

McSORLEY 1

DESCRIPTION OF TWO PARCELS OF THE SAMUEL L. McSORLEY LANDS,  
SIXTH DISTRICT, KENT COUNTY, MD.

PARCEL 1

Beginning for the same at an iron pipe on the cul-de-sac of a 50' wide private road running from Bay Shore Road to the herein described lands, said point being the five following courses from the intersection of the west side of Bay Shore Road with the division line between the lands of Samuel McSorley and th lands of Frank R. Dierker: (1) by and with said division line between the lands of McSorley and Frank Dierker N 83 16 20 W - 2339.40', (2) by and with the division line between the lands of McSorley and the lands of Charmayne E. Dierker N 06 43 40 E - 382.00', (3) still by and with the line between McSorley and Charmayne Dierker N 67 33 40 W - 397.13', (4) by and with the west side of a 50' private road over the lands of McSorley N 13 00 50 E - 235.86', and (5) along an arc the radius of which is 50' and th chord of which is N 15 28 50 W - 52.27' to the beginning point of Parcel 1; and running, thence, from said point of beginning N 73 57 50 W - 562.94' to an iron pipe and N 73 57 50 W - 31.18' to the waters edge of Mendinhall Lake; thence, by and with the edge of said lake the ten following courses and distances: (1) N 26 27 10 E - 159.07', (2) N 04 31 30 W - 113.44', (3) N 16 56 50 E - 158.91', (4) N 35 32 50 E - 182.00', (5) N 57 01 20 E - 133.51', (6) N 22 53 20 W - 93.07', (7) N 09 08 10 E - 321.93', (8) N 73 32 E - 173.13', (9) S 45 54 20 E - 294.25', and (10) S 25 22 30 E - 226.49' to Parcl 2 of this description; thence, by and with Parcel 2 S 13 00 50 W - 40.30' to an iron pipe and S 13 00 50 W - 781.56' to an iron pipe on the cul-de-sac at the north end of the 50' private road; thence, by and with said cul-de-sac along an arc the radius of which is 50' and the chord of which is S 59 31 50 W - 68.83' to the place of beginning. Containing in all 14.192 acres of land, more or less.

## PARCEL 2

Beginning for the same at an iron pipe on the north end of a 50' wide private road running from Bay Shore Road to the herein described lands, said point being the southwest corner of the herein described lands and the southeast corner of Parcel 1 of this description; and running, thence, by and with Parcel 1 N 13 00 50 E - 781.56' to an iron pipe and N 13 00 50 E - 40.30' to the waters edge of Mendinhall Lake; thence, by and with the edge of said lake S 76 42 20 E - 225.54', N 56 13 10 E - 130.92', and N 25 22 50 E - 144.54' to the lands of Jeff J. Haude; thence, by and with said Haude lands the four following courses and distances: (1) S 73 10 50 E - 263.50', (2) S 39 34 50 E - 148.30', (3) S 49 49 50 E - 229.00', and (4) S 85 08 50 E - 238.90' to a concrete monument and other lands of McSorley; thence, by and with other lands of McSorley the seven following courses: (1) S 21 11 20 W - 146.28' to an iron pipe, (2) N 73 57 20 W - 310.96' to an iron pipe, (3) S 16 45 30 W - 465.44' to an iron pipe, (4) S 80 23 30 W - 253.23' to an iron pipe, (5) S 55 50 30 W - 181.39' to an iron pipe, (6) S 71 03 10 W - 225.79' to an iron pipe, and (7) N 73 57 50 W - 207.10' to an iron pipe on the cul-de-sac at the end of the 50' private road; thence, by and with said cul-de-sac along an arc the radius of which is 50' and the chord of which is N 30 28 30 W - 72.55' to the place of beginning. Containing in all 17.281 acres of land, more or less.

