

DESCRIPTION OF THE TOLCHESTER MARINA LANDS, SIXTH DISTRICT,
KENT COUNTY, MD.

Beginning for the same at a point on the mean high waters of the Chesapeake Bay at the southwest corner of the County Landing at the end of Tolchester Road; and running, thence, by and with the southwest side of said County Landing and said road (40' wide) S 58 12 40 E - 470' more or less, along an arc the chord of which is S 71 12 20 E - 360.53' and the radius of which is 801.68', and S 84 12 E - 745.60' to an iron pipe and a new division line between the herein described lands and other lands of David A. Bramble; thence, by and with said new division line S 15 49 50 W - 864.85' to an iron pipe in the bottom of a ravine and N 78 57 40 W - 745.42' to a point at the edge of a tidal pond at the marsh at the mouth of the ravine; thence, crossing said tidal pond and along a line through the pilings along the bulkhead on the southwest side of a channel into the pond and marina, and with an extension of said line N 65 54 30 W 1360' more or less to a point; thence, crossing said channel and by and with the bulkhead at the northwest end of a causeway N 23 53 E - 225.49'; thence, still by and with said bulkhead S 66 43 30 E - 370.00' to the mean high waters of the Chesapeake Bay; thence, by and with the shore of said bay N 41 10 40 E 221.198, N 26 00 10 E - 272.94', and N 16 28 40 E - 105.84' to the place of beginning. Containing in all 32.044 acres of land, more or less

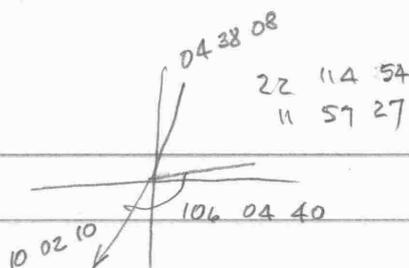
Being a part of the lands described in the two following deeds, and including area added by bulkheading and filling:

1. Gresham Hall Corp. to David A. Bramble, et. ux., dated March 23, 1962, and recorded in the Land Records of Kent County, Liber WHG 74, folio 318.
2. Wilson Line, Inc. and Cebeon Corp. to David A. Bramble, et. ux., dated October 27, 1969, and recorded in the Land Records of Kent County, Liber EHP 33, folio 184.

May 25, 1971.

William R. Nuttle.

$$\frac{A}{Z} = A = 23^{\circ}54'54'' - C = 62.16$$



A-B - N10°02'10"E - 75.43

B-C N01°55'17"W - 62.16

5136.40 5011.06

D A-C N04°38'08"E - 136.85

R 174 35 57 - 136.85

R 177° 10' 139.60

R 64°46'47" - 6.78

A1-X1 S79°57'50"E - 300.00

4947.72 5295.41

X1-X2 N10°02'10"E - 275.00

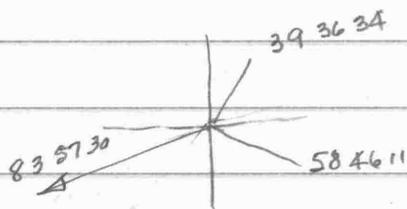
5218.51 5343.33

A1-A2 N83°57'30"E - 179.09

5018.85 5178.10

A2-X1 S 58°46'11"E - 137.19

A2-X2 N 39°36'34"E - 259.16

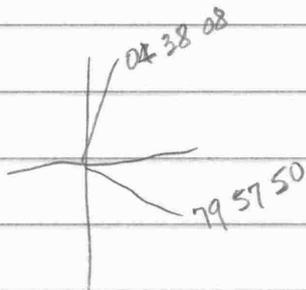


A2-A1-X1

L 135°39'04" - 137.19

-X2

R 19°09'37" - 259.16



952.02

Solchester to Co. Comm.

Begin at margin of hill at end of N line of Solchester Lane

N83°W - 4.3 70.95

N68½°W 4.4 72.60

N65°W - 22³⁶³ to stone at foot of hill near wild cherry

N60½°W - 20³³⁰ to MLW

at 45 38' in S dir.

S60½°E - 20³³⁰ to pt opp stone near cherry

S24°W - 1.3 21.45

S65°E - 17.6^{290.4} to Brown

st. line to begin

2 P 39 P.

38
21
59

Co. Comm. to Solchester

Begin pt at margin of hill at end of N line of Solchester Lane

N62½°W - 52⁸⁵⁸ to low water

at 45 36' in S dir.

S62½°E - 43.5 717.75

S68½°E - 4.4 726

S83°E - 4.3⁷⁰⁹⁵ to begin

DESCRIPTION OF A PART OF THE DAVID A. BRAMBLE LANDS,
SIXTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at a point on the mean high waters of the Chesapeake Bay, said point being the northernmost corner of the County Landing at the northwest end of Md. Rte. 21 (40' wide); and running, thence, by and with the mean high waters of the Chesapeake Bay the six following courses and distances: (1) N 04 22 30 W - 74.60' to the remnants of the causeway leading to the old pier of Tolchester Amusement Park, (2) with the remnants of said pier N 65 47 10 W - 106.04', (3) still with said pier N 23 14 20 E - 44.55', (4) still with said pier S 70 15 50 E - 117.42', (5) N 49 55 40 E - 132.04', and (6) N 29 04 10 E 98.82' to a new division line between the herein described lands and other lands of Bramble; thence, by and with said new division line S 75 30 E - 466' more or less to a cul-de-sac at the end of a proposed subdivision road; thence, by and with said cul-de-sac along an arc the radius of which is 50', the length of which is 53.61', and the chord of which is S 16 13 20 E - 51.08'; thence, by and with other lands of Bramble S 43 03 50 W - 452.04' to the northeast side of Md. Rte. 21; thence, by and with the northeast side of said road N 58 12 40 W - 390' more or less to the place of beginning. Containing in all 4.354 acres of land, more or less.

