

November 27, 1992.

Ms. Cheryl Wolfson
Box 638, Mill Lane
Galena, Md. 21635

Dear Ms. Wolfson:

I apologize for the delay in sending you the information that you wanted regarding the lane running from the mill to Gregg Neck Road. I checked through my files, and I also went back to the land records in the court house.

The 1877 atlas shows a road running from Md. Rte 213, along Mill Lane, across the dam, and continuing east to what is now Gregg Neck Road. This was quite possibly a public road, but the county apparently makes no claim to it now.

The Riley deed does not mention ownership of the road east of the mill and does not include this part of the road in its description.

The Camp deed description begins at a "marked willow in the lane" and ends running N 05 15 W - 83 perches across the "Mill Lane" and then with the lane West 47.1 perches to the beginning. The Gregg Neck Farm deed (now Richard Smith) runs west from Gregg Neck Road along the Camp property to Riley. It is unclear whether the line between Camp and Smith is the centerline of the old road or along one side of it, but it does seem to me that the only properties that could be involved in claiming ownership would be Camp and Smith.

I do not know whether this is a help or hindrance in clearing things up. Shortly after you phoned me for the information, Mr. Camp called and asked the same thing. Since I neither represent you or Mr. Camp, and since land records are public property, I told him that I would send him the same information that I am sending to you.

Sincerely yours,

DESCRIPTION OF THE CLINTON J. RILEY LANDS, FIRST DISTRICT,
KENT COUNTY, MD.

Beginning for the same at a point on the edge of a mill pond, said point being the southeast corner of the herein described lands and the northeast corner of the lands of Thelma N. O'Grady; ~~thence beginning~~, thence, by and with said O'Grady lands N 87 51 20 W - 26' to a concrete monument and N 87 51 20 W - 516.95' to a concrete monument; thence, still by and with said O'Grady lands and with the lands of Frances R. Gillespie N 88 04 20 W - 158.93' to an iron pipe and the lands of Phillip W. Sigman; thence, by and with said Sigman lands N 02 41 20 E - 297.28' to an iron pipe and other lands of Riley; thence, by and with other lands of Riley N 82 25 10 E - 720.80' to an iron pipe and N 82 25 10 E - 18' to the edge of the mill pond; thence, by and with the waters edge of said pond the five following courses and distances: (1) S 79 03 20 E 217.27', (2) S 63 24 40 E - 129.43', (3) S 42 23 10 W - 273.70', (4) S 65 16 30 W - 99.91', and (5) S 52 03 10 W - 125.14' to the place of beginning. Containing in all 7.752 acres of land, more or less.

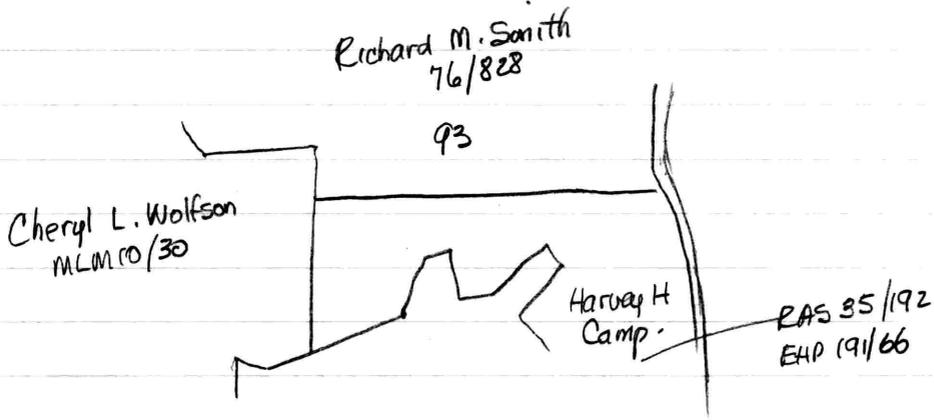
Together with a 30' right-of-way running from the herein described lands to the easterly end of Mill Lane, more particularly described as follows: Beginning at a point N 82 25 10 E - 80.00' from the beginning of the 5th line of this description (N 82 25 10 E - 720.80'); and running, thence, N 47 48 10 W - 127.80'; thence, along a line 15' east of and parallel to the west line of Riley, N 13 07 30 E - 583.14', thence, N 46 18 10 E - 91.70', N 05 48 40 W - 127.73', N 21 11 20 E - 82.00', and N 05 40 20 E - 173.61' to the centerline of Mill Lane. (Note: This point is N 47 30 20 E - 22.49' from a concrete monument marking the northeast corner of the lands of W. Wesley Reynolds.)