Both parcels are together with a right-of-way over a 50' private road over other lands of McSorley, more particularly described as follows: Beginning for the same at the intersection of the west side of Bay Shore Road (50' wide) and the division line between McSorley and Frank R. Dierker; and running, thence, by and with said Frank Dierker lands N 83 16 20 W - 4.07' to a large concrete monument and N 83 16 20 W - 2335.33' to an iron pipe and the lands of Charmayne Dierker; thence, by and with the lands of Charmayne Dierker N 06 43 40 E - 382.00' and N 67 33 40 W - 397.13'; thence, crossing other lands of McSorley N 13 00 50 E - 235.86' to a cul-de-sac; thence, around said cul-de-sac the radius of which is 50' and the chord of which is S 76 59 10 E - 50.00'; thence, following lines parallel to and 50' from the first five courses of this description S 13 00 50 W - 193.48', S 67 33 40 E - 392.63', S 06 43 40 W - 369.88', and S 83 16 20 E - 2297.58' to the west side of Bay Shore Road; thence, by and with the west side of said road S 16 01 10 W - 50.66' to the place of beginning.

February 14, 1997.

William R. Nuttle.

January 7, 1997.

Gail W. Owings, Director of Planning  
Kent County Planning Office  
Court House  
Chestertown, Md.

Dear Mrs. Owings:

None of the areas shown on the plat entitled "Minor Subdivision Plat, Samuel L. McSorley Lands", dated January 1997, designated as "septic area" or "building envelope" contain land with a slope equal to or exceeding 15%.

Sincerely yours,

WILLIAM R. NUTTLE  
REGISTERED SURVEYOR  
P.O. BOX 371  
CHESTERTOWN, MARYLAND 21620  
TELEPHONE ~~410-778-3490~~ 5, 1996.

Mr. Samuel L. McSorley  
9370 N. Bayview Ave.  
Chestertown, Md.

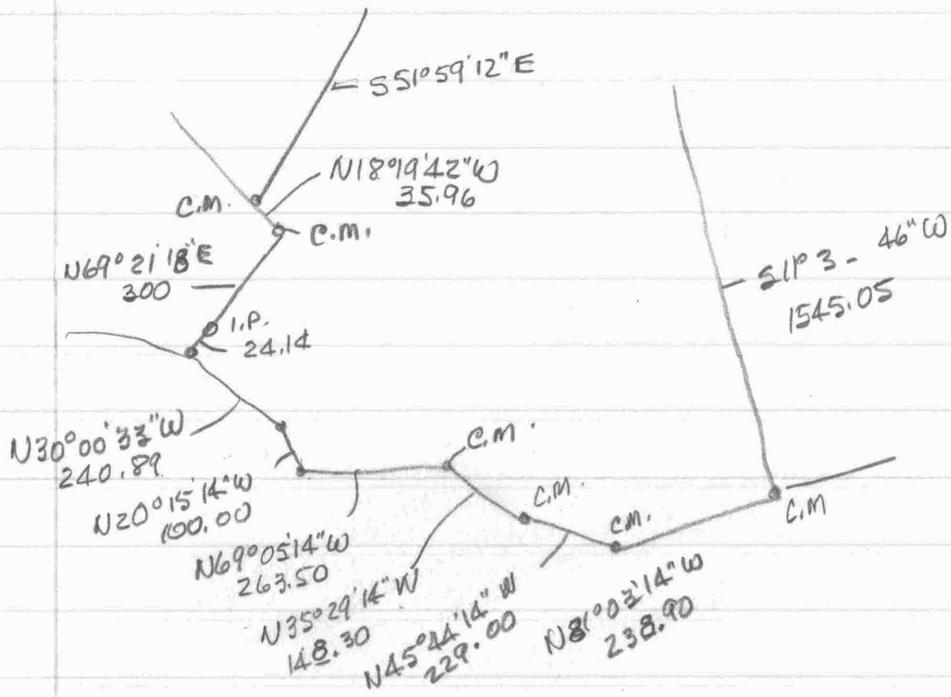
Dear Sam:

Enclosed is a sketch showing a potential subdivision and various scaled acreages. Those lines that I have not surveyd are based upon the bearings and distances from the Metcalfe plat and from an aerial photo. There appears to be a major discrepancy between the Metcalfe survey and the acreages that I have shown. I ran the bearings and distances from his plat through the computer. That indicated an error of closure of about 20', part of which might have been my inability to read some of his figures. However, the figure that came up was about 177 acres, not 143.5. I think that my acreages are pretty close.