Being a part of the lands described in a deed from Wilson Line, Inc. and Cebcon Corp. to David A. Bramble, et. ux., dated October 29, 1969, and recorded in the Land Records of Kent County, Liber EHP 33, folio 184.

June 30, 1971.

William R. Nuttle.

DESCRIPTION OF LOT 4, TOLCHESTER HEIGHTS, SIXTH DISTRICT,
KENT COUNTY, MD.

Beginning for the same at a point on the east side of Park Drive (50' wide), said point being the southwest corner of the herein described lands (Lot 4) and the northwest corner of Lot 3 as shown on a plat entitled "Subdivision Plat, Tolchester Heights", dated March 1975, and recorded in the Land Records of Kent County; and running, thence, by and with the east side of Park Drive N 10 02 10 E - 200.00' to the southwest corner of Lot 5; thence, by and with the south side of Lot 5 S 79 57 50 E - 300.00' to Block AA of Tolchester Estates; thence, by and with said subdivision S 10 02 10 W - 200.00' to the northeast corner of Lot 3; thence, by and with Lot 3 N 79 57 50 W - 300.00' to the place of beginning. Containing in all 1.377 acres of land, more or less.

June 23, 1981.

William R. Nuttle.

David A. Bramble WHG 74/318 - 362.14

EHP 33/184 - 52.35

Gresham Hall Corp March 23, 1962
with E Tolchester Lane N87³/₄°W - 310 to Bay Shore

Wilson Line Inc. and Celcon Corp. to David A Bramble
et ux Oct 27, 1969

--- Begin in E Ad.

N 06°36'E - 34.60 to C.M.

" 1292.20 " "

N 81°54'W - 1313.80 " "

" 75' to bay

--- S 07°52'W - 416 to Gresham Hall

with same S 87°40'E - 75 to C.M.

" 1722.50 to begin

S & E - 40' road & County landing

Bramble

EHP 33/184 Celcon Corp. (formerly ABC Consolidated Corp, formerly ABC Vending Corp.) to David A. Bramble

100
90
100

Begin @ state road at S end div. line with Tolchester Estates

with same N06°36'E - 34.60 to C.M. }
" 1292.20 " " } 1326.80

N81°54'W - 1313.80 to C.M. }
" - 75' to bay } 1388.80

with bay to Greham Hall Farms, Inc.
(see RAS 20/164)

with same 87°40'E - 75' to C.M. at top bank
" 1722.50' to begin

53.349 acres ±

S&E - S.R.C. R/W (40' wide) & County landing being EHP 1/129

being WHG 65/382

WHG 49/281

WHG 48/627

Parcels 5 & 6 RAS 18/236

Begin @ pub rd.

N02°E - 61p.

N84½°W - 72p. to bay

Parcel 5 with bay to heirs of Thos. R. Brown with same and @ rd. to begin

30 acres

Being S.B. 10/124

Begin locust post on N side rd.