Subject to a 20' easement adjacent to and parallel to the edge of the mill pond.

September 13, 1989.

William R. Nuttle.

- ① 1877 Atlas shows road running from Twp. 213, along Mill Lane, across mill dam, and continuing east to what is now Gregg Neck Rd.
- ② Riley deed RAS 23/205 does not mention ownership of the road east of Mill Creek and does not include the road.
- ③ The Gregg Neck Farm deed (EHP 54/730) calls for running with Camp. $N 30^{\circ} 00' W - 252.45$ and $N 89^{\circ} 41' W - 1561$ from the west side of Gregg Neck Rd. to the lands of Riley
- ④ My survey of 4.583-acre lot adjacent to road observed the orange orange hedge as being the edge of an old road.
- ⑤ The Camp description is no help. - mentions marked willow in lane near mill.



Camp - EAS 35/192
 Being JR 1/7
 JFG 2/569

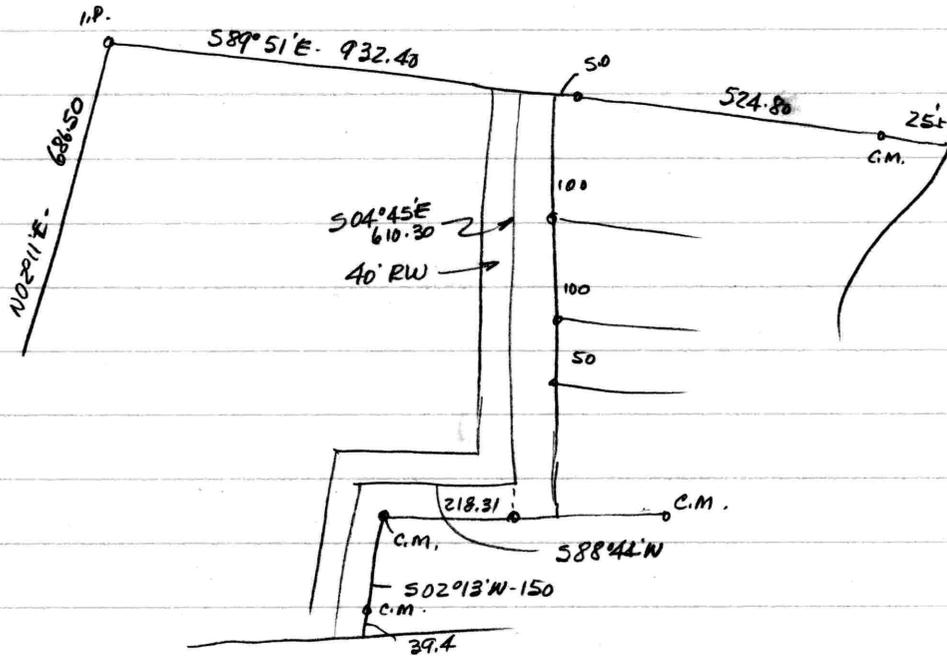
----- N79°2'E - 34.15 to stone
 N05°4'W - 83 p. across the "Mill Lane"
 w/ lane - west 47.1. to begin

Begin marked wellow in lane

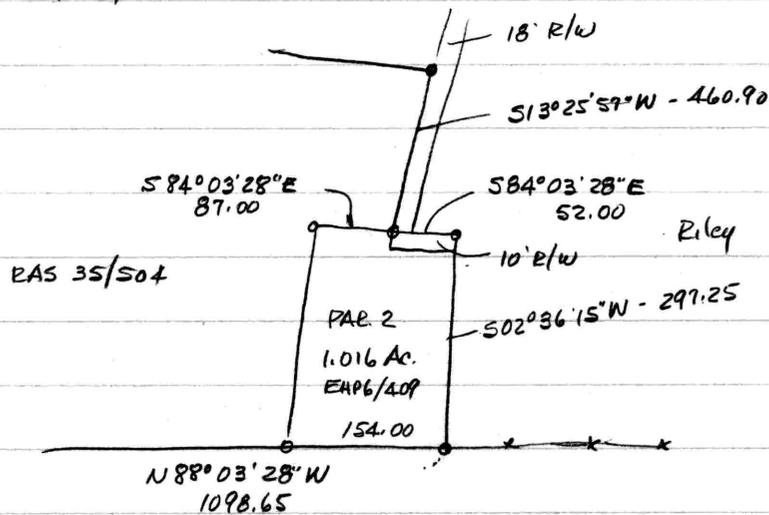
Smith - EHP 76/828
 Survey by M^o Cione
 Begin I.P. on W side Gregg Neck Rd.
 w/ Camp S86°11'57"W - 1419.43 to C.M. & Riley
 w/S N04°51'35"W - 594.10

