

DESCRIPTION OF LOTS 1, 3, 5, AND 7, BLOCK H, LANGFORD BAY
ESTATES, SEVENTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at a concrete monument at the intersection of the east side of Langford Drive (60' wide) and the southwest side of Park Circle (408' wide), said point being the northwest corner of the remaining lands of Lot 1 (Note: The widening of Langford Drive removed a 20' wide strip of land from the west side of the original Lot 1); and running, thence, by and with the southwest side of Park Circle along an arc the radius of which is 435' and the chord of which is S 57 37 20 E - 251.30' to an iron pipe at the northwest corner of Lot 9; thence, by and with Lot 9 S 10 23 E - 148.81' to an iron pipe at the northeast corner of Lot 8; thence, by and with Lots 8, 6, 4, and 2 along an arc the radius of which is 572.50' and the chord of which is N 70 12 30 W - 213.43' to an iron pipe on the east side of Langford Drive; thence, by and with the east side of said road N 10 23 W - 212.14' to the place of beginning. Containing in all 0.726 acres of land, more or less.

February 4, 1980.

William R. Nuttle.

January 7, 1970.

Mr. J. M. Todd, Sr.
Langford Bay Estates
Chestertown, Md.

Dear Mr. Todd:

In our original discussion about the work that you wanted done in Langford Bay Estates it was decided that I was to locate the controls (concrete monuments) and set the missing ones. I was also to stake certain lots for you. We also discussed a possible future subdivision of the land east of North First Street. It was my opinion at that time that it would not be practical to redesign the lots in the circle and those south of it. After getting into it, however, I have changed my mind.

The recorded subdivision plat is missing a great deal of necessary information. Going strictly by the plat it would be impossible to stake any of the lots in Blocks E, F, H, and I; and assumptions would have to be made in order to stake any of the remaining ones. Since lots have been laid out and marked, I traced all of the deeds to the various lot owners in order to determine whether other information was available. It was. Apparently, most of the lot surveys redefined, added to, or changed the original plat. From the surveyor's standpoint this makes for one holy mess.

I have run a traverse around the existing roads and located most of the markers. I have calculated, computed, fiddled, and fooled with this problem, and I have come to the conclusion that anything short of a new design would be a waste of time.

Enclosed are three copies of a sketch of the subdivision. One is marked to show some of the problems encountered. Another shows what lots have been sold off, as far as I can determine. The third is a proposed redesign, all or part of which you might consider.

Sincerely yours,

William R. Nuttle.

DESCRIPTION OF LOT 8, BLOCK H AND PART OF MIDDLE TERRACE,
LANGFORD BAY ESTATES, SEVENTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe marking the southeast corner of Lot 7, the southwest corner of Lot 9, the northwest corner of Lot 10, and the northeast corner of Lot 8, Block H as is shown on the recorded subdivision plat of Langford Bay Estates; and running, thence, by and with the division line between Lots 8 and 10 and crossing Middle Terrace, a subdivision road, S 10 23vE - 185.53' to a point on the south side of said road; thence, by and with the south side of Middle Terrace along an arc the radius of which is 750' and the chord of which is N 78 01 40 W - 199.52' to the east side of Langford Drive; thence, by and with the east side of said road N 10 23 W - 46.62' to the north side of Middle Terrace; thence, by and with the north side of said road along an arc the radius of which is 710' and the chord of which is S 74 32 30 E - 149.45' to the southeast corner of Lot 6; thence, by and with the division line between Lots 6 and 8 N 10 23 W - 148.49' to the southwest corner of the aforementioned Lot 7; thence, by and with the division line between Lots 7 and 8 along an arc the radius of which is 572.50' and the chord of which is S 78 14 30 E - 53.96' to the place of beginning. Containing in all 0.353 acres of land, more or less.

Subject to the rights of others, if any, to the right-of-way over Middle Terrace.

May 16, 1989.

William R. Nuttle.

Proud - Parcel 1 Lot 24, 26, 28 & part of 22

see WHG 74/595

Parcel 2 - Lots 23 & 25, Blk. I

THIS GIFT DEED, Made this 9th day of December, 1992, by and between W. FRANKLIN MOFFETT and HAZEL G. MOFFETT, his wife, of Kent County, State of Maryland, parties of the first part, and CURTIS W. POPE and NANCY M. POPE, his wife, of Kent County, Maryland, parties of the second part.

WITNESSETH, that for no consideration (\$0.00), the said W. Franklin Moffett and Hazel G. Moffett, his wife, do grant and convey unto the said Curtis W. Pope and Nancy M. Pope, his wife, their heirs and assigns, in fee simple, all those lots or parcels of ground, situate, lying and being in the Seventh Election District aforesaid, and described as follows, that is to say:

RECD FEE 16.00
RL PROP 5.00
POSTAGE .50

PARCEL I - All that lot or parcel of land designated as Lot No. 18, in Block "J", as shown on the plat of the property of Langford Bay Estates, Incorporated, entitled "Langford Bay Estates", as prepared by J. B. Metcalfe, Surveyor, and recorded among the Land Records for Kent County, Maryland, in Liber W.H.G. No. 10, Folio 108, and more particularly described as follows:

BEGINNING for the same on the Easterly side of South First Street at the Southwest corner of the lot of land hereby intended to be conveyed, which is also the northwest corner of Lot No. 19, Section J, heretofore conveyed to Allen Stavely et al, and running by and with said Lot No. 19, Section J, in an easterly direction to the mean high water mark of Horner Cove; thence by and with the meanderings thereof in a northerly direction fifty (50) feet, more or less, to the southeast corner of Lot No. 17, Section J, as shown on said plat; thence by and with the Southern boundary of Lot No. 17 in a westerly direction to the easterly side of South First Street; thence by and with the Easterly side of South First Street fifty (50) feet to the place of beginning.

PARCEL II - All that lot or lots, piece or parcel of land known as Lots Nos. 14, 15, 16, and 17 in Block "J" as shown on the plat of the property of Langford Bay Estates, Incorporated, entitled "Langford Bay Estates" as prepared by J. B. Metcalfe, Surveyor, and recorded among the land Records for Kent County aforesaid in Liber W.H.G. No. 10, Folio 108, and more particularly described as follows, that is to say:

Return to: m/m Pope, 5594 Langford Bay Rd., Chantersville, Md. 21620

TAXES FOR 1992-93 AND ALL PRIOR YEARS HAVE BEEN PAID.
Deborah Williams
TREASURER OF KENT COUNTY

STATE DEPARTMENT OF ASSESSMENTS & TAXATION FOR KENT COUNTY

Victoria Blygood 12-4-92
DATE
BY

Law Office
L. M. BOWMAN
P.O. BOX 717
17 COURT STREET
TOWN, MARYLAND 21620

BEGINNING for the same on the Easterly side of South First Street at the Northwest corner of the parcel of land hereby intended to be conveyed, which is also the Southwest corner of Lot No. 13, Section J, and running by and with said Lot No. 13, Section J, in an Easterly direction to the mean high water mark of Horner Cove; thence by and with the meanderings thereof in a Southerly direction two hundred (200) feet, more or less, to the Northeast corner of Lot No. 18, Section J, as shown on said plat; thence by and with the Northern boundary of Lot No. 18 in a westerly direction to the Easterly side of South First Street; thence by and with the Easterly side of South First Street in a Northerly direction two hundred (200) feet to the place of beginning.

BEING the same property granted and conveyed by George Ely Dawson to W. Franklin Moffett and Hazel G. Moffett, his wife, by deed dated April 8th, 1970, and recorded among the Land Records of Kent County, Maryland, in Liber E.H.P. No. 34, Folio 575 through 577.

SUBJECT, HOWEVER, to the restrictions and covenants set forth in a deed from George Ely Dawson to W. Franklin Moffett and Hazel G. Moffett, his wife, dated April 8th, 1970, and recorded among the land records of Kent County, Maryland, in Liber E.H.P. No. 34, Folio 575 through 577.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining, unto and to the proper use and benefit of the said Curtis W. Pope and Nancy M. Pope, his wife, as tenants by the entireties, and to the survivor of them and to the survivor's heirs and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed;

that they will warrant specially the property hereby granted, and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of the said Grantors.

WITNESSES:

Paul M. Bowman

W. Franklin Moffett (SEAL)
W. FRANKLIN MOFFETT

as to both

Hazel G. Moffett (SEAL)
HAZEL G. MOFFETT

STATE OF MARYLAND, COUNTY OF Queen Anne's, to wit:

I HEREBY CERTIFY, that on this 3rd day of December 1992, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared W. FRANKLIN MOFFETT and HAZEL G. MOFFETT, his wife, the above named grantors, and they acknowledged the foregoing Deed to be their act.

AS WITNESS my hand and Notarial Seal.

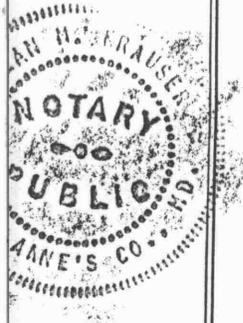
Jan M. Krause
Notary Public

My Commission Expires:
3-26-96

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Paul M. Bowman
Paul M. Bowman, Attorney

12/4/92 THE FOREGOING GIFT DEED FILED FOR RECORD
AND IS ACCORDINGLY RECORDED AMONG THE LAND RECORDS OF KENT COUNTY, MD. IN
LIBER MLM NO. 32 FOLIOS 368-370
Mark L. Mumford CLERK.





RECEIPT NO: A 10676

THIS DEED, Made this 3rd day of July, in the year one thousand nine hundred and sixty-nine, by and between Albert D. Raysor and Mary E. Raysor, his wife, of Colledgeville, Pennsylvania, of the first part, and Curtis Pope and Nancy M. Pope, his wife, of Kent County, Maryland, of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Albert D. Raysor and Mary E. Raysor, his wife, do grant and convey unto the said Curtis Pope and Nancy M. Pope, his wife, as tenants by the entirety, and to the survivor of them and to the survivor's heirs and assigns, in fee simple, all that lot or parcel of ground, situate, lying and being in the Seventh Election District of Kent County, Maryland, and described as follows, that is to say:-

ALL that lot, piece, or parcel of land known as Lot No. 19, in Block "J", as shown on the plat of the property of Langford Bay Estates, Incorporated, entitled "Langford Bay Estates", as prepared by J. B. Metcalfe, Surveyor, and recorded among the Land Records of Kent County, Maryland, in Liber W.H.G. No. 10, Folio 108, etc., and more particularly described as follows:

BEGINNING for the same at a point north 09 degrees 51 minutes west, 25 feet from a concrete monument set at the southeasterly corner of the intersection of Langford Drive and South First Street, both having even width of 40 feet, said beginning point being also marked by a concrete monument, and running (1) thence by and with the easterly side of South First Street, north 09 degrees 51 minutes west, 50 feet to a concrete monument; (2) thence by and with division line of Lot No. 18, Section "J", north 80 degrees 09 minutes east, 170 feet, more or less, to the mean high water line of Horner Cove; (3) thence by and with the waters of Horner Cove, in a southerly direction, a distance of 50 feet, more or less, to the division line of the herein described lands and those of Section "K"; (4) thence by and with the division line of Section "K", south 80 degrees 09 minutes west, 160 feet, more or less, to the point of beginning, containing 0.189 acres of land, more or less.

BEING the same property granted and conveyed by Joseph V. Schmidt, Jr. and Gloria Ann Schmidt, his wife, to Albert D. Raysor and Mary E. Raysor, his wife, by deed dated October 4, 1963, and recorded among the Land Records for Kent County, Maryland, in Liber E.H.P. No. 4, Folio 639.

SUBJECT, HOWEVER, to the covenants, agreements and restrictions, and the reservation of the waters of said Horner Cove, and the riparian rights thereunto appertaining, as more

TAX \$ 75.00
STATE PROPERTY TRANSFER
REC. # A 10676
JUL 3 '69
Clerk

LAW OFFICE OF
LROY G. BOYER
COURT STREET
CHESTERTOWN, MD.

778-1630

particularly set forth in a deed from Langford Bay Estates, Incorporated, to Allen Stavely and Ann Stavely, his wife, dated the 8th day of March, 1954, and recorded among the Land Records of Kent County, aforesaid, in Liber W.H.G. No. 32, Folio 419 etc.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Curtis Pope and Nancy M. Pope, his wife, as tenants by the entireties, and to the survivor of them and to the survivor's heirs and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said grantors.

