

DESCRIPTIONS OF TWO PARCELS OF THE ROBERT S. MOCCIA LANDS,  
FIRST DISTRICT, KENT COUNTY, MD.

REVISED PARCEL 1

Beginning for the same at a concrete monument on the east side of Roberts Drive at the southernmost corner of the lands of LeVerne Kohl; and running, thence, by and with said Kohl lands N 34 32 30 E - 493.02' to a concrete monument, N 47 45 10 E - 208.47' to a concrete monument, and N 47 45 10 E - 27' more or less to the mean high waters of the Sassafras River; thence, by and with the mean high waters of said river S 56 35 E - 207.80' and S 76 05 10 E - 66.97' to a new division line between the herein described lands and other lands of Moccia (Revised Parcel 2 of this description); thence, by and with said parcel the six following courses and distances: (1) S 28 30 10 W - 33.35' more or less to an iron pipe, (2) S 28 30 10 W - 355.28' to an iron pipe, (3) S 32 31 10 W - 86.76' to an iron pipe, (4) N 55 27 30 W 318.19' to an iron pipe, (5) S 34 32 30 W - 298.25' to an iron pipe, and (6) S 80 59 W - 35.07' to an iron pipe and the east side of Roberts Drive; thence, by and with the east side of said road N 06 15 E - 51.87' to the place of beginning. Containing in all 3.823 acres of land, more or less.

REVISED PARCEL 2

Beginning for the same at an iron pipe on the east side of Roberts Drive, said point being the southernmost corner of the herein described lands and a corner for the lands of LeVerne Kohl; and running, thence, by and with the east side of said road the five following courses and distances: (1) along an arc the radius of which is 359.91' and the chord of which is N 21 58 E - 221.04', (2) N 04 05 E <sup>39</sup> 844.27', (3) along an arc the radius of which is 179.93' and the chord of which is N 17 20 W - 131.01', (4) along an arc the radius of which is 131.07' and the chord of which is N 16 15 W - 100.32', and (5) N 06 15 E - 261.66' to an iron pipe and Revised Parcel 1 of this description; thence, by and with said Revised Parcel 1 the six following courses and distances: (1) N 80 59 E - 35.07' to an iron pipe, (2) N 34 32 30 E - 298.25' to an iron pipe, (3) S 55 27 30 E - 318.19' to an iron pipe, (4) N 32 31 10 E - 86.76' to an iron pipe, (5) N 28 30 10 E - 355.28' to an iron pipe, and (6) N 28 30 10 E - 33.35' more or less to the mean high waters of the Sassafras River; thence, by and with the mean high waters of said river the four following courses and distances: (1) S 76 05 10 E - 150.82', (2) S 35 51 E - 121.40', (3) S 15 21 10 E - 194.74', and (4) S 16 21 40 E - 119.88' to the lands of LeVerne C. Kohl; thence, by and with said Kohl Lands S 34 35 50 W -

COPY

**WILLIAM R. NUTTLE**  
Registered Surveyor  
CHESTERTOWN, MD. 21620

June 14, 1991.

Mr. Robert Moccia  
P.O. Box 229  
Riverton, N.J. 08077-0229

Dear Mr. Moccia:

I checked with the zoning office this morning, and they said that your plats are at the health department office. Zoning said that soon as they are returned and signed you will be notified.

Sincerely yours,

75.27' more or less to a concrete monument, S 34 35 50 W -  
674.73' to a concrete monument, S 33 10 W - 801.32' to a  
concrete monument, and S 39 51 W - 375.64' to the place of  
beginning. Containing in all 21.352 acres of land, more or less.

May 28, 1991.

William R. Nuttle.

DESCRIPTIONS OF TWO PARCELS OF THE ROBERT S. MOCCIA  
LANDS, FIRST DISTRICT, KENT COUNTY, MD.

PARCEL 1

Beginning for the same at a concrete monument on the east side of Roberts Drive at the southernmost corner of the lands of LeVerne Kohl; and running, thence, by and with said Kohl lands N 34 32 30 E - 493.02' to a concrete monument, N 47 45 10 E - 208.47' to a concrete monument, and N 47 45 10 E - 27' more or less to the mean high waters of the Sassafras River; thence, by and with the mean high waters of said river S 56 35 E - 207.80' and S 76 05 10 E - 66.97' to a new division line between the herein described lands and other lands of Moccia (Parcel 2 of this description); thence, by and with Parcel 2 the four following courses and distances: (1) S 28 30 10 W - 33.35' more or less to an iron pipe, (2) S 28 30 10 W - 355.28' to an iron pipe, (3) S 32 31 10 W 86.76' to an iron pipe, and (4) S 75 52 10 W - 485.79' to an iron pipe on the east side of Roberts Drive; thence, by and with the east side of said road N 06 15 E - 100.00' to the place of beginning. Containing in all 5.166 acres of land, more or less.