Check this

Plat Bk. NHG1/184 - Nutcove



Plat Bk. EHP 2/62 - Schrader 1983



Gillespie

EHP 28/27 O'Grady

Parcel 1

Begin C.M. at NW cor. O'Grady

w/s N89°51'E - 443.30 to pond.

w/s NE div. 135'± to div. fence

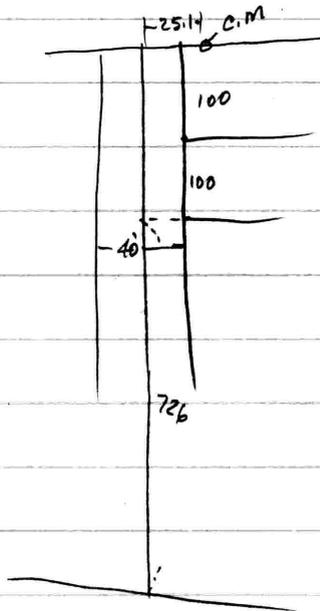
w/s N89°51'W - 25'± to C.M.

" 524.80 to pt. at NE end of E/W ^{40'} (Note an 8"x8" C.M. is set 5' from end of line)

w/ line of way 504°45'E - 100 to begin

Parcel 2 - additional 50' on south side

WHG 36/414 - Plat by Tutcalfe



Thompson EHP 52/204

Prude EHP 16/573

" 34/833

~~Widow~~ Hecks sold to William and retained 7 1/2' R/W along
N side of property

Riley RAS 23/205 ✓

" 26/381 - Stillpond prop.

" 37/85 & 86 - straw conveyance

37/558 ✓

WHG 14/352 ✓

19/157 Stillpond Ci.

36/382

EHP 6/409 Benton to Woodard (formerly Butler)

Begin SW cor. at ca. Walls & Ireland

w/ Walls N 03° E - 30 1/2'

586 1/2° E - 87' to W side R/W through Walls lands to Mill Lane

" 52' to stake or stone & Fannie Caulk

50 3/4° W - 10' to S side R/W from Caulk to road.

" 289' to Ireland

w/s 589 1/2° W - 152' to begin

1 acre ±

Subject to R/W from Caulk to R/W to Mill Lane

DOB 2/86

SBI/595

SBI/595. A.M. Gooding to Samuel Caulk 1881

Begin SW cor. of lot owned by Samuel Caulk
w/ Ireland E dir. to mill pond.

w/s NE & NW dir. to Jeremiah Peacock

w/s W dir. to Caulk

w/ E line of Caulk S dir. to begin

6 acres ±

No other record of conveyance to Samuel Caulk

APR 3/288 - (cont.)

w/ Bramble - $585^{\circ}E - 114\frac{1}{2}$ to W side of 18' R/W leading from
heir of Samuel Caule to Mill Lane

w/w side of R/W $N10^{\circ}E - 308$ to S side Mill Lane

w/ mill prop. $N85\frac{1}{4}^{\circ}E - 21.72$ to pond

---- w/ pond $S36\frac{1}{8}^{\circ}E - 24.15$ to Samuel Caule

w/ Caule $S73^{\circ}W - 36$

$N87\frac{3}{4}^{\circ}W - 11.8$ to W side R/W

" 5.64

$502\frac{1}{2}^{\circ}W - 308$ to Ireland

w/ Ireland and farmen $S89\frac{1}{8}^{\circ}W - 948\frac{1}{2}$ to begin

40' access

84 03 28
02 36 15
86 39 43

83 58 10
02 41 20
86 39 30

11.8
16.5
590
708
118
19470

JTD 27/171 - Apparently on W. side of Tld. 213

5.64
16.5
2820
3384
564
93060

WHG 61/87 - O'Brady

Begin C.M. on E line of 40' way ($N89^{\circ}51'E - 20.10$ from \odot ^{40' way} ~~Salona~~ -
~~Salona Pt.~~) which pt. is $N04^{\circ}45'W - 726.0$
from \odot state rd.

w/ div. line $N89^{\circ}51'E - 425.70$ to C.M.

