lots continuing along the same bearing as a shoreward extension of said Lot lines and running with the remaining length of the south outline of the conveyance at KPS 2700-394 the following course;
4. S.88°12'00"E., along said line, a distance of 60.39 feet to the southeast corner of said conveyance; thence leaving the Bayside Road, LLC property and running down the hillside or 'bluff' as shown on the referenced plat the following course;
5. S.88°12'00"E., along said line, a distance of 16.43 feet to a point being the intersection of said Lot line extension and the mean high water of the Chesapeake Bay, thence leaving said Lot line extension and running with the mean high water mark the following six courses;
6. S.00°48'38"W., a distance of 13.56 feet; thence
7. S.24°32'37"E., a distance of 16.35 feet; thence
8. S.51°23'28"E., a distance of 26.29 feet; thence
9. S.05°06'19"E., a distance of 7.67 feet; thence
10. S.16°42'23"E., a distance of 17.45 feet; thence
11. S.01°39'35"E., a distance of 11.90 feet to a point being the intersection of the mean high water and the eastward extension of the line of Lots 48 and 49 as called for in a conveyance from

Donald West to Donald F. and Lena A. Granahan recorded at JLB 149-36, thence continuing with the mean high water line the following four courses;

12. S.03°45'05"W., a distance of 8.62 feet; thence
13. S.16°21'55"W., a distance of 15.46 feet; thence
14. S.02°59'07"W., a distance of 24.32 feet; thence
15. S.21°52'36"E., a distance of 13.22 feet to a point of intersection with the extension of Lots 51 and 52, being the south outline of the extension called for in the FIRST part of the conveyance at JLB 149-36, calling for extension to "the bluff" and the north outline of the SECOND part of said conveyance calling for extension to the mean high water, thence continuing with the mean high water the following two courses;
16. S.17°00'05"E., a distance of 32.38 feet; thence
17. S.02°30'47"W., a distance of 9.35 feet to a point, being the intersection of the mean high water, the south outline of said SECOND part of 149/36 and a shoreward extension of the north outline of a conveyance to Donald & Lena Granahan by deed recorded at JLB 158-589 which calls for "extending along Bluff Terrace at the high water mark" yet does not by the stated plus or minus measurement to reach to the water, thence continuing with the intent of said conveyance at JLB 158-589 and with the mean high water line the following six courses;
18. S.11°57'48"W., a distance of 27.99 feet; thence
19. S.20°18'20"E., a distance of 8.55 feet; thence
20. S.03°48'18"E., a distance of 10.67 feet; thence
21. S.36°24'10"E., a distance of 11.78 feet; thence
22. S.71°00'26"E., a distance of 23.00 feet; thence
23. S.41°09'11"E., a distance of 10.72 feet to a point being the intersection of the mean high water line and the extension of the southerly outline of the aforesaid conveyance, thence leaving the mean high water line of the Chesapeake Bay and running with said extension line and the northerly outline of a conveyance to the United States Navy recorded in Book AAH 46, Page 342 and a chain link fence the following course;
24. N.88°12'00"W., a distance of 54.36 feet; to the southeast corner of said conveyance by measurement from known and called for points of said deed at JLB 158-589, thence
25. continue Westerly along said line, a distance of 305.00 feet to a point in the east right-of-way line of the aforementioned Bayside Road, having passed by a concrete monument at 67.94 feet along said course, thence leaving the United States Navy property and running with said east right-of-way line across part of the 60 foot wide un-built right-of-way of Summer City Boulevard the following course;
26. N.01°48'00"E., a distance of 50.00 feet to the southwest corner of Lot 59 of block 26 of Summer City, thence leaving the un-built portion of Summer City Blvd and continuing with the east right-of-way line of Bayside Road and the west outline of Lots 59 through 62 the following course;
27. N.01°48'00"E., a distance of 160.00 feet to the POINT OF BEGINNING.

Containing 73,966 square feet or 1.6980 acres, more or less.

I hereby certify that this description was prepared under my responsible charge and is in compliance with requirements set forth in Chapter 06, "Minimum Standards of Practice," COMAR, Title 09, Subtitle 13, Maryland Department of Licensing and Regulation for Land Surveyors, as currently in effect.

 10-21-19
Christopher T. Alvey

Maryland Professional Land Surveyor #21269
License Expiration June 20, 2021

