

DESCRIPTIONS OF THREE PARCELS OF THE MICHAEL HANSCOM LANDS,  
SEVENTH DISTRICT, KENT COUNTY, MD.

Revised Parcel 1

Beginning for the same at a concrete monument on the west side of Airy Hill Road, said point being the northeast corner of the herein described lands, the northeast corner of Lot 21 as is shown on the recorded subdivision plat of Fannells Meadow, and the southeast corner of the lands of Olin P. Simpkins; and running, thence, by and with the west side of Airy Hill Road S 04 18 55 W - 50.01' to a new division line between the herein described lands and the remainder of Lot 21, Fannells Meadow; thence, by and with said new division line N 86 54 50 W - 350.00' and S 23 32 10 W - 890.68' to the land shown as "Open Space" on the plat of Fannells Meadow; thence, by and with said lands N 45 57 28 W - 433.67', N 86 38 51 W - 239.41', N 04 30 27 E - 353.80', and S 62 30 13 W - 306.32' to the lands of Edwin D. Bustard; thence, by and with said Bustard lands N 03 06 E - 517.44' to the southeast side of Chestertown Road (Md. Rte. 20); thence; by and with the southeast side of said road N 62 30 30 E - 560.00', along a curve the chord of which is N 59 40 45 E - 202.22', and N 56 54 50 E - 86.74' to Parcel 2 of this description; thence, by and with Parcel 2 S 02 37 40 W - 426.15', S 42 19 10 E - 75.90', and S 06 10 W - 99.56' to a new division line between Parcels 1 and 2; thence, by and with said new line N 89 53 20 E - 274.46' to the southwest corner of the lands of Olin Simpkins; thence, by and with said Simpkins lands S 86 54 50 E - 436.89' to the place of beginning. Containing in all 20.099 acres of land, more or less.

Revised Parcel 2

Beginning for the same at a point on the southeast side of Chestertown Road (Md. Rte. 20), said point being the northeast corner of the herein described lands and the northwest corner of the lands of Olin P. Simpkins; and running, thence, by and with said Simpkins lands S 03 06 W - 802.13' to the southwest corner of Simpkins and a new division line between the herein described lands and Revised Parcel 1; thence, by and with said new line S 89 53 20 W - 274.46' to the original line between parcels; thence, by and with the original lines N 06 10 E - 99.56', N 42 19 10 W - 75.90', and N 02 37 40 E - 426.15' to the southeast side of Chestertown Road; thence, by and with the southeast side of said road N 56 54 50 E - 404.25' to the place of beginning. Containing in all 5.001 acres of land, more or less.

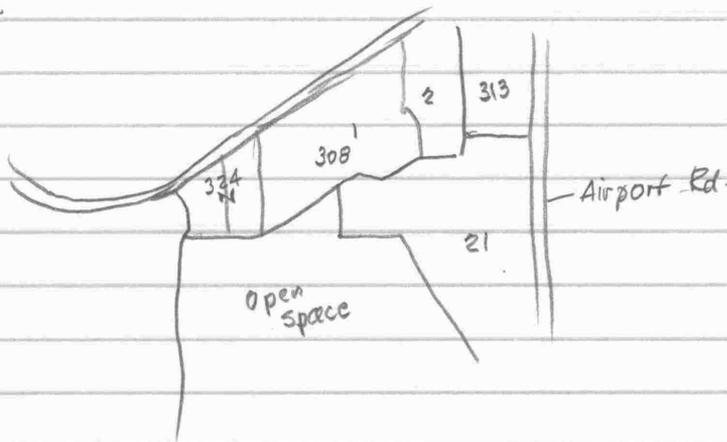
Revised Lot 21, Fannells Meadow

Beginning for the same at a point on the west side of Airy Hill Road, said point being the southeast corner of the herein described lands and the northeast corner of Lot 20 as shown on the recorded subdivision plat of Fannells Meadow; and running, thence, by and with Lot 20 N 80 43 44 W - 240.83' to the corner of Lot 19; thence, by and with Lot 19 N 85 24 49 W - 247.48' to Lot 18; thence, by and with Lot 18 S 77 39 44 W - 100.00' to the parcel marked "Open Space" on said subdivision; thence, by and with said parcel N 45 57 28 W - 75.56' to a new division line with Revised Parcel 1 of the Hanscom lands; thence, by and with said new line N 23 32 10 E - 890.68' and S 86 54 50 E - 350.00' to the west side of Airy Hill Road; thence, by and with the west side of said road S 04 18 55 W - 350.15' and S 04 30 27 W - 540.00' to the place of beginning. Containing in all 10.001 acres o land, more or less.

October 24, 2002.

William R. Nuttle.

MAP 44



EHP 2/294  
 308  
 357  
 3/61

- 324 Edwin D. Bustard MLM 128/50
- 313 Olan Simpkins EHP 191/226
- 308 Danielle J. Hanscom-Thode EHP 230/265

15.001 Ac. Nov. 20, 1981

Begin l.p. at cor. Sparre on SE side rd.  
 w/rd. N56°53'50"E - 597.84 to inter.  
 w/rd 504°18'55"W - 113.97 to l.p. set  
 w/new line N86°55'W - 436.74 to " "  
 w/Sparre N03°05'E - 802.13 to begin

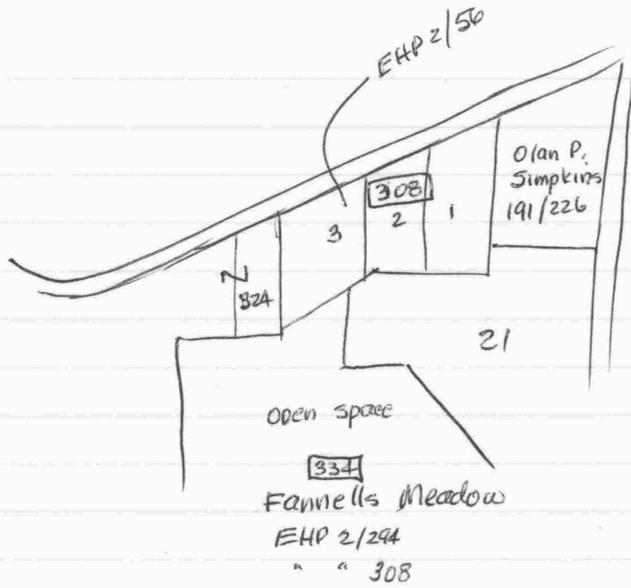
Bustard MLM 128/50

Parcel 1 - my survey Oct 1986

Parcel 2 see plat <sup>EHP</sup> 267/241 - extends rear line of Parcel 1 to creek

