

LEGAL DESCRIPTION
WEST VIEW SHORES OPEN SPACE PARCEL

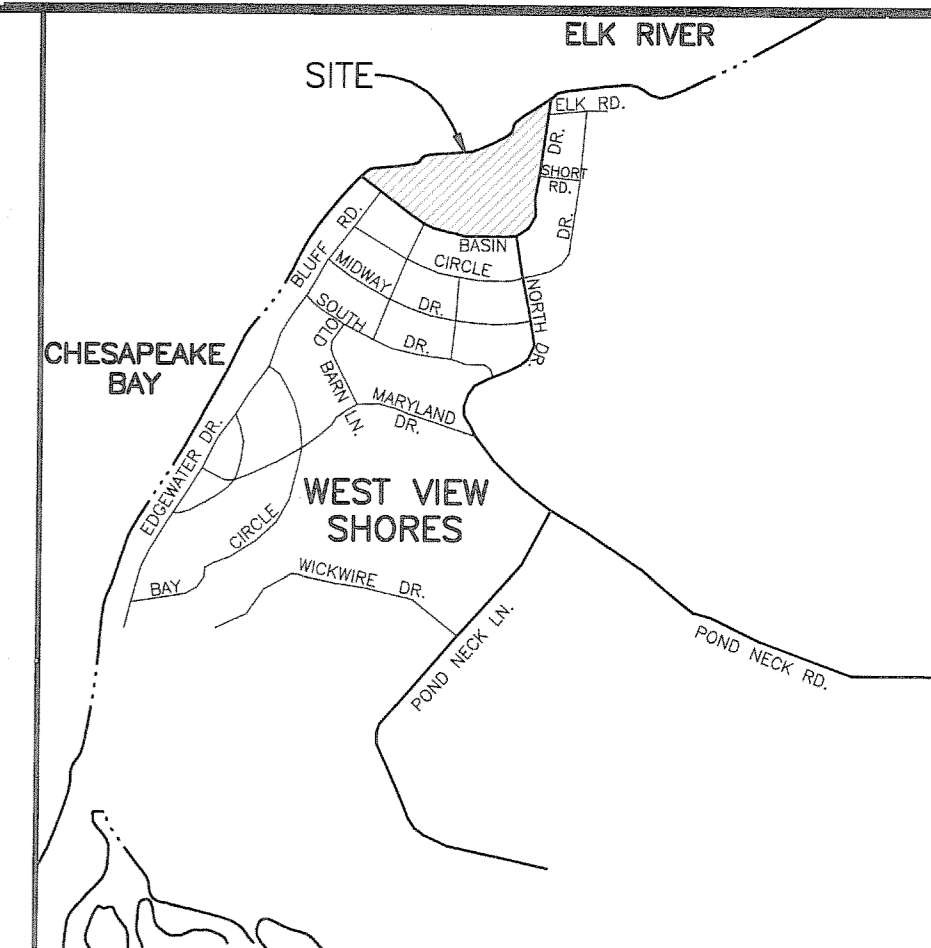
ALL THAT CERTAIN parcel of land situate in the First Election District of Cecil County in the State of Maryland, shown as "West View Shores Open Space Parcel", on a plan titled "Plot Plan of West View Shores Open Space Parcel - Establishing Deed Restrictions", prepared by Edward B. Walsh and Associates, Inc., Civil Engineers & Land Surveyors, Exton, PA, dated June 5, 2009, and being more fully described as follows:

BEGINNING at a point where the westerly right-of-way line (or its extension thereof) of Basin Drive (30 feet wide) intersects the high water line of the Elk River; thence along said westerly right-of-way line of Basin Drive, South 7 degrees 07 minutes 00 seconds West 969.5 feet, more or less, to a point of curvature; thence along the southerly right-of-way line of the same, the following five (5) courses and distances:

1. Southwesterly along the arc of a curve to the right having a radius of 141.98 feet, an arc distance of 180.90 feet and a chord which bears South 43 degrees 37 minutes 00 seconds West 168.91 feet to a point of tangency;
2. South 80 degrees 07 minutes 00 seconds West 30.00 feet to a point of curvature;
3. westerly along the arc of a curve to the right having a radius of 1045.25 feet, an arc distance of 803.30 feet and a chord which bears North 77 degrees 52 minutes 00 seconds West 783.68 feet to a point;
4. North 51 degrees 00 minutes 00 seconds West 331.18 feet to a point;
5. continuing along the same (or its extension thereof), North 50 degrees 08 minutes 00 seconds West 118.4 feet, more or less, to the high water line of the Elk River;

thence generally in a northeasterly direction, along said high water line of the Elk River to the point and place of BEGINNING.

CONTAINING: 15.46 acres of land, be the same, more or less.



LOCATION MAP
SCALE: 1" = 1000'

The purpose of this plan is to identify and clarify the Open Space Parcel shown hereon, and to establish the deed restrictions stated below. This plan supercedes the previously recorded plan among the Plat Records of Cecil County in Plat Book Liber R.R.C. No. 1, Folio 5.

