Maryland State Archives

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STEPHEN V. HAKES
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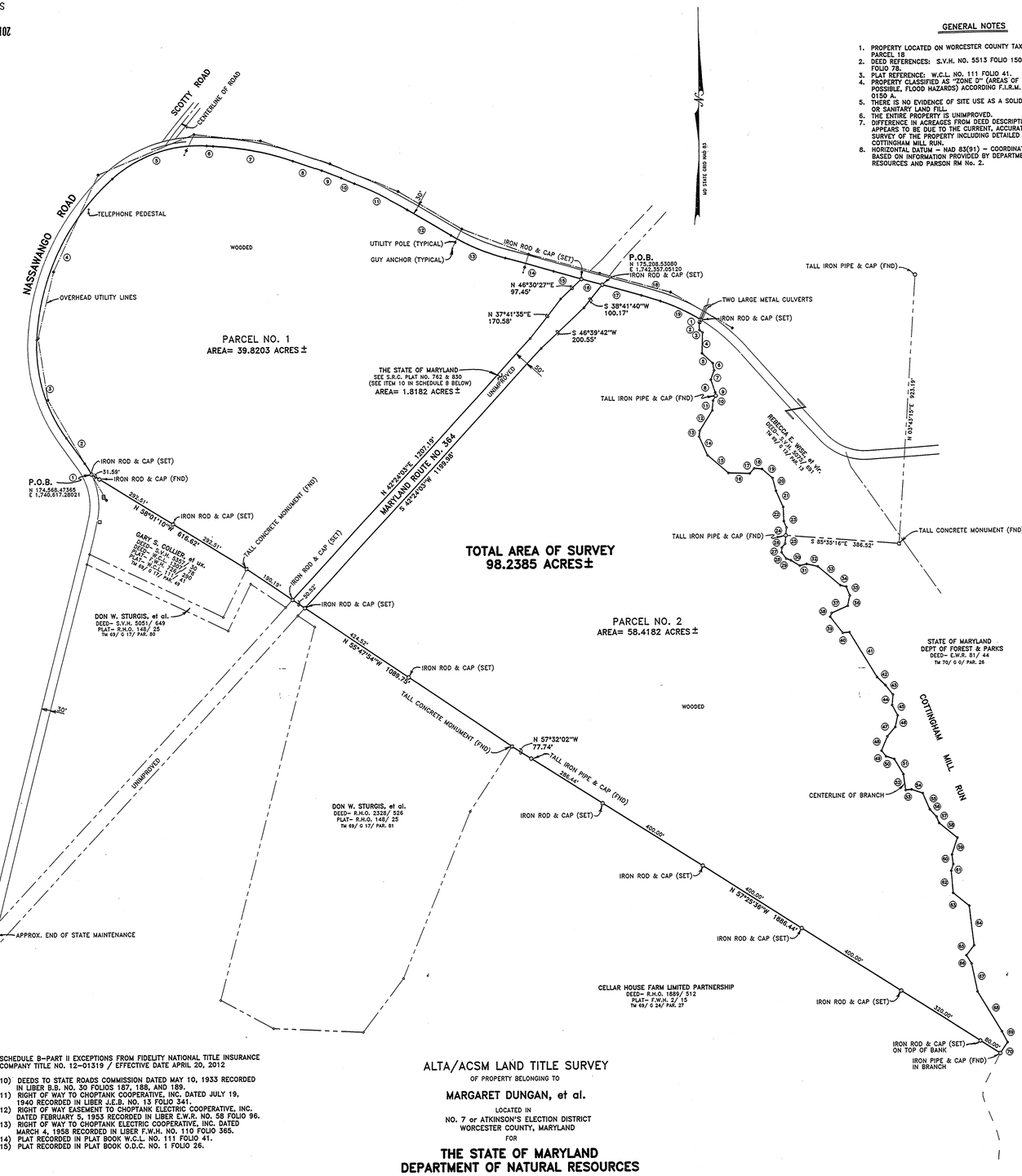
ROAD RIGHT-OF-WAY COURSES