This sketch may give you something to think about. Let me know when you decide what to do next.

Sincerely yours,

Haude. M24/509



$1919.40$   
 $238.90$   


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 $1680.50$

Anderson - E 288/414

Begin I.P. on S side Comp, said pt being  $N80^{\circ}17'17''W - 60.00$   
from C.M. on W side Decker and  $N80^{\circ}17'17''W - 20.00$  from  
cor. of Plymire

$S62^{\circ}40'59''W - 406.62$  to I.P.

$N81^{\circ}46'37''W - 569.77$  to I.P.

$N80^{\circ}17'30''W - 803.24$

$S34^{\circ}57'35''W - 169.76$  to Mendinhall

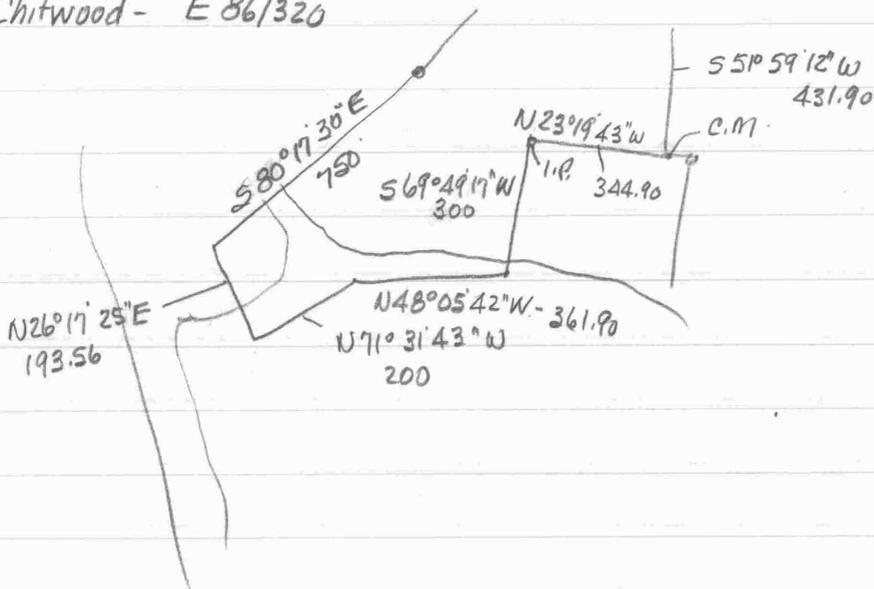
of 3  $S25^{\circ}03'18''W - 132$

$S78^{\circ}17'18''W - 180' \pm$  to bay

of bay NE -  $673' \pm$

McC - 1979 - Plat in EHP 112/21 too bad reproduction to read

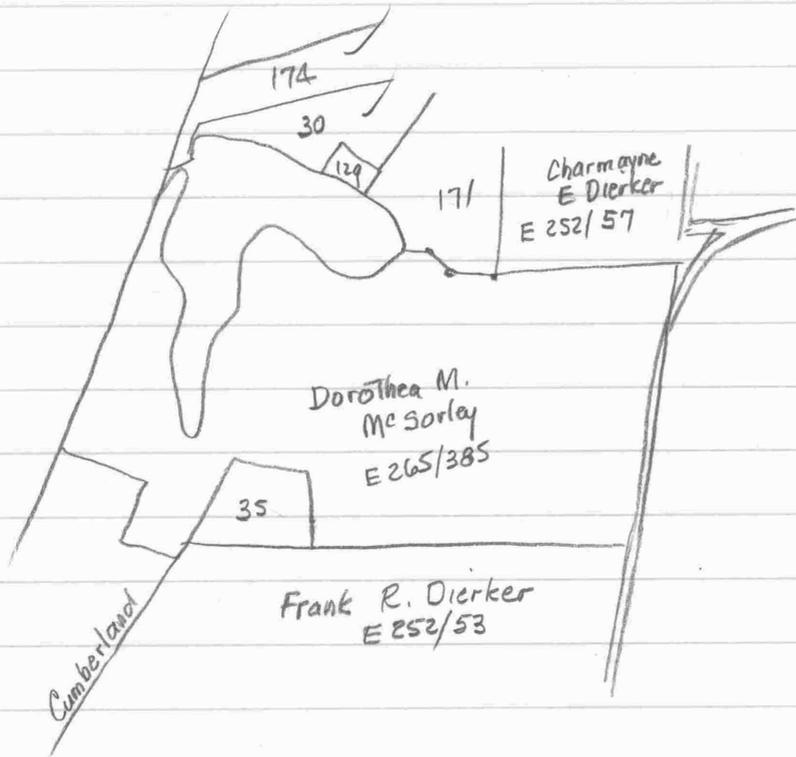
Chitwood - E 86/320



