

## **SURVEY DESCRIPTIONS**

### **PARCEL 1:**

Beginning for the same at a rebar and cap found on the north side of Byrne Street at the beginning of the land described in the deed dated January 2, 1963 and was recorded among the Land Records of Dorchester County, Maryland in Liber 131 Folio 124 and was conveyed by The Commissioners of Cambridge to the Maryland Port Authority, said point also being at the end of the third line of the deed dated May 22, 2007 and recorded among the aforesaid Land Records in Liber 810 Folio 110 and was conveyed by Jeanne Y. Torrey to Edward C. Anderson. D.C., P.C., thence running with and binding on the first line of the first herein mentioned deed and binding on the north Side of Byrne Street, referring all courses of this description to the Maryland State Plane Coordinates System (NAD 83/2007), (1) North 69 degrees 17 minutes 05 seconds West for a distance of 312.78 feet to the end of the deed dated December 4, 1963 and recorded among the aforesaid Land Records in Liber 136 Folio 145 and was conveyed by The Commissioners of Cambridge to the Maryland Port Authority, thence running with and binding on the second line of the first herein mentioned deed and running reversely with and binding on the third line of the third herein mentioned deed (2) North 06 degrees 05 minutes 04 seconds West for a distance of 37.39 feet to the end of fourth line of the deed dated May 18, 1984 and was recorded among the aforementioned Land Records in Liber 230 Folio 671 and was conveyed by Chas E. Brohawn & Brothers, Inc to the Yacht Maintenance Company, Inc., thence running with and binding on third, fourth and fifth lines of the first herein mentioned deed and running reversely with and binding on the fourth, third and part of the second lines of the fourth herein mentioned deed, the three following courses and distance viz: (3) North 70 degrees 08 minutes 05 seconds West for a distance of 59.07 feet, thence (4) North 44 degrees 17 minutes 05 seconds West for a distance of 97.81 feet and thence (5) North 70 degrees 00 minutes 05 seconds West for a distance of 144.19 feet to an iron bar found to the end of the thirtieth line of the deed dated May 18, 1984 and was recorded among the aforesaid Land Records in Liber 206 Folio 291 and was conveyed by

Chas E. Brohawn & Brothers, Inc to the Yacht Maintenance Company, Inc., Thence running with and binding on the sixth through fourteenth lines of the first herein mentioned deed thence running reversely with and binding on the twenty ninth through twenty second lines if the fifth herein mentioned deed the nine following courses and distance viz: (6) North 48 degrees 14 minutes 44 seconds West for a distance of 68.39 feet, thence (7) North 19 degrees 40 minutes 16 seconds East for distance of 79.67 feet, thence (8) North 49 degrees 33 minutes 16 seconds east for a distance of 31.92 feet, thence (9) North 28 degrees 35 minutes 16 seconds East for a distance of 126.67 feet to a railroad spike found, thence (10) South 79 degrees 02 minutes 44 seconds East for a distance of 77.17 feet, thence (11) North 10 degrees 57 minutes 16 seconds East for a distance of 7.58 feet, thence (12) South 79 degrees 02 minutes 44 seconds East for a distance of 27.67 feet, thence (13) North 19 degrees 57 minutes 16 seconds East for a distance of 36.33 feet, and thence (14) South 71 degrees 44 minutes 44 seconds East for a distance 19.33 feet thence running with and binding on the fifteenth line of the first herein mentioned deed (15) North 16 degrees 37 minutes 16 seconds East for a distance of 38.16 feet to the beginning of the deed dated May 7, 1963 and was recorded among the aforementioned Land Records in Liber 132 Folio 442 and was conveyed by The Commissioners of Cambridge to the Maryland Port Authority, thence running with and binding on the sixteenth line of the first herein mentioned deed and running reversely with and binding on the last line of the sixth herein mentioned deed (16) South 79 degrees 11 minutes 39 seconds East for a distance of 50.02 feet to the mean high water line as determined at the time of this survey, thence running along said mean high water line the three following courses and distances viz: (17) South 35 degrees 15 minutes 14 seconds East for a distance of 25.80 feet, thence (18) South 43 degrees 57 minutes 10 seconds East for a distance of 24.10 feet, and thence (19) South 53 degrees 06 minutes 22 Seconds East for a distance of 53.25 feet to an existing bulkhead, Thence binding on said bulkhead the four following courses and distances viz: (20) North 36 degrees 38 minutes 52 seconds East for a distance of 469.35 feet, thence (21) North 75 degrees 01 minutes 17 seconds East for a distance of 2.79 feet, thence (22) South 52 degrees 57 minutes 54 seconds East for a distance of 34.17 feet, and thence (23) North 36 degrees 55 minutes 32 seconds East for distance of