PARCEL 2

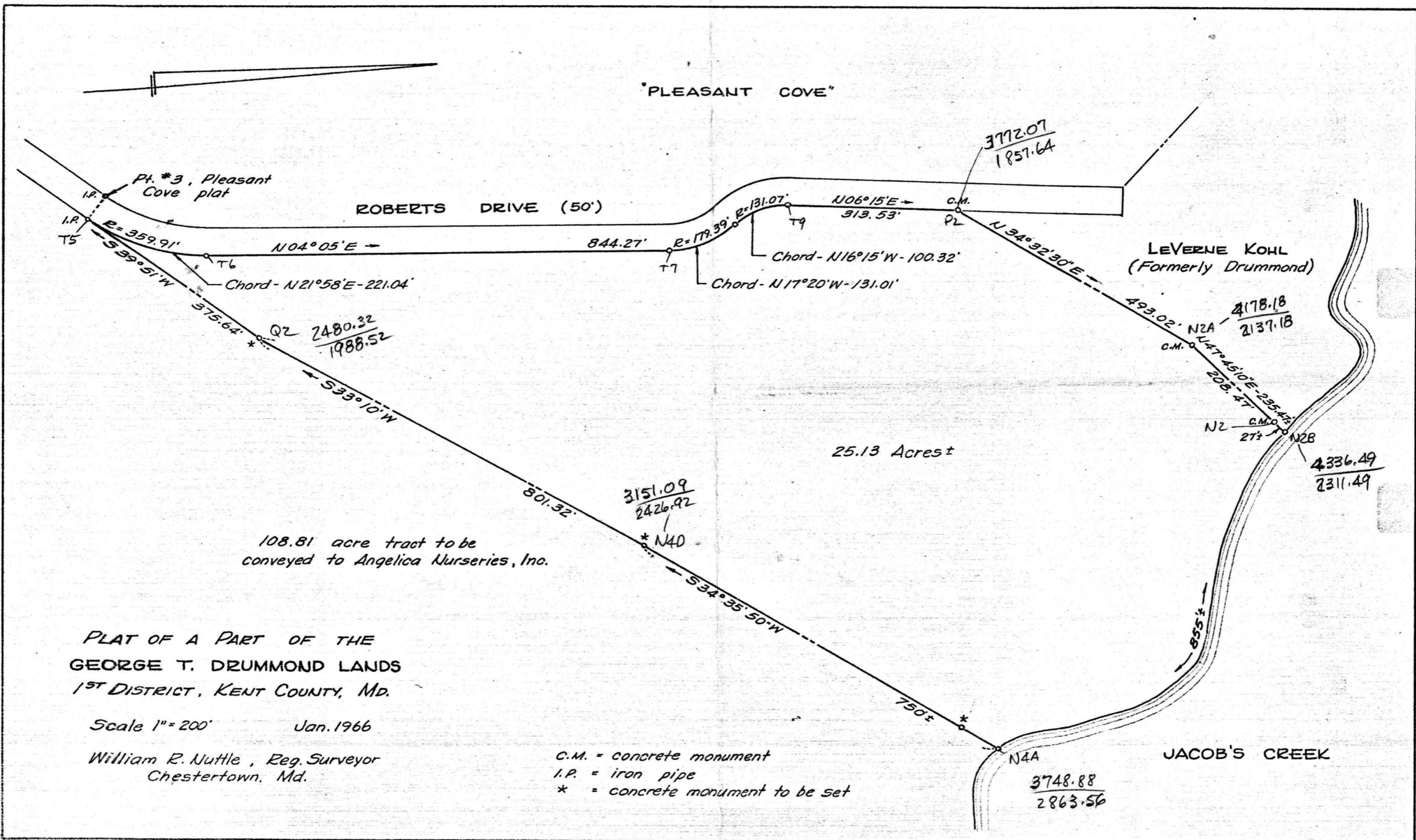
Beginning for the same at an iron pipe on the east side of Roberts Drive, said point being the southernmost corner of the herein described lands and a corner for the lands of LeVerne Kohl; and running, thence, by and with the east side of said road the five following courses and distances: (1) along an arc the radius of which is 359.91' and the chord of which is N 21 58 E - 221.04', (2) N 04 05 E - 844.27', (3) along an arc the radius of which is 179.39' and the chord of which is N 17 20 W - 131.01', (4) along an arc the radius of which is 131.07' and the chord of which is N 16 15 W - 100.32', and (5) N 06 15 E - 213.53' to an iron pipe and Parcel 1 of this description; thence, by and with said Parcel 1 the four following courses and distances: (1) N 75 52 10 E 485.79', (2) N 32 31 10 E - 86.76' to an iron pipe, (3) N 28 30 10 E - 355.28' to an iron pipe, and (4) N 28 30 10 E - 33.35' more or less to the mean high waters of the Sassafras River; thence, by and with the mean high waters of said river S 76 05 10 E - 150.82', S 35 51 E - 121.40', S 15 21 10 E - 194.74', and S 16 21 40 E - 119.88' to the lands of LeVerne Kohl; thence, by and with said Kohl lands the four following

courses and distances: (1) S 34 35 50 W - 75.27' more or less to a concrete monument, (2) S 34 35 50 W - 674.73' to a concrete monument, (3) S 33 10 W - 801.32' to a concrete monument, and (4) S 39 51 W - 375.64' to the place of beginning. Containing in all 20.010 acres of land, more or less.