S87°40'E - 18.5

N06°45'E 78

20¼ acres

Parcel 6

N81°45'W - 87.4 to bay

from John Woodside

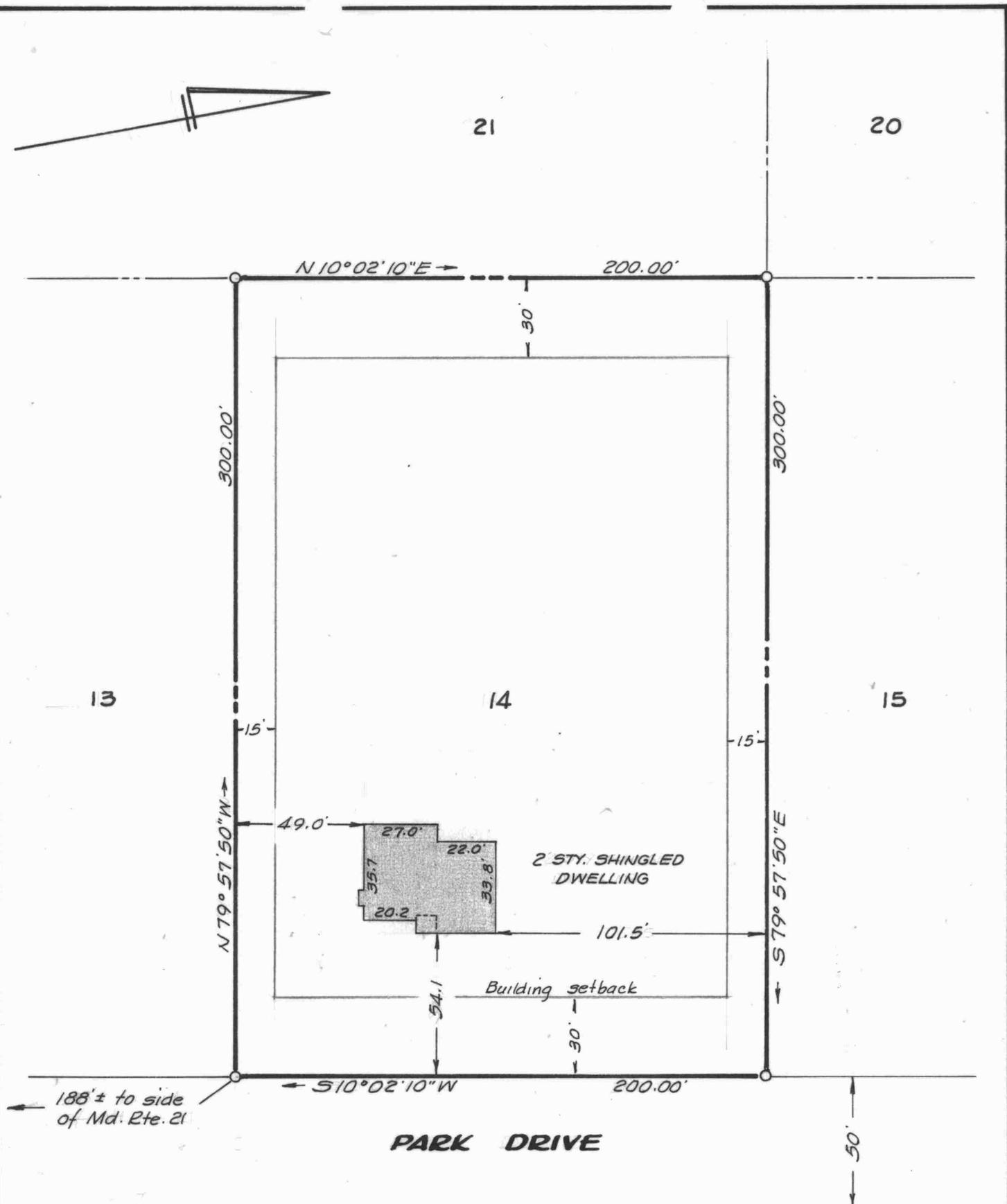
with bay

S20°45'W - 25.2

SB 10/492

S84°E - 70.2 to post
S02°30'W - 58.3 to begin

398
28
3184
796
1114.4
+ 20
1134.4
- 118
1016.4



This is to certify that the improvements indicated hereon are located as shown.

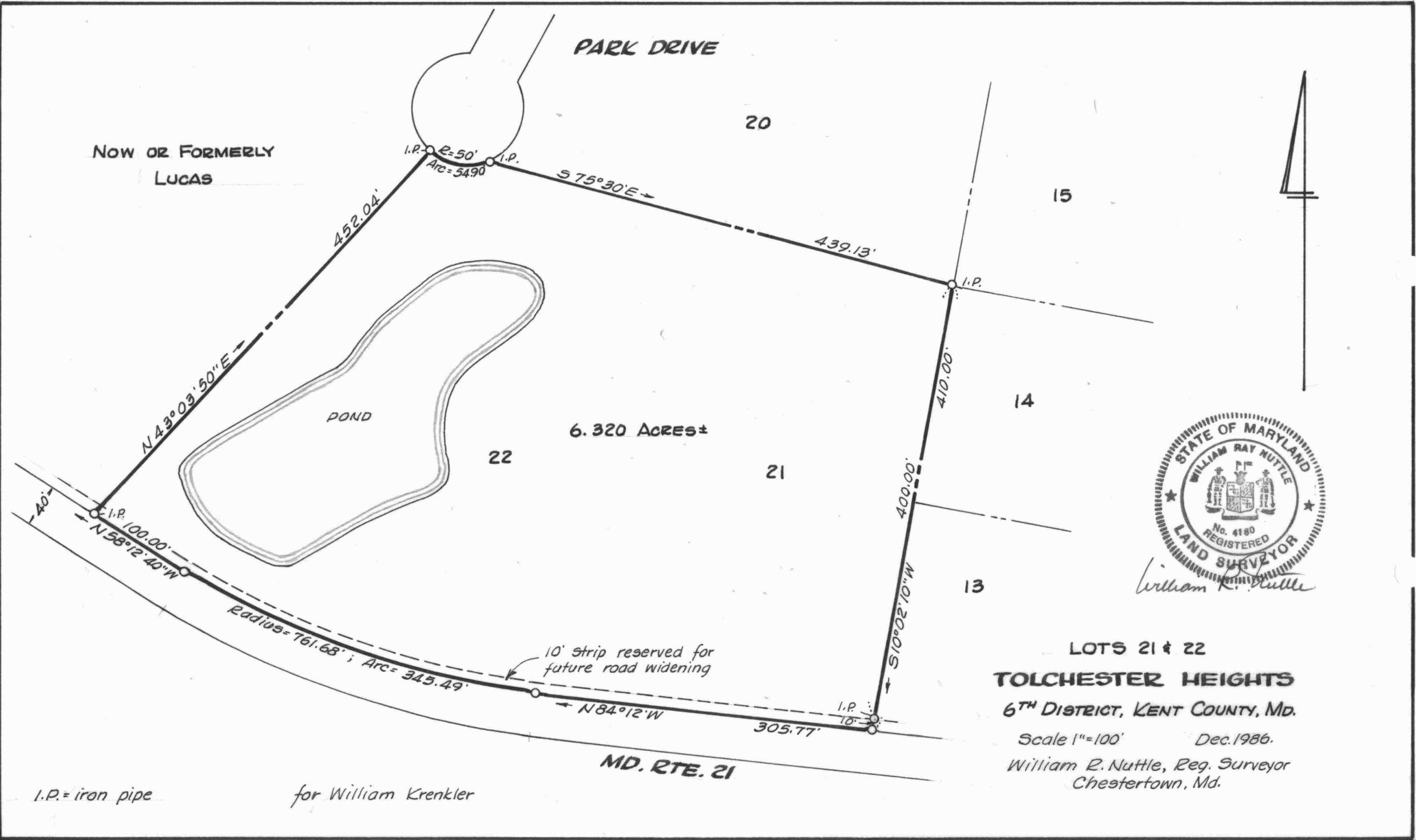
William R. Nuttle
#4180

**IMPROVEMENTS LOCATION
LOT 14, TOLCHESTER HEIGHTS**

6TH DISTRICT, KENT COUNTY, MD.

Scale 1" = 50' Sept. 1980.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.