TEST:

H. Elizabeth Lurris Albert D. Raysor (SEAL)
Albert D. Raysor
H. Elizabeth Lurris Mary E. Raysor (SEAL)
Mary E. Raysor

STATE OF MARYLAND, QUEEN ANNE'S COUNTY, to wit:

I HEREBY CERTIFY, That on this 3rd day of July, in the year one thousand nine hundred and sixty-nine, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Albert D. Raysor and Mary E. Raysor, his wife, the above named grantors, and they acknowledged the foregoing Deed as their act.

AS WITNESSED by hand and Notarial Seal.



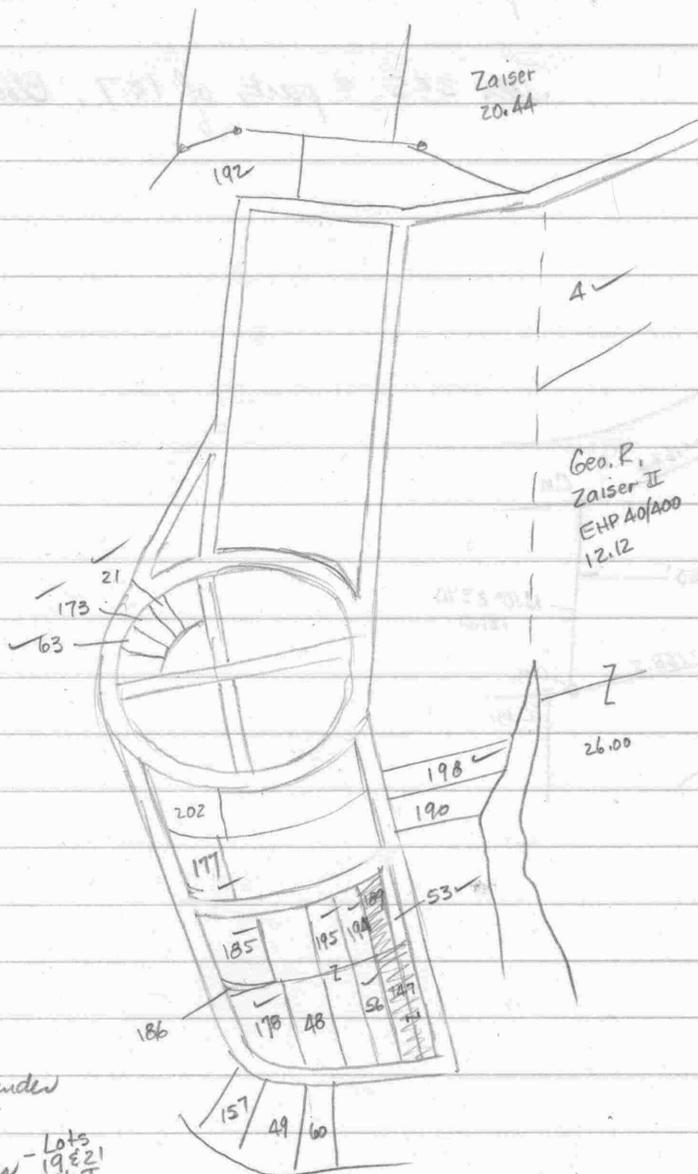
H. Elizabeth Lurris
Notary Public

THE FOREGOING Deed FILED FOR RECORD AND IS ACCORDINGLY RECORDED AMONG THE LAND RECORDS OF KENT COUNTY, MD. IN LIBER W.H.G. NO. 32 FOLIOS 95 & 96
Carl H. Ginder CLERK

LAW OFFICE OF
ELROY G. BOYER
COURT STREET
CHESTERTOWN, MD.
778-1630

MAP 52

John E. Dilley
Rte 3, Box 301A
Chest.



✓ 56 - James F. Alefander
WHG 66/235

✓ 194 Paul C. Botzler - Lots 19 & 21
EHP 77/486 Blk I

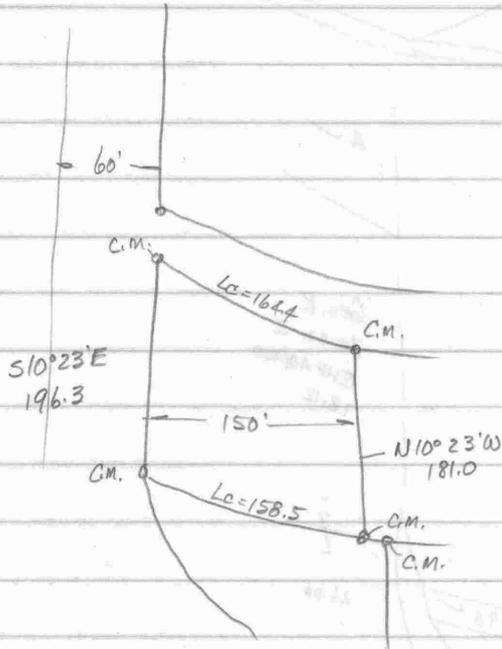
✓ 147 John E. Dilley EHP 52/689
✓ 189 " " EHP 52/581
✓ 202 Wm. E. Dickerson Jr. EHP 104/202
my survey

- ✓ 21 - Chas. D. Startt EHP 99/219 - Lot 18 F
- ✓ 53 - Wm. J. Marshall EHP 118/34 Lots 8 & 9, J; Lot 27, I
- 4 - Arthur F. Jones WHG 10/537
- ✓ 63 - Chas. D. Startt EHP 128/89 Lots 14 & 15, F
- ✓ 173 - " " EHP 45/246 Lots 16 & 17, F my survey
- ✓ 177 - Richard L. Reish EHP 45/429 Lots 2, 4, & 6, Sect H
- (over) ✓ 185 Aden H. Crouse EHP 51/136
- 178 James M. Todd Jr. EHP 45/492
- 195 Ross J. Carter EHP 63/539 Lots 15 & 17, Blk. I
- 198 E. Clyde Sparks EHP 95/340 Lots 4 & 5, J
- 192 John A. Grant EHP 68/139
- 48 James M. Todd Jr. EHP 21/688

Course EHP 51/136 - see plan EHP 12/317

52 900

Lots 3 & 5 = parts of 1 & 7, Block I



Dalley EHP 52/689 - Lots 24, 26, 28, & part of 22, Block I, also shown on revised plat WHG 74/595

Begin CM at NW cor. Langford Dr. & South 1st St.
 w/w side 1st St. (now 50' wide) N09°05'W - 334.65 to C.M.
 w/curve radius of 925' ^{clit} S 59°15'W - 188.85 to C.M. at NE cor.

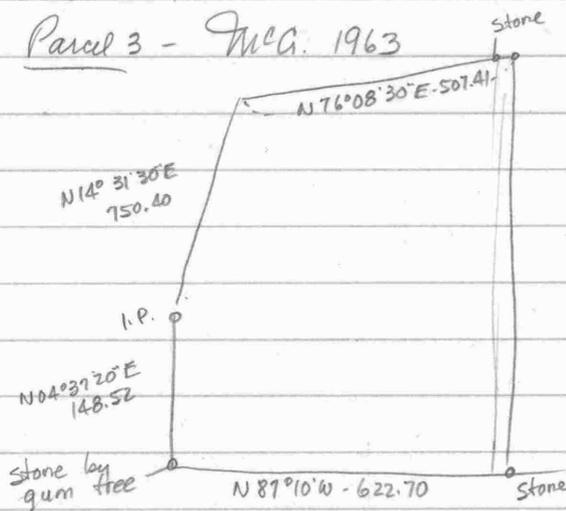
Alexander lot

w/s 306°43'E - 248.50 to C.M. and Langford Dr. (60' wide)
 w/s 586°55'E - 188.00 to begin

Dalley EHP 52/581 - Lots 23 & 25, Blk I

Zaiser EHP 40/400

Parcel 3 - McG. 1963



Parcel 2 Begin cedar

N 14³/₄°E - 34.7 ^{572.55} to locust stake at ditch

N 20°E - 29.4 ^{485.1} to stone near private rd.

S 86¹/₂°E - 53.6 ^{884.4} to Vickers

S 08¹/₄°E - 46.2 ^{762.3} to Glenn

S 09¹/₂°W - 9 ^{148.5} to Uselton

S 70¹/₄°W - 59.1 ^{975.15} to Haddaway

N 74¹/₂°W - 25.6 ^{422.4} to begin

SEE 9 acre tract JTD 15/419

Tassin (cont.)

Parcel 1

Begin stone

w/ Jones $S 01 \frac{3}{4}^{\circ} E - 62$ 1023

$S 05 \frac{3}{4}^{\circ} E - 50$ ⁸²⁵/₆ to cove

--- across small cove to Haddaway

w/ $N 03 \frac{1}{4}^{\circ} E - 16 \frac{1}{4}$ 268.13

$N \frac{1}{2}^{\circ} W - 9$ 148.5

$N 09 \frac{1}{2}^{\circ} E - 45.7$ ^{754.05}/_{to stone}

$N 70 \frac{3}{4}^{\circ} E - 29.4$ ^{485.1}/_{to begin}

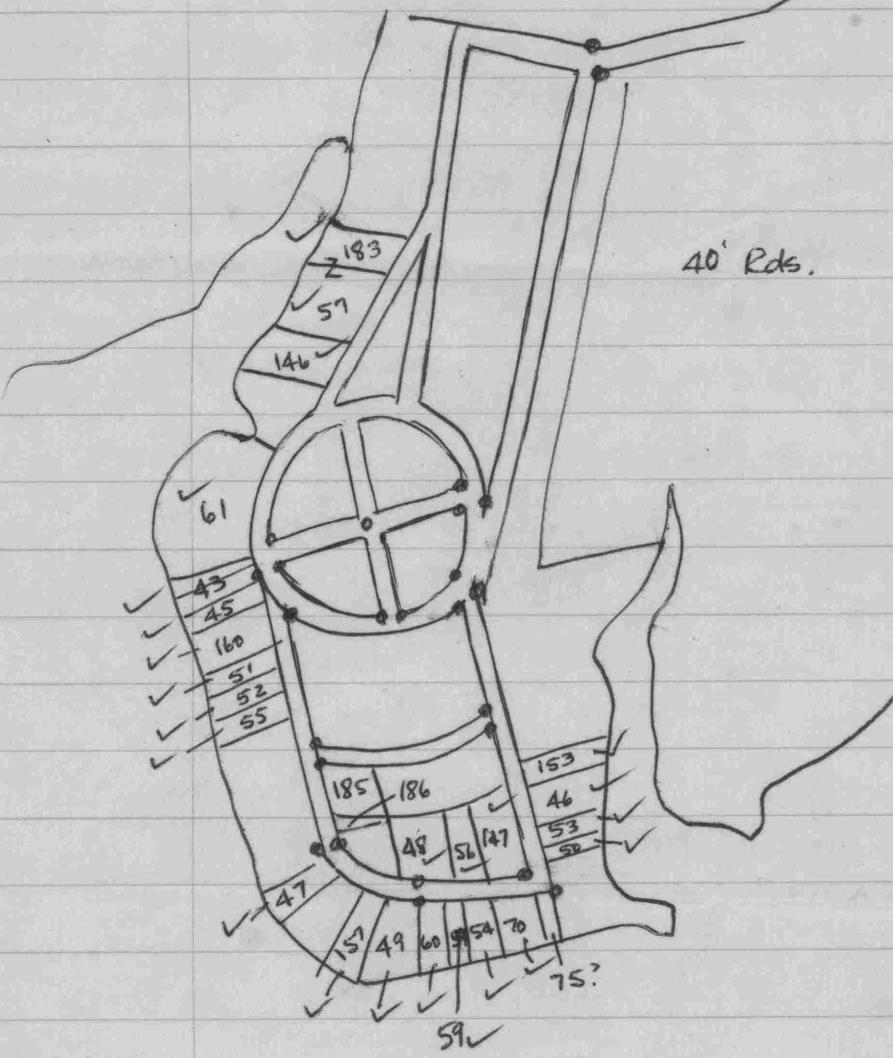
26 Ac.

