

SC 5593-4-1181

Langcroft, R.D.#3
Chestertown, Md. 21620
July 14, 1971

Mr. William Nuttle
Chestertown, Maryland 21620

Dear Mr. Nuttle:

Enclosed please find Mr. Metcalfe's blue print of my land on Route #446, the Broad Neck Road. I also include a sketch of the North East corner of the farm with measurements made by the Agent for Langcroft Farms. As you can see, there has been a road built down to the point. This was not there in '55 when my father deeded the place to me. Is it possible to lay out three lots to extend from Colonel Larrabee's line to the North to the center of the road? I had thought to have them approximately 1 acre each. Perhaps it might be wisest to ask you to come down at your convenience to look over the problem first hand.

You will have to 'phone me at 2241 or 3686 before you come. The gate to the lane is padlocked. There is no great pressure on this matter but I would like to make the gift before the end of the year. Thank you for your attention.

Sincerely yours,

Alice B. Nelson

Alice B. Nelson
(Mrs. John C. Nelson)

November 2, 1971.

Mrs. John C. Nelson
Broad Neck
Chestertown, Md.

Dear Mrs. Nelson:

I checked with the zoning board concerning the lots that you propose to cut out of your property on Lovely Cove. Your land is zoned RR, which means that you can divide into 1-acre minimum lots. However, the secretary at the office informed me that the board is strictly interpreting the laws concerning subdivision regulations. Under the law, if you cut out two lots this qualifies as a subdivision, and this becomes a whole new ball game. You would have to build to county specifications almost one-half mile of road or post a bond to that effect, you would be involved with putting in underground utilities, and you will become involved in percolation tests, sediment control, etc. I do not think that this is practical in that area at this time.

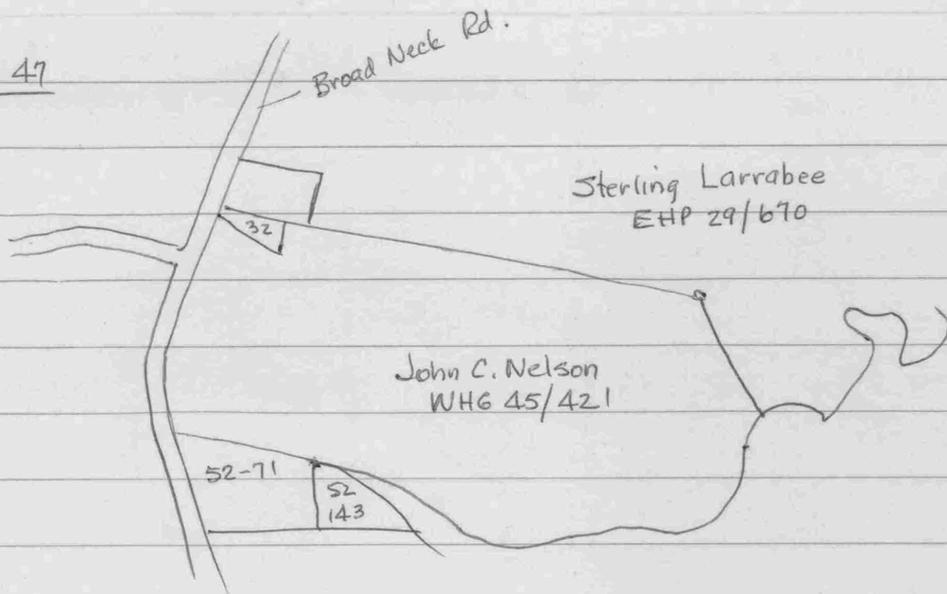
A possible alternative is to divide your land into 5-acre tracts. This could be done on paper and not staked out until needed. You could convey 1 lot or 8 lots for future use and still use the land for farming. The road would be a private road, and the county would have no say in its construction.

I am enclosing sketches showing a possible 5-acre subdivision and the 4 1-acre lots subdivision. If you would like to pursue this farther, please give me a call.