This property in its entirety is hereby forever restricted against any further subdivision or development of any residential or commercial use or structure.

This property is available for the perpetual free and uninterrupted common use of all WEST VIEW SHORES property owners, their guests and invitees.

This property is and shall be a common amenity of the WEST VIEW SHORES community exclusively and shall be used only for passive and/or active recreation purposes only, by the community of WEST VIEW SHORES.

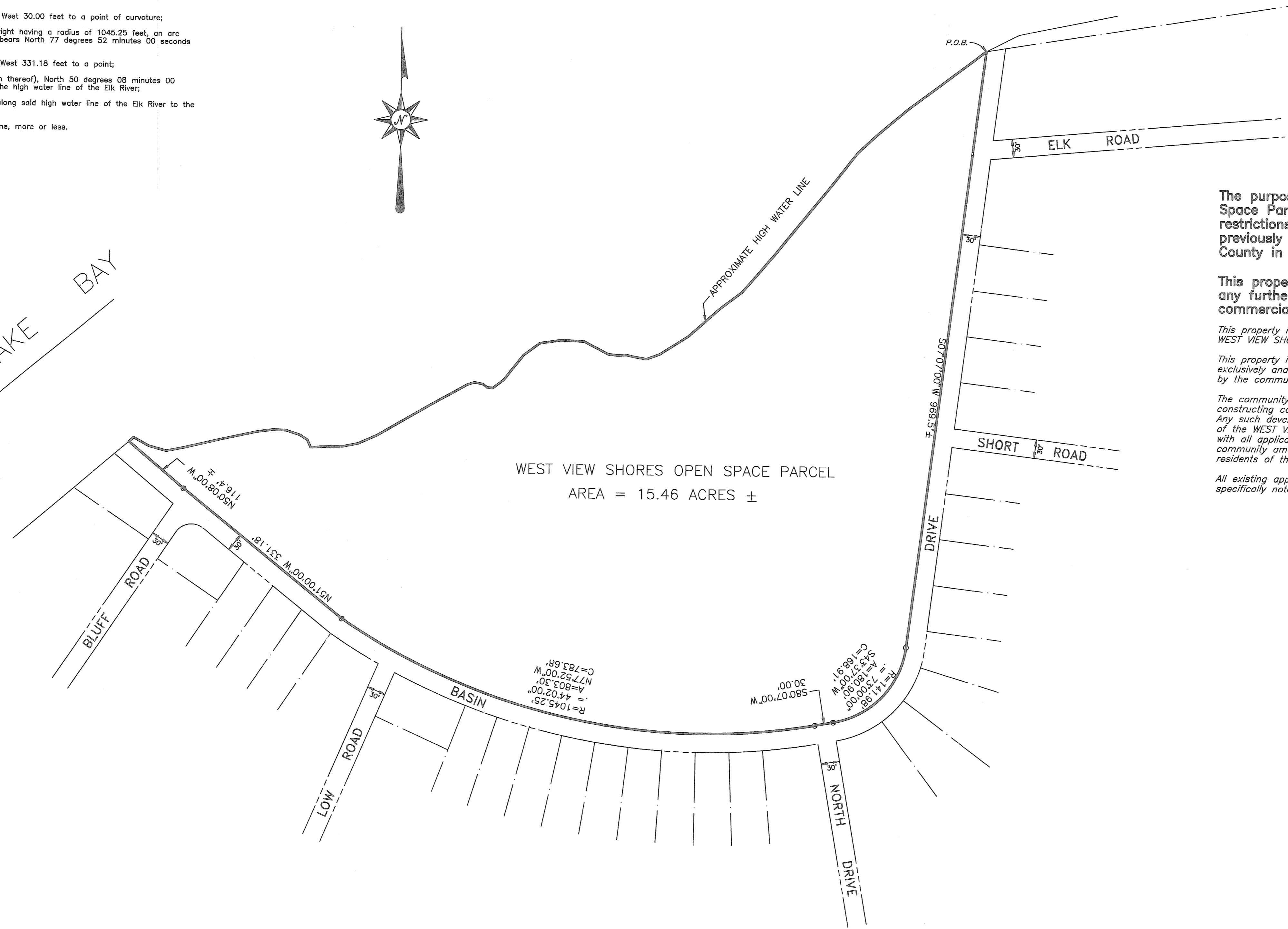
The community of WEST VIEW SHORES shall not be restricted from developing or constructing community amenities as it may desire upon the property in the future. Any such development or construction shall be done in accordance with the By-laws of the WEST VIEW SHORES community as they exist at that time, and in accordance with all applicable Local, State and Federal regulations and requirements. Any community amenities or improvements constructed shall forever be available to all residents of the WEST VIEW SHORES community.

All existing applicable conditions and restrictions shall remain in effect unless otherwise specifically noted.