COURSE	BEARING	DISTANCE
RAD.: 248.44' TAN.: 21.78' LEN.: 43.45' DELTA: 10°01'17"		
1	N 30°40'17"W	43.40'
2	N 35°40'56"W	107.55'
RAD.: 532.15' TAN.: 186.10' LEN.: 358.04' DELTA: 38°32'59"		
3	N 16°24'26"W	351.33'
RAD.: 794.50' TAN.: 329.08' LEN.: 623.97' DELTA: 44°59'53"		
4	N 25°22'00"E	608.06'
RAD.: 445.00' TAN.: 183.62' LEN.: 348.29' DELTA: 44°50'39"		
5	N 70°17'16"E	339.47'
6	S 87°17'24"E	21.78'
RAD.: 941.24' TAN.: 140.56' LEN.: 279.07' DELTA: 16°59'15"		
7	S 78°47'47"E	278.05'
8	S 70°18'09"E	104.35'
9	S 68°56'55"E	71.13'
10	S 67°47'39"E	48.40'
RAD.: 1303.95' TAN.: 99.38' LEN.: 198.38' DELTA: 8°43'01"		
11	S 63°26'09"E	198.19'
12	S 59°04'39"E	172.95'
RAD.: 775.77' TAN.: 101.73' LEN.: 202.31' DELTA: 14°56'32"		
13	S 66°32'54"E	201.74'
14	S 74°01'10"E	170.95'
15	S 74°11'27"E	98.10'
16	S 74°11'27"E	73.19'
17	S 74°11'27"E	135.89'
18	S 72°51'26"E	67.19'
RAD.: 642.98' TAN.: 75.98' LEN.: 151.27' DELTA: 13°28'45"		
19	S 64°33'38"E	150.92'

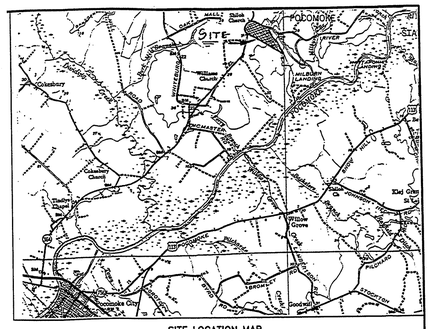
CENTERLINE OF BRANCH COURSES

COURSE	BEARING	DISTANCE
1	S 22°47'39"W	12.90'
2	S 01°35'38"E	23.60'
3	S 49°52'03"E	13.42'
4	S 01°34'58"W	71.06'
5	S 45°38'47"E	49.28'
6	S 10°51'05"E	25.06'
7	S 19°50'37"W	33.49'
8	S 18°58'45"W	45.63'
9	S 08°07'15"E	11.74'
10	S 27°47'10"W	19.34'
11	S 04°54'53"W	33.07'
12	S 31°30'53"W	82.01'
13	S 05°42'58"W	20.58'
14	S 23°40'04"E	69.83'
15	S 49°43'30"E	93.31'
16	S 88°42'50"E	73.16'
17	N 41°55'47"E	23.41'
18	S 84°51'30"E	26.36'
19	S 49°03'03"E	47.66'
20	S 13°59'29"E	45.06'
21	S 24°02'56"E	60.47'
22	S 02°27'54"E	48.86'
23	S 21°35'50"E	23.98'
24	S 05°34'43"W	26.77'
25	S 04°35'34"W	28.29'
26	S 39°29'55"W	17.40'
27	S 04°30'46"W	16.29'
28	S 36°12'59"E	28.80'
29	S 68°52'55"E	16.79'
30	S 58°40'15"E	35.22'
31	N 76°14'03"E	24.31'
32	S 76°30'54"E	39.48'
33	S 49°43'33"E	99.75'
34	S 76°21'28"E	20.86'
35	S 21°08'14"E	32.20'
36	S 11°47'15"W	35.73'
37	S 65°41'45"W	60.24'
38	S 20°42'26"W	13.57'
39	S 37°27'35"E	69.33'
40	N 84°37'10"E	22.65'
41	S 31°02'08"E	180.53'
42	S 45°09'13"E	40.20'
43	S 38°22'29"E	40.85'
44	S 05°05'02"W	36.15'
45	S 28°10'41"E	39.90'
46	S 12°00'22"W	40.45'
47	S 40°00'50"W	42.10'
48	S 22°18'00"W	52.63'
49	S 37°29'44"E	24.78'
50	S 71°29'39"E	29.65'
51	S 30°46'41"E	60.63'
52	S 08°03'26"E	54.90'
53	N 83°34'29"E	19.81'
54	S 71°03'38"E	40.64'
55	S 23°02'15"E	60.09'
56	S 42°21'49"E	33.70'
57	S 20°55'37"E	23.25'
58	S 50°50'27"E	80.59'
59	S 18°00'59"W	60.65'
60	S 07°15'28"E	32.92'
61	S 16°53'42"W	23.70'
62	S 04°29'08"E	76.07'
63	S 51°17'11"E	70.52'
64	S 08°41'05"E	136.34'
65	S 37°35'07"W	43.16'
66	S 31°42'57"E	33.41'
67	S 11°45'08"E	97.19'
68	S 31°01'41"E	160.27'
69	S 27°24'48"E	41.79'
70	S 34°14'29"W	44.75'