Sincerely yours,

Nelson

Map 47



32 - John C. Nelson II

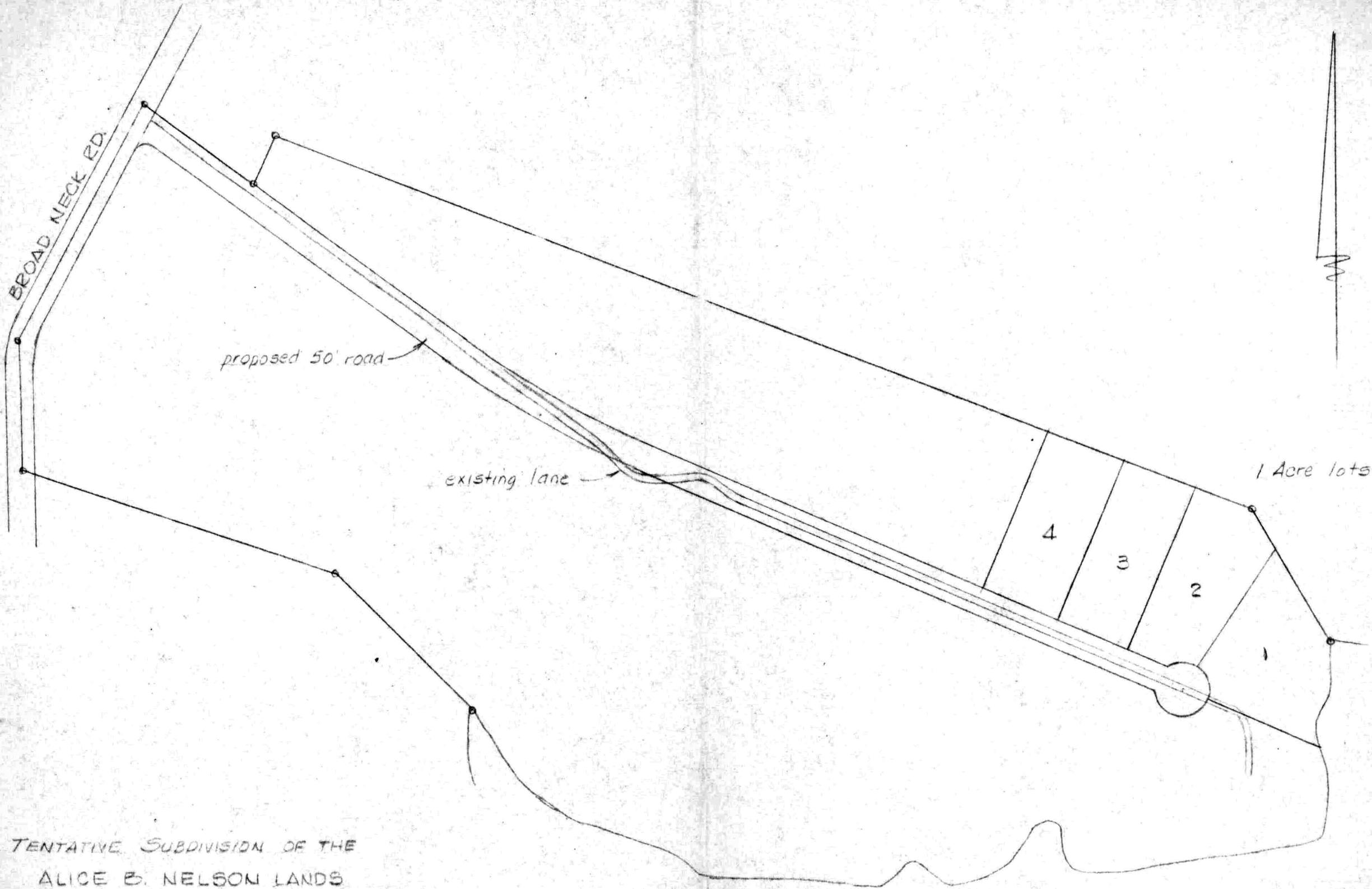
WHG 75/355

71 - James I Henry