McC Sorley - E 219/119

Lot M-8 on Plat 3 Tolchester Estates

MAP 35



- 35 - C. Dierker E 252/57
- 171 - Jeff J. Haude M 24/509
- 129 Samuel McSorley E 219/117
- 174 Winifred Anderson E 288/414
- 30 Stephen R. Chitwood E 86/320

McSorley EHP 265/385

Parcel 1 - Metcalfe plat 143.50 Ac.

S&E ① RAS 33/511

② RAS 14/567 (4<sup>th</sup> parcel) ✓

③ RAS 37/631 - Lot 2, Blk. 1-A, Plat 3

④ WHG 2/192 " 3 & 4 " " "

⑤ RAS 35/279 Lot M8

⑥ WHG 22/490 - Blk 1A

Parcel 2 - numerous Tolchester lots

MAP 35



Mc Sorley - EHP 265/385

Metcalf plat - 143.50

S&E

- ✓ ① RAS 33/511 — Bulmie Blk 11K - 2.33
- X ② RAS 14/567 — 45, 47, 49, 50, 48, 46 Blk 5A
- ✓ ③ RAS 37/631 — Lot 2, Blk 1A Plat 3
- ✓ ④ WHG 2/192 — 324. Blk 1A Plat 3
- X ⑤ RAS 35/279 — Lot 8, Blk M
- ✓ S&E WHG 22/490 — Lots 7 & 8, Blk 1A Plat 3 to Mendocino