GENERAL NOTES

1. PROPERTY LOCATED ON WORCESTER COUNTY TAX MAP NO. 69, GRID 18, PARCEL 18
2. DEED REFERENCES: S.V.H. NO. 5513 FOLIO 150 & W.C.L. NO. 1307 FOLIO 78.
3. PLAT REFERENCE: W.C.L. NO. 111 FOLIO 41.
4. PROPERTY CLASSIFIED AS "ZONE D" (AREAS OF UNDETERMINED, BUT POSSIBLE, FLOOD HAZARDS) ACCORDING F.I.R.M. MAP NO. 240083 0150 A.
5. THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LAND FILL.
6. THE ENTIRE PROPERTY IS UNIMPROVED.
7. DIFFERENCE IN ACREAGES FROM DEED DESCRIPTION TO SURVEY MAINLY APPEARS TO BE DUE TO THE CURRENT, ACCURATE AND COMPLETE SURVEY OF THE PROPERTY INCLUDING DETAILED LOCATIONS OF COTTINGHAM MILL RUN.
8. HORIZONTAL DATUM – NAD 83(91) – COORDINATES ESTABLISHED BASED ON INFORMATION PROVIDED BY DEPARTMENT OF NATURAL RESOURCES AND PARSON RM No. 2.



SITE LOCATION MAP

LEGAL DESCRIPTION

DESCRIPTION OF PROPERTY TO BE CONVEYED TO THE STATE OF MARYLAND LOCATED ON THE SOUTHERLY SIDE OF NASSAWANGO ROAD LOCATED IN THE 7TH OR ATKINSON'S ELECTION DISTRICT OF WORCESTER COUNTY, MARYLAND.

