

- 1991, November 8; ABE 578/930
  - Grantee: Burnt Oaks Homeowners Association
  - Grantor: North Chesapeake Joint Venture
  - Common Area B-1

“Beginning for the same at a concrete monument set in the west right-of-way line of Frederick Avenue, a 50 feet right-of-way, at Coordinate Point #3 as shown on a plat of ‘Burnt Oaks Subdivision, Townhouse Section One’, as recorded among the Plat Records of Calvert County, in ABE 3/271, said beginning point being further described as located North 08° 26’ 32” East – 131.95 feet along said right-of-way from the southeastern corner of Lot 48 Block 31, as shown on the ‘Plat of North Chesapeake Beach’ as recorded among said Plat Records in GWD 8/305; Thence leaving said point of beginning and running with the west right-of-way line of Frederick Avenue;

1) South 08° 26’ 32” West – 59.00 feet to an iron rod set; Thence leaving the west right-of-way line of Frederick Avenue and running with the outlines of Sea Oat Cort as shown on the above mentioned plat of ‘Burnt Oaks Subdivision, Townhouse Section One,’ the following five courses and distances;

2) North 81° 40’ 57” West – 180.02 feet; thence;

3) North 08° 26’ 32” East – 109.77 feet; thence;

4) South 81° 33’ 28” East – 156.00 feet; thence;

5) South 08° 26’ 32” East – 50.43 feet; thence;

6) South 81° 40’ 57” East – 78.74 feet to the point of beginning. Containing 21,743 square feet, more or less.”
  - Common Area B-2

“Beginning for the same at an iron rod set marking the southeasternmost corner of Lot 48, Block 31...Said beginning point being further described as being located on the western right-of-way line of Frederick Avenue, a 50’ right-of-way, at the southeasternmost corner of a 3,987 square foot open space area as shown on a plat of Burnt Oaks Subdivision, Townhouse Section 1, as recorded among said Plat Records in ABE 3/271.

Thence leaving the point of beginning, so fixed, and running with and binding on the southern line of Lots 48, 47, and 46, Block 31 and the northern right-of-way line of a 15’ alley as shown on said plat of North Chesapeake Beach;

1) North 81° 40’ 57” West – 54.56 feet to the southeastern corner of Lot 1 of said Burnt Oaks Subdivision, Townhouse Section 1; Thence leaving the northern right-of-way line of said 15’ alley and running through the land of said Lot 46, Block 31, North Chesapeake beach, along the eastern line of said Lot 1, Burnt Oaks Subdivision, Townhouse Section 1;

2) North 08° 19’ 03” East – 73.00 feet to the northeastern corner of said Lot 1, Burnt Oaks Subdivision, Townhouse Section 1; Thence leaving said northeastern corner of Lot 1, Burnt Oaks Subdivision, Townhouse Section 1, and running

through the lands of Lots 46, 47, and 48, Block 31 of said North Chesapeake Beach along the southern right-of-way line of Sea Oat Court as shown on said plat of Burnt Oaks Subdivision, Townhouse Section 1;

3) South  $81^{\circ} 40' 57''$  East – 54.72 feet to an iron rod set on said right-of-way line of Frederick Avenue and the eastern line of Lot 48, Block 31, North Chesapeake Beach; Thence leaving said southern right-of-way line of Sea Oat Court and running with said western right-of-way line of Frederick Avenue;

4) South  $08^{\circ} 26' 32''$  West – 72.95 feet to the point and place of beginning. Containing 3,987 square feet of open space, more or less...”

○ Common Area B-3

“Beginning for the same at an iron rod set marking the southwesternmost corner of Lot 27 as shown on a plat of subdivision entitled North Chesapeake Beach, as recorded among the Plat Records of Calvert County, Maryland, in Liber GWD 8/305, said beginning point being further described as being located along the northern right-of-way line of 8<sup>th</sup> Street, a 50’ right-of-way, at the southwesternmost corner of a 5,957 square foot open space area as shown on a plat of Burnt Oaks Subdivision, Townhouse Section 1, as recorded among said Plat Records in ABE 3/271. Thence leaving the point of beginning, so fixed, and running with and binding on the said western line of said Lot 27 for a portion of, and crossing over a 15’ alley for the remainder of;