- |                                 |                      |
|---------------------------------|----------------------|
| N62°32'08"E - 233.50            |                      |
| <del>S77°39'34"E - 306.41</del> |                      |
| S04°30'27"W - 353.80            | 504°18'55"W - 400.16 |
| S86°38'51"E - 239.41            | S86°54'50"E - 436.89 |
| S45°57'23"E - 509.23            | N03°05'39"E - 110.00 |
| S77°39'34"W - 402.10            | S88°33'51"E - 582.65 |
| S85°24'49"E - 247.48            |                      |
| S80°43'44"E - 240.83            |                      |
| N04°30'29"W - 540.00            |                      |

MAP 44

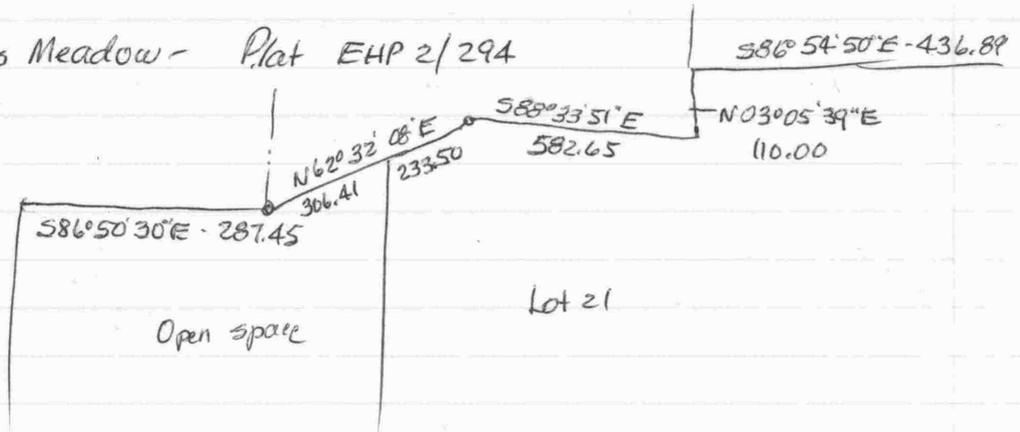


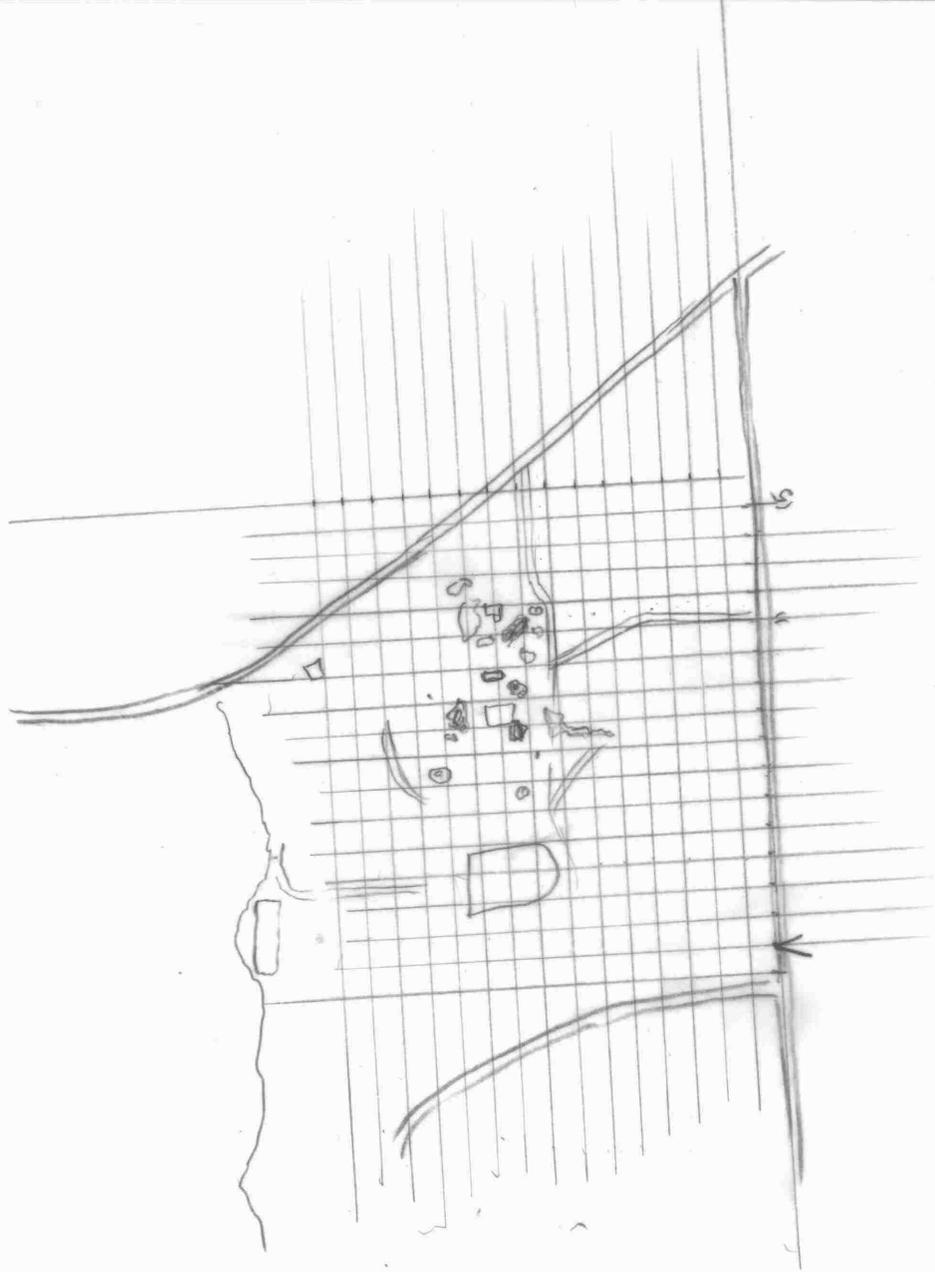
- 308 - Danielle J. Hanscom 230/265
- 334 - Michael Hanscom 270/169
- 324 - Thos. E. Berna (213/59), 267/239 my survey 2.104 Ae.