NOW OR FORMERLY
LUCAS

PARK DRIVE

20

15

14

21

13

22

POND

6.320 ACRES ±



LOTS 21 & 22

TOLCHESTER HEIGHTS
6TH DISTRICT, KENT COUNTY, MD.

Scale 1"=100' Dec. 1986.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

I.P. = iron pipe

for William Krenkler

MD. RTE. 21

10' strip reserved for
future road widening

Radius = 761.68' ; Arc = 345.49'

40' I.P. 100.00' N 58°12'40"W

N 42°03'50"E

452.04'

I.P. E-50' Arc = 54.90'

S 75°30'E

439.13'

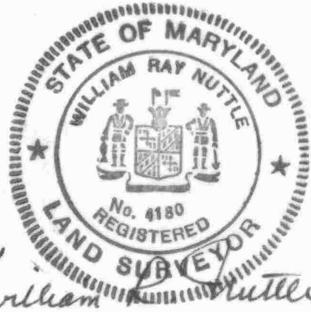
410.00'

400.00'

S 10°02'10"W

305.77'

N 84°12'W



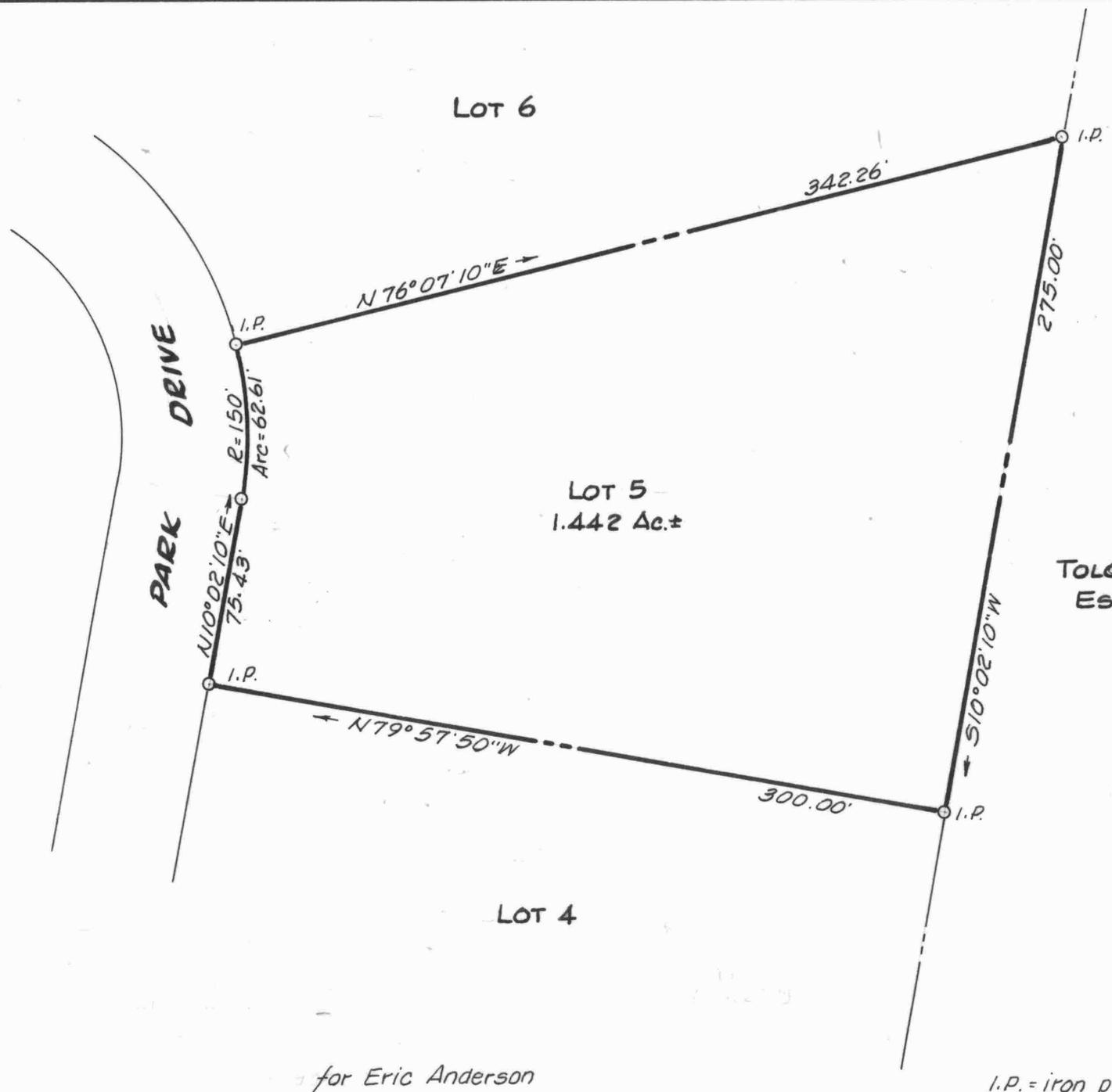
William R. Nuttle

**LOT 5
TOLCHESTER HEIGHTS**

6TH DISTRICT, KENT COUNTY, MD.

Scale 1"=60' Nov. 1987.