Parcel 2 - Many lots described

CHESAPEAKE  
BAY

POND

COMPOSITE PLAT  
TOLCHESTER ESTATES AREA

Scale 1"=200' June 1996

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

test hole

test hole

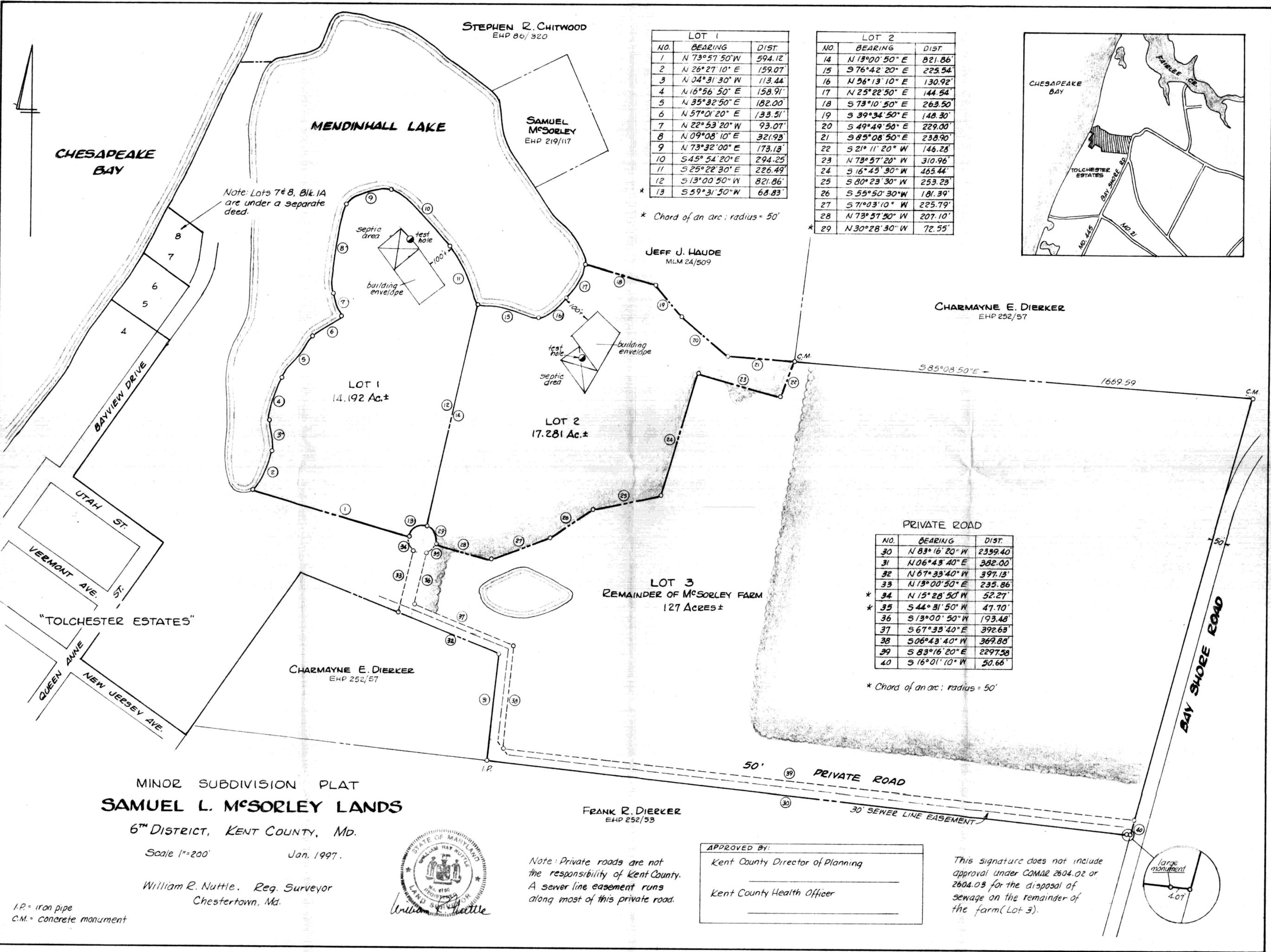
woods road

POND



Note: This plat is a composite of Plat 3,  
Tolchester Estates, a plat by J. B. Metcalfe, an  
aerial photo, and a traverse by me from  
Bay Shore Rd. to the test holes.