PARCEL NO. 1

BEGINNING for the same at an iron rod and cap now set on the southeasterly side of Nassawango Road at the coordinates of 174,568.47365 North and 1,740,617.28021 East based on Maryland State Plane Coordinate System. Said place of beginning being located 15 feet from, measured radially to, the centerline of said road as now constructed. Said place of beginning also being the northwesterly corner of the land which by deed dated September 23, 2009 and recorded among the Land Records of Dorchester County, Maryland in Liber S.V.H. No. 5357 folio 30 was conveyed by Gary S. Collier, et al. to Gary S. Collier and Mary A. Collier, his wife. See also Deed of Interchange and Quitclaim by and between Donald M. Wells and Marie T. Wells, his wife with John J. Mohr and Elizabeth P. Mohr, his wife dated May 14, 1987 and recorded among the Land Records of Worcester County in Liber W.C.L. No. 1307 folio 78 and line of division plat dated May, 1987 and recorded among the Land Records of Worcester County in Liber W.C.L. No. 111 folio 41. Thence leaving the said place of beginning and running and binding with the southerly right-of-way line of the said Nassawango Road as now laid out 30 feet wide the fifteen (15) following courses and distances viz. (1) By a curve to the left with a radius of 248.44' feet for a distance of 43.45' feet, (the arc of which is subtended by a chord bearing North 30 degrees 40 minutes 17 seconds West 43.40' feet) thence (2) North 35 degrees 40 minutes 56 seconds West 107.55' feet to a point of curve, thence (3) By a curve to the right having a radius of 532.15' feet for a distance of 358.04' feet, (the arc of which is subtended by a chord bearing North 16 degrees 24 minutes 26 seconds West 351.33' feet) to a point in change of curvature. Thence (4) By a curve to the right with a radius of 794.50' feet for a distance of 623.97' feet, (the arc of which is subtended by a chord bearing North 25 degrees 22 minutes 0 seconds East 608.06' feet) to another point of change of curvature. Thence (5) By a curve to the right having a radius of 445.00' feet for a distance of 348.29' feet, (the arc of which is subtended by a chord bearing North 70 degrees 17 minutes 16 seconds East 339.47' feet), thence (6) South 87 degrees 17 minutes 24 seconds East 21.78' feet, thence (7) By a curve to the right with a radius of 941.24' feet for a distance of 279.07' feet, (the arc of which is subtended by a chord bearing South 78 degrees 47 minutes 47 seconds East 278.05' feet), thence (8) South 70 degrees 18 minutes 9 seconds East 104.35' feet, thence (9) South 68 degrees 56 minutes 55 seconds East 71.13' feet, thence (10) South 67 degrees 47 minutes 39 seconds East 48.40' feet, thence (11) By a curve to the right with a radius of 1303.95' feet for a distance of 198.38' feet, (the arc of which is subtended by a chord bearing South 63 degrees 26 minutes 9 seconds East 198.19' feet), thence (12) South 59 degrees 4 minutes 39 seconds East 172.95' feet, thence (13) By a curve to the left with a radius of 775.77' feet for a distance of 202.31' feet, (the arc of which is subtended by a chord bearing South 66 degrees 32 minutes 54 seconds East 201.74' feet), thence (14) South 74 degrees 1 minute 10 seconds East 170.95' feet, thence (15) South 74 degrees 11 minutes 27 seconds East 98.10' feet to an iron rod and cap now set on the northerly right-of-way line of an extension of Maryland Route No. 364 as shown on Maryland State Roads Commission Plat No. 830 dated April 25, 1933 and recorded among the Plat Records of Worcester County, (also see deeds dated May 19, 1933 and recorded among the Land Records of Worcester County in Libers B.B. No. 30 folios 187, 188, and 189 from Calvine Howerton, et al to the State of Maryland to the use of the State Roads Commission of Maryland). Thence running and binding with the northwesterly right-of-way line of the said Maryland Route No. 364 extension the three following courses and distances viz. (16) South 46 degrees 30 minutes 27 seconds West 97.45' feet to a point opposite station 164+70 on said plat. Thence (17) South 37 degrees 41 minutes 35 seconds West 170.58 feet to a point opposite station 163+0, thence (18) South 42 degrees 24 minutes 3 seconds West 1207.19' feet to an iron rod and cap now set opposite station 150+92.81 on State Roads Commission Plat No. 762 and to the land which by deed dated January 23, 2008 and recorded among the Land Records of Worcester County in Liber S.V.H. No. 5051 folio 649 was conveyed by Gloria Sturgis, et al. to Don W. Sturgis, et al. Said lands are more particularly shown as "PARCEL "A"" on a plat entitled "MINOR SUBDIVISION LANDS OF MICHAEL STURGIS ET AL." dated September 9, 1996 and recorded among the Plat Records of Worcester County in Plat Cabinet No. R.H.O. No. 148 folio 25. Thence running and binding with the said Sturgis land (19) North 55 degrees 47 minutes 54 seconds West 190.19' feet to a concrete monument heretofore set and to the lands of the first hereinmentioned deed. Thence running and binding with the said first hereinmentioned Collier lands (20) North 58 degrees 1 minute 10 seconds West 616.62 feet to the place of beginning and passing over an iron rod and cap now set at a distance of 292.51' feet from the beginning of said line and also passing over an iron rod and cap heretofore set at a distance of 31.59' feet from the end of said line.

CONTAINING 39.8203 ACRES OF LAND.

