

0202375704
 AA-35-T-a
 (Map 26)
 (237)

Easement
 PART OF HENRY MURRAY FARM
 (Under 1980 Easement Donation)
 MARYLAND HISTORICAL TRUST WORKSHEET

NOMINATION FORM
 for the
 NATIONAL REGISTER OF HISTORIC PLACES, NATIONAL PARKS SERVICE

AA-237

SEE INSTRUCTIONS

1. NAME					
COMMON: "POPLAR KNOWLE"					
AND/OR HISTORIC:					
2. LOCATION					
STREET AND NUMBER: South Side of Cumberstone Rd. near Jct. with Rte. 468					
CITY OR TOWN: Cumberstone					
STATE: Maryland			COUNTY: Anne Arundel		
3. CLASSIFICATION					
CATEGORY (Check One)		OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District	<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Public	Public Acquisition:	<input checked="" type="checkbox"/> Occupied	Yes:
<input type="checkbox"/> Site	<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> In Process	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Restricted
<input type="checkbox"/> Object	<input type="checkbox"/> Both	<input type="checkbox"/> Being Considered	<input type="checkbox"/> Preservation work in progress	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Unrestricted
PRESENT USE (Check One or More as Appropriate)					
<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments	
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	_____	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious	_____	_____	
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific	_____	_____	
4. OWNER OF PROPERTY					
OWNER'S NAME: Henry M. Murray					
STREET AND NUMBER: Cumberstone Road					
CITY OR TOWN: Harwood			STATE: Maryland		20776
5. LOCATION OF LEGAL DESCRIPTION					
COURTHOUSE, REGISTRY OF DEEDS, ETC.:					
STREET AND NUMBER:					
CITY OR TOWN: Map #65, E.D.#1, Parcel #141, Liber/Folio #895/368			STATE:		
Title Reference of Current Deed (Book & Pg. #):					
6. REPRESENTATION IN EXISTING SURVEYS					
TITLE OF SURVEY:					
DATE OF SURVEY: <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local					
DEPOSITORY FOR SURVEY RECORDS:					
STREET AND NUMBER:					
CITY OR TOWN:			STATE:		

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

"Poplar Knowle" is a large "Victorian" style house built in 1906 by Robert Murray. It is of frame construction, 3 stories high with several bay windows and projecting porches. The plan is typically asymmetrical. Three interior chimneys serve the entry hall, the parlor, and the dining room and the corresponding chambers above. All the mantels are, except one, lightly stained oak supported by plain Ionic or reeded columns of the same material and decorated with plaster designs. The chimney in the entry hall is faced with molded terra cotta bricks.

All the interior door and window frames have square corners with medallions.

The interior walls are plaster where original and the floors are 3 inch tongue and groove. The house has an elegant stair which extends clear to the attic. A three story semi-hexagonal bay with large windows encloses the intermediate landings. The stair rail is massive; the spindles are rectangular in section, very thin and closely spaced.

A large stained glass window in the entry hall has been replaced with clear glass but a smaller oval window with stained glass still lights the master bedroom closet.

The house stood empty from about 1950 to 1970. Some renovations have been made recently and the house is once again occupied.

From about 1920 to 1950 the Cumberstone Post Office was located in the rear of the house.

SEE INSTRUCTIONS

1A 237

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Empty box for Major Bibliographical References.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

Acreage Justification:

Large empty box for Acreage Justification.

11. FORM PREPARED BY

NAME AND TITLE:

ORGANIZATION DATE

STREET AND NUMBER:

CITY OR TOWN: STATE

12. State Liaison Officer Review: (Office Use Only)

Significance of this property is:

National State Local

Signature

SEE INSTRUCTIONS

Maryland Historical Trust State Historic Sites Inventory Form

(New house construction on property, owned by North Point.)
1990

(PART OF HENRY MURRAY FARM)

1. Name (indicate preferred name)

historic

and/or common MURRAY FARM ^{Tobacco} ~~TABACCO~~ HOUSE

2. Location

street & number South side Cumberstone Road not for publication

city, town Coalesville vicinity of congressional district 4th

state Maryland county Anne Arundel

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input checked="" type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name

street & number telephone no.:

city, town state and zip code

5. Location of Legal Description

courthouse, registry of deeds, etc. Anne Arundel County Courthouse liber

street & number South Street folio

city, town Annapolis state Maryland

6. Representation in Existing Historical Surveys

title

date federal state county local

depository for survey records

city, town state

7. Description

Survey No. AA-237

Condition

- excellent
- good
- fair

- deteriorated
- ruins
- unexposed

Check one

- unaltered
- altered

Check one

- original site
- moved
- date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The Murray Farm Tobacco House is located in a wooded field margin on the south side of Cumberstone Road within a few hundred yards of the mansion house at Tulip Hill.