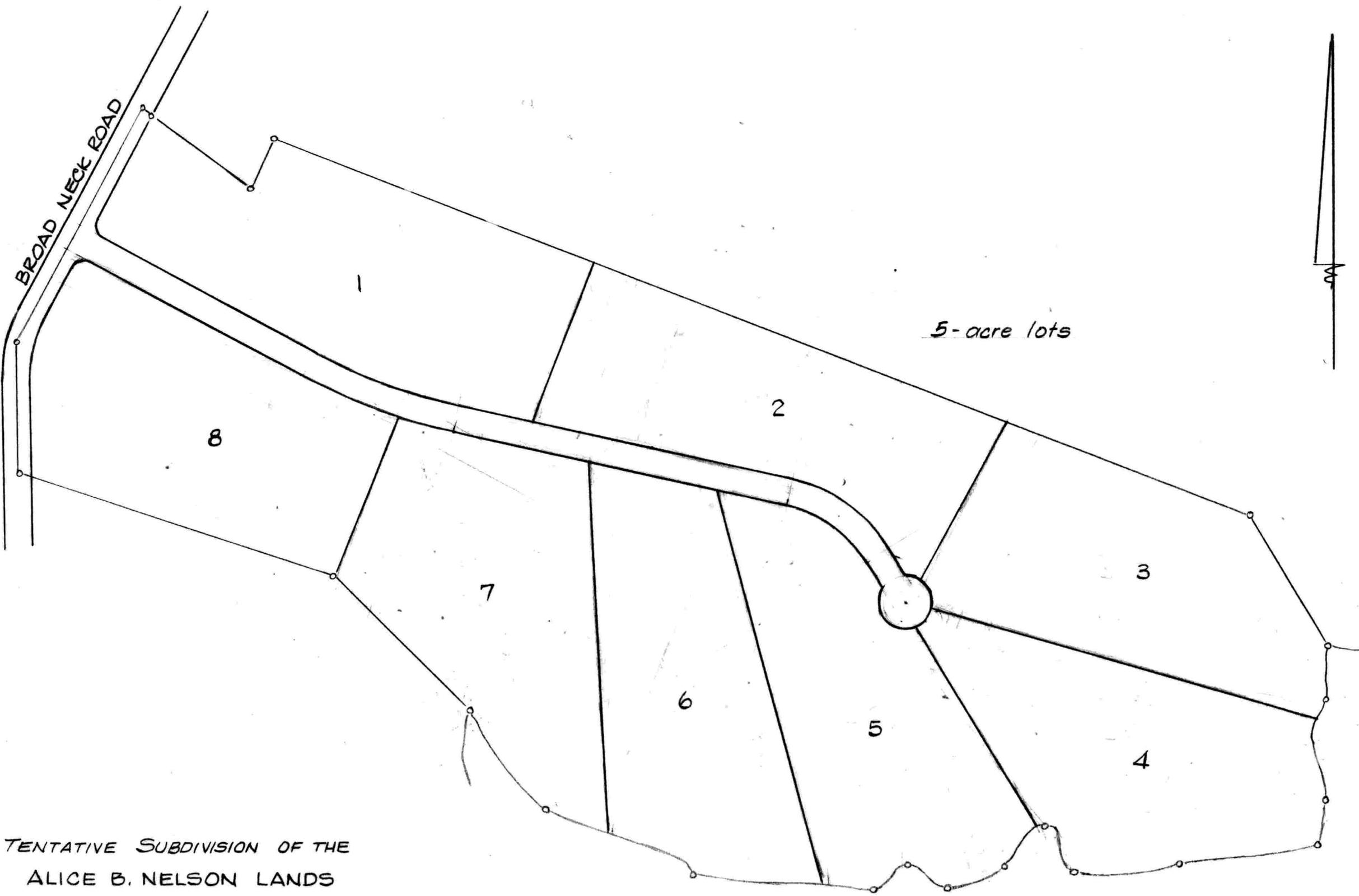
O.C. 3507

143 / Perry Black

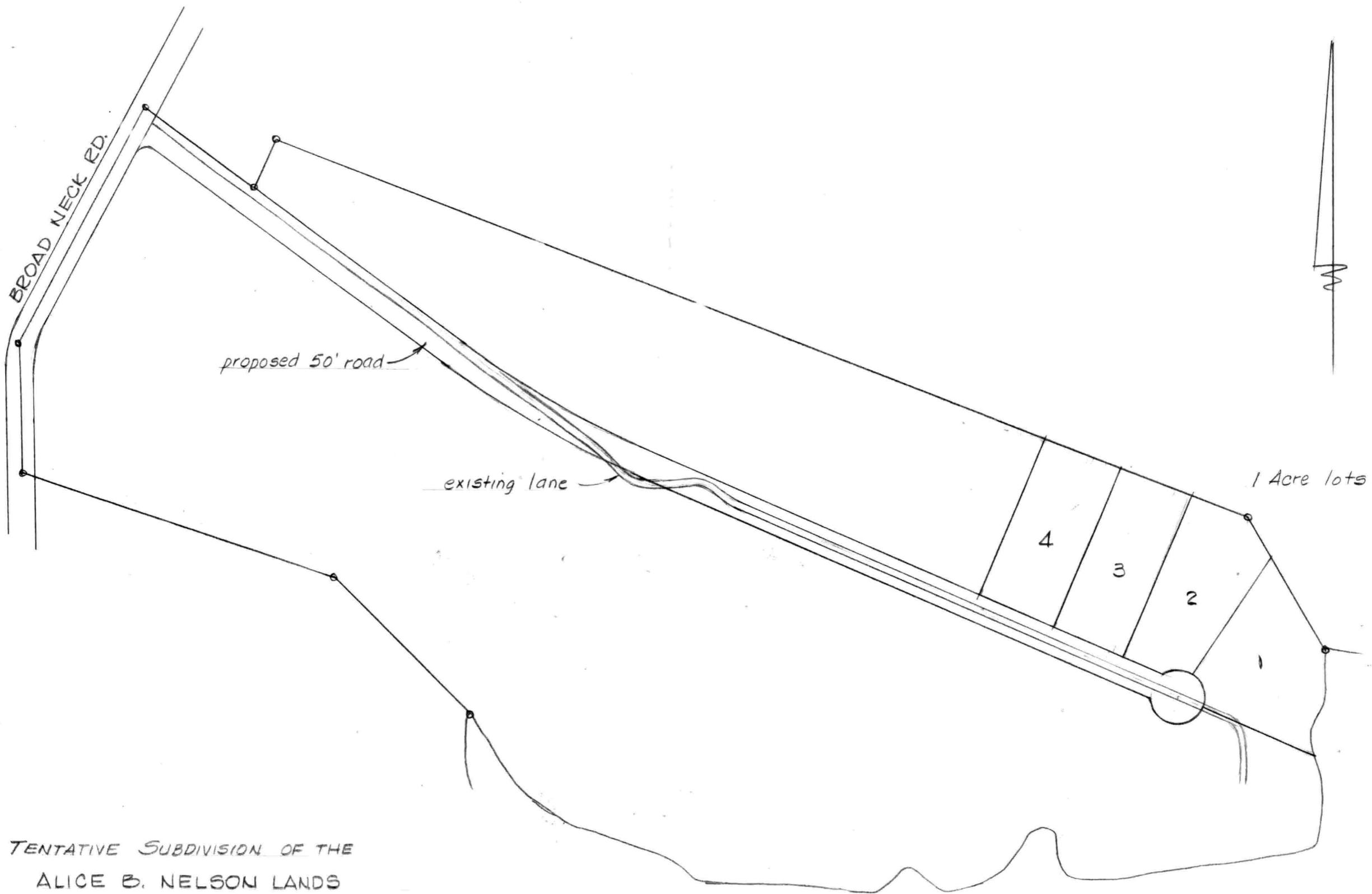
1.25



TENTATIVE SUBDIVISION OF THE
ALICE B. NELSON LANDS
1"=200' Nov. 1971



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