S&E JKH 3/287

LANGFORD BAY
ESTATES

- ✓ 160 - Jas. F. Elgin EHP 30/491
- ✓ 183 Richard C. Hamblal EHP 11/734
- ✓ 185 - Orlin Anderson Jr. EHP 12/314
- ✓ 186 - " EHP 13/244

- 43 - Michael Hook WHG 74/708 ✓
- 45 - " " EHP 21/119
- 46 - Geo. Dawson EHP 24/55 ✓
- 47 - Langford Bay Estates - WHG 28/77 ✓
- 48 - Jas. M. Todd, Jr EHP 21/688 ✓
- 49 - Orlin S. Anderson EHP 2/479
- 50 - Curtis Pope EHP 32/95 ✓
- 51 - Jas. B. Newnam WHG 24/431
- 52 - Vernon Hardin EHP 7/344 ✓
- 53 - Geo. Dawson⁵⁰ EHP 24/51



- 54 - Chas. Price EHP 26/753 ✓
- 55 - Wm. E. Dickerson WHG 40/369 ✓
- 56 - Jas. F. Alexander WHG 66/235
- 57 - J. Wm. Harris - WHG 39/48 ✓
- 59 - J. Milford Todd - WHG 16/30 ✓

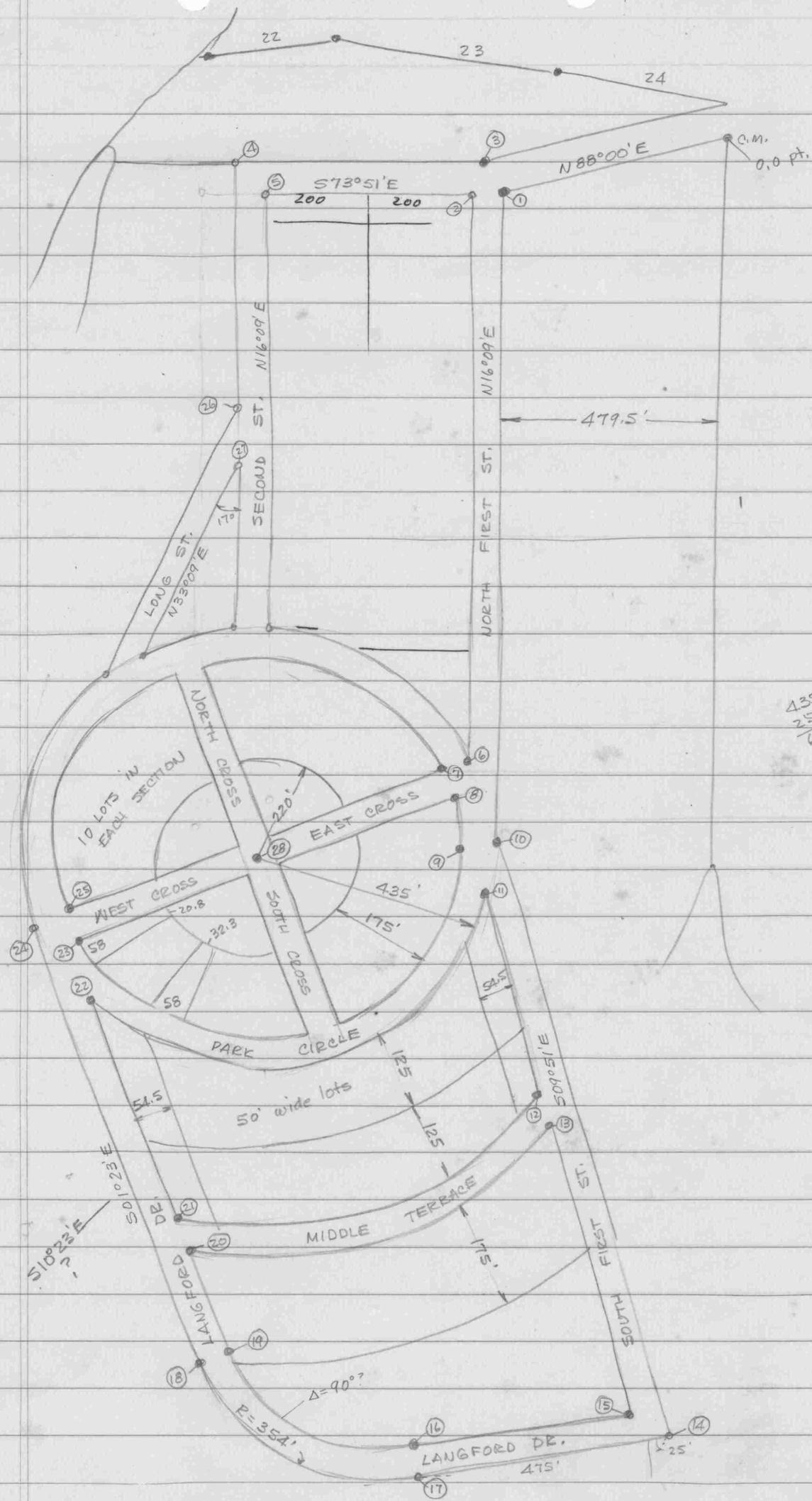
EHP 22/407 - See plat WHG 10/108

Estimate - 400-500 for
controls, + \$5 per stake
for front corners.

20
29
44
19
34
54
40
28
28
296
297

- ✓ 60 - J. Milford Todd - WHG 9/509
- ✓ 61 - Rott L. Davis EHP 22/407 ; EHP 22/617
- ✓ 70 - James R. Pratt - EHP 24/58
- 75 - ?
- ✓ 146 - Howard F. Townsend EHP 33/233
- ✓ 147 - Thos. R. Gardner EHP 27/675
- ✓ 153 - Herbert J. Fletcher WHG 70/522
- 157 - Orlin S. Anderson WHP 3/222

Langford Bay Estates



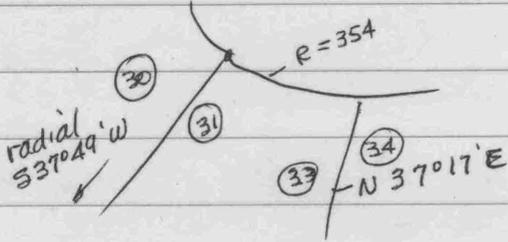
435
250
185

6
43
2
10

All streets 40' wide

EHP 2/479 Anderson - Lots 31-33, Blk G.

50 54
151 62

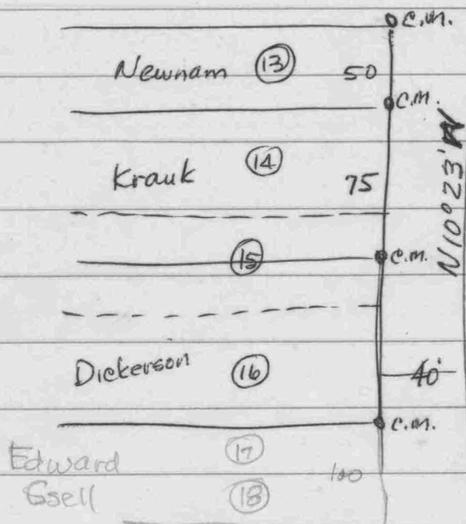


Pope - EHP 32/95 - Lot 19, Blk J.

Hardenis - EHP 7/344 - Lot 14 and N 1/2 of 15, Blk J.

Prince - EHP 26/753 - 37, 38, 39, Blk G.

Dickerson - WHG 40/369 - Lots 16 and S 1/2 15, Blk G.

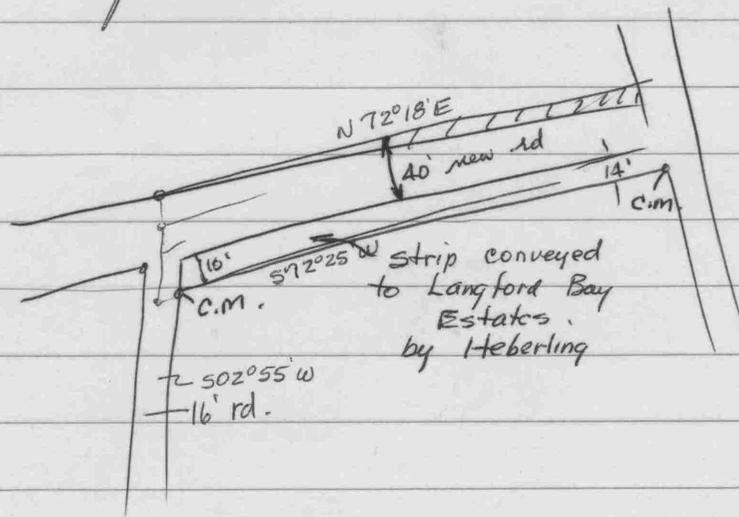


Alexander WHG 66/235 - Lots 20 & 22, Blk 1

Deed to Co. Comm. WHG 49/326

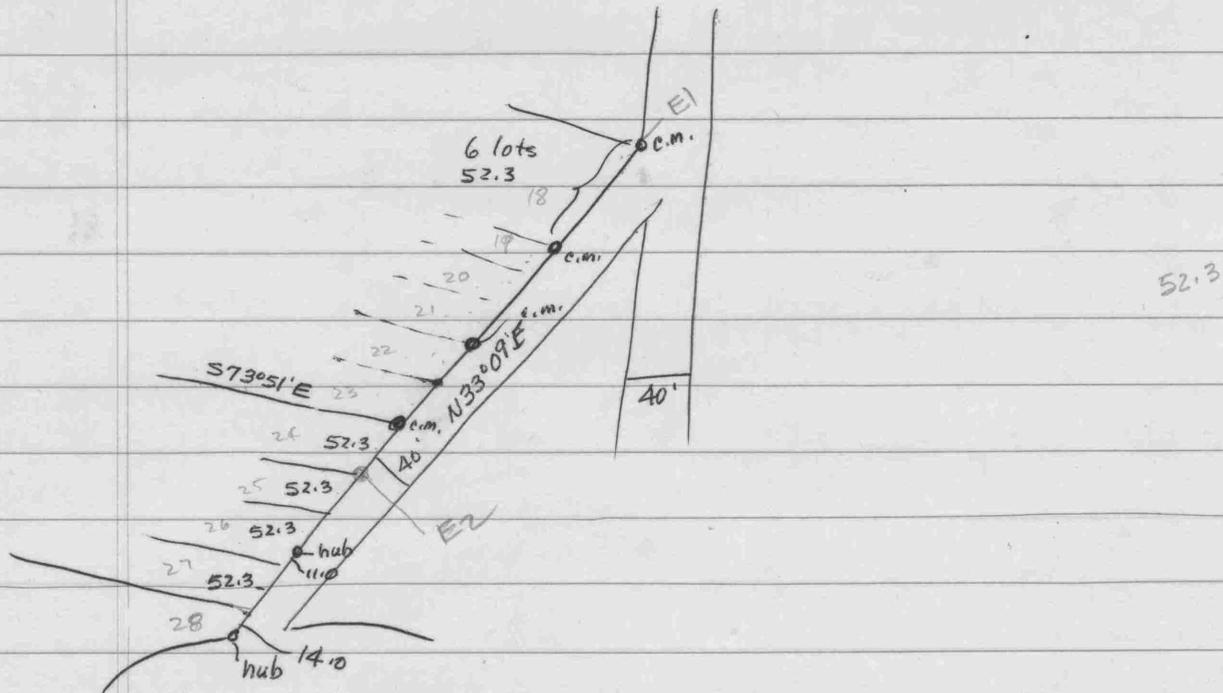
" 573

Road from Broad Neck Rd ~~into~~ twds subdiv.



Conveys to County 40' roads (now paved) as shown on sub. plat.

Harris - WHG 39/487 - Lots 19-23, Blk B



Joad - WHG 16/30 - Lot 36, Blk G.

" 9/509 " 34, 35 " before plat was filed

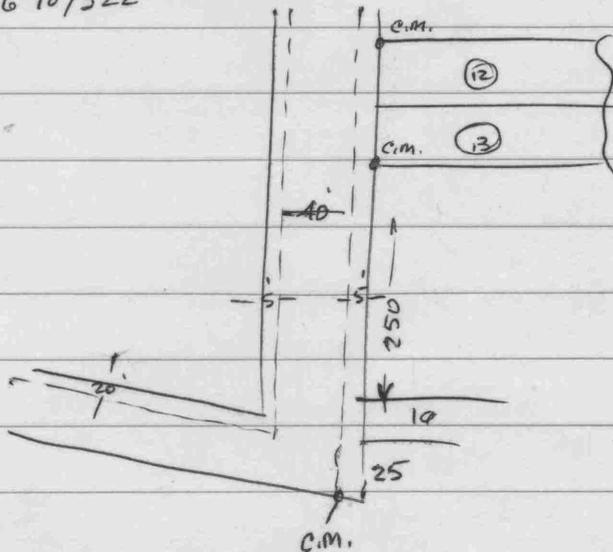
Davis - EHP 22/617 - Lots 5 & 6, Blk G.