" $20'$ to pond.

w/ pond N div. $100'$ to line

w/s $S89^{\circ}51'W - 20'$ to C.M.

Metcalf 1954

" 423.30 to C.M. on E side 40' R/W

w/s $S04^{\circ}45'E - 100$ to begin

16.5
36
990
495
5940

April 8, 1987.

Mr. Clinton J. Riley
Galena, Md. 21635

Dear Mr. Riley:

Enclosed is a sketch of the property that I have been surveying for you. I have completed the traverse and located the edge of the mill pond and the various markers that I have shown. The area within the yellow lines scales about 7.7 acres.

You asked me to look into the survey of the Sigman property by Ronald Schrader. He followed the description in the deed from Benton to Woodall (formerly the Butler property) found in EHP 6/409. This description is fairly complete, and I feel that Mr. Schrader did a good job. Incidentally, that parcel worked out to be 1.016 acres, which is extremely close to the 1 acre called for.

Your descriptions, however, leave something to be desired. The deed reference on the tax map for this section of your property is RAS 37/558 by which you bought the land from Harry Rudnick. This gives no metes and bounds description other than referring to a tax sale recorded in RAS 34/501. That, in turn, refers to the land as being part of property described in APR 3/288. This last deed describes 40 acres of land and refers to, but does not include, the land of Samuel Caulk. I ran the index on Caulk and found a deed from A. M. Gooding to Caulk in SB 1/595. The description gives no bearings and distances but calls for Ireland on the south, the mill pond on the east, Jeremiah Peacock on the north, and a lot owned by Samuel Caulk on the west. I found no record of Samuel Caulk having owned any other lands.

You mentioned a right-of-way from the Caulk property across the Gillespie land to Md. Rte. 290. I found no reference to this. As a matter of fact, various deeds indicate that access to the Caulk lands was over an 18' right-of-way running north along your property line to Mill Lane. When the O'Grady lot was cut out of the Ireland property a 40' right-of-way was created to serve that lot. It ends at your property line, but I do not believe that you have the right to use it without permission. This would be the ideal access to your property if permission is granted.

There are a number of un-resolved title problems connected with this land, and further research may help to straighten them out. The main problem, as I see it, is to acquire a right-of-way over the existing 40' right-of-way to the O'Grady lot.