The tobacco "house" or barn is a rectangular frame structure measuring approximately 24 feet by 60 feet with an original shed extending 16 feet the entire length of the south facade.

The barn is oriented on an east - west axis, with the north facade facing out across a cultivated field (now planted in corn) and the south facade facing through a thin screen of trees across open agricultural land to the West River. The ground drops away approximately ten feet within a few yards of the south facade.

The principal barn is organized into twelve - foot framing bays subdivided into standard four - foot hanging bays or "rooms". A single row of heavy vertical cedar poles bisects the barn longitudinally on four foot centers, serving to support the tier poles. Large double doors are centered on the north and south facades and narrower doors are centered on each gable end. The main barn rests upon high brick foundations; the sills do not interrupt the large double doors but do continue across the base of each gable door. It would appear that the principal doors have always interrupted the sills and were not cut through as often happened with early barns.

The original shed lean-to extends the full height of the south facade wall and is constructed with the principal (cedar) posts set into the ground rather than supported on masonry piers. The use of earth-fast posts is in keeping with local building tradition, and the hierarchy of piers and earth-fast posts is a common feature of shed construction.

The exterior of the barn is covered with plain one-inch vertical siding secured with wire nails. The exterior doors are plain batten doors hung on machine-made strap hinges. In addition, there are tall narrow ventilation doors, also hung on machine-made strap hinges, on all four sides of the building. These include three on either side of the north door, single ventilators flanking the gable doors, and single ventilators centered in the upper gables of the main barn. There are two ventilators in each end wall of the shed and evidence of at least four ventilators in the south wall. The roof is covered with plain wood shingles in very poor condition.

The heavy timber frame of the main building, rests on brick masonry piers. These include L-plan piers at each corner of the building and flanking the principal doors on the north and south facades. The intermediate piers are placed on eight foot centers, and typically measure 8-1/2 inches thick, one foot 1-1/2 inches long and from two to four feet in height. The sills measure 9 inches square and are circular sawn; they are joined at the corners with mortise-and-tenon joints. Corner posts measure 6 by 8 inches and are each reinforced with two down braces that are half-dovetailed into the sills and posts and secured with large wire nails. Intermediate posts measure 6 by 6 inches. The facade walls are approximately fifteen feet from sill to plate, and are subdivided by four sets of horizontal rails to support the tier poles. These rails are approximately 3 feet 6 inches on center (vertical measurement); the lowest rail is only 6-1/2 inches (on-center) above the sill. This juxtaposition is possible because of the high masonry piers which leave room for one additional tier of tobacco hung just above the sills.

The twelve foot framing bays are subdivided into four foot rooms, and the tie beams and rafter pairs utilize the same four foot spacing.

The common rafter roof rests on flat false plates and is constructed of common rafter pairs mitered and nailed at the ridge and joined by four sets of collar beams that also serve as tier poles to hang tobacco. The collar beams are half-lapped to the rafters and spiked with wire nails. All framing material is circular sawn and wire nails are used throughout the building, suggesting a building date of circa 1885 or later.

The shed lean-to is virtually identical in construction and organization, with the exception that earth-fast posts and very light interrupted sills are substituted for masonry piers and heavy, continuous sills. The complete absence of nail holes for siding or roofing on the south facade and the south roof pitch of the main building demonstrate that there has always been a shed in this location, and the intergrated construction system and similar materials and framing leave little doubt that this is the original shed.

The west end of the shed was partitioned and ceiled over to form a stripping shed; two window openings cut into the west and south walls provided light for the workers.

8. Significance

Survey No. AA-837

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
	<input type="checkbox"/> invention			

Specific dates	Builder/Architect
check: Applicable Criteria: <u>A</u> <u>B</u> <u>C</u> <u>D</u>	
Applicable Exception: <u>A</u> <u>B</u> <u>C</u> <u>D</u> <u>E</u> <u>F</u> <u>G</u>	
Level of Significance: <u>national</u> <u>state</u> <u>local</u>	

Prepare both a summary paragraph of significance and a general statement of history and support.

The Murray Farm Tobacco House was constructed in the latter part of the 19th century or the early 20th century using construction methods and an organizational form and plan that date back to the colonial period. While traditional tobacco houses were virtually standard until the post-Civil War period, by the turn of the 20th century a new barn form was rapidly supplanting the old form. Steeply pitched roofs gave way to a more modestly pitched form, barn sizes increased, and ventilator doors became standard. The emphasis on the longitudinal facade entrances was supplanted by an axial orientation, and the traditional heavy timber framing was modified to utilize lighter, more standardized materials and construction. The intriguing hierarchy of construction materials found in early barns was replaced with standardization of size and finish for all materials.