Simpkins

--- N 86° 55' W - 436.74  
 N 03° 05' E - ~~802.13~~ 802.13 to begin (i.p. on rd)

Fannells Meadow - Plot EHP 2/294





Olan P. Simpkins EHP 191/226 10-10

--- N 86° 55' W - 436.74  
N 03° 05' E - 802.13 to begin

red bk  
Sub EHP 2/56 - tax people show this as subdivision

James J. Bema 181/315

DESCRIPTION OF PART OF THE JOHN G. MORANI LANDS, SEVENTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at a point on the southeast side of Md. Rte. 20, said point being S 60 21 40 E - 56.22' from the south end of the division line between the lands of Marvin H. Jacobs and the lands of Jane B. Sprinkle on the northwest side of Md. Rte. 20; and running, thence, by and with a new division line between the herein described lands and other lands of John G. Morani the seven following courses and distances: (1) S 02 42 40 W 13.63' to an iron pipe, (2) S 02 42 40 W - 312.69' to an iron pipe, (3) S 42 14 10 E - 75.90' to an iron pipe, (4) S 06 14 40 W 202.40' to an iron pipe, (5) N 88 28 50 W - 303.01' to an iron pipe, (6) N 03 05 E - 500.00' to an iron pipe, and (7) N 03 05 E 16.38' to the southeast side of Md. Rte. 20; thence, by and with the southeast side of said road, along a line 25' from the centerline, N 62 29 30 E - 21.58', along a curve the radius of which is 2048.55' and the chord of which is N 59 39 45 E - 202.22', and N 56 50 E - 86.74' to the place of beginning. Containing in all 3.809 acres of land, more or less.

May 13, 1981.

William R. Nuttle.

DESCRIPTION OF PART OF THE JOHN G. MORANI LANDS, SEVENTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe on the southeast side of Md. Rte. 20 (50' wide), said point being the northeast corner of the herein described lands, and said point being, further, N 63 32 20 E - 432.90' from the point where the division line between the lands of Jane B. Sprinkle and the lands of Marvin H. Jacobs intersects the northwest side of Md. Rte. 20; and running, thence, by and with a new division line between the herein described lands and other lands of Morani the five following courses and distances: (1) S 03 05 W - 912.09', (2) N 88 34 30 W - 279.64' to an iron pipe, (3) N 88 34 30 W - 303.01' to an iron pipe, (4) S 62 29 30 W - 539.86', and (5) N 03 05 E - 517.44' to an iron pipe on the southeast side of Md. Rte. 20; thence, by and with the southeast side of said road N 62 29 30 E - 560.00', along a curve the chord of which is N 59 49 45 E - 202.22', and N 56 53 50 E - 490.99' to the place of beginning. Containing in all 15.001 acres of land, more or less.

November 20, 1981.

William R. Nuttle.

DESCRIPTION OF PART OF THE ROBERT SPARRE LANDS, SEVENTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at a point on the southeast side of Md. Rte. 20 (50' wide), said point being S 56 53 50 W - 460.99' from an iron pipe marking the northeast corner of the lands of Robert Sparre and a corner for the lands of John G. Morani; and running, thence, by and with a new division line between the herein described lands and other lands of Sparre S 03 05 W - 650.69' to the lands of Morani; thence, by and with said Morani lands N 88 34 30 W - 210.44' to an iron pipe and S 62 29 30 W - 55.22' to a second new division line between the herein described lands and other lands of Sparre; thence, by and with said second new division line N 03 05 E - 518.12' to the southeast side of Md. Rte. 20; thence, by and with the southeast side of said road N 62 29 30 E - 75.00', along a curve the chord of which is N 59 49 45 E - 202.228, and N 56 53 50 E - 30.00' to the place of beginning. Containing in all 3.373 acres of land, more or less.

September 21, 1982.

William R. Nuttle.

DESCRIPTION OF PART OF THE JAMES J. BERNA LANDS, SEVENTH DISTRICT,  
KENT COUNTY, MD.

Beginning for the same at an iron pipe on the southeast side of Md. Rte. 20 (50' wide), said point being the northeast corner of the herein described lands and the northwest corner of the lands of Robert H. Sparre; and running, thence, by and with said Sparre lands S 03 05 W - 517.44' to an iron pipe and a new division line between the herein described lands and other lands of Berna; thence, by and with said new division line N 86 55 W - 200.00' to an iron pipe and N 03 05 E - 399.20' to an iron pipe on the southeast side of Md. Rte. 20; thence, by and with the southeast side of said road N 62 29 30 E - 232.34' to the place of beginning. Containing in all 2.104 acres of land, more or less.

November 4, 1986.

William R. Nuttle.

August 22, 1983.

Mr. Robert H. Sparre  
RD 2, Box 107  
Chestertown, Md.

Dear Mr. Sparre:

I am sorry to have taken so long to get back to you.

Enclosed is a copy of your plat marked up to answer, I hope, the questions that you asked. The tract on the west side of your house can be cut into two lots of 2 plus acres each if zoning determines the minimum width of 200~~8~~ to be measured along a line parallel to the road. You asked about acquiring extra land from Morani to make up 5 acres. Logically, it would be a triangular piece making the side line more nearly perpendicular to the road, but the existing tenant house prevents that. The tract that I have outlined in green will give you the necessary land. If you are going to establish two lots on that side, however, I doubt whether the extra land will increase their value.

The lines of the tenant house lot should be fairly clear. You will have 5 plus acres in the trust area and tenant house and 5 plus acres in the lot to the east of it.

Your letter to the Planning Commission brought up some excellent points. Hopefully, the re-zoning that is going on will address these problems. I would particularly like to see a differentiation between minor and major subdivisions and recognition of private roads under certain circumstances.

Let me know if I haven't answered your questions.