PARCEL NO. 2

BEGINNING for the same at an iron rod and cap now set on the southerly side of Nassawango Road at the coordinates of 175,208.53080 North and 1,742,357.05120 East based on Maryland State Plane Coordinate System. Said place of beginning being located 15 feet from, measured at right angles to, the centerline of said road as now constructed. Said place of beginning being more particularly located at the intersection of the southerly right-of-way line of the said Nassawango Road with the southeasterly right-of-way line of an extension of-Maryland Route No. 364 as shown on Maryland State Roads Commission Plat No. 830 dated April 25, 1933 and recorded among the Plat Records of Worcester County, Maryland, (also see deeds dated May 19, 1933 and recorded among the Land Records of Worcester County in Libers B.B. No. 30 folios 187, 188, and 189 from Calvine Howerton, et al to the State of Maryland to the use of the State Roads Commission of Maryland). Thence leaving the said place of beginning and running and binding with the southerly right-of-way line of the aforesaid Nassawango Road the three following courses and distances viz. (1) South 74 degrees 11 minutes 27 seconds East 135.89' feet, thence (2) South 72 degrees 51 minutes 26 seconds East 67.19' feet to a point of curve, thence (3) By a curve to the right with a radius of 642.98' feet for a distance of 151.27' feet, (the arc of which is subtended by a chord bearing South 64 degrees 33 minutes 38 seconds East 150.92' feet) to an iron rod and cap now set between two large culverts where Cottingham Mill Run crosses the said Nassawango Road and the land which by deed dated March 3, 2008 and recorded among the Land Records of Worcester County in Liber S.V.H. No. 5075 folio 691 was conveyed by Rebecca E. Wise to Rebecca E. Wise and Edgar B. Wise, her husband. Thence leaving the said road and running and binding with the said Wise land and with the center of the said Cottingham Mill Run and the many meanderings thereof the 24 following courses and distances viz. (4) South 22 degrees 47 minutes 39 seconds West 12.90' feet, thence (5) South 1 degree 35 minutes 38 seconds East 23.60' feet, thence (6) South 49 degrees 52 minutes 3 seconds East 13.42' feet, thence (7) South 1 degree 34 minutes 58 seconds West 71.06' feet, thence (8) South 46 degrees 38 minutes 47 seconds East 49.28' feet, thence (9) South 10 degrees 51 minutes 5 seconds East 25.06' feet, thence (10) South 19 degrees 50 minutes 37 seconds West 33.49' feet, thence (11) South 18 degrees 36 minutes 48 seconds East 45.63' feet, thence (12) South 8 degrees 3 minutes 15 seconds East 11.74' feet to an iron and cap heretofore set marked "J.J.M./7A", thence (13) South 27 degrees 47 minutes 10 seconds West 19.34' feet, thence (14) South 4 degree 54 minutes 53 seconds West 33.07' feet, thence (15) South 31 degrees 30 minutes 53 seconds West 82.01' feet, thence (16) South 5 degrees 42 minutes 58 seconds West 20.58' feet, thence (17) South 23 degrees 40 minutes 4 seconds East 69.83' feet, thence (18) South 49 degrees 43 minutes 30 seconds East 93.31' feet, thence (19) South 88 degrees 42 minutes 50 seconds East 73.16' feet, thence (20) North 41 degrees 55 minutes 47 seconds East 23.41' feet, thence (21) South 84 degrees 51 minutes 30 seconds East 26.36' feet, thence (22) South 49 degrees 3 minutes 3 seconds East 47.66' feet, thence (23) South 13 degrees 59 minutes 29 seconds East 45.06' feet, thence (24) South 24 degrees 2 minutes 56 seconds East 60.47' feet, thence (25) South 21 degrees 27 minutes 54 seconds East 48.86' feet, thence (26) South 21 degrees 35 minutes 50 seconds East 23.98' feet, thence (27) South 5 degrees 34 minutes 43 seconds West 26.77' feet to a tall iron pipe and cap heretofore set marked "U S 794" and to the lands which by deed dated December 20, 1954 and recorded among the Land Records of Worcester County in Liber E.W.R. No. 81 folio 44 was conveyed by The United States of America to the State of Maryland, for the use of the Department of Forest and Parks. Thence running and binding with the said State of Maryland land and still with the center of the said Cottingham Mill Run and the many meanderings thereof the 46 following courses and distances viz. (28) South 4 degrees 35 minutes 34 seconds West 28.28' feet, thence (29) South 39 degrees 29 minutes 55 