The Murray Farm Tobacco House essentially staddles this transition from the traditional to the contemporary, and combines a traditional plan, form and method of construction with some concessions to industrial materials and methods of storing tobacco. Specifically, the cross-axial plan, central facade doors, four-foot room system and the entire construction plan are directly drawn from local traditions that can be traced back to the colonial period. The use of circular sawn materials, wire nails, and machine-made hardware reflect an acceptance of improved industrial manufactured materials, and the use of ventilator doors demonstrates the shift from a philosophy that tobacco should be secured from the weather to one that encouraged increased air circulation through the hanging crop.

Survey No. AA-837
 Date of Survey
 Name of Surveyor
 Name of Property Owner

9. Major Bibliographical Reference

Survey No. AA-237

10. Geographical Data

Acreeage of nominated property _____

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>	B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<input type="text"/>	<input type="text"/>	<input type="text"/>	D	<input type="text"/>	<input type="text"/>	<input type="text"/>
E	<input type="text"/>	<input type="text"/>	<input type="text"/>	F	<input type="text"/>	<input type="text"/>	<input type="text"/>
G	<input type="text"/>	<input type="text"/>	<input type="text"/>	H	<input type="text"/>	<input type="text"/>	<input type="text"/>

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Orlando Ridout, V., Historic Sites Coordinator

organization Maryland Historical Trust date August 6, 1985

street & number 21 State Circle telephone 301-269-2438

city or town Annapolis state Maryland 21401

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST

DEED OF EASEMENT

THIS DEED OF EASEMENT, made this 24th day of January, 1980, by and between the Mercantile-Safe Deposit and Trust Company, a body corporate, personal representative of the Last Will of Henry M. Murray, late of Anne Arundel County, deceased, Grantor, and the Maryland Historical Trust, Grantee.

WITNESSETH

WHEREAS, the Grantee is a body corporate and instrumentality of the State of Maryland, created for the purpose of preserving and maintaining historical, aesthetic, and cultural properties, including the preservation of the historical house known as "Tulip Hill" in southern Anne Arundel County (hereafter "Tulip Hill"), and its environs; and

WHEREAS, Grantor has been directed by the terms of Item III C of Henry M. Murray's Last Will and Testament to give a perpetual conservation and open space easement as hereinafter set forth; and

WHEREAS, Grantee is possessed with the power and duty to accept, hold, and administer this easement.

NOW THEREFORE, in consideration of the premises, the Grantor hereby grants and conveys to the Grantee a perpetual conservation and open space easement (hereinafter referred to as the "Easement") restricting the use of the hereinafter described property in the manner hereinafter set forth in those lands situated in the First Election District of Anne Arundel County, Maryland, which were conveyed to Henry M. Murray and Isabel W. Murray, his wife (who predeceased her husband), as Tracts 2 and 3 by Deed dated January 13, 1955, from George E. Rullman, Trustee, and recorded in Liber 895, folio 368 in the Land Records of Anne Arundel County and a .2 acre parcel which was conveyed to Henry M. Murray and Isabel W. Murray, his wife, by deed dated January 13, 1955 from Olivia Somervell Murray Lippitt and W. C. Lippitt, recorded among the Land Records of Anne Arundel County in Liber 895, folio 375, the said properties containing in all 99 acres more or less, (hereinafter referred to as the "Easement Property") and more particularly described as follows:

TRACT 2: Beginning for the same at an iron pipe now set on the southern side of the County Road through Cumberstone, said pipe being distant South 26 degrees 18 minutes 20 seconds East 30.73 feet from a concrete monument found on the northern side of said County Road at the end of the divisional line as described in the deed of exchange by Robert M. Murray and wife and William Murray and wife, dated June 27, 1930 and recorded in Liber F.S.R. 76, folio 45 of the Land Records of Anne Arundel County, Maryland; thence leaving said beginning point so fixed and running with the westernmost side of the conveyance by Robert Murray to Olivia S. Lippitt by deed as recorded in Liber F.S.R. 76, folio 47, etc., South 53 degrees 53 minutes East 132.46 feet to a pipe in a cross fence at the beginning of the closing line of the lot to be conveyed by Olivia S. Lippitt to Henry M. Murray; thence running with said lot, continuing South 53 degrees 53 minutes East 54.5 feet; thence running with the said lot and also with the northernmost line of the conveyance by Charles C. Glover, Jr., to Robert Murray by deed dated November 8, 1923 and also with the northernmost line of the conveyance by John M. Thomas, et al, to Henry M. Murray and Olivia S. Lippitt by deed dated January 22, 1947 and recorded in Liber J.H.H. 394, folio 427, etc., North 69 degrees