" /407 " 1-4 "

Townsend EHP 33/233 - Lots 25-28, Block B

Subject to encroachment of Park Circle

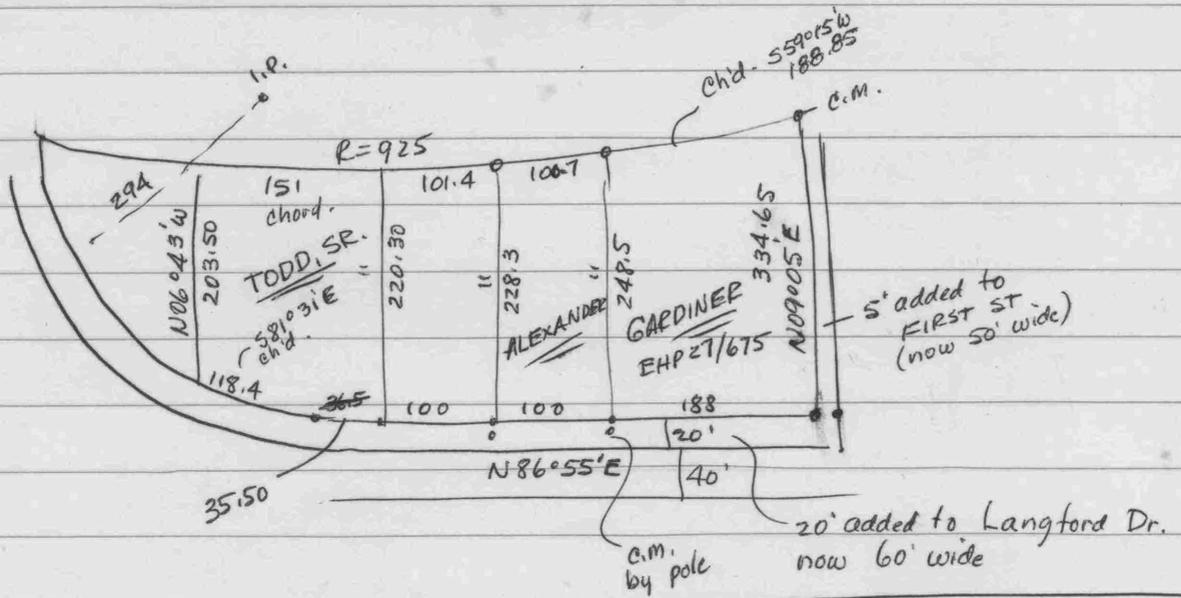
WHG 70/522 - Fletcher



Anderson - EHP 3/222 - Lots 29 & 30, Blk G

WHG 74/595

Revised Portion of S portion of Langford Bay Estates - July 1961



WHG 28/77 Langford Bay - from Cooper - Lots 24 & 25 Blk G.

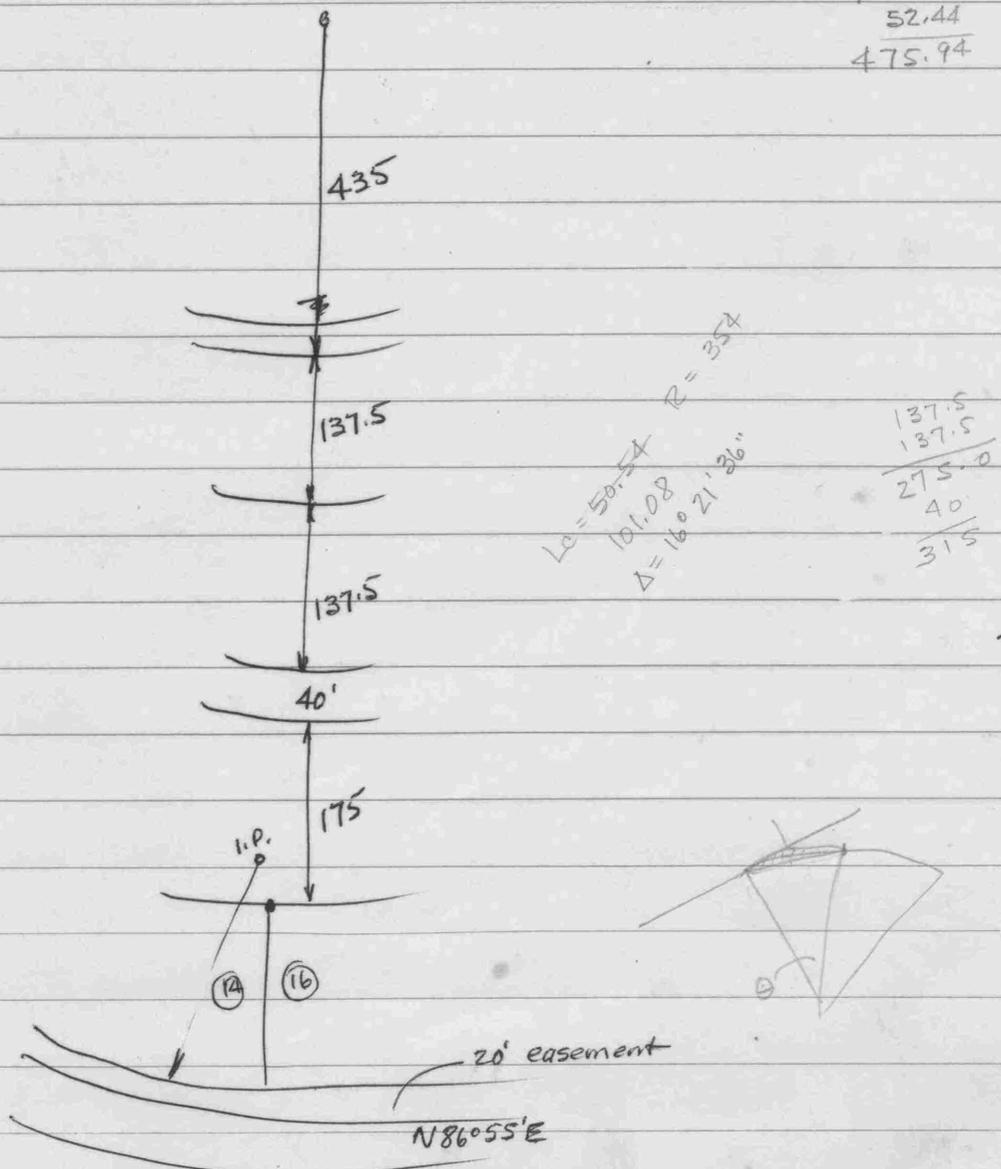
Todd - EHP 21/688 - see above plat
also see WHG 24/637

50.54
5
252.70

40° 54' 00"
03 05
37 49

89 60
86 55
503 05 E

388
35.50
423.50
52.44
475.94

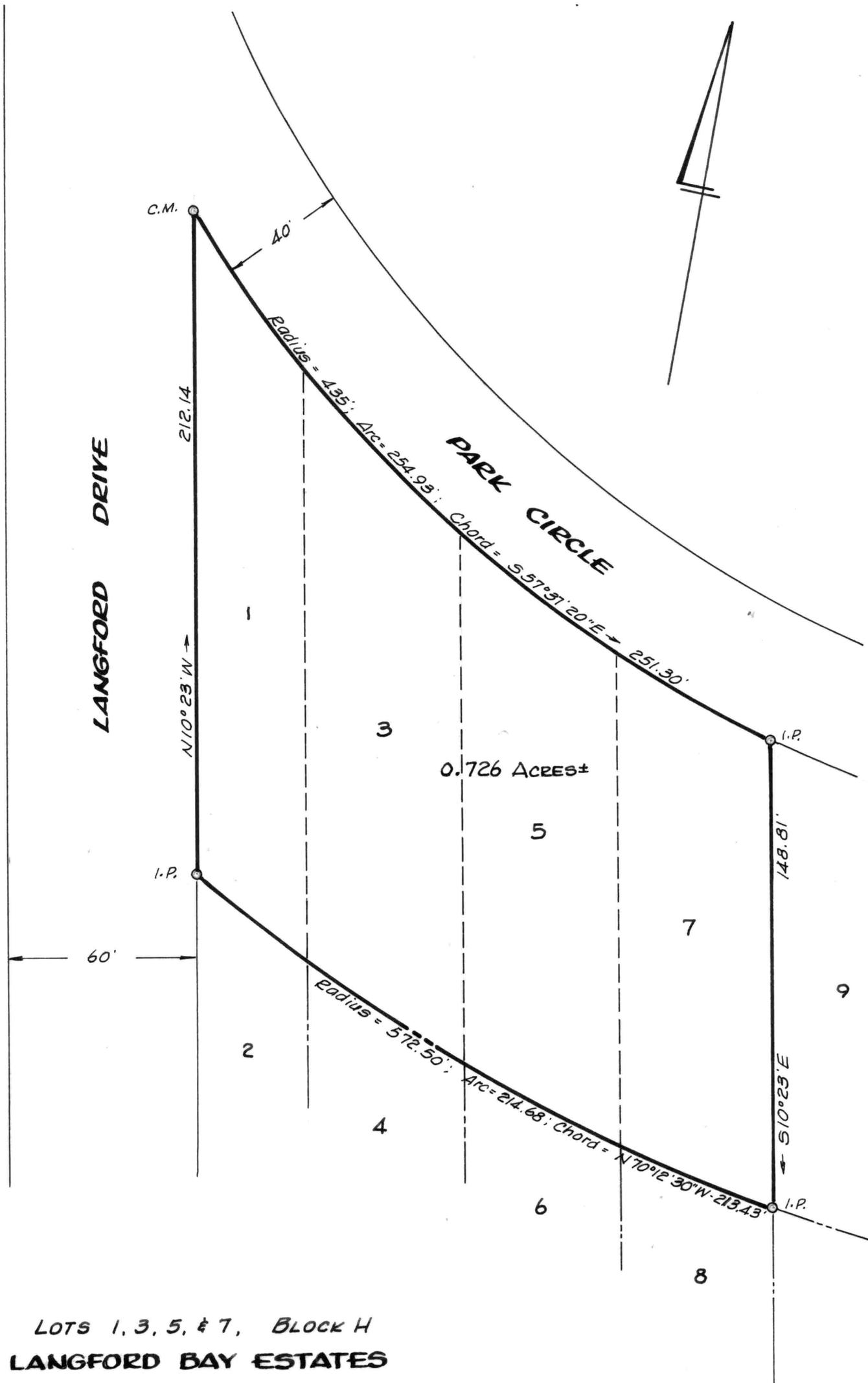


Lc = 50.54 R = 354
101.08
Δ = 16° 21' 26"

137.5
137.5
275.0
40
315

Davis - Lots 16 & 17 Langford Bay
Also Lots 1-6 for Davis
C.M.'s in front
I.P. in rear

April 8, 1972



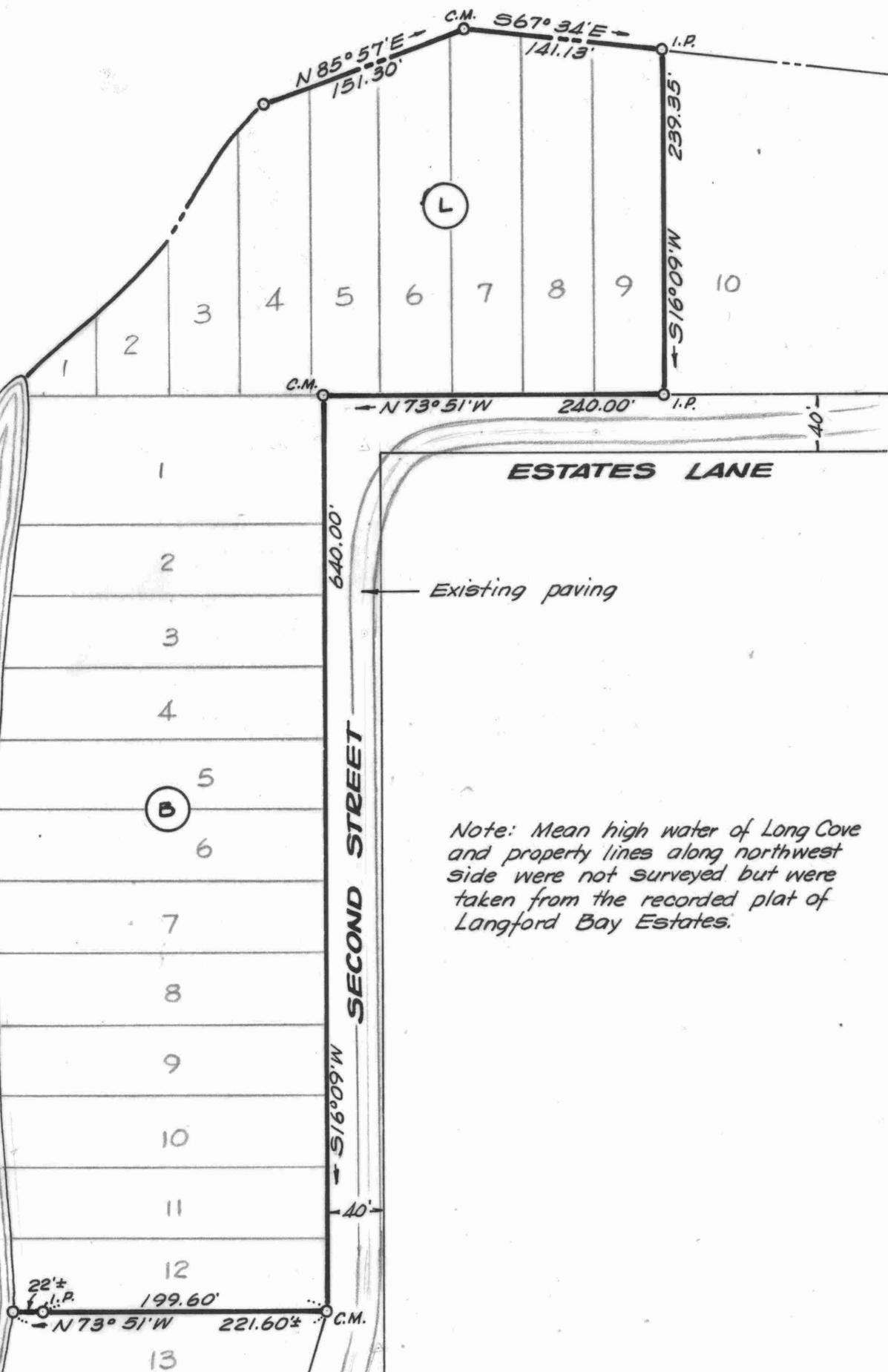
LOTS 1, 3, 5, & 7, BLOCK H
LANGFORD BAY ESTATES
 7TH DISTRICT, KENT COUNTY, MD.