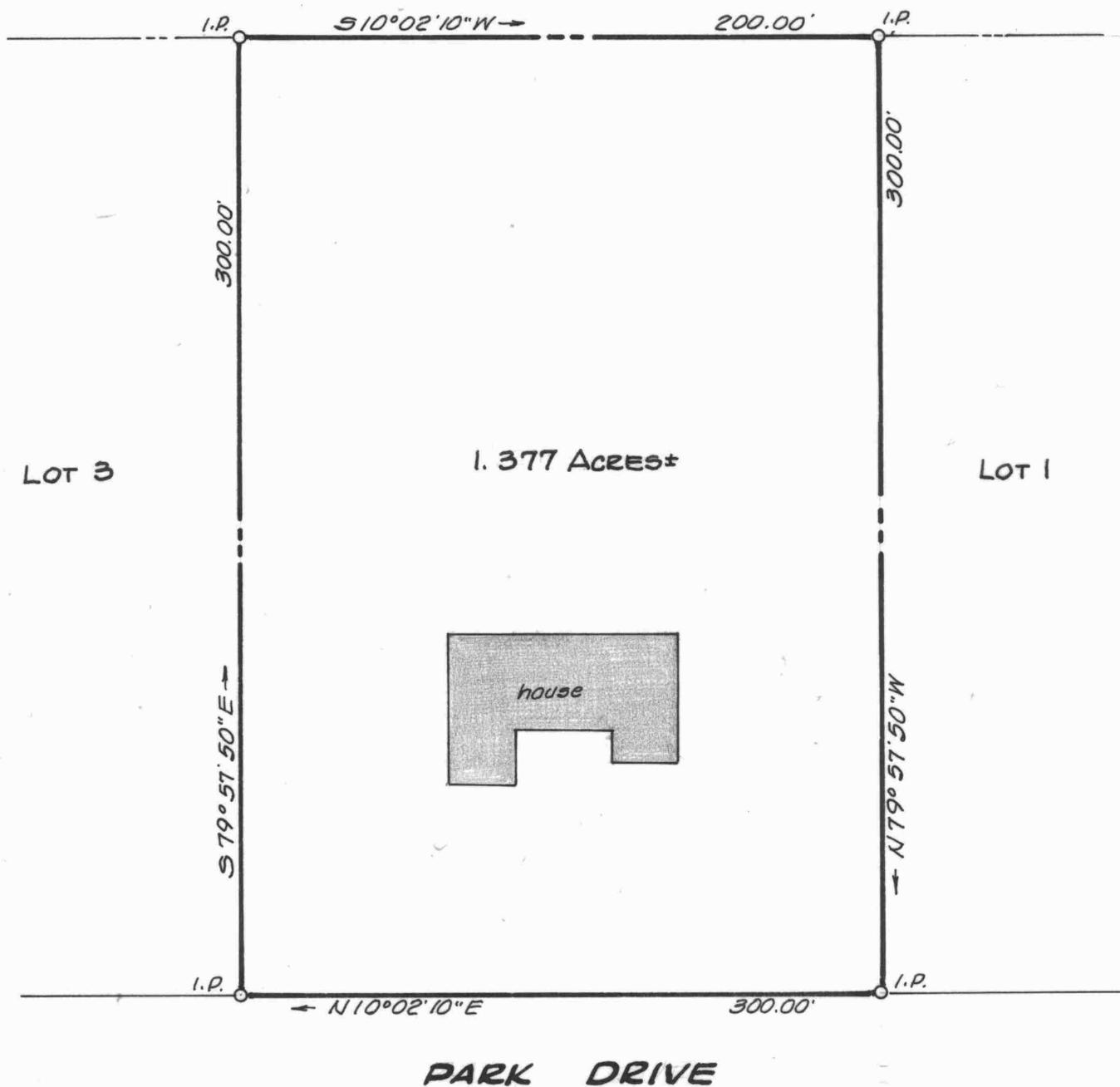
William R. Nuttle, Reg. Surveyor
Chestertown, Md.



for Eric Anderson

I.P. = iron pipe

Block AA, Tolchester Estates



LOT 2
TOLCHESTER HEIGHTS
6TH DISTRICT, KENT COUNTY, MD.

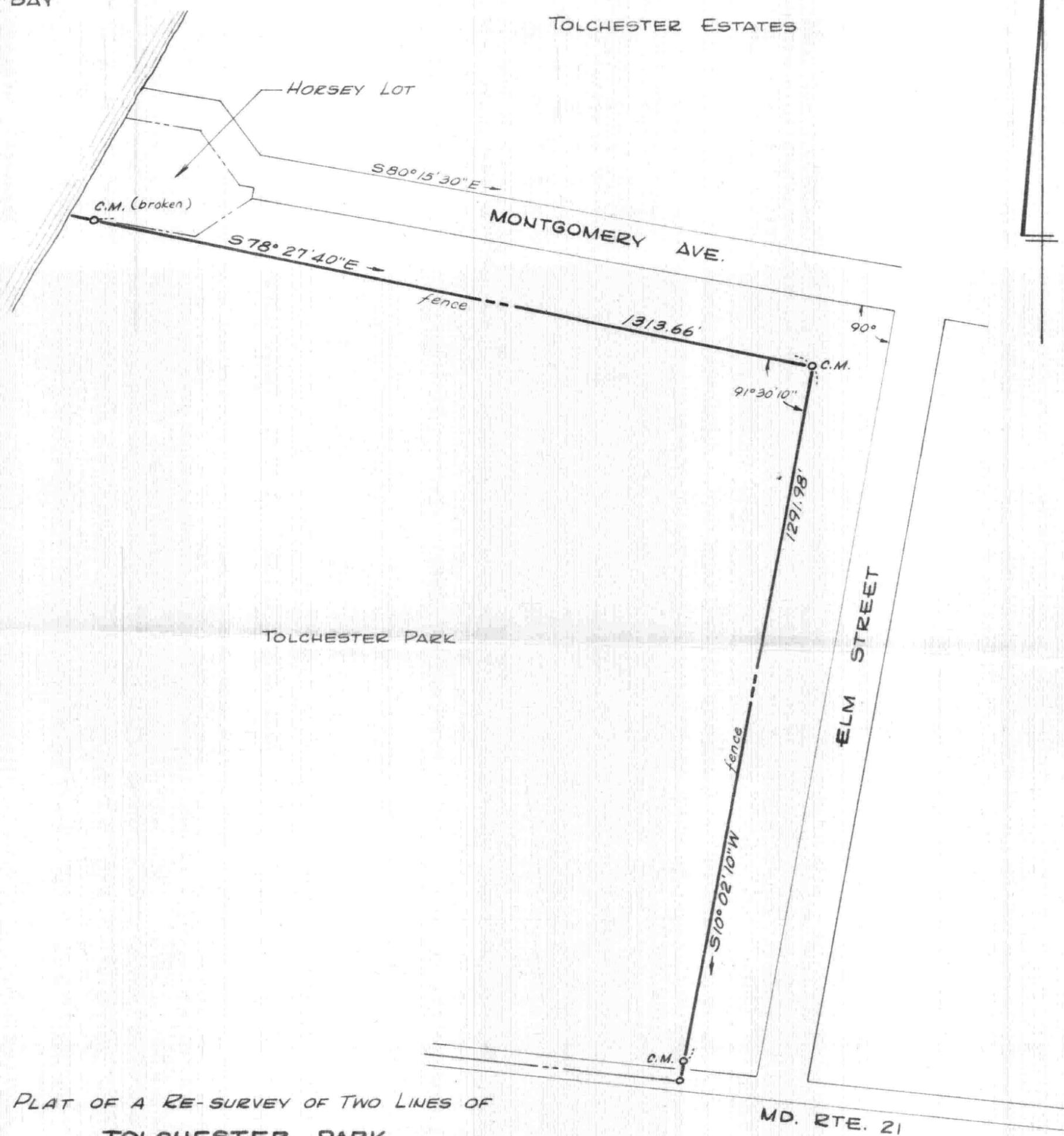
Scale 1" = 50' April 1988.
William R. Nuttle, Reg. Surveyor
Chestertown, Md.