1980 JUN 25 PM 3:14
RECORDED
MARYLAND HISTORICAL TRUST

52 minutes East 135.43 feet to a large poplar tree; thence leaving said lot to be conveyed by Lippitt and running still with said lot conveyed by John Thomas, et al.; continuing North 69 degrees 52 minutes East 176.75 feet to a locust post in a fence corner; thence leaving the said conveyance by Robert Murray to Olivia S. Lippitt and running still with said conveyance by John Thomas, et al., South 15 degrees 44 minutes 30 seconds West 477.66 feet to an iron pipe there found; thence South 9 degrees 53 minutes East 550.08 feet to an iron pipe found in a fence near a branch; thence leaving said conveyance of John Thomas, et al., to Henry Murray and Olivia S. Lippitt and running with said branch, said branch being called for as separating Tulip Hill from the Cedar Park in the conveyance by Mary H. Murray to Robert Murray by deed dated March 2, 1906, and recorded in Liber G.W. 48, folio 127, etc., closely paralleled by the following courses and distances: South 16 degrees 51 minutes East 54.25 feet, South 18 degrees 33 minutes East 28.32 feet, North 88 degrees 38 minutes East 62.78 feet, South 28 degrees 40 minutes East 47.18 feet, South 61 degrees 58 minutes East 59.65 feet, South 46 degrees 08 minutes East 126.07 feet, South 64 degrees 38 minutes East 191.17 feet, North 74 degrees 15 minutes East 26.63 feet, South 44 degrees 29 minutes East 148.94 feet, South 4 degrees 13 minutes East 38.83 feet, South 60 degrees 03 minutes East 52.4 feet to an iron pipe set on the west side of said branch, North 69 degrees 13 minutes East 28.76 feet, South 42 degrees 19 minutes East 144.35 feet to an iron pipe set on the west edge of said branch, 5.7 feet westerly from the center of a large sycamore tree, South 36 degrees, 17 minutes East 340.20 feet, South 60 degrees 49 minutes East 100.74 feet, South 11 degrees 34 minutes East 37.96 feet, South 41 degrees 30 minutes East 53.7 feet, South 75 degrees 39 minutes East 41.32 feet, South 33 degrees 06 minutes East 46.61 feet, North 82 degrees 56 minutes East 29.15 feet, South 45 degrees 00 minutes East 62.38 feet, South 67 degrees 00 minutes East 28.15 feet, South 59 degrees 40 minutes East 109.07 feet to a pipe in said branch; thence leaving said branch and running across a marsh at the head of Cox Creek, South 55 degrees 31 minutes East 283.02 feet, North 50 degrees 48 minutes East 43.40 feet to the shore line of Cox Creek; thence running with the shore line of said Creek, North 83 degrees 21 minutes East 85.20 feet, South 79 degrees 50 minutes East 198.13 feet, North 62 degrees 15 minutes East 55.96 feet, North 78 degrees 30 minutes East 45.19 feet, South 79 degrees 39 minutes East 49.29 feet, South 69 degrees 48 minutes East 50.75 feet, South 48 degrees 59 minutes East 33.82 feet, South 8 degrees 37 minutes West 56.01 feet, South 4 degrees 24 minutes East 49.11 feet, South 41 degrees 22 minutes East 158.4 feet, South 6 degrees 33 minutes East 103.38 feet, South 35 degrees 02 minutes East 299.20 feet, South 67 degrees 05 minutes East 181.94 feet, South 50 degrees 47 minutes 40 seconds East 131.72 feet, South 62 degrees 09 minutes West 206.77 feet, South 76 degrees 03 minutes West 109.48 feet, South 37 degrees 29 minutes 30 seconds West 217.86 feet, South 39 degrees 21 minutes 40 seconds West 253.0 feet, and North 89 degrees 25 minutes West 152.14 feet to the South 53 degree East 154 1/2 perch line of "Tulip Hill", conveyed by Mary H. Murray, Widow, to Alexis D. Parker by deed dated March 2, 1906, and recorded among the Land Records of Anne Arundel County, Maryland, in Liber G.W. 48, folio 123; said point being distant South 51 degrees 10 minutes East 74.9 feet from a pipe now set in a fence line on the top of the bank; thence leaving said Creek and running with said fence and "Tulip Hill", North 51 degrees 10 minutes West 2548.3 feet to an iron pipe now set in a fence corner; thence