Sincerely yours,

Index Wm. A. Miller prior to 1883

JNG 11/241 +

JKH 2/139 X

JKH 3/48 X

JKH 2/610 X

JKH 3/316 - convey mill of 56 acres

JKH 9/66

" 12/363

DCB 2/373

" 3/19

SB1/158

" 3/564

4/91

JKH 3/316 Aaron Gooding to Wm. A. Miller

see Dec Vedes, Letter to Aaron Gooding Sept 29 1862

see JKH 1/153 - Anthony to Gooding

checked against descrip in RAS 23/205

Index Wayne Anthony prior to 1858

JFG 2/192 - John Hunt to Wayne Anthony 1854



PHILLIP W. SIGMAN

FRANCES R. GILLESPIE

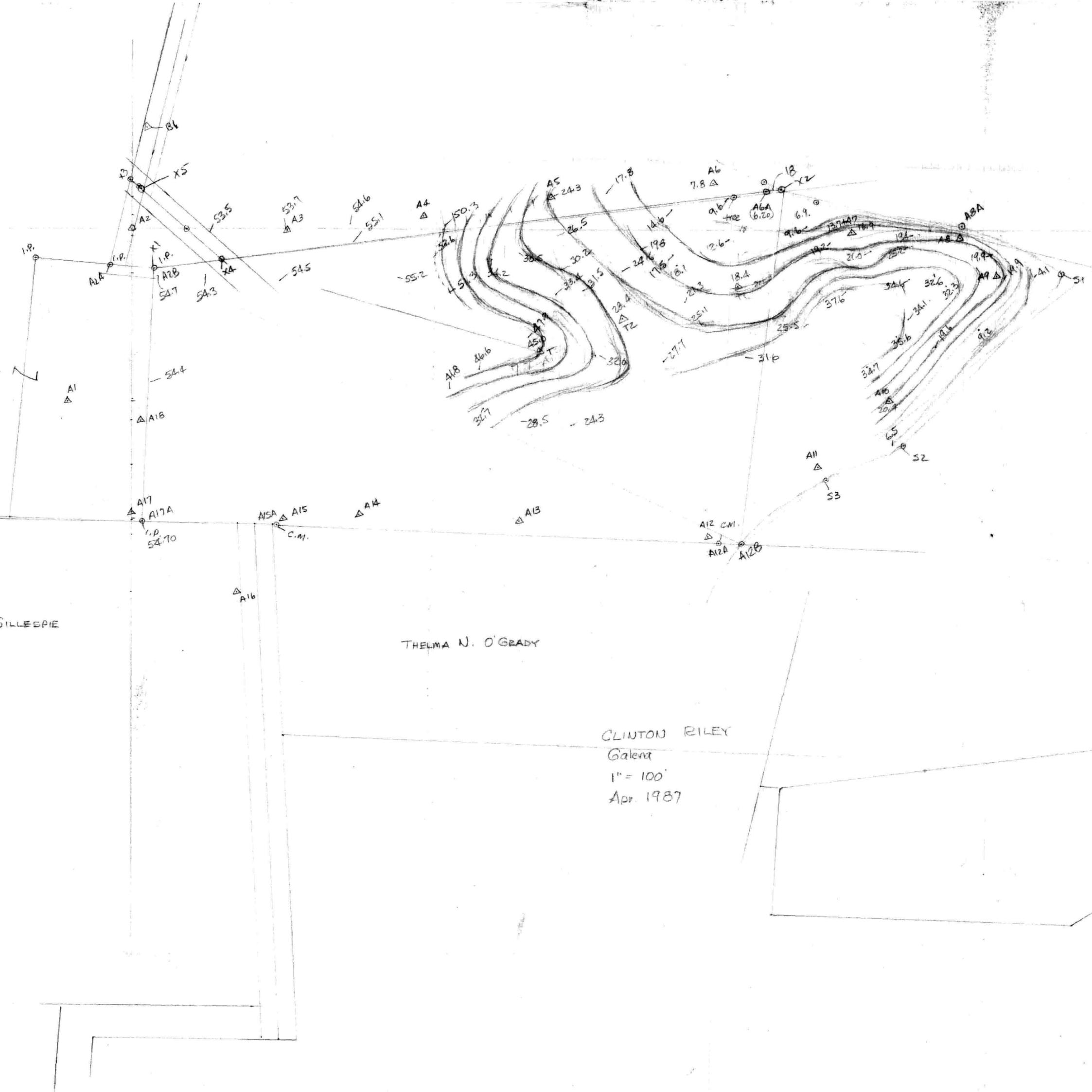
THELMA N. O'GRADY

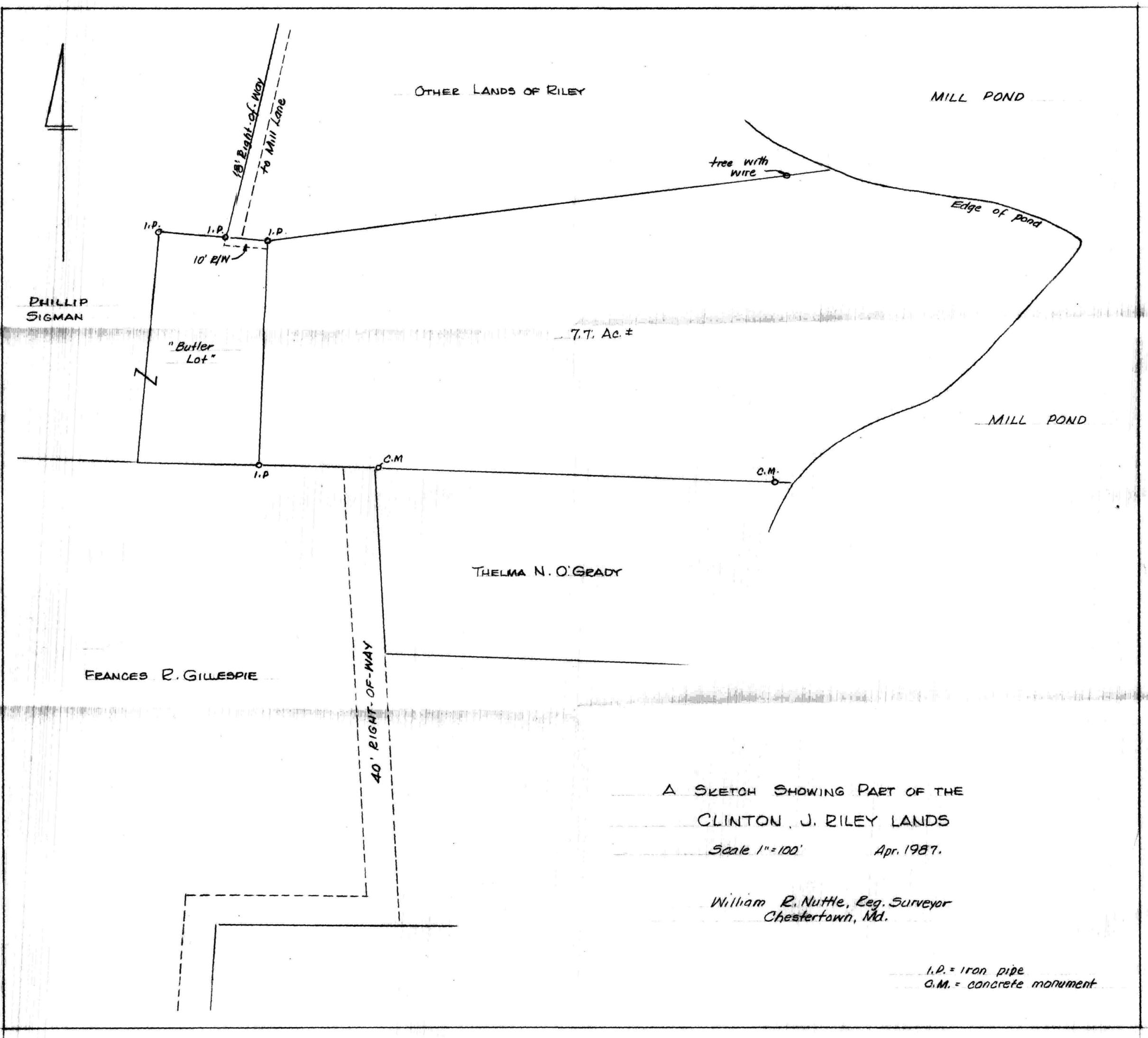
CLINTON RILEY

Galena

1" = 100'

Apr. 1987





OTHER LANDS OF RILEY

MILL POND

tree with wire

Edge of pond

PHILLIP SIGMAN

"Butler Lot"

7.7 Ac ±

MILL POND

THELMA N. O'GRADY

FRANCES R. GILLESPIE

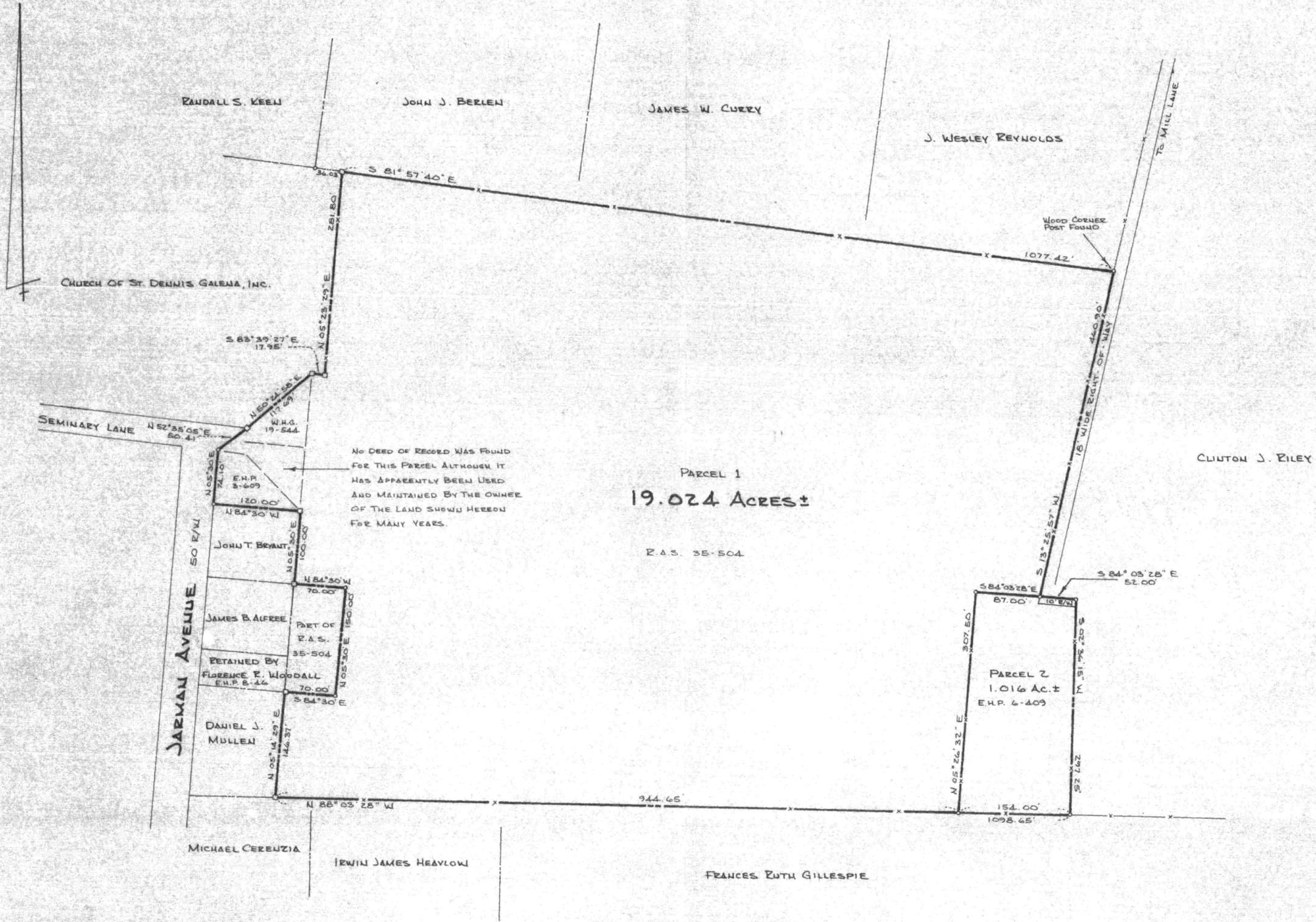
A SKETCH SHOWING PART OF THE
CLINTON, J. RILEY LANDS

