

Description for Conley Property  
Property Located on Charles Street Avenue (Md Route #139)  
Tax Map 69 Parcel 1136  
Tax Account No. 0904750670

Beginning at the end of the eleventh line as described in a Deed dated September 4, 1953 and recorded among the Land Records of Baltimore County in Liber 2352, folio 531 which was conveyed by Raymond C. Bussey and Enid M. Bussey, his wife to Ernest B Dullinger and Agnes M. Dullinger, his wife. Thence leaving the end of said line and binding reversely along said line

- 1) North 09° 33' 47" East, 453.92 feet to a point, the bearings based on the Maryland Coordinate System established per a survey by McKee Associates dated June 2012, thence leaving the said point and the end of the tenth line described in the above mentioned description and binding reversely on part of the said tenth line
- 2) South 80° 40 minutes 13" East, 271.31 feet to a point to intersect the westernmost right of way of Charles Street Avenue (Maryland Route No. 139), thence leaving the said tenth line and binding along said right of way
- 3) South 10° 28' 24" West, 302.30 feet to a point, thence leaving the westernmost right of way of said road and binding along the northernmost right of way of said road
- 4) North 79° 31' 34" West, 40.00 feet to a point, thence leaving said point and binding along the westernmost right of way of said road the two (2) following courses and distances, viz:
- 5) South 10° 28' 24" West, 30.71 feet
- 6) by a curve to the right having a radius of 1055.92 feet, an arc length of 26.99 feet, with a chord bearing South 11° 12' 20" West, distance of 26.99 feet to a point, thence leaving said point and the westernmost side of said right of way and binding along the northernmost of said right of way,
- 7) South 52° 24' 49" East, 42.70 feet to intersect the twelfth line described in the above mentioned deed, thence leaving said right of way and binding reversely along the said twelfth line for a part of its distance
- 8) South 83° 30' 47" West, 273.61 feet to the Place of Beginning, containing 2.4989 acres of land, more or less.

Being part of that parcel of land described in a Deed Dated September 4, 1953 and recorded in the Land Records of Baltimore County in Liber 2352, folio 531 which was conveyed by Raymond C. Bussey and Enid M. Bussey, his wife to Ernest B Dullinger and Agnes M. Dullinger, his wife.

Being also all of that parcel of land described in a Deed dated February 25, 1993 and recorded in the Land Records of Baltimore County in Liber 9944, folio 335 which was conveyed by Marion L. Conley, Personal Representative of the Estate of Agnes M. Dullinger, deceased to Marion L. Conley.

Subject to a 10 foot utility easement as shown and designated on Bureau of Land Acquisition Right of Way Drawing No. 73-852-22 and recorded in said Land Records in Liber 5573, folio 815.

Also subject to an "Easement Area" and an "Easement Area for Stream Change" as shown and designation on Maryland State Road Commission Plat No. 10750.

Description was prepared by Site Rite Surveying, Inc. and is based on deeds, Baltimore County Construction Drawing No. 74-0243 and State Road Commission Plat No. 10750, deed mosaic plan attached hereto and made a part hereof.

Michael V. Moskunas  
Professional Land Surveyor  
Reg. No 21175  
Site Rite Surveying, Inc.  
200 E. Joppa Road  
Shell Building, Room 101  
Towson, MD 21286  
(410)828-9060