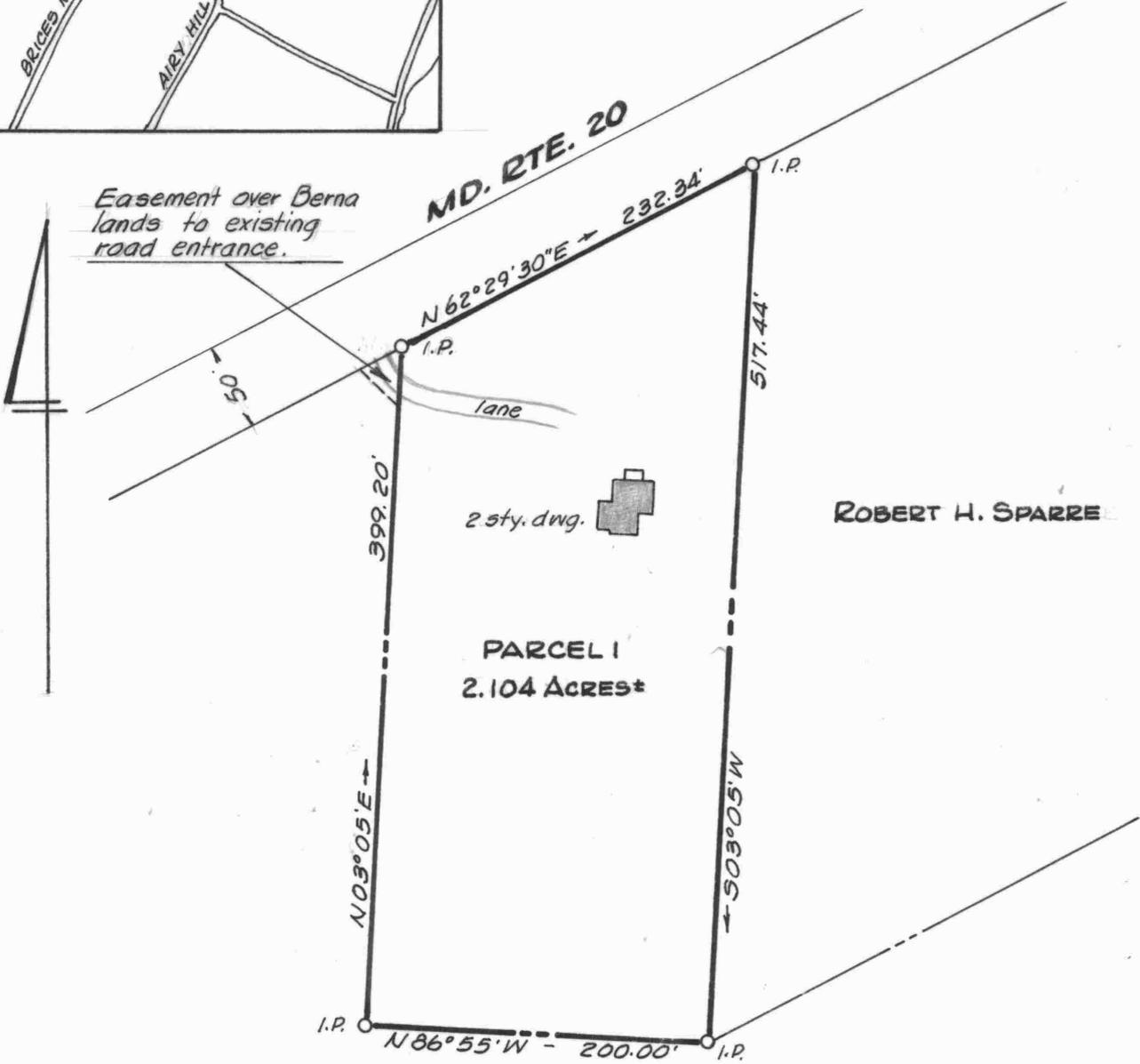
Sincerely yours,



APPROVED BY:

Kent County Planning Director. \_\_\_\_\_

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



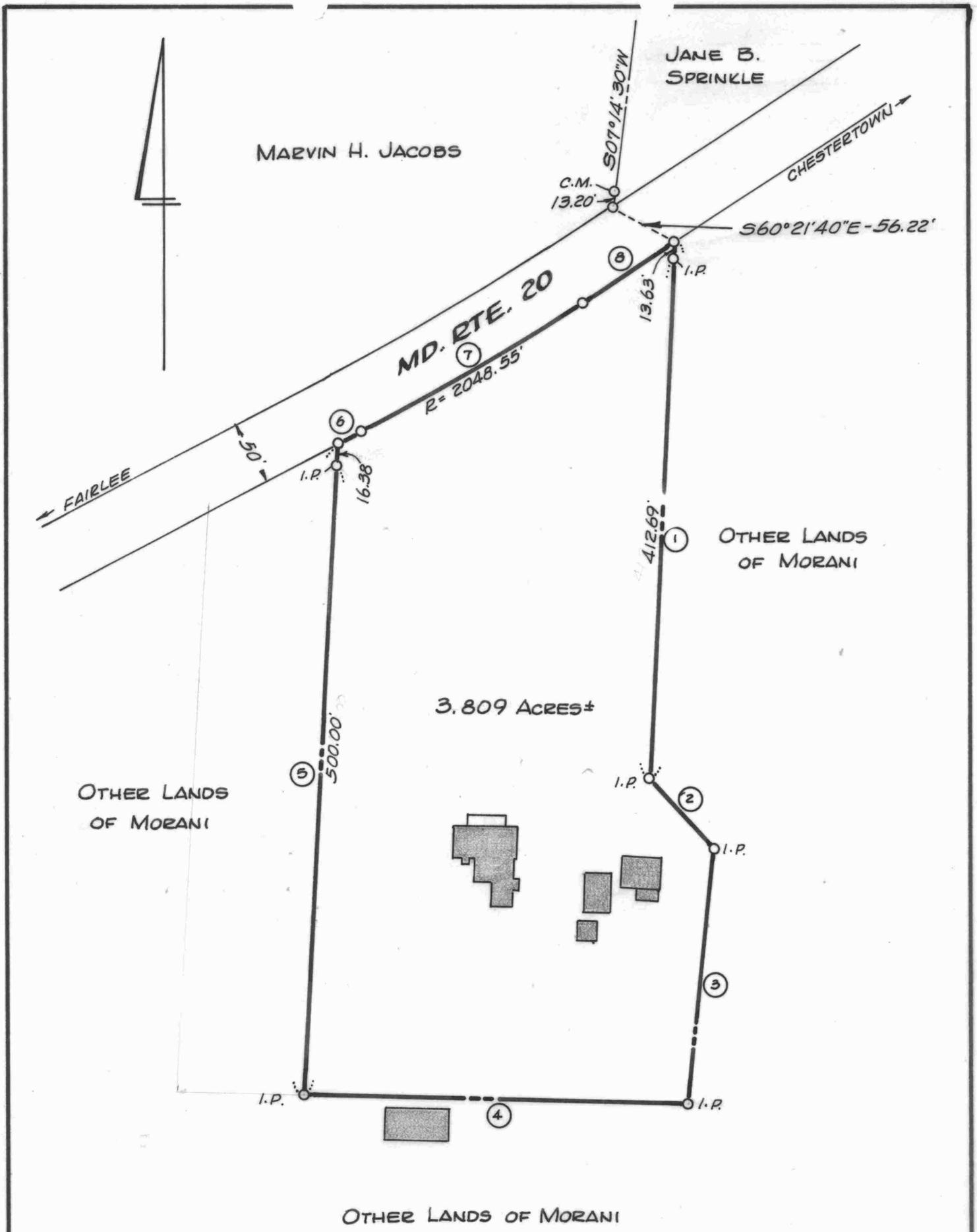
ROBERT H. SPARRE

OTHER LANDS OF BERNA  
118 ACRES±



MINOR SUBDIVISION PLAT  
**JAMES J. BERNA LANDS**  
 7<sup>TH</sup> DISTRICT, KENT COUNTY, MD.  
 Scale 1"=100'      Oct. 1986.  
 William R. Nuttle, Reg. Surveyor  
 Chestertown, Md.