Scale 1" = 100'

Apr. 1987.

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

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



PARCEL 1
19.024 ACRES±

R.A.S. 35-504

PARCEL 2
1.016 AC.±
E.H.P. 6-409

No deed of record was found for this parcel although it has apparently been used and maintained by the owner of the land shown hereon for many years.

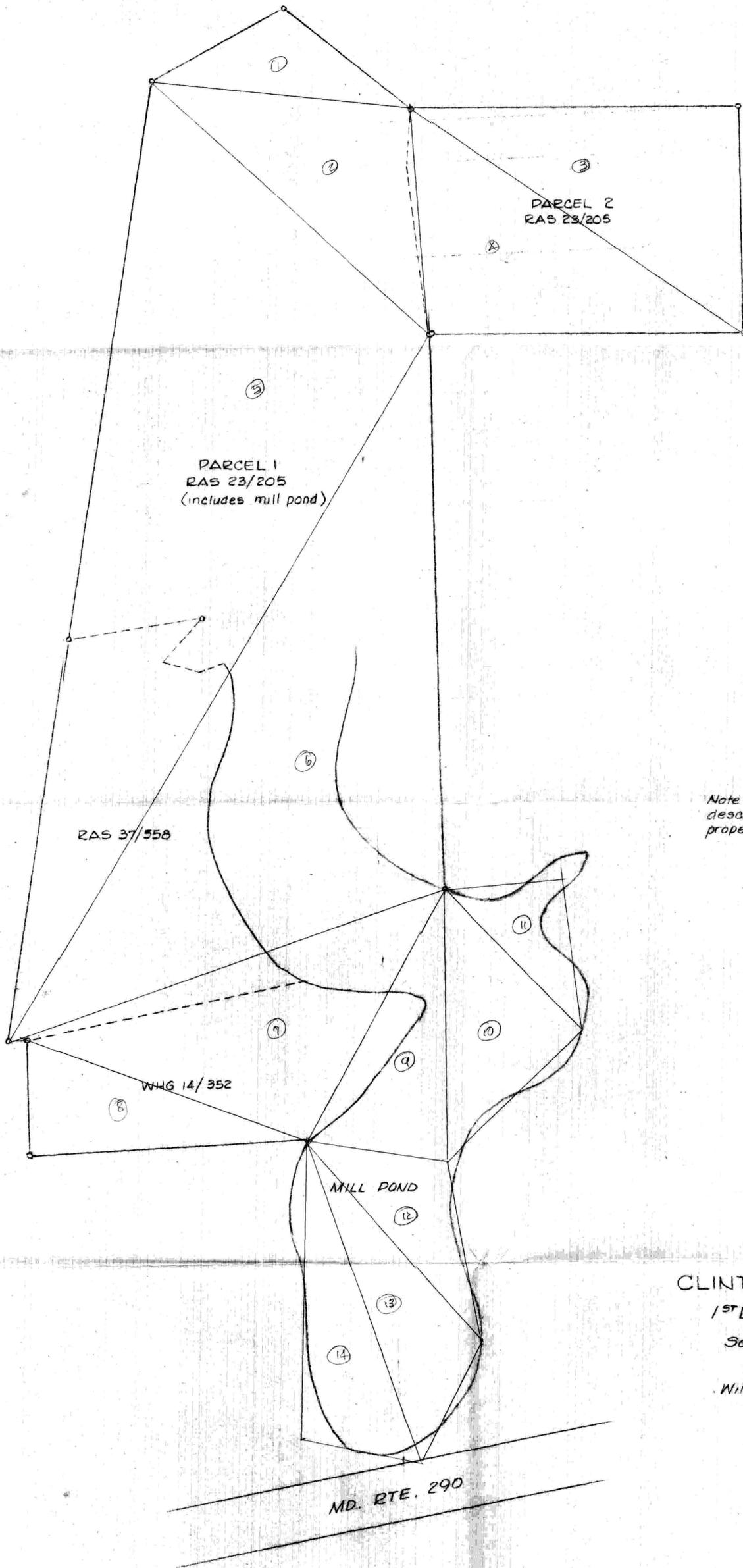
- denotes concrete monument found
- denotes iron pipe set
- x— denotes existing fence line