19.13 feet to the mean high water line, thence running along said mean high water line the eleven following courses and distances viz: (24) North 68 degrees 35 minutes 26 seconds East for a distance of 13.17 feet, thence (25) North 79 degrees 26 minutes 27 seconds East for a distance of 23.57 feet, thence (26) North 44 degrees 50 minutes 49 seconds East for a distance of 32.41 feet, thence (27) North 37 degrees 31 minutes 20 seconds East for a distance of 53.59 feet, thence (28) North 36 degrees 22 minutes 26 seconds East for a distance of 43.96 feet, thence (29) North 60 degrees 28 minutes 44 seconds East for a distance of 24.37 feet, thence (30) South 72 degrees 37 minutes 39 seconds East for a distance of 54.77 feet, thence (31) South 79 degrees 27 minutes 03 seconds East for a distance of 45.68 feet, thence (32) South 71 degrees 31 minutes 59 seconds East for a distance of 50.12 feet, and thence (33) South 71 degrees 31 minutes 40 seconds East for a distance of 55.33 feet, thence binding on, in part, with the west side of Franklin Street and running with and binding on, in part, the twenty first and twenty second lines of the first herein mentioned deed (34) South 20 degrees 37 minutes 12 seconds West for a distance of 915.94 feet to a rebar with cap at the end of the last line of the deed dated June 29, 1992 and was recorded among the aforementioned Land Records in Liber 274 Folio 346 and was conveyed by Efrain C. and Maria A. Fernandez to Eyup and Lynn Tanman, thence running with and binding on the twenty third line of the first herein mentioned deed and running reversely with and binding on the last line of said Tanman deed (35) North 69 degree 17 minutes 05 seconds West for a distance of 100.00 feet, thence running with and binding on the twenty fourth line of the first herein mentioned deed and running reversely with and binding on, in part, the third line of the seventh herein mentioned deed and running with and binding on, in part, the third line of the second herein mentioned deed (36) South 20 degrees 37 minutes 12 seconds West for a distance of 140.00 feet to the place of beginning containing 11.784 acres of land, per my survey and calculations.

Being the same land described in the deed dated January 2, 1963 and was recorded among the Land Records of Dorchester County, Maryland in Liber 131 Folio 124 and was conveyed by The Commissioners of Cambridge to the Maryland Port Authority

**PARCEL 2:**

Beginning for the same at the beginning of the deed dated May 7, 1963 and was recorded among the Land Records of Dorchester County, Maryland in Liber 132 Folio 442 and was conveyed by The Commissioners of Cambridge to the Maryland Port Authority, said point also being at the beginning of the sixteenth line of the deed dated January 2, 1963 and was recorded among the aforementioned Land Records in Liber 131 Folio 124 and was conveyed by The Commissioners of Cambridge to the Maryland Port Authority, thence running with and binding on the first line of the first herein mentioned deed, referring all courses of this description to the Maryland State Plane Coordinates System (NAD 83/2007), (1) North 16 degrees 37 minutes 16 seconds East for a distance of 74.51 feet to the mean high water line as determined at the time of this survey, thence running along said mean high water line the four following courses and distances viz: (2) South 20 degrees 04 minutes 27 seconds East for a distance of 12.15 feet, thence (3) South 08 degrees 44 minutes 54 seconds East for a distance of 21.10 feet, thence (4) South 01 degrees 15 minutes 40 seconds East for a distance of 19.65 feet, and thence (5) South 35 degrees 15 minutes 14 seconds East for a distance of 36.24 feet to intersect the last line of the first herein mentioned deed and to intersect the sixteenth line of the second herein mentioned deed, Thence running with and binding on part of the last line of the first herein mentioned deed and running reversely with and binding on part of the sixteenth line of the second herein mentioned deed (6) South 79 degrees 11 minutes 39 seconds West for a distance of 50.02 feet to the place of beginning containing 0.036 acres of land, per my survey and calculations.