I.P. = iron pipe



NO.	BEARING	DIST.
1	S 02° 42' 40" W	426.32'
2	S 42° 14' 10" E	75.90'
3	S 06° 14' 40" W	202.40'
4	N 88° 28' 50" W	303.01'
5	N 03° 05' 00" E	516.38'
6	N 62° 29' 30" E	21.58'
* 7	N 59° 39' 45" E	202.22'
8	N 56° 50' 00" E	86.74'

\* Chord

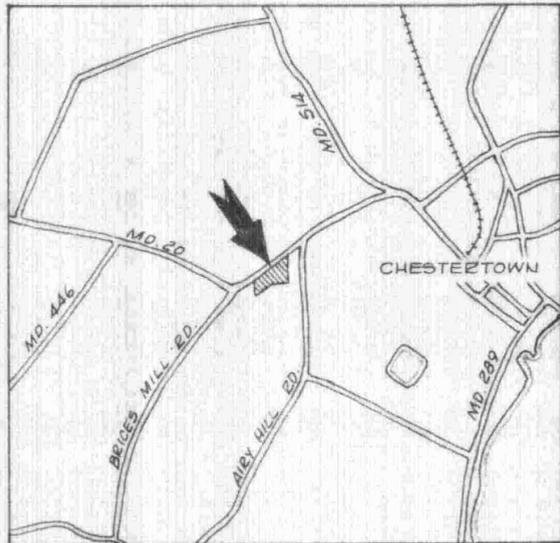
I.P. = iron pipe

PLAT OF A SURVEY OF PART OF THE  
**JOHN G. MORANI LANDS**

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

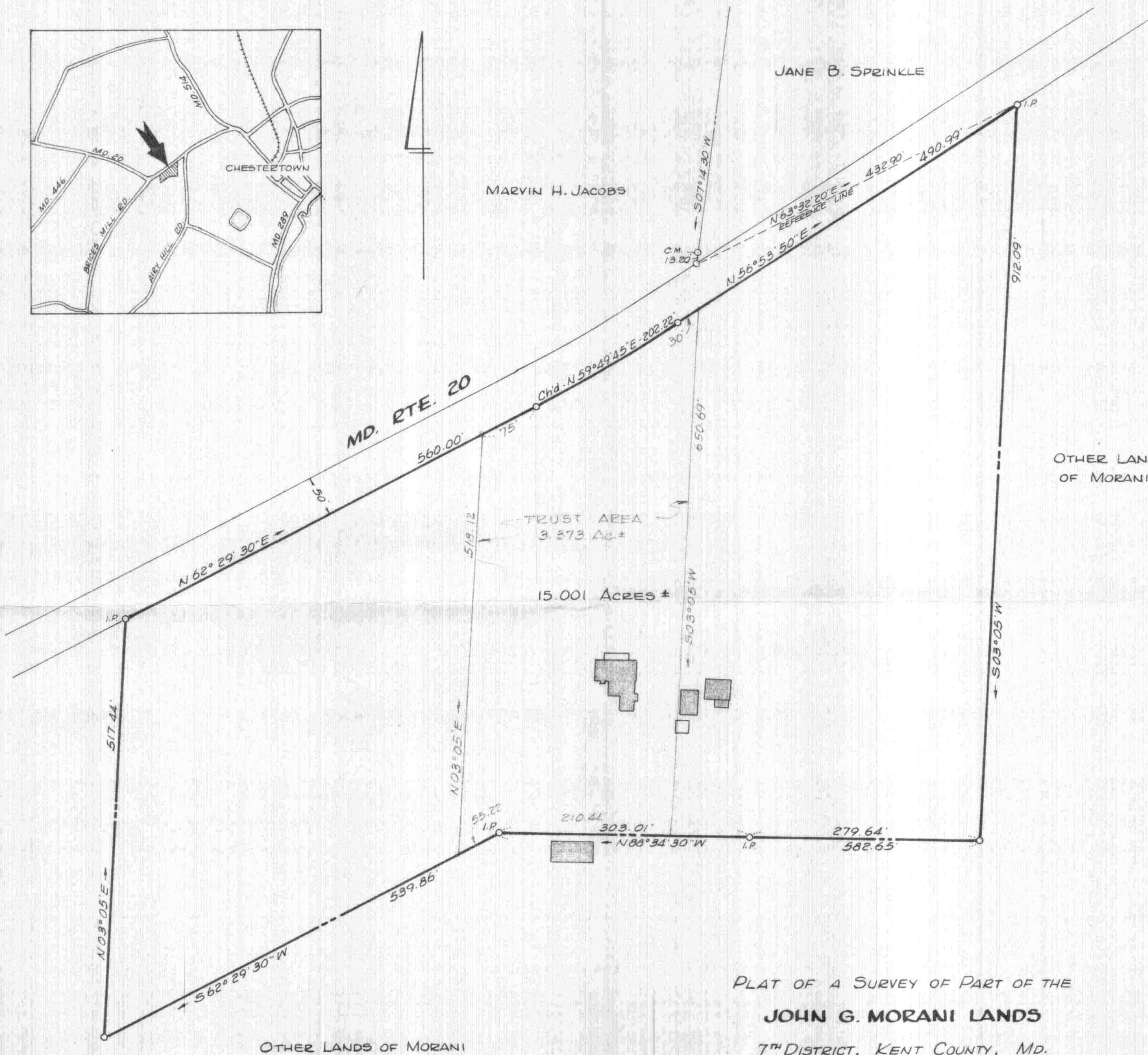
Scale 1"=100' March 1981.