1996  
285.1  
280.0



STEPHEN R. CHITWOOD  
EHP 86/320

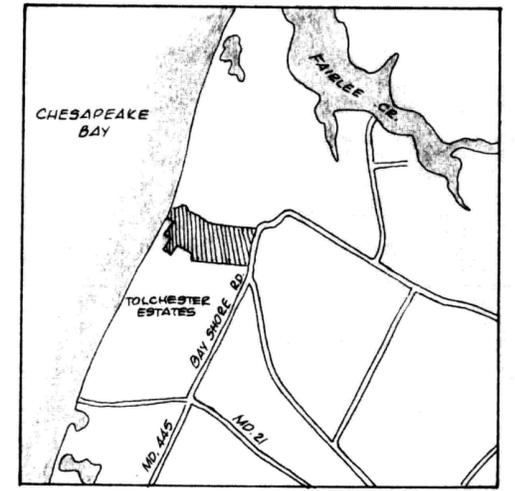
SAMUEL  
MCSORLEY  
EHP 219/117

LOT 1		
NO.	BEARING	DIST.
1	N 73°57'50" W	594.12'
2	N 26°27'10" E	159.07'
3	N 04°31'30" W	113.44'
4	N 16°56'50" E	158.91'
5	N 35°32'50" E	182.00'
6	N 57°01'20" E	133.51'
7	N 22°53'20" W	93.07'
8	N 09°08'10" E	321.93'
9	N 73°32'00" E	173.13'
10	S 45°54'20" E	294.25'
11	S 25°22'30" E	226.49'
12	S 13°00'50" W	821.86'
13	S 59°31'50" W	68.83'

\* Chord of an arc; radius = 50'

LOT 2		
NO.	BEARING	DIST.
14	N 13°00'50" E	821.86'
15	S 76°42'20" E	225.54'
16	N 56°13'10" E	130.92'
17	N 25°22'50" E	144.54'
18	S 73°10'50" E	263.50'
19	S 39°34'50" E	148.30'
20	S 49°49'50" E	229.00'
21	S 85°08'50" E	238.90'
22	S 21°11'20" W	146.28'
23	N 73°57'20" W	310.96'
24	S 16°45'30" W	465.44'
25	S 80°23'30" W	253.23'
26	S 55°50'30" W	181.39'
27	S 71°03'10" W	225.79'
28	N 73°57'50" W	207.10'
29	N 30°28'30" W	72.55'

\* Chord of an arc; radius = 50'



JEFF J. HAUDE  
MLM 24/509

CHARMAYNE E. DIERKER  
EHP 252/57

LOT 1  
14.192 Ac.±

LOT 2  
17.281 Ac.±

LOT 3  
REMAINDER OF MCSORLEY FARM  
127 ACRES±

CHARMAYNE E. DIERKER  
EHP 252/57

FRANK R. DIERKER  
EHP 252/53

PRIVATE ROAD		
NO.	BEARING	DIST.
30	N 83°16'20" W	2339.40'
31	N 06°43'40" E	382.00'
32	N 67°33'40" W	397.13'
33	N 13°00'50" E	235.86'
* 34	N 15°28'50" W	52.27'
* 35	S 44°31'50" W	47.70'
36	S 13°00'50" W	193.48'
37	S 67°33'40" E	392.63'
38	S 06°43'40" W	369.88'
39	S 83°16'20" E	2297.58'
40	S 16°01'10" W	50.66'

\* Chord of an arc; radius = 50'

MINOR SUBDIVISION PLAT  
**SAMUEL L. MCSORLEY LANDS**

6<sup>TH</sup> DISTRICT, KENT COUNTY, MD.

Scale 1"=200' Jan. 1997.

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



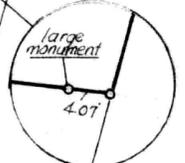
Note: Private roads are not the responsibility of Kent County. A sewer line easement runs along most of this private road.

APPROVED BY:

Kent County Director of Planning \_\_\_\_\_

Kent County Health Officer \_\_\_\_\_

This signature does not include approval under COMAR 2604.02 or 2604.03 for the disposal of sewage on the remainder of the farm (Lot 3).



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

CHESAPEAKE BAY

MENDINHALL LAKE  
21.3 Ac.