I.P. = iron pipe

for Walter F. Harriman

CHESAPEAKE
BAY

TOLCHESTER ESTATES



PLAT OF A RE-SURVEY OF TWO LINES OF
TOLCHESTER PARK

6TH DISTRICT, KENT COUNTY, MD.

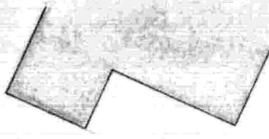
Scale 1"=200'

April 1970.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

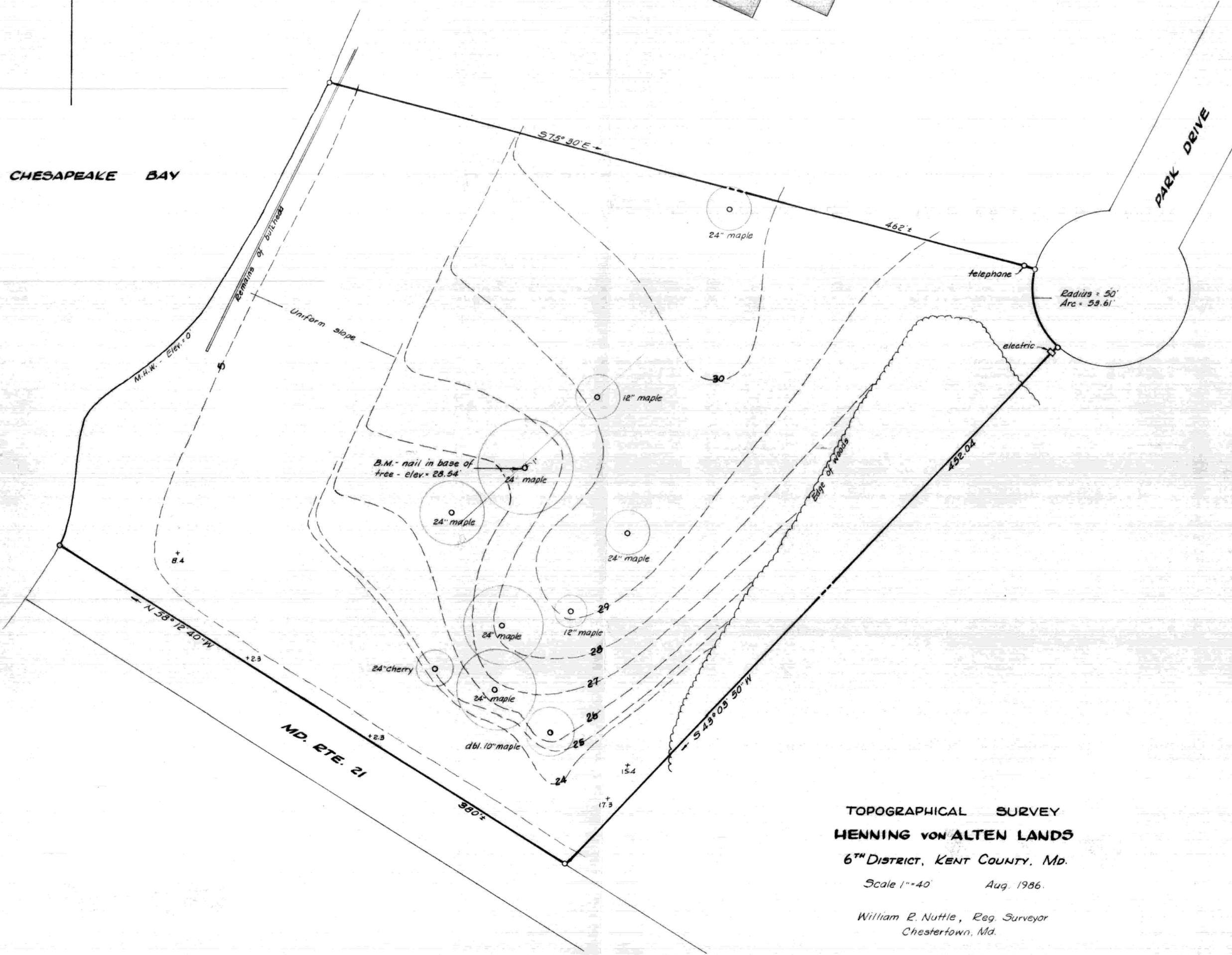
for David Bramble

C.M. = concrete monument found



CHESAPEAKE BAY

PARK DRIVE



**TOPOGRAPHICAL SURVEY
HENNING VON ALTEN LANDS**

6TH DISTRICT, KENT COUNTY, MD.