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



MARVIN H. JACOBS

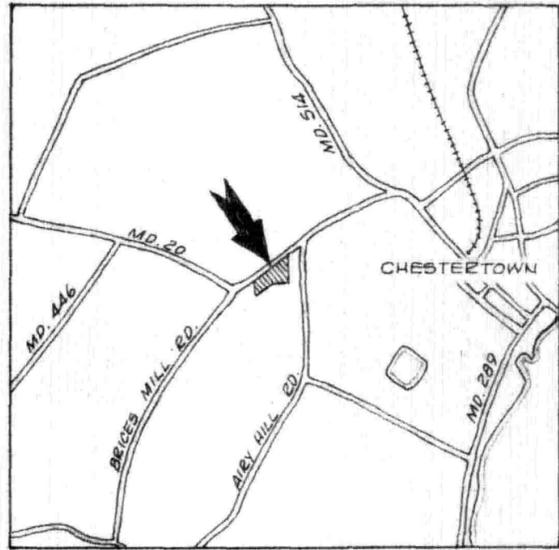
JANE B. SPRINKLE



PLAT OF A SURVEY OF PART OF THE  
**JOHN G. MORANI LANDS**  
 7<sup>TH</sup> DISTRICT, KENT COUNTY, MD.  
 Scale 1" = 100' Oct. 1981.

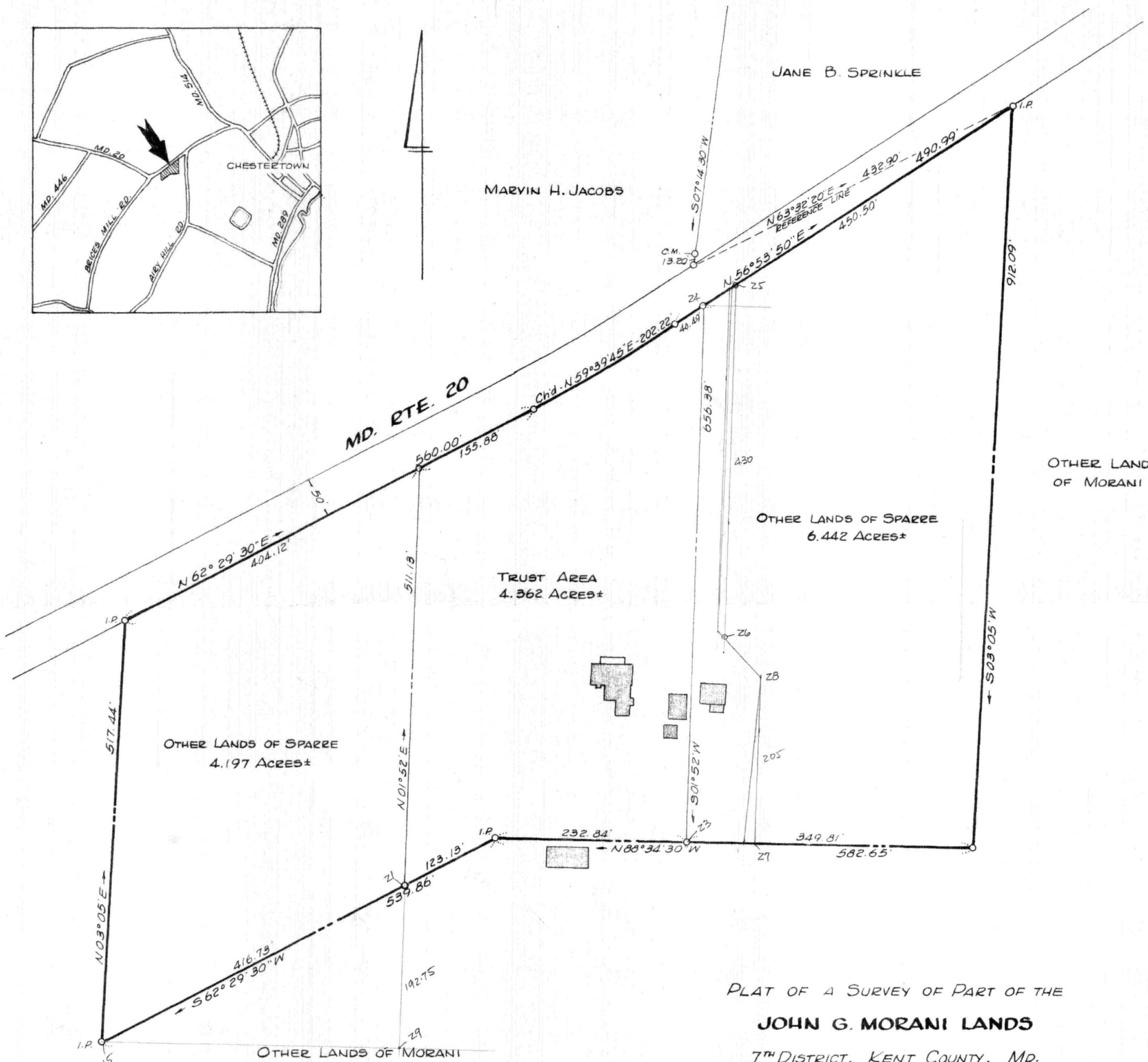
William E. Nuttle, Reg. Surveyor  
 Chestertown, Md.