January 13, 1989.

William R. Nuttle.

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"PLEASANT COVE"

ROBERTS DRIVE (50')

LEVERNE KOHL  
(Formerly Drummond)

25.13 Acres ±

108.81 acre tract to be  
conveyed to Angelica Nurseries, Inc.

PLAT OF A PART OF THE  
GEORGE T. DRUMMOND LANDS  
1<sup>ST</sup> DISTRICT, KENT COUNTY, MD.

Scale 1" = 200'      Jan. 1966  
William R. Nuttle, Reg. Surveyor  
Chestertown, Md.

C.M. = concrete monument  
I.P. = iron pipe  
\* = concrete monument to be set

3772.07  
1857.64

4178.18  
2137.18

4336.49  
2311.49

3748.88  
2863.56

3151.09  
2426.92

2480.32  
1988.52

Pt. #3, Pleasant  
Cove plat

JACOB'S CREEK

W



LEVERNE KOHL

SASSAFRAS RIVER



JOEL W. PARLIMENT  
EHP 136/140

HURLEY D. SIMPSON  
EHP 152/112

WM. F. GROFF, JR.  
EHP 16/408, EHP 24/312

75 52 10  
06 15  
69 37 10

PHILIP P. PARISH  
EHP 3/177

"PLEASANT COVE"

ROBT. R. NELSON  
EHP 3/209, EHP 58/56

DONNA M. BEUCE  
EHP 193/120

PARCEL 1  
5.166 Ac.±

PARCEL 2  
20.010 Ac.±

LEVERNE C. KOHL  
EHP 250/195

Note: This entire property lies within the  
Critical Area zone, within 1000' of M.H.W.

Note: This survey was originally made by me in 1966.  
Corners were located or re-set, and buildings and lane were  
located in 1988. Shoreline was computed from measurements  
taken in 1966.

WATER COURSES

| No. | BEARING         | DIST.   |
|-----|-----------------|---------|
| 1   | S 56° 35' 00" E | 207.80' |
| 2   | S 76° 05' 10" E | 217.79' |
| 3   | S 35° 51' 00" E | 121.40' |
| 4   | S 15° 21' 10" E | 194.74' |
| 5   | S 16° 21' 40" E | 119.88' |

APPROVED BY:

Kent County Director of Planning

Kent County Health Officer

MINOR SUBDIVISION PLAT  
ROBERT S. MOCCIA

1<sup>ST</sup> DISTRICT, KENT COUNTY, MD.

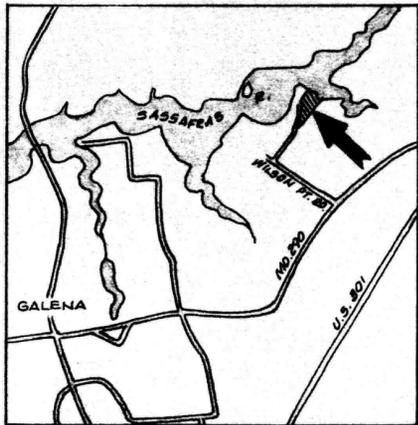
Scale 1"=100'

Nov. 1988.

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



I.P. = iron pipe  
C.M. = concrete monument



LEVERNE KOHL

SASSAFRAS RIVER



JOEL W. PARLIMENT  
EHP 136/140

HURLEY D. SIMPSON  
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"PLEASANT COVE"

ROBT. R. NELSON  
EHP 3/209, EHP 58/58

DONNA M. BRUCE  
EHP 193/120

ROBERTS DRIVE

REVISED PARCEL 1  
3.823 Ac.±

REVISED PARCEL 2  
21.352 Ac.±

LEVERNE C. KOHL  
EHP 250/195

WATER COURSES

| NO. | BEARING         | DIST.   |
|-----|-----------------|---------|
| 1   | S 56° 35' 00" E | 207.80' |
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Note: This entire property lies within the Critical Area zone, within 1000' of M.H.W.

Note: This survey was originally made by me in 1966. Corners were located or re-set, and buildings and lane were located in 1988. Shoreline was computed from measurements taken in 1966.

APPROVED BY:  
 Kent County Director of Planning  
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 Kent County Health Officer  
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MINOR SUBDIVISION PLAT  
 ROBERT S. MOCCIA

1<sup>ST</sup> DISTRICT, KENT COUNTY, MD.

Scale 1"=100'

Nov. 1988; Revised May 1991.

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



I.P. = iron pipe

C.M. = concrete monument