Scale 1"=40' Jan. 1980.
 William R. Nuttle, Reg. Surveyor
 Chestertown, Md.

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



LONG COVE

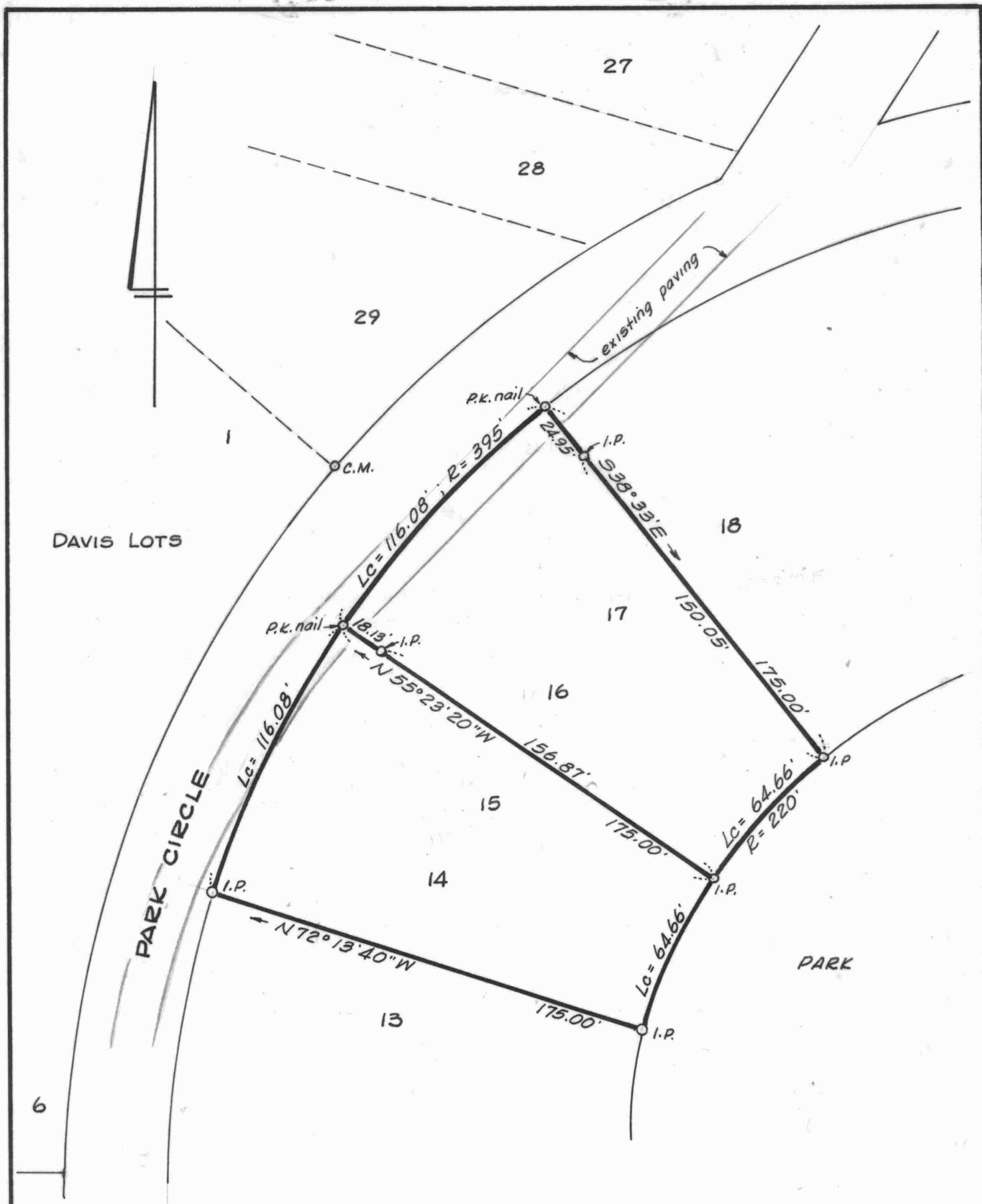


Note: Mean high water of Long Cove and property lines along northwest side were not surveyed but were taken from the recorded plat of Langford Bay Estates.

LOTS 1-12, BLK. B & LOTS 1-9, BLK. L
LANGFORD BAY ESTATES
 7TH DISTRICT, KENT COUNTY, MD.
 Scale 1"=100' Jan. 1974
 William R. Nuttle, Reg. Surveyor
 Chestertown, Md.

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

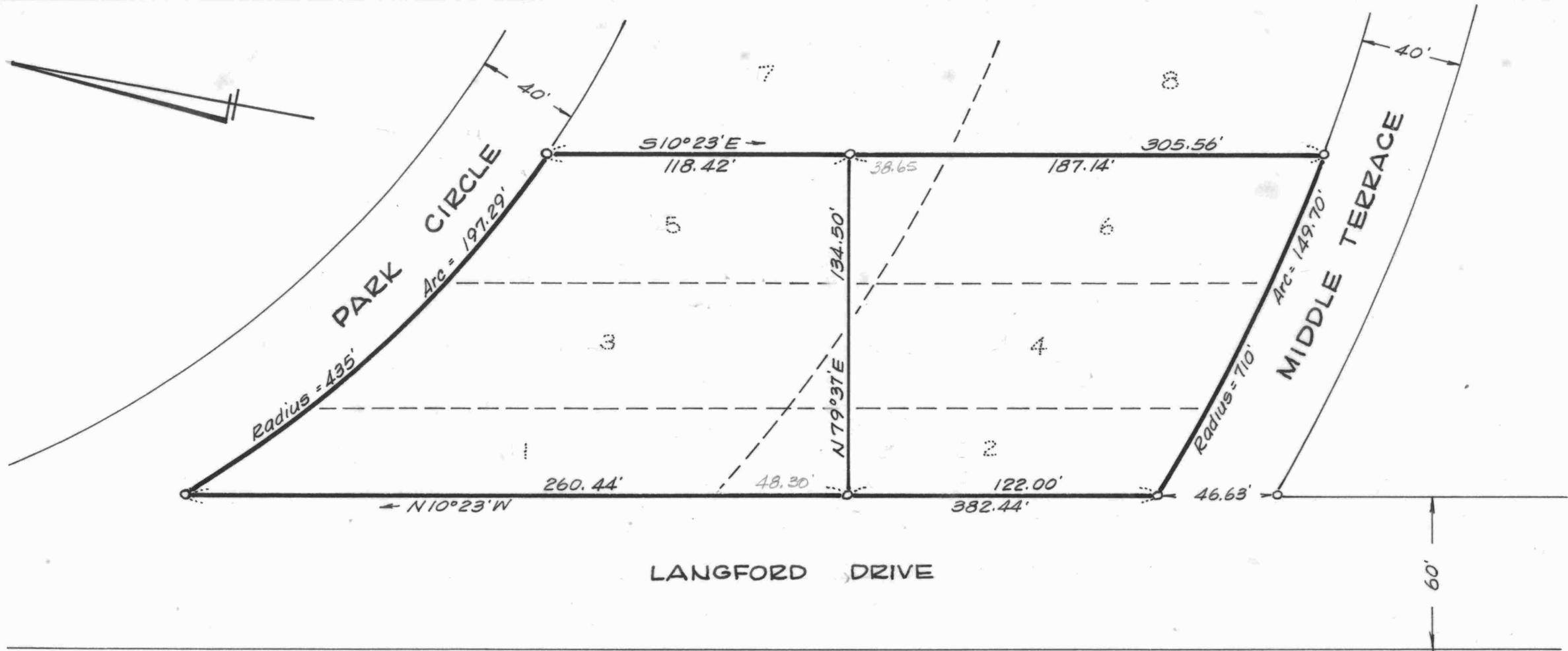
for Dr. John Grant



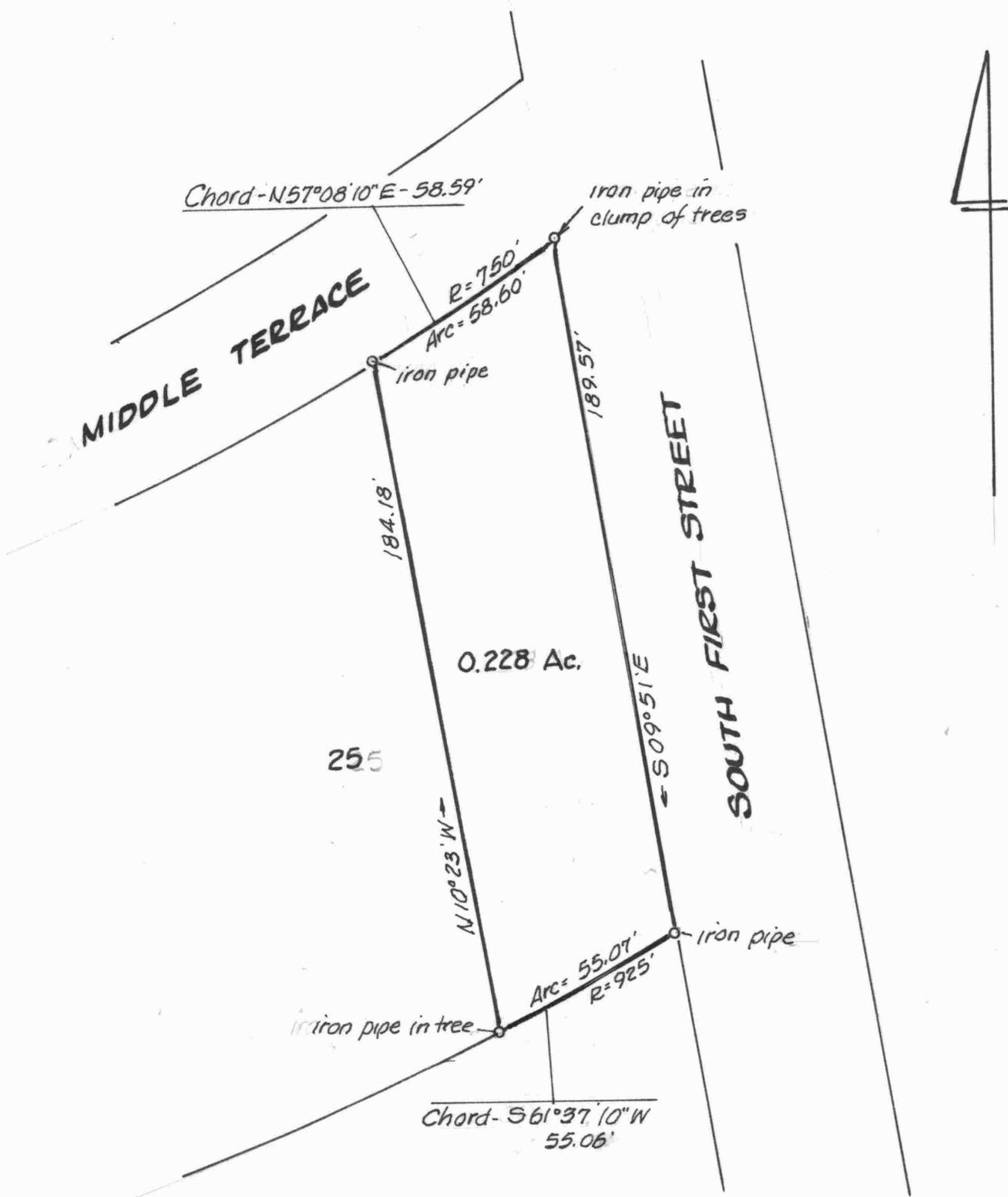
Note: Lots 14 & 15 staked and added to plat Aug. 1976.