Scale 1"=40' Aug. 1986.

William E. Nuttle, Reg. Surveyor
Chester town, Md.



CHESAPEAKE BAY

Mean High Water

Top of Bluff

22

30

26

24

22

20

18

16

14

12

10

8

6

4

2

30

28

26

4.354-acre tract

COUNTY LANDING

PROPOSED 50' ROAD

POND
surface elev = 4.9'

MAEINA

MD. RTE. 21

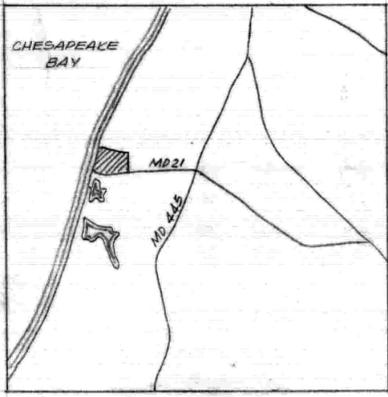
TOPOGRAPHIC SURVEY

TOLCHESTER

6TH DISTRICT, KENT COUNTY, MD.

Scale 1"=100' July 1974

William E. Nuttle, Reg. Surveyor
Chestertown, Md.



LOT	AREA (sq. ft.)	WIDTH	DEPTH
1	63,000	210'	300'
2	60,000	200'	300'
3	60,000	200'	300'
4	60,000	200'	300'
5	67,500	225'	300'
6	90,000	250'	360'
7	57,000	190'	300'
8	63,000	210'	300'
9	90,000	300'	300'
10	132,000	300'	440'
11	147,000	300'	490'
12	147,000	300'	490'
13	63,000	210'	300'
14	60,000	200'	300'
15	60,000	200'	300'
16	60,000	200'	300'
17	63,000	210'	300'
18	67,200	210'	320'
19	70,300	185'	380'
20	101,200	230'	440'
21	90,200	220'	410'
22	170,000	525'	470'
23	189,700	390'	420'

CHESAPEAKE BAY

"TOLCHESTER ESTATES"
R-1



"TOLCHESTER ESTATES"
R-1

PRELIMINARY SUBDIVISION PLAT
TOLCHESTER HEIGHTS

6TH DISTRICT, KENT COUNTY, MD.
Scale 1"=100'

Owner & Subdivider - Tolchester Marina, Inc.*
Surveyor - William E. Nuttle

*David A. Bramble, Pres., E.D.2, Chestertown, Md.

Zoning classification - R-1
23 building lots - 47 acres plus.
Min. lot size - 1 acre plus
Min. setbacks:
Front - 30'
Side - 20'
Rear - 20'

10' strip reserved for future road widening

- Sewage disposal area
- Well area
- Surface water flow



Curve #1
 $\Delta 88^{\circ} 29' 50''$
 $R 125'$
 $L 193.07'$
 $T 121.76'$
 $Chd 174.44'$
 $44^{\circ} 14' 35''$

Curve #2
 $\Delta 73^{\circ} 32' 20''$
 $R 175'$
 $L 224.61'$
 $T 130.77'$
 $Chd 209.51'$

Guides at R 50'

COORD

B2	3299.23	6187.28
B3	3335.68	5831.27
RA1	3349.94	5690.23
B4	3389.10	5303.29
B5	3429.54	4905.87
B6	3746.20	4348.11
R3	4360.82	5869.03
R7	4481.42	5277.03
R6	3955.02	4977.48

BM. DAUC ELL. 32.96
 BM DANNY .. 31.92

Zoning classification R-1
 23 building lots
 Min lot size 1 acre plus
 Min. setbacks
 Front 30'
 Side 15'
 Rear 15'