SURVEY OF PART OF THE LANDS OF
FLORENCE R. WOODALL

1ST DISTRICT, GALENA, KENT COUNTY, MD.

DEC. 1983 SCALE 1"=100'

RONALD V. SCHRADER
REGISTERED SURVEYOR, CHESTERTOWN, MD.



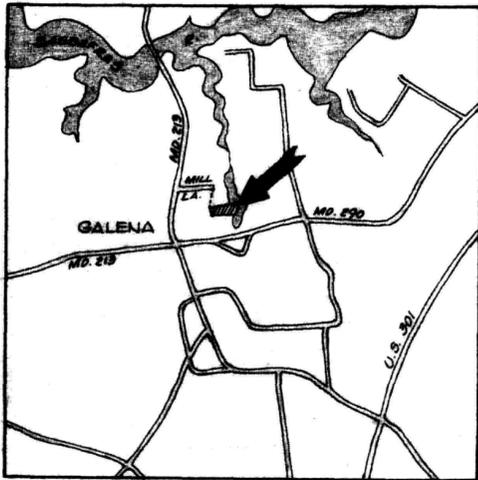
Note: This plat was drawn from the deed descriptions shown, surveys of adjacent properties, and an aerial photo.
84.5 ACRES (SCALED)

PLAT OF THE
CLINTON J. RILEY LANDS

1ST DISTRICT, KENT COUNTY, MD.

Scale 1"=200' Nov. 1987.

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



MILL LANE

Reference line
N 47° 30' 20" E - 22.49'

W. WESLEY REYNOLDS

Note: There is an existing 18' right-of-way over the Riley lands along this line from Mill Lane to the Sigman lot.

30' RIGHT-OF-WAY

OTHER LANDS OF RILEY

NO.	BEARING	DIST.
1	N 82° 25' 10" E	738.80
2	S 79° 03' 20" E	217.27
3	S 63° 24' 40" E	129.43
4	S 42° 23' 10" W	273.70
5	S 65° 16' 30" W	99.91
6	S 52° 03' 10" W	123.14
7	N 87° 51' 20" W	542.95
8	N 86° 04' 20" W	158.93
9	N 02° 41' 20" E	297.28
10	S 83° 58' 10" E	52.00
11	N 47° 48' 10" W	127.50
12	N 13° 07' 30" E	583.14
13	N 46° 18' 10" E	91.70
14	N 05° 48' 40" W	127.73
15	N 21° 11' 20" E	82.00
16	N 05° 40' 20" E	173.61

PHILLIP W. SIGMAN

MILL POND
(Owned by Clinton J. Riley)

7.752 Acres

Note: This is a separate tract of the Riley lands, recorded in WHG 14/337

THIELMA N. O'GRADY

FRANCES R. GILLESPIE

PLAT OF A SURVEY OF THE "SAMUEL CAULK LOT"

CLINTON J. RILEY LANDS

1ST DISTRICT, KENIT COUNTY, MD.

Scale 1" = 100'

July 1989.

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



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