Being part of the land described in the deed dated May 7, 1963 and was recorded among the Land Records of Dorchester County, Maryland in Liber 132 Folio 442 and was conveyed by The Commissioners of Cambridge to the Maryland Port Authority

**PARCEL 3:**

Beginning for the same at the beginning of the deed dated December 4, 1963 and was recorded among the Land Records of Dorchester County, Maryland in Liber 136 Folio 145 and was conveyed by The Commissioners of Cambridge to the Maryland Port Authority, said point also being on the west side of Hayward Street North 20 degrees 33 minutes 43 seconds West 388.08 feet from A granite stone found, thence running with and binding on the first and second lines of said deed, referring all courses of this description to the Maryland State Plane Coordinates System (NAD 83/2007), (1) North 20 degrees 33 minutes 43 seconds West for a distance of 33.35 feet to the end of the second line of the deed deed dated January 2, 1963 and was recorded among the aforementioned Land Records in Liber 131 Folio 124 and was conveyed by The Commissioners of Cambridge to the Maryland Port Authority, thence running with and binding on the third line of the first herein mentioned deed and running reversely with and binding on the second line of the second herein mentioned deed (2) South 06 degrees 05 minutes 04 seconds East for a distance of 37.39 feet to the North Side of Byrne Street, thence running with and binding on the fourth line of the first herein mentioned deed and binding on the North Side of Byrne Street (3) North 69 degrees 17 minutes 05 seconds West for a distance of 16.77 feet to the place of beginning containing 0.006 acres of land, per my survey and calculations.

Being all the land described in the deed dated December 4, 1963 and was recorded among the Land Records of Dorchester County, Maryland in Liber 136 Folio 145 and was conveyed by The Commissioners of Cambridge to the Maryland Port Authority

**RECORD DESCRIPTIONS**

**PARCEL 1:**

Beginning for the same at an Iron Post on the north side of Byrn Street, said Post being North 04 degrees 52 minutes West 100.00 feet from an Iron Pipe at the northwest corner of the intersection of Byrn Street and Franklin Street, and running from thence (1) by and with the