running North 37 degrees 59 minutes East 146.88 feet to an iron pipe now set in a fence corner; thence running North 49 degrees 53 minutes 20 seconds West 396.33 feet to an iron axle found in a fence corner; thence running with the east and part of the north line of the conveyance by Olivia S. Murray to Mary R. Flather by deed dated December 28, 1939, and recorded in Liber J.H.H. 211, folio 394, etc. North 33 degrees 50 minutes 30 seconds East 81.92 feet to an iron pipe there found; thence running North 50 degrees 59 minutes West 214.52 feet to an iron pipe now set; thence running North 75 degrees 06 minutes 30 seconds West 192.54 feet to an iron pipe now set at the beginning of the North 66 degrees 24 minutes East 558.4 foot line of the conveyance by Olivia S. Murray to Mary R. Flather by deed dated September 12, 1935, and recorded in Liber F.A.M. 140, folio 197, of the aforementioned Land Records; thence running with said line as now surveyed, North 66 degrees 08 minutes 40 seconds West 560.56 feet to a brick corner gate post on the eastern side of the Muddy Creek State Road; thence leaving said "Tulip Hill" Property and running with the eastern side of said State Road, partly with Parcel Number 2, conveyed by Warren Hazard to Olivia S. Murray by deed recorded in Liber W.M.B. 132, folio 305, of the Land Records of Anne Arundel County, Maryland, North 13 degrees 12 minutes 10 seconds West 290.64 feet, and North 19 degrees 16 minutes 30 seconds West 184.78 feet to the intersection of the northeastern side of said State Road with the southeastern side of the Cumberland County Road; thence leaving said State Road and running with the Southeastern side of said County Road, as conveyed by Robert Murray, et al, to the County Commissioners of Anne Arundel County, Maryland, by deed dated November 6, 1924, and recorded in Liber W.N.W. 82, folio 402, etc., North 56 degrees 31 minutes East 286.17 feet, North 53 degrees 10 minutes East 453.0 feet and North 51 degrees 08 minutes East 300.51 feet to the place of beginning. Containing 83.193 acres, more or less.

TRACT 3: Beginning for the same at the southwest corner of a brick corner post on the eastern side of the State Road leading from the Quaker Burying Ground toward Muddy Creek, said beginning point being in the North 46 degrees 20 minutes West 31.76 perch line of the conveyance by Mary H. Murray, Widow, to Alexis D. Parker by deed dated March 2, 1906, and recorded among the Land Records of Anne Arundel County, Maryland, in Liber G.W. 48, folio 123; thence leaving said State Road and running reversely with the lines of said conveyance to Parker and with a fence line, as now surveyed, South 44 degrees 24 minutes 40 seconds East 507.14 feet to an iron pipe in said fence line near the northwest corner of the Galloway's Cemetery; thence running South 51 degrees 50 minutes East 101.64 feet to an iron pipe in said fence, distant North 60 degrees 32 minutes East 7.68 feet from the northeast corner of said Galloway's Cemetery; thence running South 45 degrees 25 minutes East 171.27 feet to an iron pipe in a fence corner; thence running still with said fence South 8 degrees 06 minutes West 190.96 feet to an iron pipe, South 28 degrees 32 minutes 40 seconds East 191.34 feet, and South 47 degrees 58 minutes 10 seconds West 328.81 feet to a stone in a fence corner; thence leaving said conveyance to Parker and running with part of the westernmost line of the conveyance by Ann S. Hughes, et al, to Henry Wilson, by deed dated October 2, 1871, and recorded in Liber S.H. 6, folio 154, etc., South 34 degrees 03 minutes 40 seconds West 438.91 feet to an iron pipe in a fence corner; thence running with the northern line of the conveyance by Ann S. Hughes, et al, to Charles Turner by deed dated July 28, 1876, and recorded in Liber S.H. 11, folio 38, etc., and Ann S.

Hughes, et al, to Edward Turner by deed dated July 28, 1876, and recorded in Liber S.H. 11, folio 36, etc., North 53 degrees 44 minutes West 499.36 feet to an iron pipe on the eastern side of the aforesaid Muddy Creek State Road; thence leaving said Turner lots and running with the eastern side of said State Road partly as conveyed by Herman A. Woodfield and wife to Olivia S. Murray by deed dated May 13, 1935, and partly with the conveyance by Warren Hazard and wife to Olivia S. Murray by deed dated October 9, 1934, and recorded in Liber W.M.B. 132, folio 305, etc., North 19 degrees 14 minutes East 319.71 feet, North 16 degrees 39 minutes East 200.14 feet, North 12 degrees 56 minutes East 208.95 feet, North 8 degrees 21 minutes 50 seconds East 325.97 feet, and North 4 degrees 51 minutes 20 seconds East 171.66 feet to the place of beginning. Containing 15.943 acres, more or less. Excepting from the foregoing described lot, the Galloway's Cemetery described as follows: Beginning at the northeast corner of said cemetery at a fence corner distant South 60 degrees 32 minutes West 7.68 feet from the end of the South 51 degree 50 minute East 101.64 foot line of the above described tract; thence running with the old cemetery fence, North 55 degrees 29 minutes West 76.96 feet, South 29 degrees 01 minutes West 123.74 feet, South 55 degrees 37 minutes East 72.82 feet, and North 30 degrees 56 minutes East 123.25 feet to the place of beginning. Containing 0.212 acres. Leaving 15.731 acres more or less in Tract Number 3.