1) North  $08^{\circ} 26' 32''$  East – 119.35 feet to an iron rod set at the southwesternmost corner of Lot 39, Block 31 North Chesapeake Beach on the southern line of Lot 8 of said Burnt Oaks Subdivision, Townhouse Section 1, Thence running with and binding on the northern right-of-way line of said 15’ alley and the southern lines of Lots 39 and 40, Block 31 of said North Chesapeake and the southern line of Lots 7 & 8 of said Burnt Oaks Subdivision, Townhouse Section 1;

2) South  $81^{\circ} 40' 57''$  East – 49.91 feet to an iron rod set marking the southeasternmost corner of Lot 40, Block 31 North Chesapeake Beach; Thence leaving said southeasternmost corner of Lot 40, North Chesapeake Beach and the southern line of said Lot 7, Burnt Oaks Subdivision, Townhouse Section 1 and crossing over said 15’ alley for a portion of and running with and binding on the eastern line of Lot 28, Block 31, North Chesapeake Beach for the remainder of;

3) South  $08^{\circ} 26' 32''$  West – 119.35 feet to an iron rod set at the southeasternmost corner of said Lot 28, Block 31, North Chesapeake Beach and on said northern right-of-way line of 8<sup>th</sup> Street; Thence running with and binding on said northern right-of-way line of 8<sup>th</sup> Street and the southern lines of said Lots 27 and 28, Block 31 North Chesapeake Beach;

4) North  $81^{\circ} 40' 57''$  West – 49.91 feet to the point and place of beginning. Containing 5,957 square feet of open space, more or less, as shown on a plat of subdivision entitled Burnt Oaks Subdivision, Townhouse Section 1 as recorded among the Plat Records of Calvert County, Maryland, in ABE 3/271.”

- Common Area B-4
  - “Beginning for the same at a concrete monument set at the southwesternmost corner of Lot 37, Block 31 as shown on a plat of subdivision entitled North Chesapeake Beach, as recorded among the Plat Records of Calvert County, Maryland in GWD 8/305; said beginning point being further described as located on the eastern right-of-way line of Greenwood Avenue, a 50’ right-of-way, at the southwesternmost corner of a 3,292 square foot open space area as shown on a plat of Burnt Oaks Subdivision, Townhouse Section 1, as recorded among said Plat Records in ABE 3/271; Thence leaving the point of beginning, so fixed, and running with and binding on said eastern right-of-way line of Greenwood Avenue;
    - 1) North 08° 26’ 32” East – 72.17 feet to the southwesternmost corner of Lot 9 of said Burnt Oaks Subdivision, Townhouse Section 1; Thence leaving the eastern right-of-way line of Greenwood Avenue and running through the lands of Lots 37 and 38, Block 31 of said North Chesapeake Beach along the southern outline of said Lot 9, Burnt Oaks Subdivision, Townhouse Section 1;
    - 2) South 81° 40’ 57” East – 45.02 feet to the northwesternmost corner of Lot 8 of said Burnt Oaks Subdivision, Townhouse Section 1; Thence leaving said southern outline of Lot 9, Burnt Oaks Subdivision, Townhouse Section 1, and continuing through the land of said Lot 38, Block 31, North Chesapeake Beach along the western outline of said Lot 8, Burnt Oaks Subdivision, Townhouse Section 1;
    - 3) South 08° 19’ 03” West – 73.00 feet to a point on the northern line of a 15’ alley and the southern line of said Lot 38, Block 31, North Chesapeake Beach; Thence leaving said western line of Lot 8, Burnt Oaks Subdivision, Townhouse Section 1 and running with and binding on the said northerly right-of-way line of said 15’ alley and southern lines of said Lots 37 and 38, Block 31, North Chesapeake Beach;
    - 4) South 81° 40’ 57” West – 45.18 feet to the point and place of beginning.
  - Containing 3,292 square feet of open space, more or less, as shown on a plat of subdivision entitled Burnt Oaks Subdivision, Townhouse Section 1 as recorded among the Plat Records of Calvert County, Maryland, in ABE 3/271.”
- 1991, May 31; ABE 559/941
  - Declarant: North Chesapeake Joint Venture, a Maryland joint venture with respect to which George C. McCully and Kenneth M. Muller are the sole venturers.
  - Forms the Burnt Oaks Homeowners Association, Inc.