north side of Byrn Street, North 64 degrees 52 minutes West 312.73 feet to the land of Dorchester Fertilizer Company; thence by and with the said Dorchester Fertilizer Company land the following three courses and distances: (2) North 02 degrees 16 minutes West 38.08 feet; thence (3) North 65 degrees 49 minutes West 58.72 feet to a Concrete Monument; thence (4) North 39 degrees 58 minutes West 97.81 feet to a Concrete Monument thence (5) by and with the said Dorchester Fertilizer Company land and the land of Roberts Cambridge Shipyard, Inc., North 65 degrees 41 minutes West 144.19 feet; thence by and with the said Roberts Cambridge Shipyard, Inc. land the following eleven courses and distances: (6) North 44 degrees 07 minutes West 68.28 feet; thence (7) North 23 degrees 59 minutes East 79.67 feet; thence (8) North 53 degrees 52 minutes East 31.92 feet; thence (9) North 32 degrees 54 minutes East 126.67 feet; to an Iron Rod; thence (10) South 74 degrees 35 minutes East 78.10 feet; thence (11) North 15 degrees 16 minutes East 7.58 feet; thence (12) South 74 degrees 44 minutes East 27.67 feet to an Iron Pipe; thence (13) North 24 degrees 16 minutes East 36.33 feet to an Iron Rod; thence (14) South 67 degrees 27 minutes East 19.33 feet to an Iron Rod; thence (15) North 20 degrees 26 minutes East 38.11 feet to an Iron Rod; thence (16) South 74 degrees 53 minutes East 94.38 feet to a Spike in a piling; thence (17) South 16 degrees 40 minutes West 10 feet, more or less, to the mean high-water line of the Choptank River; thence by and with the mean high-water line of said River and the man meanderings thereof generally the following three courses and distances; (18) South 33 degrees 41 minutes East 44.42 feet; thence (19) South 73 degrees 55 minutes East 231.04 feet; thence (20) South 81 degrees 59 minutes East 287.35 feet to the west side of the aforementioned Franklin Street; thence by and with the west side of said Franklin Street the following two courses and distances; (21) South 25 degrees 01 minute West 73 feet, more or less, to an Iron Post; thence (22) continuing South 25 degrees 01 minute West 321.10 feet; thence (23) North 04 degrees 52 minutes West 100.00 feet to an Iron Pipe; thence (24) South 25 degrees 01 minute West 140.00 feet to the place of Beginning, containing 6.948 Acres of land, more or less;

**PARCEL 2:**

Beginning for the same at an iron pin (found) at the end of the 19<sup>th</sup> line, as now surveyed, of the land conveyed to the Roberts-Cambridge Shipyard, Inc. by Andrew W. Porter and Elizabeth B. Porter by deed dated December 7, 1959 and recorded among the Land Records of Dorchester County, Maryland, in Liber P.L.C.117, Folio 194; said point of beginning also being a corner in common with the lands of the Maryland Port Authority, and running thence with a line of division as now established through the lands of aforesaid Roberts-Cambridge Shipyard, Inc., North 16 degrees 05 minutes 20 seconds East 85.21 feet to a point on the 16<sup>th</sup> line of the aforementioned and conveyed to the Roberts-Cambridge Shipyard, Inc. by Andrew Porter and wife; thence with the said 16<sup>th</sup> line, as now surveyed, South 28 degrees 27 minutes 10 seconds East 9.70 feet to the end thereof; thence with the 17<sup>th</sup> and the 18<sup>th</sup> lines the two following courses and distances, as now surveyed, viz: South 68 degrees 22 minutes 10 seconds East 83.00 feet and South 11 degrees 52 minutes 50 seconds West 62.00 feet to a large galvanized spike found in a piling at a corner in common with the lands of Maryland Port Authority property, both as now surveyed, North 79 degrees 03 minutes 10 seconds West 94.36 feet to the place of beginning. Containing 6,477 square feet more or less.

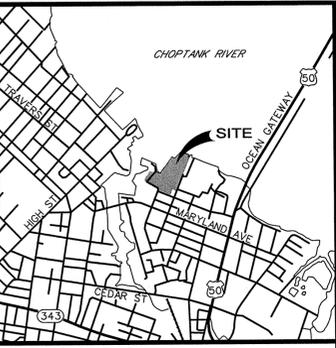
**PARCEL 3:**

Beginning for the outlines of the same at the beginning point of Lot No. 1 in a deed from George L. Broffe, unmarried, to Cambridge Industries, Inc., dated September 25, 1947, recorded in Liber R. S. M. No. 64, at folio 359 of the Land Records of said Dorchester County, which beginning point is therein described as marked with “an iron fence post standing at the northwestward end of an iron fence at the northwest corner and intersection of Hayward Street and Byrn Street” and is located as being distant 388.08 feet measured in a North 25 degrees East direction along the westward side of Hayward Street from a granite stone boulder marking the northwest corner of Hayward Street and Maryland Avenue as originally laid out by D. Stewart Hessey, Civil Engineer, and from the place of beginning (1) runs with the first course of Lot No. 1 of said deed of September 25, 1947, from George L. Broffe, North