.2 ACRE PARCEL: Beginning for the same at the southeast corner of the whole lot conveyed by Robert Murray and wife to Olivia S. Lippitt by deed dated June 27, 1930, and recorded in Liber F.S.R. 76, folio 47, among the Land Records of Anne Arundel County, Maryland; thence leaving said beginning point and running with part of the southernmost line of said conveyance and also the northernmost line of the conveyance to Robert Murray from Charles C. Glover, Jr. by deed as recorded in Liber W.N.W. 81, folio 277, etc., North 69 degrees 52 minutes East 135.43 feet to a large poplar tree at a cross fence; thence leaving the outline and running with said fence for a new divisional line, North 31 degrees 08 minutes 30 seconds West 66.43 feet to a double locust tree; thence running still with said fence, South 62 degrees 24 minutes 40 seconds West 154.08 feet to an iron pipe in the South 54 degrees 45 minutes East 13 perch line of said conveyance to Lippitt; thence running with part of said line, South 53 degrees 53 minutes East 54.5 feet to the place of beginning. Containing 0.2 acres, more or less, according to a survey and plat made by Edward Hall, III, and Associates, Registered Land Surveyors, in July 1953.

The purpose of this Easement is to enable the Maryland Historical Trust in the interest of conservation and open space to restrict the use of the Easement Property by prohibiting or limiting the construction, placement, preservation, maintenance in a particular condition, alteration, removal or decoration of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the Easement Property, and the dumping or placing of soil or other substance or material as landfill or the dumping or placing of trash, waste, or other materials on the Easement Property with the exception hereinafter stated.

Accordingly, the Easement Property is hereby made subject to the restrictions that there shall be no construction, placement, preservation, maintenance in a particular condition, alteration, removal, or decoration of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the

Easement Property, no dumping or placing of soil or other substance or material as landfill or no dumping or placing of trash, waste, or other materials on the Easement Property without the prior consent of the Maryland Historical Trust, the granting or withholding of which consent shall be in conformity with the purpose of this easement; except that the said restrictions shall not apply to, and the consent of the Maryland Historical Trust shall not be required for, the construction, placement, maintenance in a particular condition, alteration, removal or decoration of buildings or other structures reasonably related to the use of the Easement Property as of July 11, 1978, provided such buildings or other structures do not obstruct the view of Tenthouse Creek and Cox Creek from the historical house known as "Tulip Hill."

WITNESS the following signatures and seals:

MERCANTILE-SAFE DEPOSIT AND TRUST COMPANY

ATTEST:

Frank J. Warner
Frank J. Warner Assistant Vice-President

BY Elizabeth M. Lutz (SEAL)
Personal Representative of the
Estate of Henry M. Murray

STATE OF MARYLAND,

COUNTY, TO WIT:

I HEREBY CERTIFY that on this 8th day of November 1979, before the subscriber, personally appeared Elizabeth M. Lutz who acknowledged that she is the Vice President of MERCANTILE-SAFE DEPOSIT AND TRUST COMPANY, authorized to execute the foregoing Deed of Easement, and she acknowledged the Deed of Easement to be the act of said body corporate.

My Commission
Expires: July 1, 1982

Joseph W. Dogue
Notary Public

APPROVED as to form and legal sufficiency this 17th day of December, 1979.

Daniel Jay Frank *See Note on Next Page
ASSISTANT ATTORNEY GENERAL

This Deed of Easement accepted this 24th day of January 1980, for and on behalf of Maryland Historical Trust by

William T. Talbot (SEAL)
Director

The State Board of Public Works approved Item P-5, Page 140 of the Department of General Services' Agenda at its meeting of January 23, 1980.

Edward L. Middleton (SEAL)
Edward L. Middleton
Secretary, Board of Public Works

STATE OF MARYLAND, _____ COUNTY, TO WIT:

I HEREBY CERTIFY that on this _____ day of _____ 19____, before the subscriber, personally appeared _____, Director of Maryland Historical Trust who acknowledged that he is authorized to execute the acceptance of the foregoing Deed of Easement and that said acceptance is the act of Maryland Historical Trust.