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



MARVIN H. JACOBS

JANE B. SPRINKLE



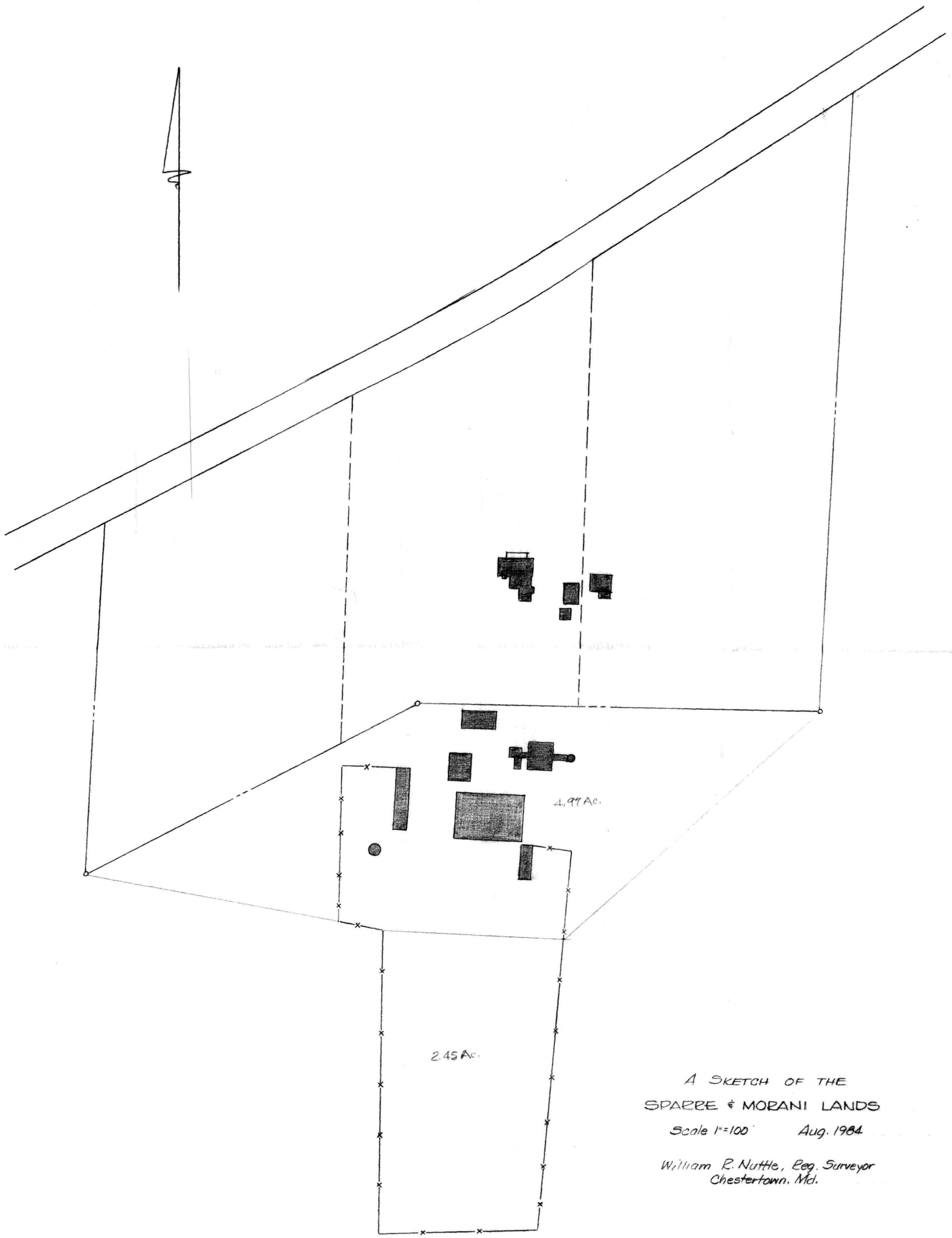
PLAT OF A SURVEY OF PART OF THE  
**JOHN G. MORANI LANDS**  
 7<sup>TH</sup> DISTRICT, KENT COUNTY, MD.

Scale 1"=100'

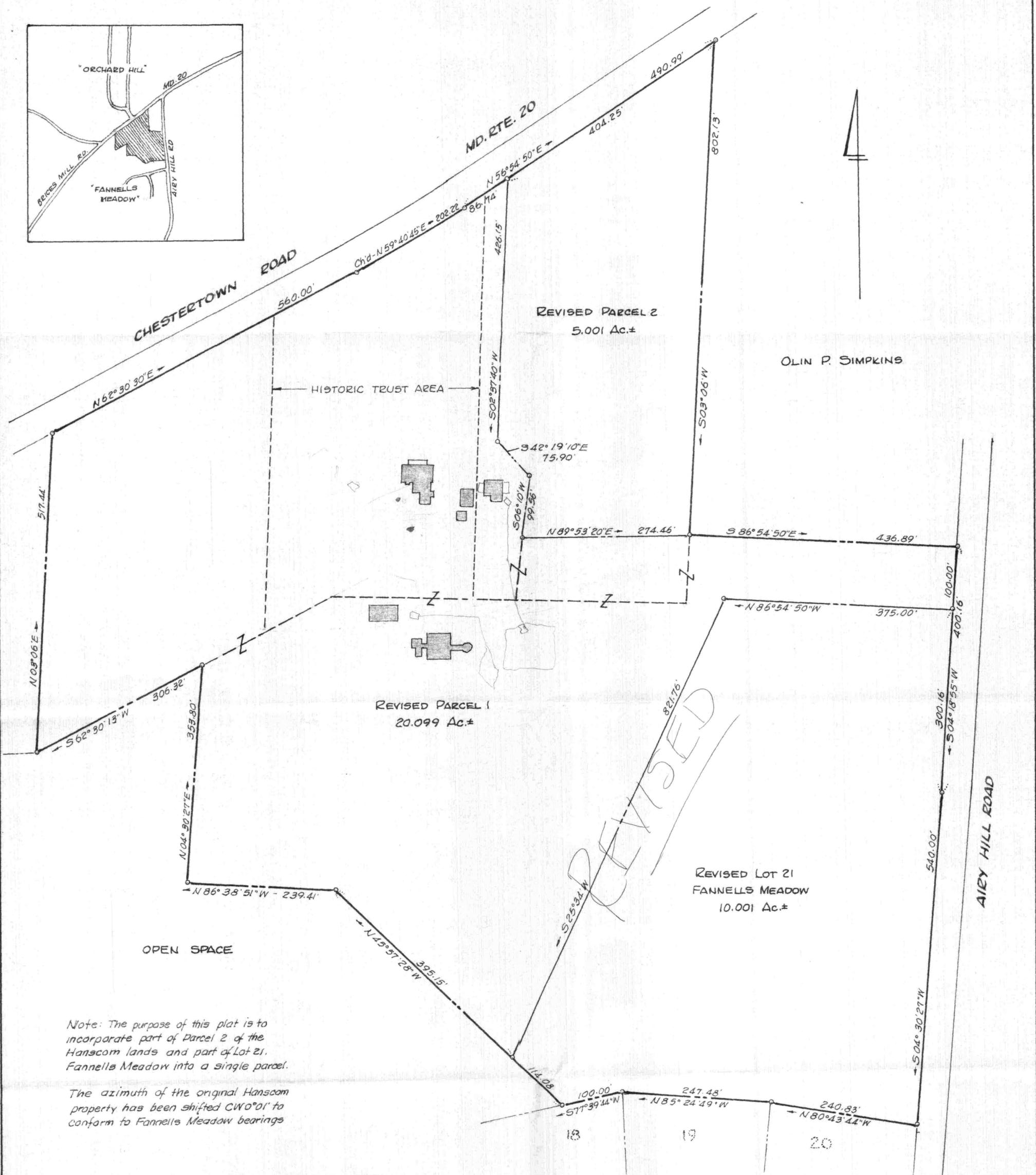
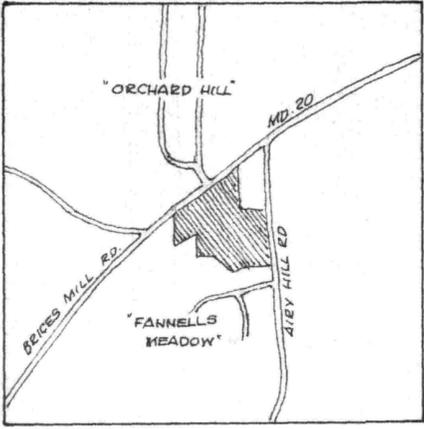
Oct. 1981; Division Feb. 1983

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

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



A SKETCH OF THE  
SPARRE & MORANI LANDS  
Scale 1"=100' Aug. 1984  
William R. Nuttle, Reg. Surveyor  
Chestertown, Md.