25 degrees East a distance of 12 feet 9 inches to an iron plug boulder; thence (2) runs in a continuance of the first course hereof, (which is intended to be a continuance of the course of the West side of Hayward Street) N. 25 degrees East a distance of 21 feet, more or less, to a point on the ninth course in the description of the lands conveyed in a deed to Dorchester Fertilizer Company from Cambridge Industries, Inc., et al., dated April 7, 1961, recorded among the Land Records of said Dorchester county in Liber P. L.C. No. 123, at folio 40; thence (3) runs and binds with the said ninth course of the deed from Cambridge Industries, Inc., et al. dated April 7, 1961, South 2 degrees 16' East to the end thereof and to the north side of the end of Hayward Street, be the distance what it may; and thence (4) runs and binds with the north end of Hayward Street in a Westward direction for the full length of the 10<sup>th</sup> course of the aforesaid deed of April 7, 1961 to the end thereof and to the place of beginning, be the distance what it may and containing whatever quantity of land it may; it being the purpose of this deed to convey unto the within grantee all ands lying to the eastward of the northward prolongation of the course of the west side of Hayward Street which may have been mentioned in said deed from Cambridge Industries, Inc., et al., and southward to the north end of Hayward Street where said street binds said triangular piece of land on the south thereof; said right of way to be (A) for all purposes for which said 20 foot right of way may now be used and (B) for access to and from said other lands of the said Dorchester Fertilizer Company to the northward side of said Hayward Street over said triangular lot for vehicular and foot travel and for the passage of such overhead and underground utility connections and services as may be requisite for the full use and enjoyment of said other lands of the said Dorchester Fertilizer Company.

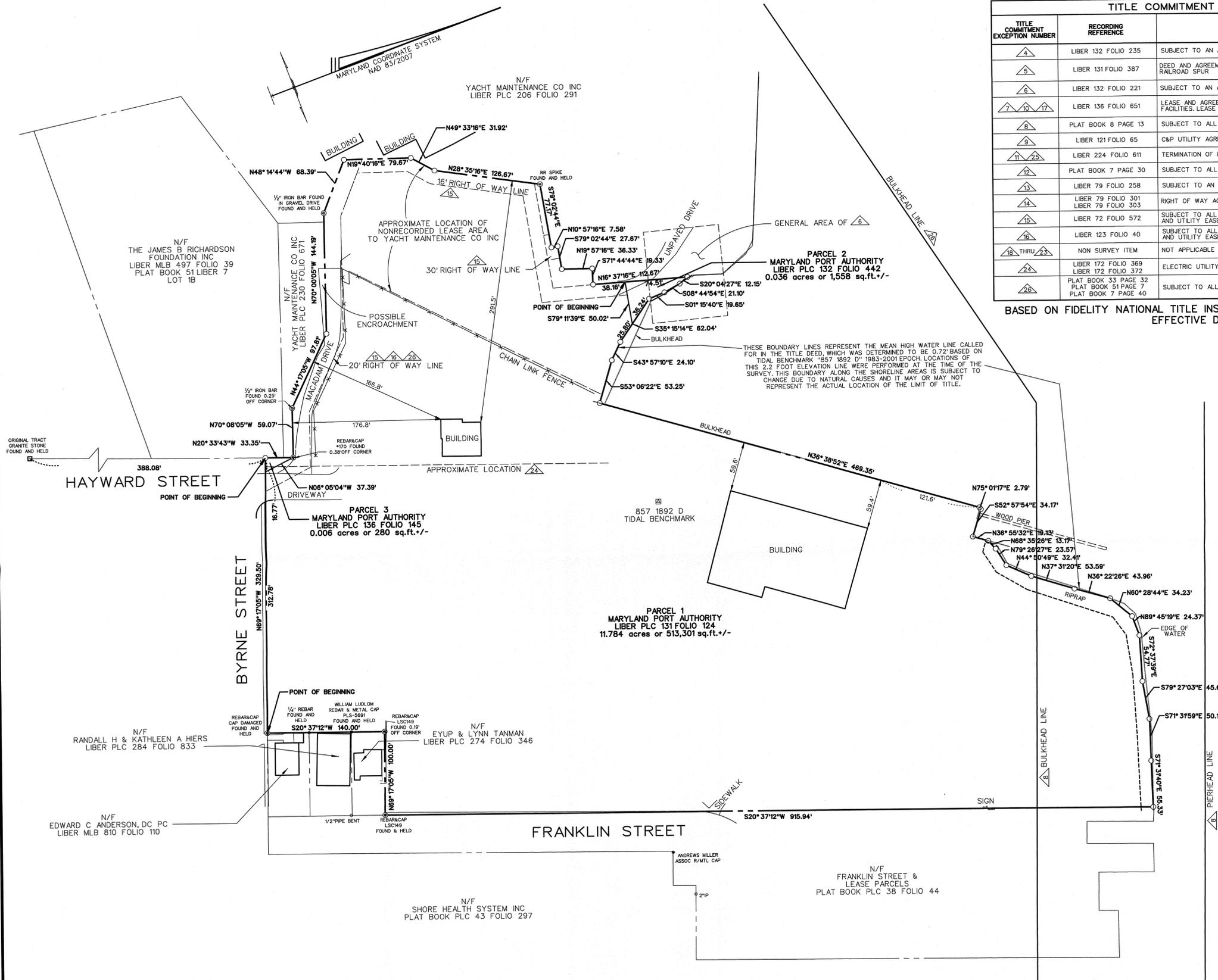
I hereby certify that this document was prepared by me or under my responsible charge, and that I am a duly licensed Professional Land Surveyor under the laws of the State of Maryland, License No. 21116, Expiration Date 1/18/14.