McSORLEY

HAUDE

DIERKER

DIERKER

DIERKER



$$\begin{array}{r} 9.92 \\ 4.95 \\ \hline 4.97 \end{array}$$

$$\begin{array}{r} 17.80 \\ 8.90 \\ \hline 8.90 \\ 6.78 \\ \hline 15.68 \end{array}$$

$$\begin{array}{r} 13.55 \\ 6.80 \\ \hline 6.75 \end{array}$$

$$\begin{array}{r} 18.70 \\ 9.37 \\ \hline 9.33 \\ 9.35 \end{array}$$

$$\begin{array}{r} 18.36 \\ 9.15 \\ \hline 9.21 \\ 9.18 \\ 9.26 \\ \hline 18.53 \end{array}$$

$$\begin{array}{r} 17.10 \\ 8.45 \\ \hline 8.65 \end{array}$$

$$\begin{array}{r} 13.50 \\ 6.75 \\ \hline 6.75 \end{array}$$

$$\begin{array}{r} 25.65 \\ 17.10 \\ \hline 8.55 \end{array}$$

$$\begin{array}{r} 5.80 \\ 2.88 \\ \hline 3.08 \\ 2.92 \end{array}$$

LOT 4  
PLAT 1A

BAYVIEW DRIVE

UTAH ST.

VERMONT ST.

NEW JERSEY

QUEEN ANNE

CUMBERLAND ST.

4.96

6.75

2.90

14.40

17.02 Ac

81.99

LOT 1 - 17.0  
 LOT 2 - 14.4  
 Remainder 106.6 land  
                   21.3 lake  


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 159.3 total.

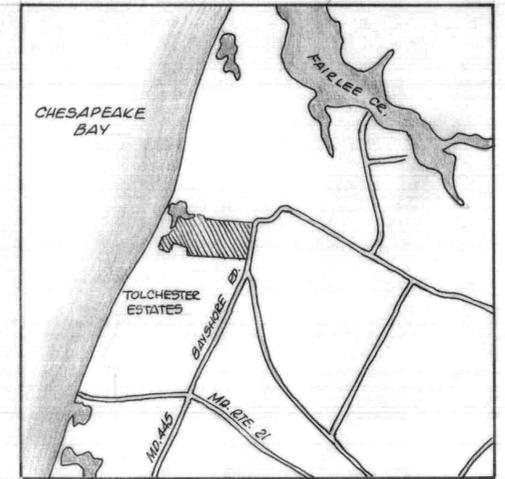
TENTATIVE SUBDIVISION  
 SAMUEL L. McSORLEY LANDS