LOTS 16 & 17, BLOCK F
 LANGFORD BAY ESTATES
 7TH DISTRICT, KENT COUNTY, MD.
 Scale 1" = 50' Apr. 1972.
 William R. Nuttle, Reg. Surveyor
 Chestertown, Md.

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



PLAT OF PARTS OF LOTS 1-6, BLOCK H
 LANGFORD BAY ESTATES
 7TH DISTRICT, KENT COUNTY, MD.
 Scale 1"=50' Dec. 1971.
 William R. Nuttle, Reg. Surveyor
 Chestertown, Md.



LOT 27, BLOCK I

LANGFORD BAY ESTATES

7th DISTRICT, KENT COUNTY, MD.

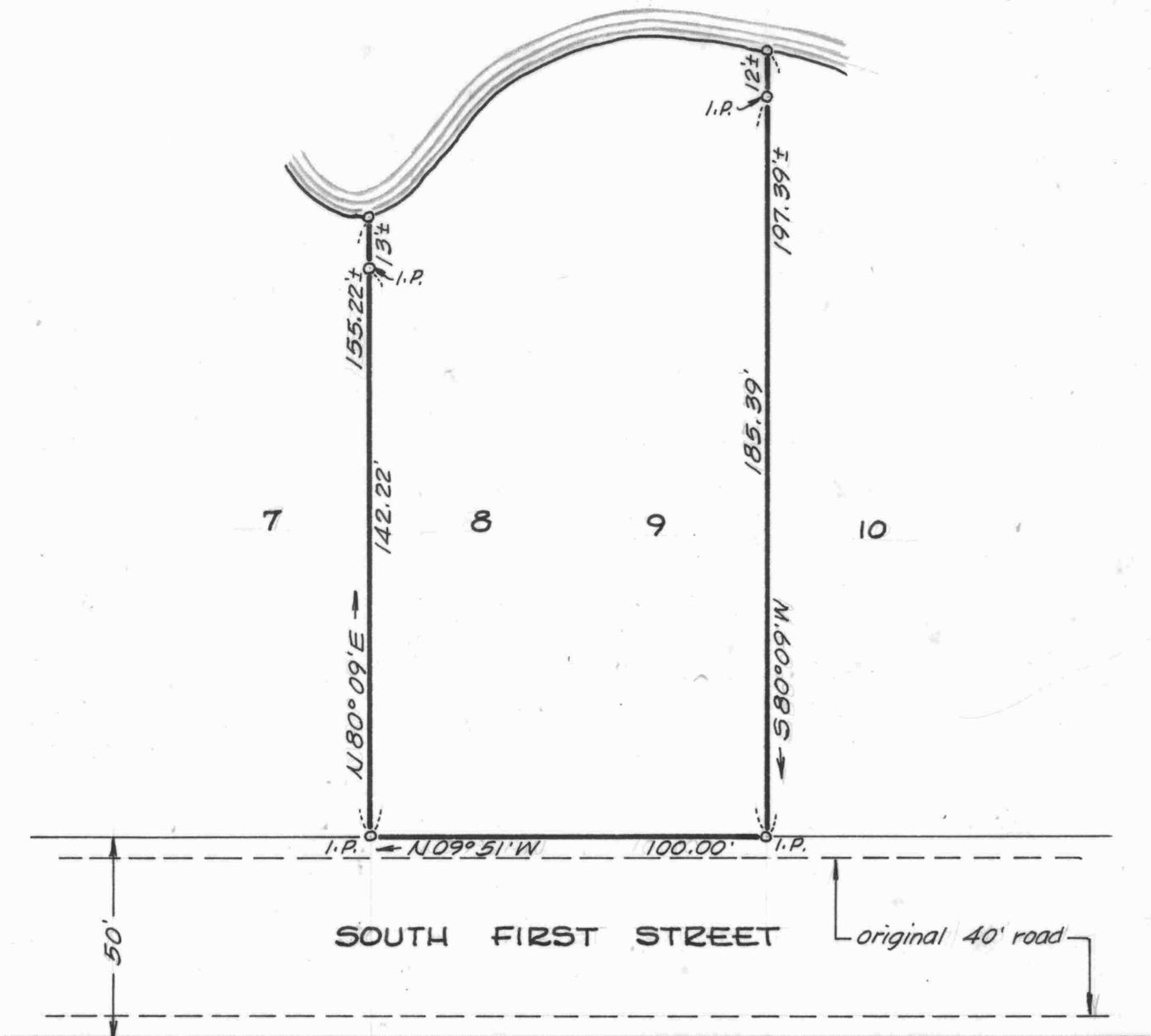
Scale 1"=40'

Dec. 2003.



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

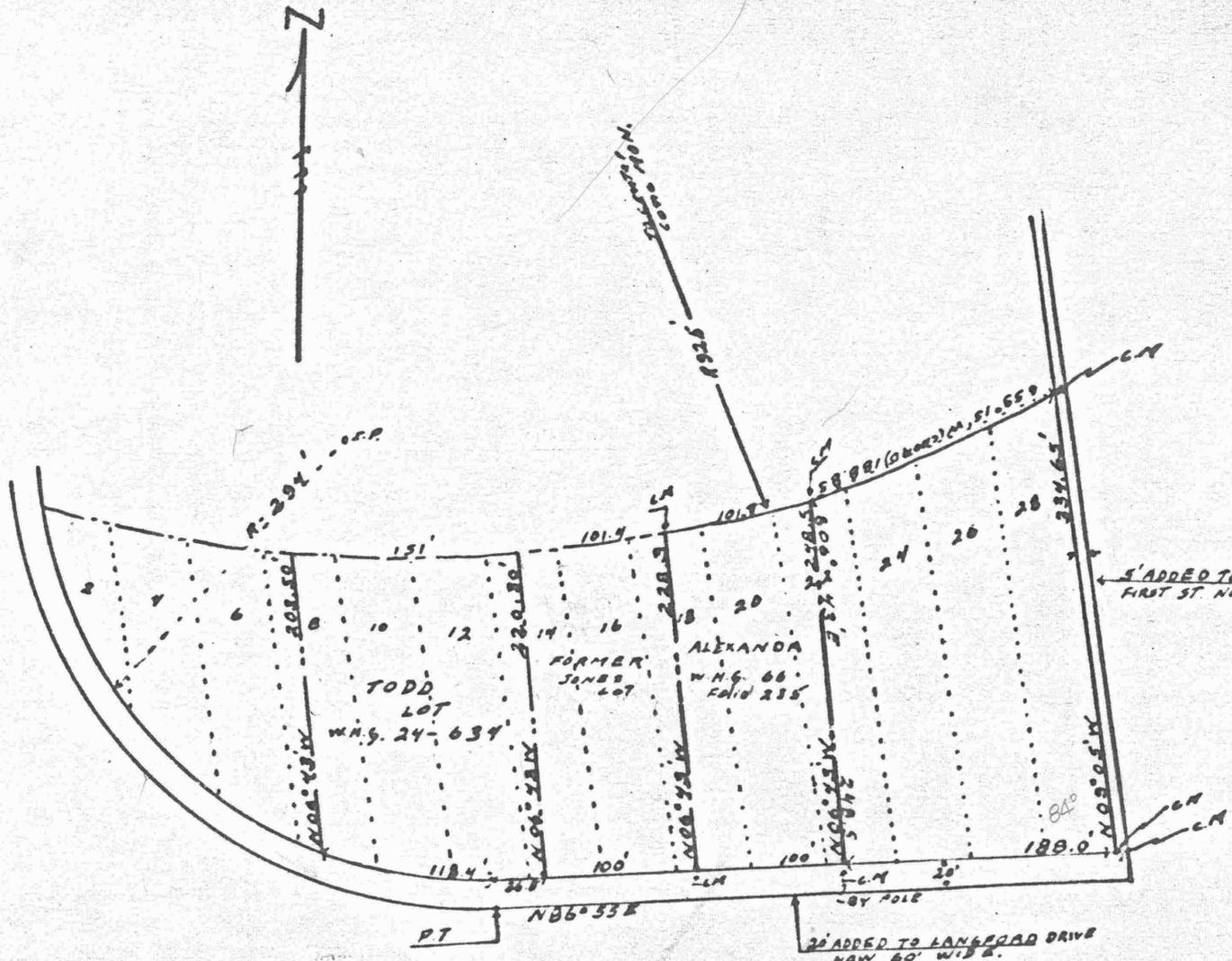
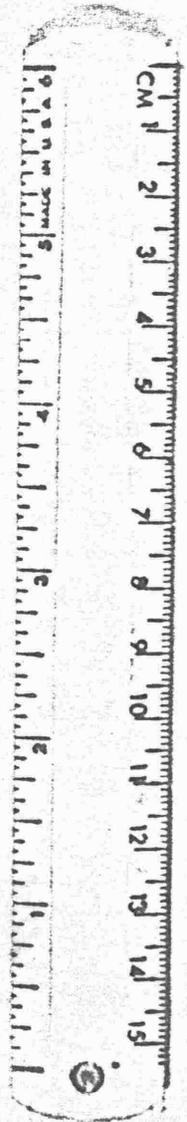
HORNER COVE



Lot 27

LOTS 8 & 9, BLOCK J
LANGFORD BAY ESTATES
7TH DISTRICT, KENT COUNTY, MD.
Scale 1"=40' Aug. 1970
William R. Nuttle, Reg. Surveyor
Chestertown, Md.

I.P. = iron pipe



LANGFORD BAY ESTATES.
 REVISED PORTION OF THE SOUTHERLY
 PORTION OF SECT. I OF PLAT OF LANGFORD
 BAY ESTATES - SEE W.H.G. 10-108.
 SCALE: 1" = 100' JULY - 1961.
 J.B. METCALFE, ENGR.
 CHESTERTOWN, Md.

MAY 1 - 1962
 THE FOREGOING Dec'd v plat FILED FOR RECORD AND IS
 ACCORDINGLY RECORDED IN THE LAND RECORDS OF KENNECOTT COUNTY, MD. FOLIO 572 OF 575
 IN LIBER W.H.G. 74 NO. 14 W. Henry CLERK
 W. H. G. 74 PAGE 535

REMAINDER OF BLOCKS E & F

COORDINATES

NO.	NORTH	EAST
* 1	199.62'	1463.71'
2	76.91'	940.61'
3	255.68'	907.85'
* 4	293.53'	748.21'
* 5	907.82'	635.65'
6	1013.03'	625.23'
7	1294.51'	767.85'
8	296.63'	1072.96'
* 9	305.64'	1122.15'
10	1003.60'	1019.67'
11	993.81'	1214.09'
12	919.00'	1382.56'
* 13	727.62'	1372.03'
* 14	974.51'	999.59'
* 15	997.99'	1379.41'
* 16	1041.83'	1227.99'
17	1052.79'	1010.66'
18	987.57'	654.72'

* Concrete monument

CURVE DATA

NO.	DEF. ANGLE	RADIUS	TANGENT	ARC LENGTH
1-2	33°46'04"	925.00'	280.75'	545.16'
3-4	12°33'33"	750.00'	82.53'	164.40'
6-7	49°45'40"	375.00'	173.91'	325.69'
8-9	300°00'00"	50.00'	—	261.80'
10-11	26°32'00"	424.13'	100.00'	196.41'
16-17	"	474.13'	111.79'	219.57'
12-13	26°00'00"	426.04'	98.36'	193.33'
18-6	102°22'30"	25.00'	31.08'	44.67'
ALL OTHERS	90°00'00"	25.00'	25.00'	39.27'

Approved by the Kent County Planning and Zoning Commission.

Approved by the Kent County Health Dept.

The requirements of Sections 59-62 of Article 17 of the Annotated Code of Md., 1957 Edition, as far as they relate to the making of this plat and setting of markers have been complied with.