TITLE COMMITMENT SCHEDULE B EXCEPTIONS			
TITLE COMMITMENT EXCEPTION NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
4	LIBER 132 FOLIO 235	SUBJECT TO AN AGREEMENT FOR DREDGE SPOIL AND RIPARIAN RIGHTS	BLANKET IN NATURE
5	LIBER 131 FOLIO 387	DEED AND AGREEMENT FOR RIGHT OF WAY EASEMENT FOR RAILROAD SPUR	UNABLE TO DETERMINE LOCATION WITHOUT PLAT CALLED FOR IN DEED
6	LIBER 132 FOLIO 221	SUBJECT TO AN AGREEMENT FOR DREDGE SPOIL AND RIPARIAN RIGHTS	BLANKET IN NATURE OVER AREA SHOWN
7, 10, 17	LIBER 136 FOLIO 651	LEASE AND AGREEMENT FOR NEW FAST LANDS, RIPARIAN RIGHTS AND FACILITIES. LEASE EXPIRES APRIL 1, 2014	UNABLE TO DETERMINE LOCATION WITHOUT PLAT CALLED FOR IN DEED
8	PLAT BOOK 8 PAGE 13	SUBJECT TO ALL MATTERS AS SHOWN ON A PLAT	AS SHOWN
9	LIBER 121 FOLIO 65	C&P UTILITY AGREEMENT	BLANKET IN NATURE
11, 25	LIBER 224 FOLIO 611	TERMINATION OF RIGHT OF WAY EASEMENT	DOES NOT AFFECT SURVEY SITE
12	PLAT BOOK 7 PAGE 30	SUBJECT TO ALL MATTERS AS SHOWN ON A PLAT	DOES NOT AFFECT SURVEY SITE
13	LIBER 79 FOLIO 258	SUBJECT TO AN INDENTURE FOR MAINTENANCE OF ELECTRIC LINES	BLANKET IN NATURE
14	LIBER 79 FOLIO 301	RIGHT OF WAY AGREEMENTS FOR ELECTRIC LINES	BLANKET IN NATURE
15	LIBER 72 FOLIO 572	SUBJECT TO ALL MATTERS IN A DEED, INCLUDING RIGHT OF WAYS AND UTILITY EASEMENTS	APPLICABLE ITEMS SHOWN ON SURVEY
16	LIBER 123 FOLIO 40	SUBJECT TO ALL MATTERS IN A DEED, INCLUDING RIGHT OF WAYS AND UTILITY EASEMENTS	APPLICABLE ITEMS SHOWN ON SURVEY
18 THRU 23	NON SURVEY ITEM	NOT APPLICABLE	BLANKET IN NATURE
24	LIBER 172 FOLIO 369 LIBER 172 FOLIO 372	ELECTRIC UTILITY AGREEMENTS	AS SHOWN
26	PLAT BOOK 33 PAGE 32 PLAT BOOK 51 PAGE 7 PLAT BOOK 7 PAGE 40	SUBJECT TO ALL MATTERS AS SHOWN ON PLATS	APPLICABLE ITEMS SHOWN ON SURVEY