seconds West 17.40' feet, thence (30) South 4 degrees 30 minutes 46 seconds West 16.29' feet, thence (31) South 36 degrees 12 minutes 59 seconds East 26.80' feet, thence (32) South 68 degrees 52 minutes 55 seconds East 16.79' feet, thence (33) South 58 degrees 40 minutes 15 seconds East 35.22' feet, thence (34) North 76 degrees 14 minutes 3 seconds East 24.31' feet, thence (35) South 76 degrees 30 minutes 54 seconds East 39.48' feet, thence (36) South 49 degrees 43 minutes 33 seconds East 99.75' feet, thence (37) South 76 degrees 21 minutes 28 seconds East 20.86' feet, thence (38) South 21 degrees 8 minutes 14 seconds East 32.20' feet, thence (40) South 11 degrees 47 minutes 15 seconds West 35.73' feet, thence (41) South 65 degrees 41 minutes 45 seconds West 60.24' feet, thence (42) South 20 degrees 42 minutes 26 seconds West 13.57' feet, thence (43) South 37 degrees 27 minutes 35 seconds East 69.33' feet, thence (44) North 84 degrees 37 minutes 10 seconds East 22.65' feet, thence (45) South 31 degrees 2 minutes 8 seconds East 180.53' feet, thence (46) South 45 degrees 9 minutes 13 seconds East 40.20' feet, thence (47) South 38 degrees 22 minutes 29 seconds East 40.83' feet, thence (48) South 5 degrees 5 minutes 2 seconds West 36.15' feet, thence (49) South 28 degrees 10 minutes 41 seconds East 39.90' feet, thence (50) South 12 degrees 0 minutes 22 seconds West 40.45' feet, thence (51) South 40 degrees 0 minutes 50 seconds West 42.10' feet, thence (52) South 22 degrees 18 minutes 0 seconds West 52.63' feet, thence (53) South 37 degrees 29 minutes 44 seconds East 24.78' feet, thence (54) South 71 degrees 29 minutes 39 seconds East 29.65' feet, thence (55) South 30 degrees 46 minutes 41 seconds East 60.63' feet, thence (56) South 8 degrees 3 minutes 26 seconds East 54.90' feet, thence (57) North 83 degrees 34 minutes 29 seconds East 19.81' feet, thence (58) South 71 degrees 3 minutes 38 seconds East 40.64' feet, thence (59) South 23 degrees 2 minutes 15 seconds East 60.09' feet, thence (60) South 42 degrees 21 minutes 49 seconds East 33.70' feet, thence (61) South 20 degrees 55 minutes 37 seconds East 23.25' feet, thence (62) South 50 degrees 50 minutes 27 seconds East 80.59' feet, thence (63) South 18 degrees 0 minutes 59 seconds West 60.65' feet, thence (64) South 7 degrees 15 minutes 28 seconds East 32.92' feet, thence (65) South 16 degrees 53 minutes 42 seconds West 23.70' feet, thence (66) South 4 degrees 29 minutes 8 seconds East 76.07' feet, thence (67) South 51 degrees 17 minutes 11 seconds East 70.52' feet, thence (68) South 8 degrees 41 minutes 5 seconds East 136.34' feet, thence (69) South 37 degrees 35 minutes 7 seconds West 43.16' feet, thence (70) South 31 degrees 42 minutes 57 seconds East 33.41' feet, thence (71) South 11 degrees 45 minutes 8 seconds East 97.19' feet, thence (72) South 31 degrees 1 minute 41 seconds East 160.27' feet, thence (73) South 27 degrees 24 minutes 48 seconds East 41.79' feet, thence (74) South 34 degrees 14 minutes 29 seconds West 44.75' feet to an iron pipe and cap heretofore set and to the lands which by deed dated December 15, 1992 and recorded among the Land Records of Worcester County in Liber R.H.O. No. 1889 folio 512 was conveyed by John L. Graham, III and wife to Cellar House Farm Limited Partnership. Thence leaving the said mill run and running and binding with the said Cellar House lands the three following courses and distances viz. (75) North 57 degrees 25 minutes 36 seconds West 1886.44' feet to a tall iron pipe and cap heretofore set, thence (76) North 57 degrees 32 minutes 2 seconds West 77.74' feet to a concrete monument heretofore set, thence (77) North 55 degrees 47 minutes 54 seconds West 849.04' feet to an iron rod and cap now set on the southeasterly right-of-way line of the extension of the abovementioned Maryland Route No. 364 as shown on Maryland State Roads Commission Plat No. 726 opposite Station 151+00.02. Thence running and binding with the said southeasterly right-of-way line the three following courses and distances viz. (78) North 42 degrees 24 minutes 3 seconds East 1199.98' feet to a point opposite Station 163+0, thence (79) North 46 degrees 39 minutes 42 seconds East 200.55' feet to a point opposite Station 165+0 thence (80) North 38 degrees 41 minutes 40 seconds East 100.17' feet to the place of beginning.

