

## QUALITY ABSTRACTORS INCORPORATED

22 West Second Street  
Frederick, Maryland 21701

Dorsch

Court House: 695-9885  
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January 20, 1988

W. Jerome Offutt, P.A.  
John N. Burdette, Esq.  
22 West Second Street  
Frederick, Maryland 21701

File  
673/149

In Re: LAND OWNERSHIP DETERMINATION  
Dorsch and Clow

Dear Mr. Burdette:

Please be advised that I have expended the time allowance as set by you for making the land ownership determination. The questioned parcels have been surveyed by Sutcliffe & Associates and are indentified by their separate plats: (1) 62.9969 acres = Mr. & Mrs. George Dorsch and (2) Tract A, 7.8735 acres and Tract B, 7.399 acres = Bob V. Clow. The questioned parcels are also shown on the attached composite of the Frederick County Tax Map. Particular attention is made to this copy of the Frederick County Tax Map because this will be used continually in my references to parcel numbers and adjoining land owners and their deed references.

My normally successful method of finding the ownership of a parcel of land that is not indentified by the Assessment office, is to search for a period of 60 years and/or until I find a metes and bounds description, all of the properties which adjoin the questioned parcel. I used this method with this property but was not successful in making a determination of the ownership. Below is an outline of the procedures and efforts that were expended in trying to make this determination.

I started with the property owned by George L. Dorsch shown as Parcel 45 on the tax map. The land being 20.36 acres as owned by George L. and Helen P. Dorsch by deed recorded in 673/149. This 20.36 acres is carved from 268 acres as acquired by William A. Warthen, Jr. and Hazel M. Warthen, his wife, by a deed recorded in 645/502. I platted this 268 acres - it does not include the questioned parcels. I then proceeded to trace back the 268 acres to the year 1840, being a deed recorded in Liber H. S. 11, folio 347, acquired by one John Eyler and being a tract of land known as "Resurvey on Eyler's Contents", "Wolf's Harbour", "Margaret and Jones Partnership", "Bowling Green" and "Sugar Tree Valley", containing 459-3/4 acres. I platted this 459-3/4 acres - it all lies northwest of the questioned parcels and does not include any of them. I have shown the base line for this tract in green on the tax map.

Next I traced back the parcel designated as Parcel 125 on said tax map, owned by Edward Phillips and being 8.64 acres of land as acquired by a deed recorded in 783/312. This runs back into the same chain of title as the title for the Dorsch tract - 268 acres out of 459-3/4 acres. This is confirmed by the fact that this parcel is located NORTH of the green base line for the 268 acres.

ERT C