CHESAPEAKE BAY

ELK RIVER

WEST VIEW SHORES OPEN SPACE PARCEL
AREA = 15.46 ACRES ±



Circuit Court for
CECIL COUNTY
Clerk of the Court,
WILLIAM L. BRUECKNER
129 EAST MAIN ST., ROOM 108
ELKTON, MD 21921-5971
(410) 996-5376

Transaction Blocks: 462
PLATS-SUB: AMOUNT
PLAT SUBDIVIS: 16.00
SUBTOTAL: 16.00
TOTAL CHARGES: 16.00
PAYMENTS
CASH: 16.00
TOTAL TENDERED: 16.00

Cashier: SEH (Reg # CE01)
Recpt # 38521
Date: Jul 30, 2009 Time: 08:44 am

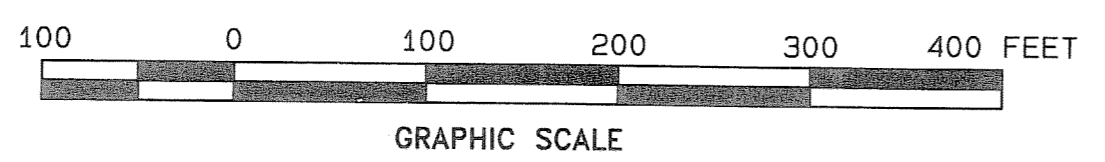
Received 7/30/09
at the same day Recorded in
PC No. 1112-150-08
one of the Record Books
of Cecil County and Examined.
William L. Brueckner Clerk
Circuit Court for Cecil County

- GENERAL NOTES:**
1. OWNER/APPLICANT:
WEST VIEW SHORES CIVIC ASSOCIATION, INC.
18 SHORT ROAD
EARLEVILLE, MD 21919-2212
 2. SITE ADDRESS:
NORTH SIDE OF BASIN ROAD
WEST VIEW SHORES
EARLEVILLE, MD 21919
 3. BEING THE SAME PROPERTY DESCRIBED IN THE DEED RECORDED IN W.A.S. 336, PAGE 648 AMONG THE PUBLIC RECORDS OF CECIL COUNTY.
 4. THIS PLAN WAS PREPARED FROM THE RECORD PLAN TITLED "WEST VIEW SHORES", PREPARED BY E. A. JONES & RALPH R. CROTHERS PROFESSIONAL ENGINEER & SURVEYORS, DATED 1947, AND RECORDED AMONG THE PLAT RECORDS OF CECIL COUNTY IN PLAT BOOK LIBER R.R.C. NO. 1, FOLIO 5, AND IS CITED IN THE RECORD DEED FOR THIS PROPERTY AS STATED IN NOTE #3 ABOVE. THE HIGH WATER LINE LOCATION IS APPROXIMATE AND WAS TAKEN FROM A CURRENT AERIAL PHOTOGRAPH.
 5. BEING TAX MAP 55, GRID 11, PARCEL 92

APPROVED
CECIL COUNTY HEALTH DEPARTMENT
Chad E. Sanger 7-16-09
DATE

APPROVED
CECIL COUNTY DEPARTMENT OF PUBLIC WORKS
7/20/09
DATE
DIRECTOR OR SENIOR ENGINEER

APPROVED
CECIL COUNTY OFFICE OF PLANNING AND ZONING
7/21/09
DATE
DIRECTOR



OWNERS' CERTIFICATE

We, the officers and representatives of the West View Shores Civic Association, Inc., do hereby certify that the West View Shores Civic Association, Inc. is the owner of the Open Space Parcel shown hereon. This plot plan and notes were made at our direction and that we acknowledge the same to be our act and plan, and desire the same to be recorded as such according to the laws of Cecil County.

Christie Rudison 6-14-09
PRESIDENT DATE

J. M. T. S. 6/14/09
VICE PRESIDENT DATE

Audrey J. Rowen 6/14/09
SECRETARY DATE

ENGINEER'S CERTIFICATE:

THIS PLOT PLAN WAS PREPARED FROM THE RECORD DEED & PLAN (CITED IN GENERAL NOTE #4 ON THIS PLAN) UNDER MY DIRECTION AND SUPERVISION, AND IS DIMENSIONALLY CORRECT.

EDWARD BARRON WALSH, P.E.
MARYLAND REGISTRATION NO. 10949

PLOT PLAN OF WEST VIEW SHORES OPEN SPACE PARCEL ESTABLISHING DEED RESTRICTIONS

1ST ELECTION DISTRICT
Edward B. Walsh & Associates, Inc.
CIVIL ENGINEERS & SURVEYORS
LICENSED IN PA, DE & MD
125 Doulton Forge Rd.
Exton, Pennsylvania 19341
Phone: 610-903-0060
Fax: 610-903-0080

CECIL COUNTY, MD
Project- 3546
Date- 6-05-09
Scale- 1" = 100'
Drawn- RBL
Checked- EBW
Sheet- 1 OF 1

Plotted: 6/11/2009 File: F:\JIB\3546\3546-B.rpt