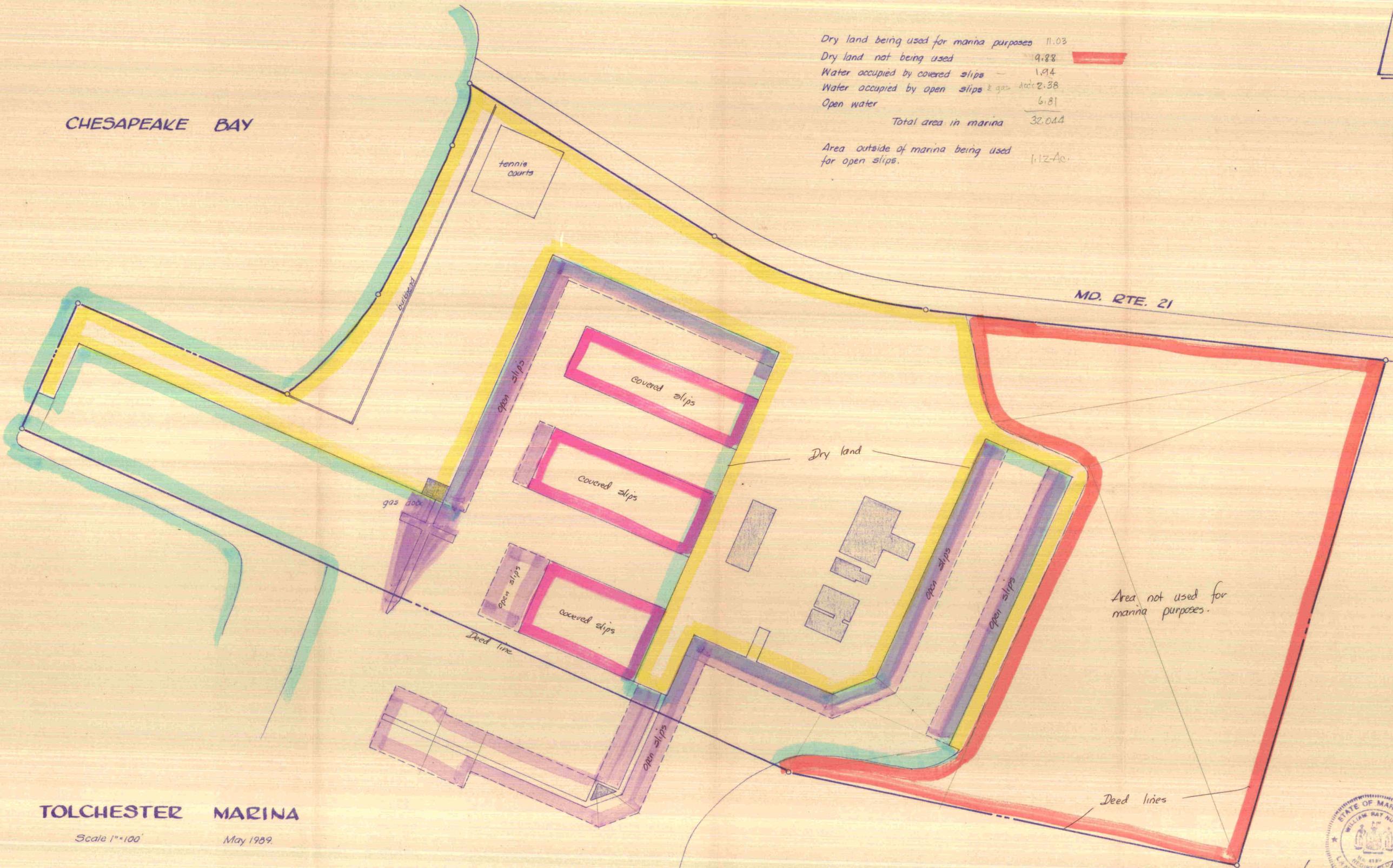
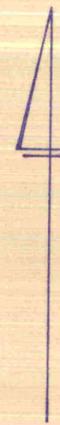
R-1
 18.24
 PK

LOTS ON RT 21
 10' STRIP FOR FUTURE
 WIDENING ROAD

CHESAPEAKE BAY

Dry land being used for marina purposes	11.03
Dry land not being used	9.88
Water occupied by covered slips	1.24
Water occupied by open slips & gas dock	2.38
Open water	6.81
Total area in marina	32.04

Area outside of marina being used for open slips. 1.12-Ac.

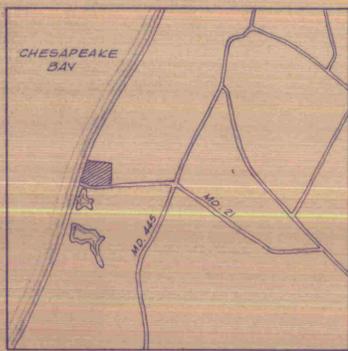


TOLCHESTER MARINA

Scale 1"=100' May 1989.

William E. Nuttle, Reg. Surveyor
Chestertown, Md.





CHESAPEAKE BAY



COORDINATES

NO.	NORTH	EAST
1	4878.44	4957.17
2	4615.66	6244.28
3	3329.10	6016.59
4	3356.24	5749.44
5	3391.31	5722.94
6	4236.31	5872.49
7	4409.42	5794.78
8	4479.77	5410.16
9	4377.71	5193.56
10	4005.65	4995.75
11	3982.18	5039.89
12	4354.24	5237.71
13	4430.79	5400.16
14	4360.43	5744.78
15	4245.02	5823.28
16	3392.00	5672.30
17	3367.39	5639.72
18	3425.86	5063.96
19	3536.22	4739.68

* concrete monument

CURVE DATA

NO.	DEF. ANGLE	RADIUS	TANGENT	ARC LENGTH
4-5	94° 14' 10"	30.00	32.30'	49.34'
16-17	85° 45' 50"	30.00	27.86'	44.91'
6-7	88° 29' 50"	150.00	146.12'	231.69'
14-15	"	100.00	97.41'	154.46'
8-9	73° 32' 20"	200.00	149.45'	256.70'
12-13	"	150.00	112.09'	192.52'
10-11	300° 00'	30.00	—	261.80'
18-19	25° 59' 20"	761.68	175.77'	345.49'

COUNTY LANDING

EDGAR M. LUCAS

TOLCHESTER MARINA

10' strip reserved for future road widening

Approved by the Kent County Health Department.

Approved by the Kent County Sediment Control Administrator.

Approved by the Kent County Roads Engineer.

Approved by the Kent County Planning and Zoning Commission.

This plat represents a survey by me of land in title to the owner shown below. Regulations governing the making of this plat and setting of markers have been complied with.

William R. Nuttle
Surveyor

Owner

Building set-back lines:
Front - 30'
Side - 15 min., aggregate 35'
Rear - 30'
Bay front - 100' from mean high water.

SUBDIVISION PLAT
TOLCHESTER HEIGHTS
6TH DISTRICT, KENT COUNTY, MD.

Scale 1"=100' March 1975

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