[Signature]

Notary Public

My Commission Expires: _____

*NOTE: In conducting my legal review of this easement, I have relied upon the following public documents for a description of the actual use of the property as of July 11, 1978:

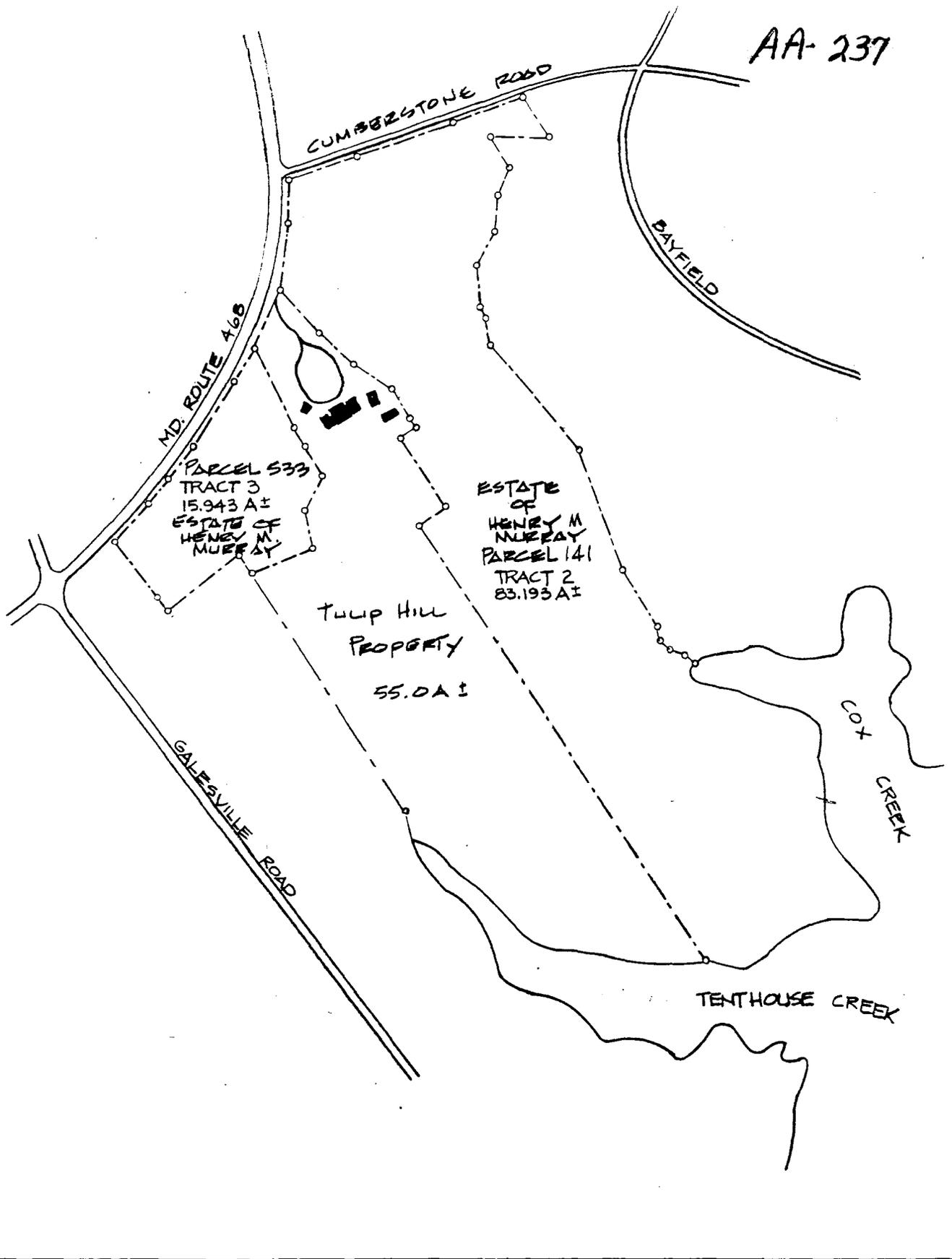
- a) Official County Aerial Photographs; and
- b) A written description of the use of the property by Thomas C. Worthington, included among the public records of the Maryland Historical Trust.

[Signature: David J. Frankel]

DAVID J. FRANKEL, ASSISTANT ATTORNEY GENERAL

[Handwritten note: -6- David A. March 96]

AA-237



RUNING 40-21 32110

MURRAY FARM
 ANNE ARUNDEL COUNTY

EASEMENT EXHIBIT NO. A, Page 2 of

SITE PLAN

SCALE: 1" = 600'

PREPARED: 2/79

MARYLAND HISTORICAL TRUST

IMF



NORTH

SIGNED ORIGINAL ON FILE WITH THE M.H.T. GRANTOR GRANTEE

UNITED STATES
DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS

DEALE, MD.