Note: The purpose of this plat is to incorporate part of Parcel 2 of the Hanscom lands and part of Lot 21, Fannells Meadow into a single parcel.

The azimuth of the original Hanscom property has been shifted CW 0°01' to conform to Fannells Meadow bearings

**PROPERTY LINE ADJUSTMENT**  
**MICHAEL & DANIELLE HANSCOM LANDS**  
 7<sup>TH</sup> DISTRICT, KENT COUNTY, MD.

Scale 1"=100' Sept. 2002.

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

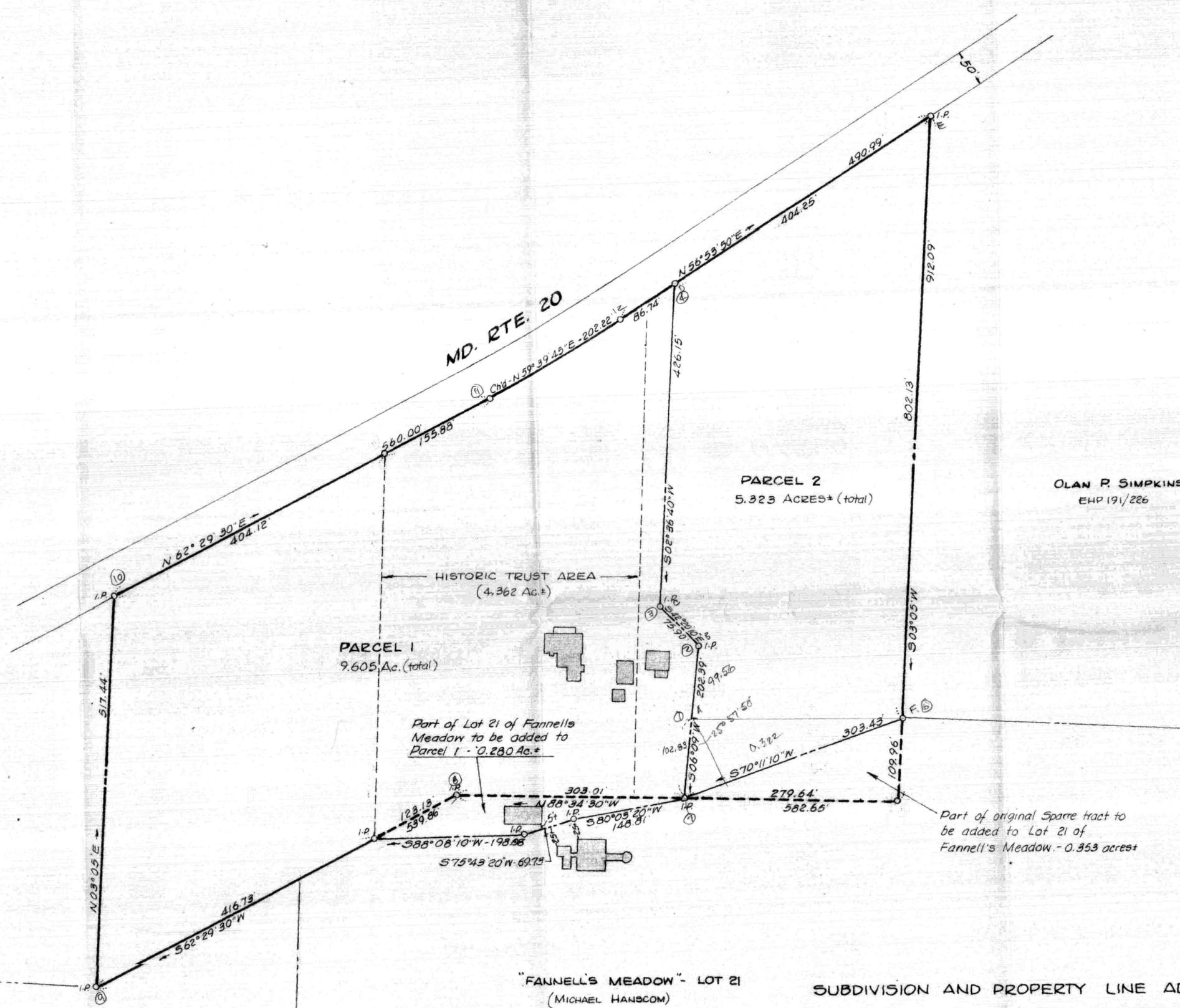
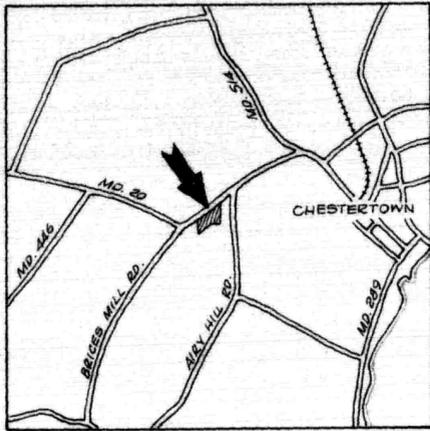


Note: This signature does not grant approval for sewage disposal other than that which already exists.

APPROVED BY:

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

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



THOMAS E. BERNA  
EHP 213/59 & 267/239

APPROVED BY:  
\_\_\_\_\_  
Chairman, Kent County Planning Commission  
\_\_\_\_\_  
Kent County Health Officer

This signature does not include approval under COMAR 10.17.02 or 10.17.03 for the disposal of sewage on Parcel 2.



SUBDIVISION AND PROPERTY LINE ADJUSTMENT  
**MICHAEL & DANIELLE HANSCOM LANDS**

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

Scale 1"=100' Feb. 1991.

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

I.P. = iron pipe