CONTAINING 58.4182 ACRES OF LAND.

RECORDING FEE	5.00
TOTAL	5.00
Receipt #28801	Rcpt # 28826
SVH. 8152	Blk # 1876
Jun 24, 2013	02:18 PM

SCHEDULE B–PART II EXCEPTIONS FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE NO. 12-01319 / EFFECTIVE DATE APRIL 20, 2012

10) DEEDS TO STATE ROADS COMMISSION DATED MAY 10, 1933 RECORDED IN LIBER B.B. NO. 30 FOLIOS 187, 188, AND 189.
11) RIGHT OF WAY TO CHOPTANK COOPERATIVE, INC. DATED JULY 19, 1940 RECORDED IN LIBER J.E.B. NO. 13 FOLIO 341.
12) RIGHT OF WAY EASEMENT TO CHOPTANK ELECTRIC COOPERATIVE, INC. DATED FEBRUARY 5, 1953 RECORDED IN LIBER E.W.R. NO. 58 FOLIO 96.
13) RIGHT OF WAY TO CHOPTANK ELECTRIC COOPERATIVE, INC. DATED MARCH 4, 1958 RECORDED IN LIBER F.W.H. NO. 110 FOLIO 365.
14) PLAT RECORDED IN PLAT BOOK W.C.L. NO. 111 FOLIO 41.
15) PLAT RECORDED IN PLAT BOOK O.D.C. NO. 1 FOLIO 26.

200 0 200 400 600
GRAPHIC SCALE – FEET

ALTA/ACSM LAND TITLE SURVEY

OF PROPERTY BELONGING TO

MARGARET DUNGAN, et al.

LOCATED IN
NO. 7 or ATKINSON'S ELECTION DISTRICT
WORCESTER COUNTY, MARYLAND
FOR

THE STATE OF MARYLAND
DEPARTMENT OF NATURAL RESOURCES

TO THE STATE OF MARYLAND TO THE USE OF THE DEPARTMENT OF NATURAL RESOURCES, FLG TITLE COMPANY, LLC, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.
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 1,2,3,8,11,&13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 23, 2011.

4/30/2013
DATE

TIMOTHY J. MARSHALL LAND PROPERTY LINE SURVEYOR
REGISTRATION NO. 555 – EXP. MARCH 4, 2015

STATE OF MARYLAND
TIMOTHY JAMES MARSHALL
No. 555
REGISTERED
PROPERTY LINE SURVEYOR

TIM MARSHALL & ASSOCIATES, INC.
LAND SURVEYORS & PLANNERS
2114 HORN POINT ROAD
CAMBRIDGE, MD 21613
PHONE (410) 228-1919 FAX (410) 228-2374
EMAIL: tim@tmasurveys.com

DATE: 2/16/13	DRAWN BY: S.J.P.	JOB NO.	1212081
SCALE: 1" = 200'	CHECKED BY: T.J.M.	PLAT NO.	12081A

P.203/150 MDA C2187-8893