BASED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. DP120458  
EFFECTIVE DATE: APRIL 4, 2013



- GENERAL NOTES:**
- BEARINGS AND COORDINATES AS SHOWN HEREON ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD83/2007 USING A NGS/OPUS SOLUTION AS REFERENCED FROM CONTROL STATIONS:  
AC8554 - 857 1892 D  
DJ3499 - FISH  
HV0266 - Y 127  
HV0235 - J 120  
PROJECT AVERAGE COMBINED SCALE FACTOR OF 1.0000014085
  - PIERHEAD AND BULKHEAD LINE ARE BASED ON PLANS PROVIDED BY THE CITY OF CAMBRIDGE'S ENGINEERING DIVISION
  - RECORD DESCRIPTION IN LIBER PLC 131 FOLIO 124 DOES NOT CLOSE BY 0.25'
  - THE BOUNDARY SHOWN HEREON SUPERCEDES THE PREVIOUS STV BOUNDARY SURVEY DATED JANUARY 24, 2013.
  - SITE AREA AS SURVEYED:  
LIBER PLC 131 FOLIO 124 - 11.784 ACRES OR 513,301 SQ.FT. +/-  
LIBER PLC 136 FOLIO 145 - 0.006 ACRES OR 280 SQ.FT. +/-  
LIBER PLC 132 FOLIO 442 - 0.036 ACRES OR 1,558 SQ.FT. +/-  
TOTAL - 11.826 ACRES OR 515,139 SQ.FT. +/-
  - LEGAL DESCRIPTION IS IN THE FORM OF AN ATTACHMENT.

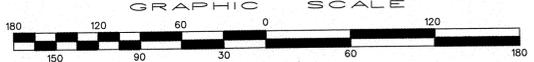
**SURVEYOR'S CERTIFICATION**  
TO MARYLAND DEPARTMENT OF TRANSPORTATION:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 4 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 24, 2013.  
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21116, EXPIRATION DATE 1/18/14

*Paul S. Ewell*  
STV INCORPORATED  
PAUL S. EWELL  
PROFESSIONAL LAND SURVEYOR NO. 21116

10/21/13  
DATE

**STV Incorporated**  
engineers / architects / planners / scientists / construction managers  
7125 Ambassador Road Baltimore, MD 21244-2722 (410) 944-9112

REVISIONS		
NO.	DATE	DESCRIPTION
1	10/1/13	ADDRESSED CLIENT'S COMMENTS



PLAN PREPARATION			
DRAWN BY:	DRL	DATE:	JUNE 20, 2013
FIELD BY:	---	SCALE:	1" = 60'
CHECKED BY:	PSE	JOB NO.:	4014421-0042

ALTA/ACSM LAND TITLE SURVEY

**CAMBRIDGE**  
MARYLAND PORT ADMINISTRATION

DORCHESTER COUNTY, MARYLAND  
MAP 301 GRID 17 PARCEL 5150

DRAWING NO.  
4014421-0042

SHEET NO.  
1 of 1