Scale 1" = 200      Nov. 1996

MENDINHALL LAKE

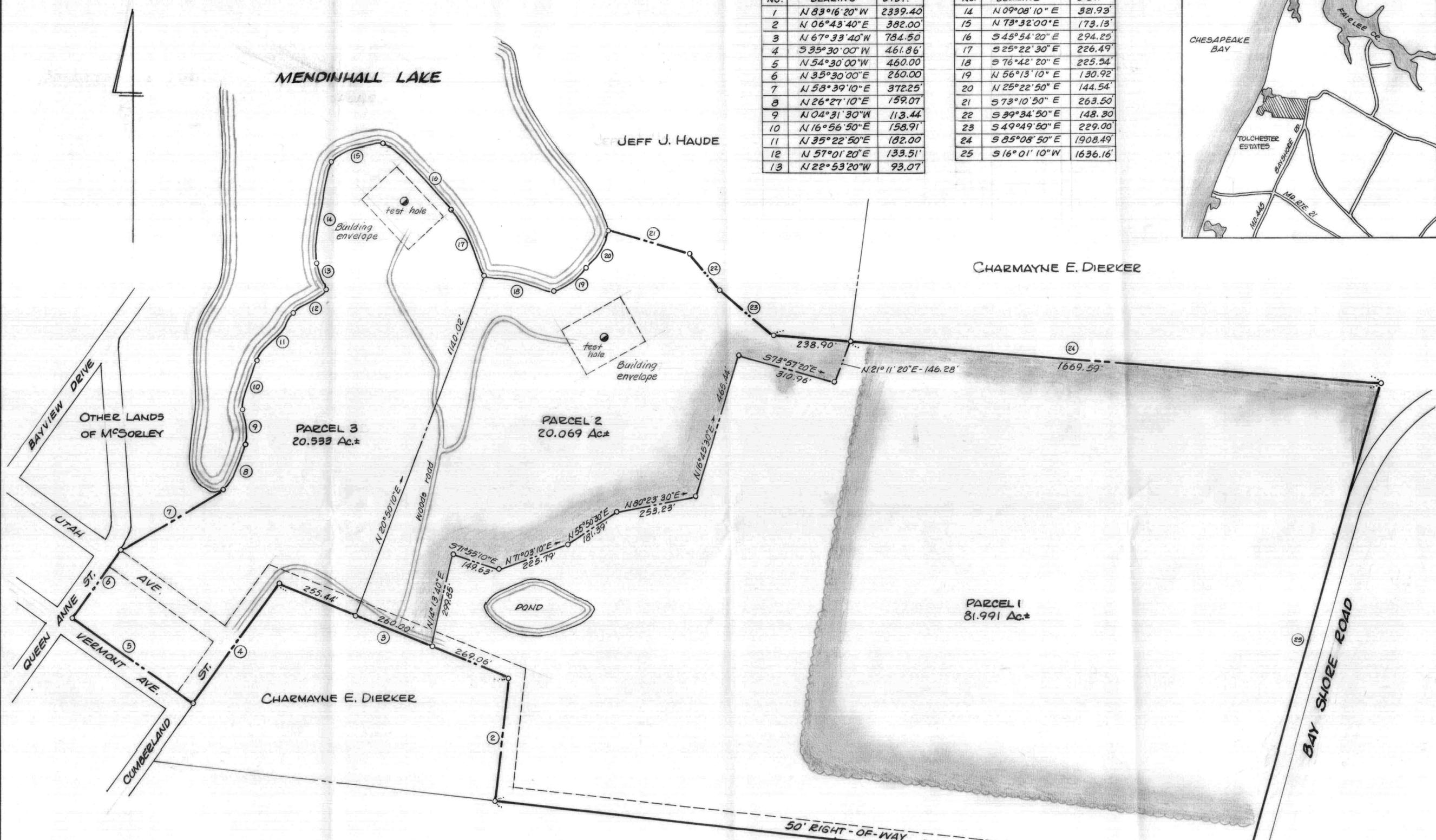
JEFF J. HAUDE

CHARMAYNE E. DIERKER



NO.	BEARING	DIST.
1	N 83°16'20" W	2339.40
2	N 06°43'40" E	382.00
3	N 67°33'40" W	784.50
4	S 35°30'00" W	461.86
5	N 54°30'00" W	460.00
6	N 35°30'00" E	260.00
7	N 58°39'10" E	372.25
8	N 26°27'10" E	159.07
9	N 04°31'30" W	113.44
10	N 16°56'50" E	158.91
11	N 35°22'50" E	182.00
12	N 57°01'20" E	133.51
13	N 22°53'20" W	93.07

NO.	BEARING	DIST.
14	N 09°08'10" E	321.93
15	N 73°32'00" E	173.13
16	S 45°54'20" E	294.25
17	S 25°22'30" E	226.49
18	S 76°42'20" E	225.54
19	N 56°13'10" E	130.92
20	N 25°22'50" E	144.54
21	S 73°10'50" E	263.50
22	S 39°34'50" E	148.30
23	S 49°49'50" E	229.00
24	S 85°08'50" E	1908.49
25	S 16°01'10" W	1636.16



MINOR SUBDIVISION PLAT  
**SAMUEL L. M'SORLEY LANDS**

6<sup>TH</sup> DISTRICT, KENT COUNTY, MD.

Scale 1"=200' Sept. 1996.

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

FRANK R. DIERKER

This signature does not include approval under COMAR 2604.02 or 2604.03 for the disposal of sewage on Parcel 1

APPROVED BY:

Kent County Director of Planning \_\_\_\_\_

Kent County Health Officer \_\_\_\_\_