Owner of land shown hereon.
William R. Nuttle, #4180
 Surveyor's certification.

BLOCK G



REMAINDER OF BLOCK I

This plat encompasses parts of Blocks E, F, H, & I as shown on a plat entitled "Langford Bay Estates," recorded in the Land Records of Kent County, WH6 10, page 108. The azimuth is the same as used on that plat, but the coordinates are not.

Langford Drive has been widened to 60' by adding a 20' strip to the east side, and South First Street has been widened to 50' by adding 5' to each side in order to conform to later surveys of parts of the subdivision. All new roads are 50' wide.

Coordinate system is based upon assumed coordinates of 1000, 1000 for the center of curves 1-2, 3-4, & 6-7. This is also the center of the original circle.

SUBDIVISION PLAT

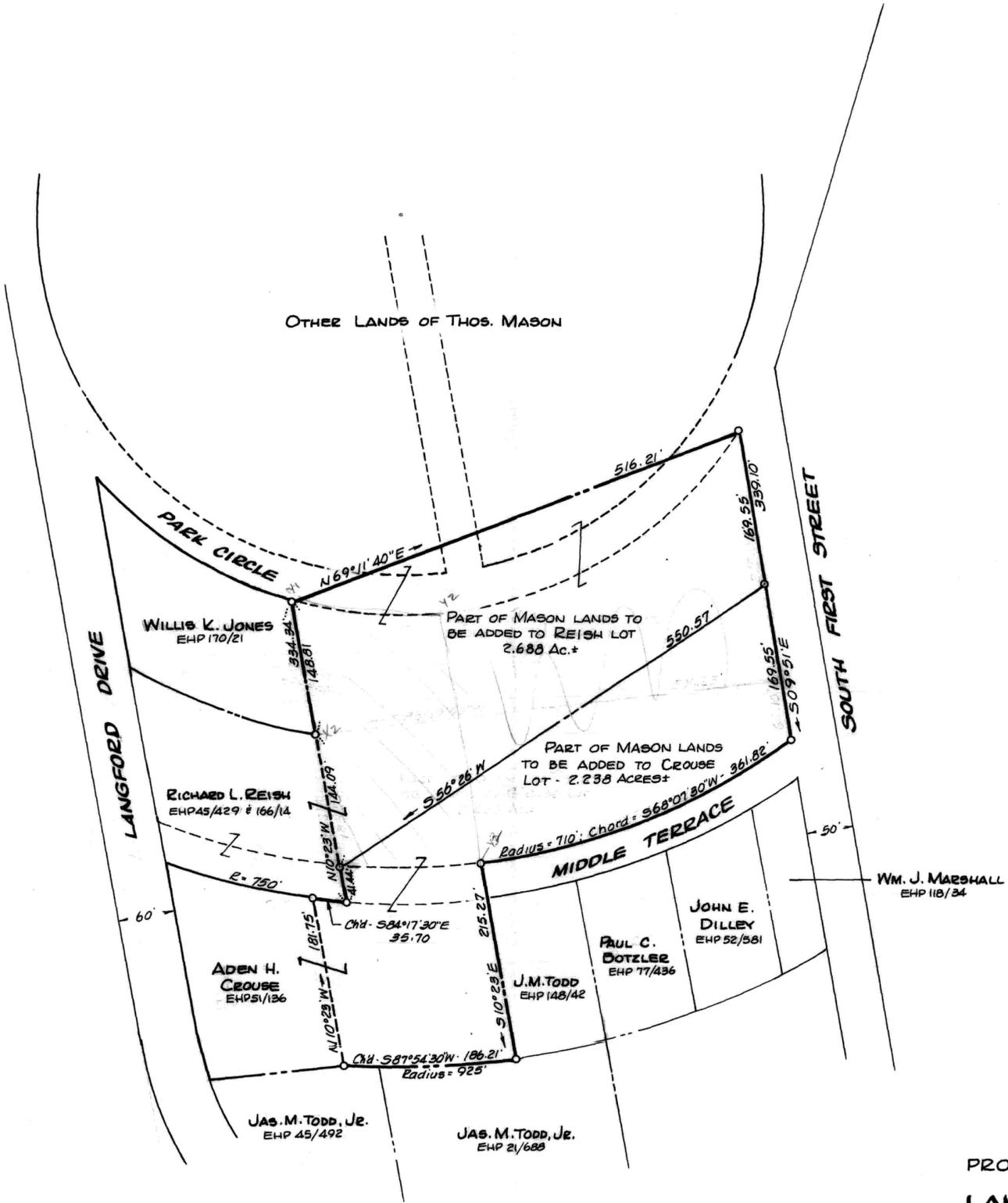
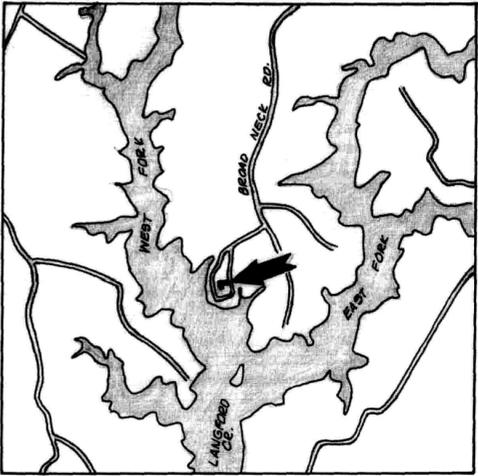
REVISED SECTION OF
LANGFORD BAY ESTATES

7TH DISTRICT, KENT COUNTY, MD.



Scale 1"=100' March 1970.

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



APPROVED BY:

Kent County Director of Planning

Kent County Health Officer

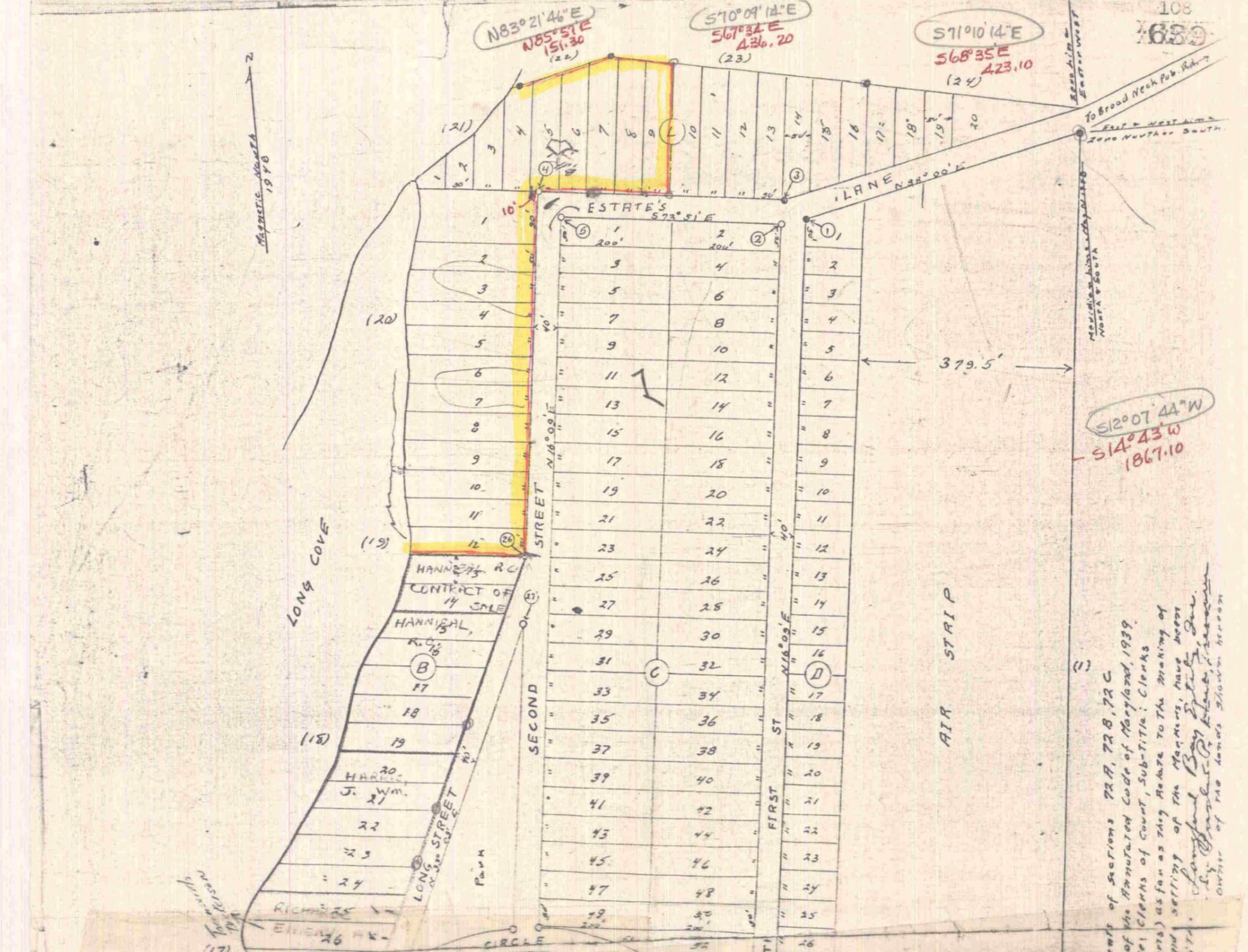


PROPERTY LINE ADJUSTMENTS
LANGFORD BAY ESTATES

7TH DISTRICT, KENT COUNTY, MD.

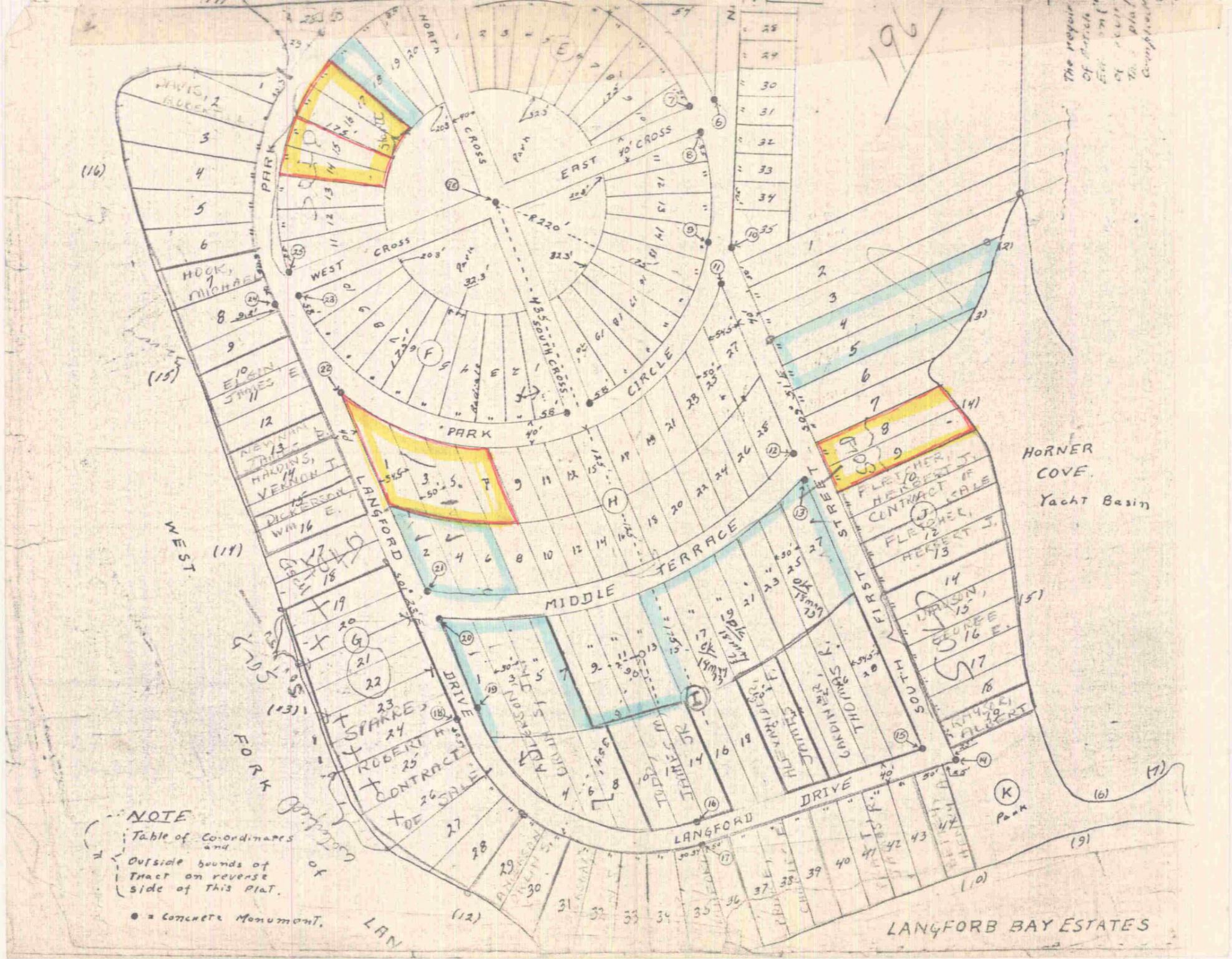
Scale 1"=100' May 1988

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



S12°07'44\"/>

(1)
 The requirements of Sections 72A, 72B, 72C of Article 21 of the Annotated Code of Maryland, 1939, as amended, shall be observed in the making of the plat for clerks of court, Sub-Titles: Clerks of Court, as far as they relate to the making of the plat by the Clerk of the Court, and the plat shall be subject to the provisions of the Code of Maryland, 1939, as amended, in relation to the making of the plat by the Clerk of the Court.