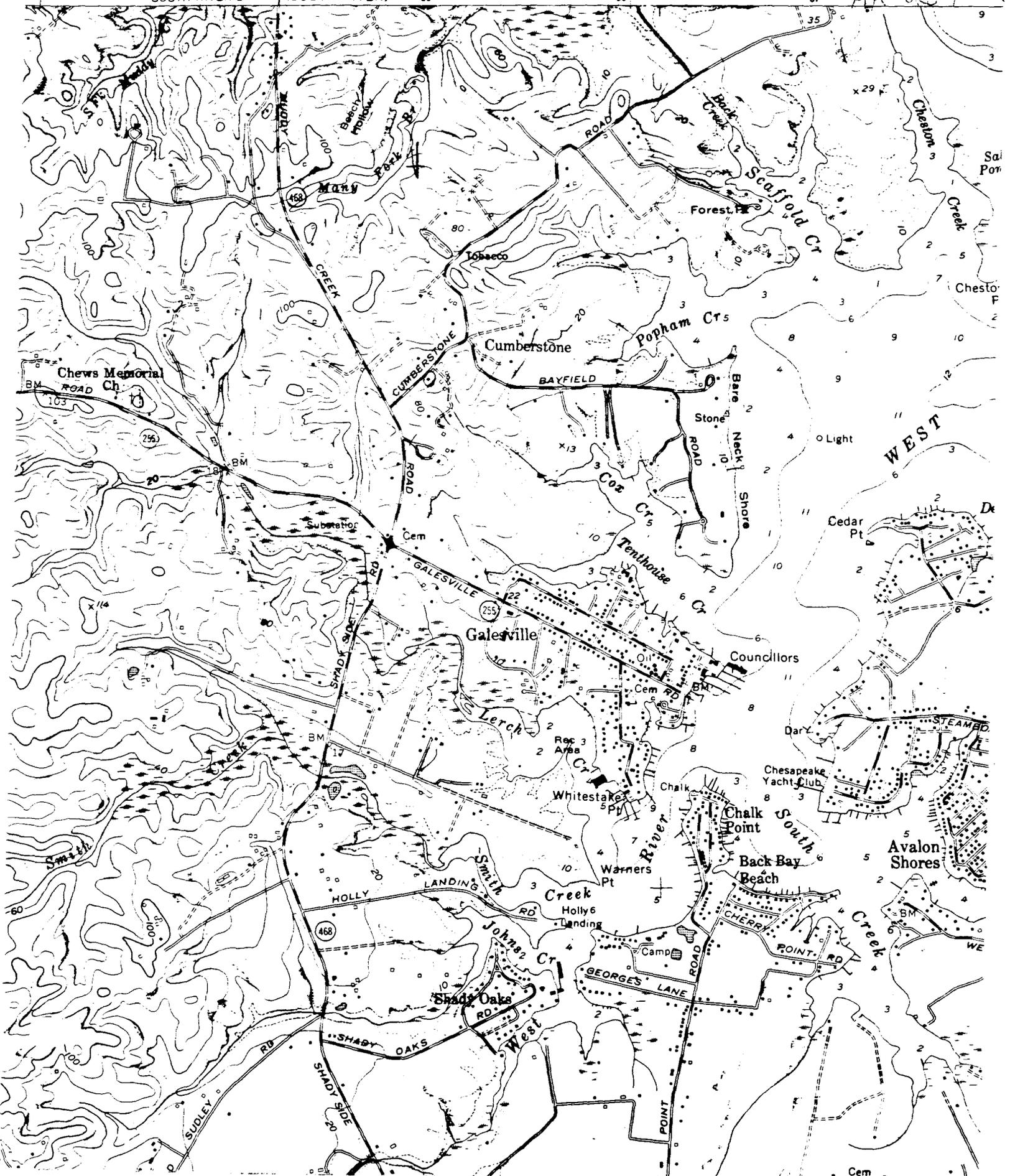
7.5 Minute Series
SCALE 1:24,000

3 MI. TO MD 214
SOUTH RIVER 2 1 MI (SOUTH RIVER) 365

366 32'30"

367

AA-037





AA-357
237

(map 26) .

AA-35-T-a

"Poplar Knowle"

S.E. Corner

amb 12-74



AA-237

Poplar Knowle

ca. 1904

just after construction

courtesy of Olivia Lippitt