(Common Area B-1, B-2)

- 1977, January 28; JLB 206/645
  - Grantee: North Chesapeake Joint Venture
  - Grantor: W. Wilson and Delores M. Tucker
  - Lots 45, 46, 47, and 48 in Block 31

- 1960, August 6; JLB 37/453
  - Grantee: W. Wilson and Delores M. Tucker
  - Grantor: Louise and Leonard W. Merchant, of Calvert County
  - Lots 45, 46, 47, and 48 in Block 31
- 1936, February 24; AAH 36/10
  - Grantee: John L. and Jennie L. Wise
  - Grantor: North Chesapeake Beach Land and Improvement Company
  - Lots 45, 46, 47, and 48 in Block 31

(No further deed references)

(Common Area B-3)

- 1977, February 3; JLB 207/36
  - Grantee: North Chesapeake Joint Venture
  - Grantor: North Chesapeake Beach Land and Improvement Company
  - Lots 25, 26, 27, 28, 41, 42, 43, and 44 in Block 31
  - Lots 19, 20, 25, 37, and 38 in Block 32
  - Lot 8 in Block 33
  - Lots subject of Equity Proceeding 76-100, Circuit Court for Calvert County, Maryland in which the said Court determined that the within Grantor had good and merchantable fee simple title by adverse possession of the above-named lots.

(No further deed references)

(Common area B-4)

- 1976, November 19; JLB 203/850
  - Grantee: North Chesapeake Joint Venture
  - Grantor: Robert T. Cox
  - Lots 37, 38, 39, and 40 in Block 31
  - Lots 13, 14, and 15 in Block 32
- 1965, February 4; JLB 72/252
  - Grantee: Robert T. Cox
  - Grantor: Charles O. and Virginia F. Conrad
  - Lots 29, 30, 31, 32, 37, 38, 39, and 40 in Block 31
  - Lots 13, 14, and 15 in Block 32
  - Lots 8 and 9 in Block 61
  - Lots 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, and 43 in Block 60
- 1964, September 24; JLB 68/400
  - Grantee: Charles O. and Virginia F. Conrad
  - Grantor: J. Wilmer Johnson, Attorney
  - Lots 29, 30, 31, 32, 37, 38, 39, and 40 in Block 31
  - Lots 13, 14, and 15 in Block 32
  - Lots 8 and 9 in Block 61

- Lots 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, and 43 in Block 60
- Sale as a result of default on Mortgage dated August 31, 1962, and recorded in JLB 53/549.; \$400
- 1962, August 31; JLB 53/547
  - Grantee: Robert T. and Mary Catherine Cox
  - Grantor: Charles O. and Virginia F. Conrad, of Rockingham County, Virginia
  - Lots 29, 30, 31, 32, 37, 38, 39, and 40 in Block 31
  - Lots 13, 14, and 15 in Block 32
  - Lots 8 and 9 in Block 61
  - Lots 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, and 43 in Block 60
- 1960, November 16; JLB 39/504-508
  - Borrower: North Chesapeake Beach Land and Improvement Company
  - Trustee: James M. Earnest and Charles S. Iversen
  - Lender: Fred M. and Irene Q. Zimmers
  - Deed of Trust for \$23,180
  - Lots 23, 24, 25, 26, 27, 28, 41, 42, 43, and 44 in Block 31
  - Lots 25, 26, and 27 in Block 6
  - Lots 29, 30, 46, 47, and 48 in Block 7
  - Lot parts of 10, 11, 12, and 13 in Block 10
  - Lots 23 and 24 in Block 17
  - Lots 19 and 20 in Block 19
  - Lots 47 and 48 in Block 22
  - Lots 21, 22, 23, 24, and 32 in Block 24
  - Lots 11, 12, and 28 in Block 29
  - Lot 33 in Block E
  - Lots 10, 11, 12, 13, 14, 15, and 16 in Block F
  - Lot 10 in Block 39
  - Lots 9, 10, 11, 12, 13, 14, 15, and 16 in Block 41
  - Lot 6 in Block 48
  - Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24 in Block 49
  - Lots 1, 2, 3, 4, 5, 13, and 14 in Block 51
  - Lots 39 and 40 in Block 53
  - Lots 1, 2, 3, 4, 5, 6, and 7 in Block 55
  - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, and 22 in Block 56
  - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12 in Block 57
  - Lot 48 in Block 58
  - Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 28, 29, 30, 37, 38, and 39 in Block 59
  - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in Block 62

- Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, and 48 in Block 63
- Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, and 48 in Block 64
- Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9 in Block 65
- Lots 1, 2, 3, 4, 5, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24 in Block 66
- Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, and 31 in Block 67
- Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, and 47 in Block 68 (Road 1-11)
- Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13 in Block 69
- 97 acres more or less unplatted to the west
- Includes values of lots
- 1959, December 23; JLB 30/197
  - Grantee: Charles O. Conrad
  - Grantor: North Chesapeake Beach Land and Improvement Company
  - Lots 29, 30, 31, 32, 37, 38, 39, and 40 in Block 31
  - Lots 13, 14, and 15 in Block 32
  - Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, and 43 in Block 60
  - Lots 8 and 9 in Block 61
- 1959, April 21; JLB 24/145
  - Grantee: North Chesapeake Beach Land and Improvement Company
  - Grantor: William J. Madden and R.P. Hertzog, Trustees, Releasors
  - Lots 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 37, 38, 39, 40, 41, 42, 43, and 44 in Block 31
  - Lots 29 and 30 in Block 7
  - Lots 10, 11, 12, and 13 in Block 10
  - Lots 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, and 33 in Block 15
  - Lots 37 and 38 in Block 18
  - Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, and 48 in Block 21
  - Lots 21, 22, 23, 24, and 32 in Block 24
  - Lots 1, 2, 3, 4, 5, 6, 7, 8, 13, 14, 15, 16, 17, 18, 21, 22, 23, and 24 in Block 32
  - Lots 19, 20, 21, 22, 23, and 24 in Block 38
  - Lots 25, 26, 27, 28, 29, and 30 in Block 44

- Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, and 31 in Block 47
- Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 44, 45, 46, 47, and 48 in Block 48
- Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 25, 26, 27, 28, 29, 30, 31, 32, 37, 38, 39, 40, 41, 42, 43, and 44 in Block 49
- Lot 12 in Block 54
- Lots 1, 2, 3, 4, 5, 6, 7, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, and 48 in Block 55
- Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 38, 39, 44, and 45 in Block 59
- Lots 31, 32, 33, and 34 in Block 64
- “Beginning for the same at the beginning of the North 84° East 220 perch line...and running from thence and with said line as corrected for magnetic variation; South 89° 28’ East 2081.15 feet to intersect the West side of Minneapolis Avenue...thence with the West side of said avenue; South 14° 50’ West 276.83 feet to the Northwest intersection of Minneapolis Avenue and the North side of San Francisco Avenue...thence with the North and West side of said San Francisco Avenue, and a curve to the left having a radius of 350 feet, and an arc of 549.74 feet, and a chord bearing and distance of South 59° 50’ West 494.97 feet; thence with the West side of San Francisco Avenue; South 14° 50’ East 619.93 feet to intersect the North Right of Way of County-State Road known as Fifth Street (formerly Richmond Avenue) extended, thence with the North Right of Way line of said Fifth Street extended; North 57° 11’ East 300.21 feet; thence North 50° 22’ 30 seconds West 1505.76 feet to the point of beginning.”  
Containing 24.8 acres, more or less.
- Partial Release of Deed of Trust

(No further deed references)

It is uncertain how the North Chesapeake Beach Land and Improvement Company regained title to this property after its sale to Samuel P. Belt.

- 1936, January 27; AAH 38/491
  - Grantee: Samuel P. Belt, of Washington, D.C.
  - Grantor: North Chesapeake Beach Land and Improvement Company
  - Lots 41, 42, 43, and 44 in Block 31; \$60

(No further deed references)