NOTE
 Table of Co-ordinates and Outside bounds of Tract on reverse side of this Plat.
 • = Concrete Monument.

LANGFORD BAY ESTATES

PARCEL 1

NO.	BEARING	DIST.
1	N 16° 09' 00" E	239.35'
2	S 67° 26' 00" E	295.51'
3	S 71° 27' 30" E	420.11'
4	S 85° 51' 30" W	547.02'
5	N 73° 51' 00" W	200.00'

PARCEL 2

6	S 15° 43' 50" W	1901.61'
7	S 48° 46' 40" W	7.75'
8	S 60° 09' 00" W	444.78'
9	N 09° 51' 00" W	190.95'
10	N 16° 09' 00" E	1757.23'
11	N 85° 51' 30" E	504.75'

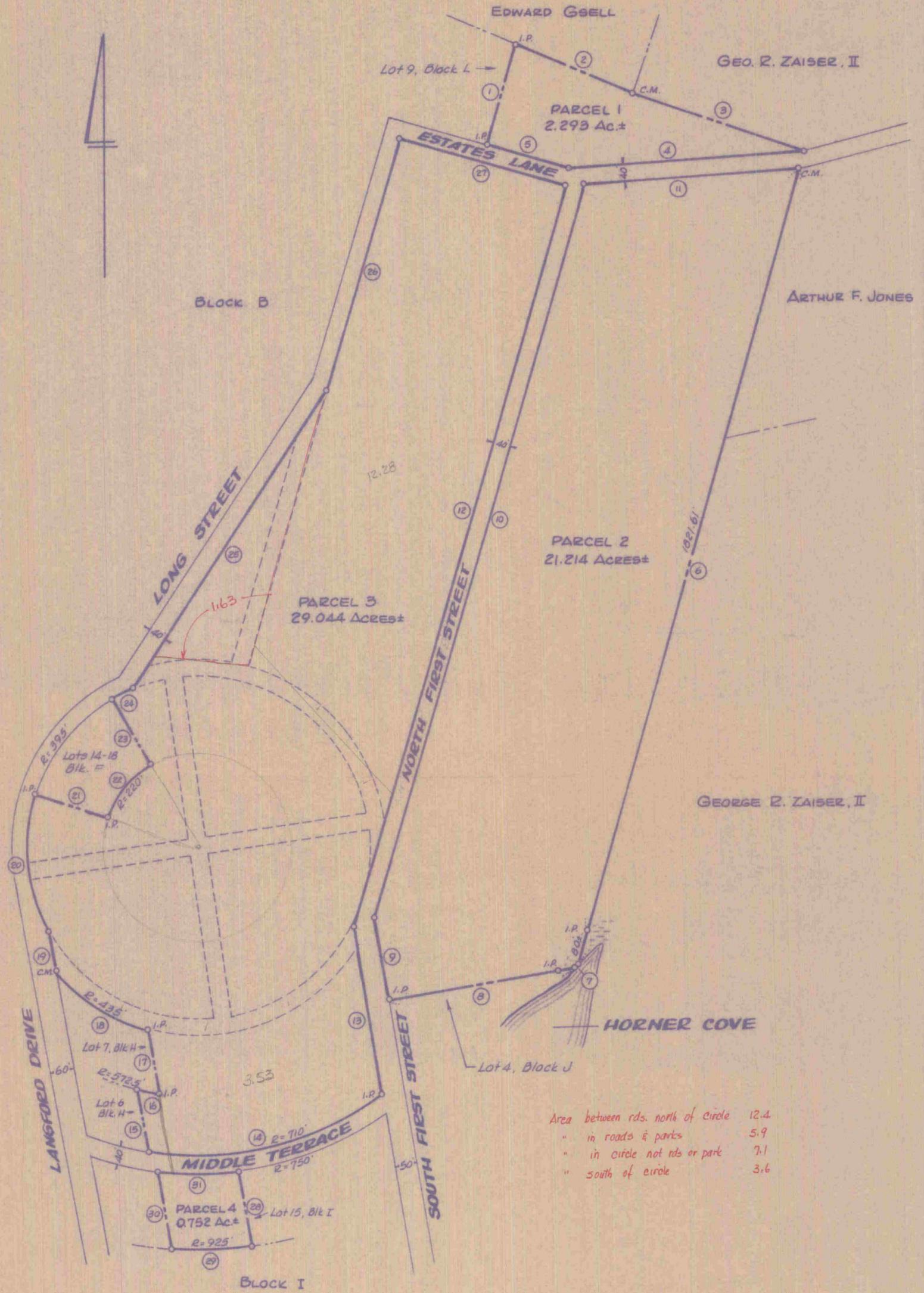
PARCEL 3

12	S 16° 09' 00" W	1777.20'
13	S 09° 51' 00" E	390.09'
* 14	S 76° 23' 30" W	555.44'
15	N 10° 23' 00" W	148.49'
* 16	S 78° 14' 30" E	53.96'
17	N 10° 23' 00" W	148.81'
* 18	N 57° 37' 10" W	251.26'
19	N 10° 23' 00" W	96.36'
* 20	N 05° 27' 30" W	311.65'
21	S 72° 13' 30" E	175.00'
* 22	N 38° 49' 30" E	158.02'
23	N 30° 07' 50" W	175.00'
* 24	N 63° 51' 40" E	55.01'
25	N 33° 09' 00" E	818.16'
26	N 16° 09' 00" E	605.98'
27	S 73° 51' 00" E	400.00'

PARCEL 4

28	S 10° 23' 00" E	175.21'
* 29	S 87° 54' 30" W	186.21'
30	N 10° 23' 00" W	181.75'
* 31	N 89° 53' 10" E	187.27'

* Chord of an arc.



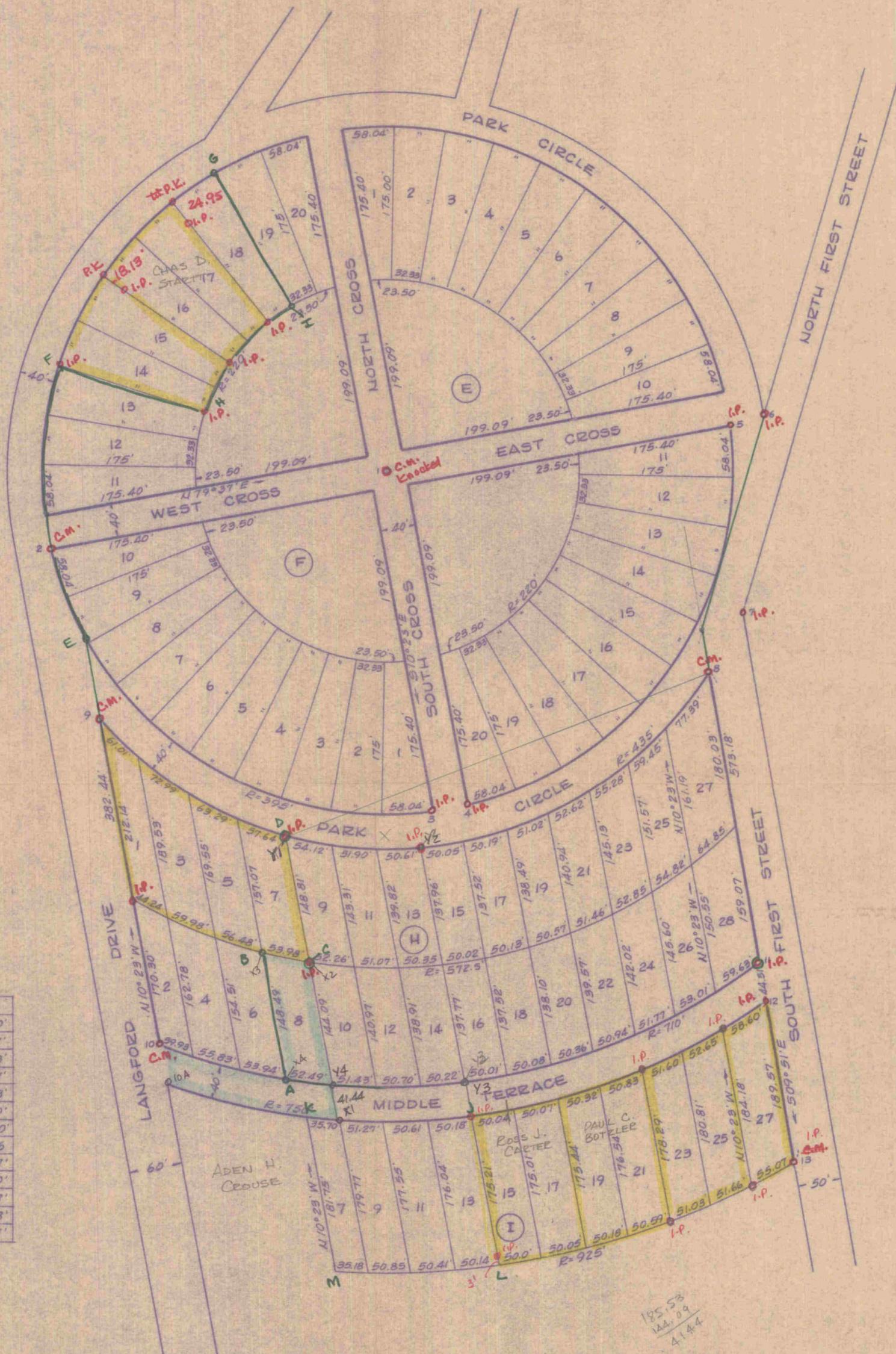
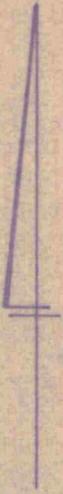
Area between rds. north of circle 12.4
 " in roads & parks 5.9
 " in circle not rds or park 7.1
 " south of circle 3.6

PLAT OF A SURVEY OF THE REMAINING LANDS OF
LANGFORD BAY ESTATES
 7TH DISTRICT, KENT COUNTY, MD.

Scale 1" = 200' Aug. 1982.

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

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



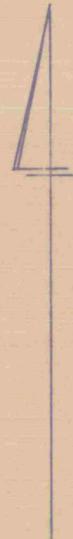
COORDINATES

NO.	NORTH	EAST
1	1000.00'	1000.00'
2	909.23'	615.57'
3	608.37'	1051.43'
4	615.57'	1090.77'
5	1051.43'	1391.63'
6	1065.12'	1430.10'
7	832.93'	1404.50'
8	764.36'	1365.66'
9	715.57'	670.87'
10	339.39'	739.80'
11	430.25'	1423.67'
12	386.40'	1431.28'
13	199.62'	1463.71'

* concrete monument

Note: This plat is to supplement the existing subdivision plat entitled "Langford Bay Estates", recorded in the Land Records of Kent County, Liber WH6 10, folio 108. Langford Drive has been widened to 60' by adding 20' to the east side and South First St. has been widened to 50' by adding 5' to each side to conform to later surveys. All curves have pt.#1 as a center. Coordinates differ from original plat.

SUPPLEMENTAL PLAT OF PART OF
LANGFORD BAY ESTATES
 7TH DISTRICT, KENT COUNTY, Md.
 Scale 1"=100' Sept. 1970.
 William R. Nuttle, Reg. Surveyor
 Chestertown, Md.



PROPERTY LINE ADJUSTMENTS
LANGFORD BAY ESTATES

7TH DISTRICT, KENT COUNTY, MD.

Scale 1" = 50' Dec. 1988.

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

APPROVED BY:

Kent County Director of Planning

Kent County Health Officer
