SC5593-4-288

DESCRIPTIONS OF TWO PARCELS OF THE JOHN J. KRONAU LANDS, SECOND DISTRICT, KENT COUNTY, MD.

PARCEL 1

Beginning for the same at a point on the mean high waters of Lloyd Creek, said point being the easterly end of the division line between the herein described lands and the lands of William B. Wheeler, Trustee; and running, thence, by and with said Wheeler lands N 82 30 10 W to a stone in the marsh near the edge of the fast ground, N 82 30 10 W - 2010.18' to an iron pipe, S 00 52 E - 336.01' to an iron pipe, and N 88 07 W - 1717.50' to andiron pipe and the lands of Montgomery Title Co.; thence, by and with said Montgomery Title Co. lands N 47 04 40 E - 5026.81' to an iron pipe and N 47 04 40 E - 6' more or less to the mean high waters of Lloyd Creek; thence, by and with the mean high waters of said creek in a generally southeasterly, northeasterly, and southerly direction to the place of beginning.

PARCEL 2

Beginning for the same at an iron pipe on the north side of a 20' private road leading to Md. Rte. 442, a corner of the lands of Montgomery Title Co., said point being N 16 56 20 W - 21.07' from the iron pipe marking the end of the 4th line (N 88 07 W - 1717.50') of the description of Parcel 1; and running, thence, by and with the north side of said 20' private road N 88 37 50 W 1426.55' to an iron pipe and the lands of Peter E. Coakley; thence, by and with said Coakley lands the seven following courses and distances: (1) N 29 12 50 E - 643.02', (2) N 01 57 50 E - 247.50', (3) N 08 32 10 W - 132.00', (4) N 53 57 50 E - 355.25' to an iron pipe, (5) N 45 57 50 E - 264.00', (6) S 48 32 10 E - 132.00', and (7) N 40 57 50 E - 454.08' to the lands of Thomas R. Jaggard; thence, by and with said Jaggard lands the seven following courses and distances: (1) N 67 40 50 E - 488.73', (2) N 64 22 50 E - 297.00', (3) N 58 54 50 E - 685.58', (4) N 21 47 50 E - 179.85' to an iron pipe, (5) N 51 57 50 E - 595.32', (6) N 68 37 50 E - 121.77', and (7) N 82 59 30 E - 153.86' to a concrete monument and the lands of Montgomery Title Co.; thence, by and with said Montgomery Title Co. lands S 58 02 10 E - 153.86' to an iron pipe, S 09 56 E - 222.75' to an iron pipe, and S 38 37 W - 3289.08' to the place of beginning. Containing in all 86.240 acres of land, more or less.

November 4, 1982.

William R. Nuttle.

McCrone survey Aug. 1981

Begin SW cor. hereof, S85°56'20"E - 51.79 from intersection of div. line between Wm. Wheeler and Thos. Jaggard with E side Rosedale Cannery Rd.

w/new line through Jaggard lands

① N11°03'31"W - 16.95
② N17°27'34"E - 1874.93
③ N13°04'32"E - 619.33
④ N12°04'55"E - 535.87
⑤ S65°42'13"E - 217.64
⑥ S57°39'30"E - 426.40
⑦ S58°19'24"E - 370.91
⑧ S29°01'48"W - 527.21
⑨ S 35°03'51"E - 540.18 to intersect John L. Kronau

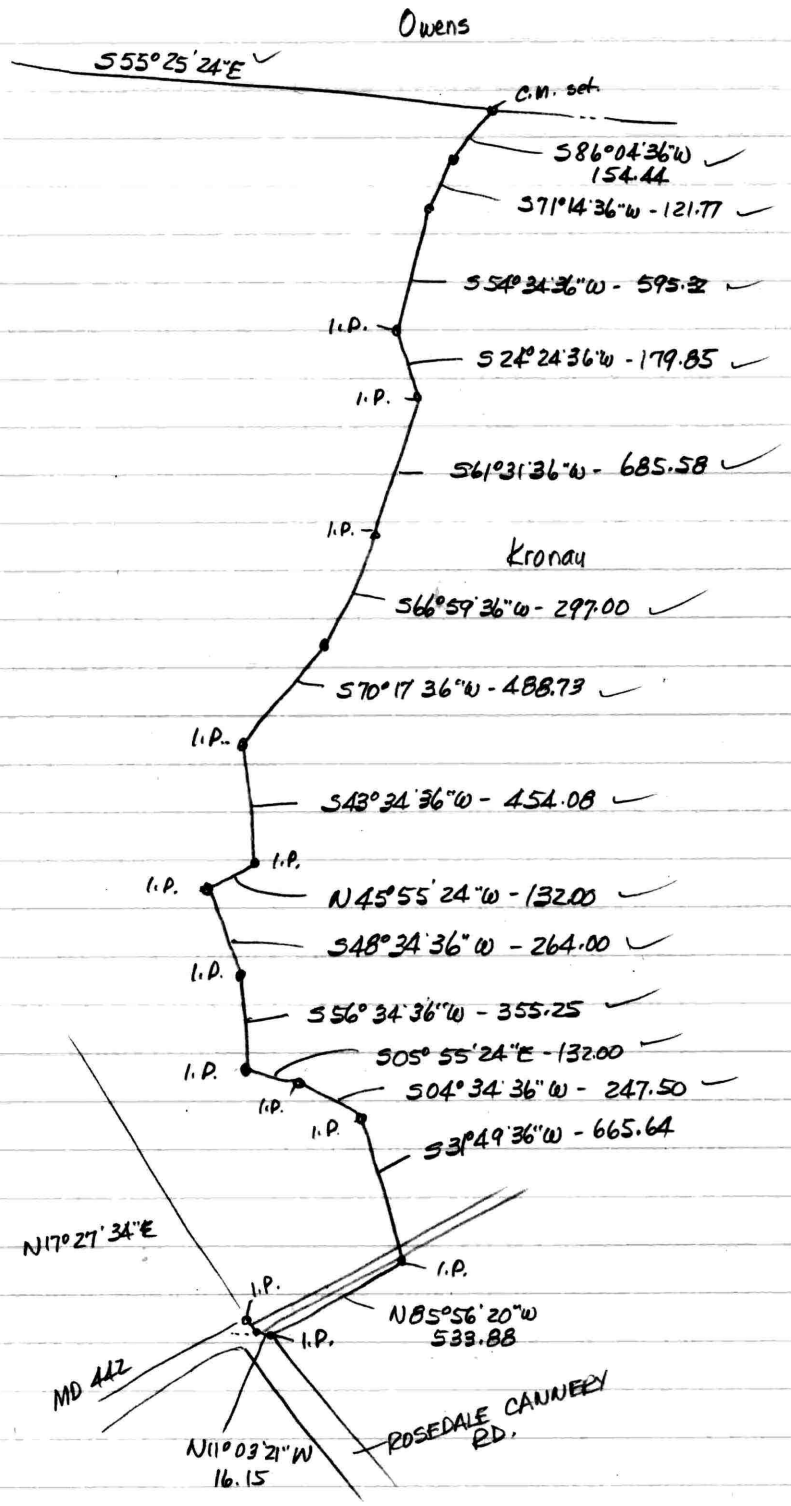
no markers mentioned

w/s ① S43°34'36"W - 454.08
② N45°55'24"W - 132
③ S48°34'36"W - 264
~~④ S56°34'36"W - 264~~
? → ⑤ S 56°34'36"W - 355.25
⑥ S05°55'24"E - 132
⑦ S04°34'36"W - 247.50
⑧ S31°49'36"W - 665.64 to Wheeler

w/s N85°56'20"W - 482.09 to begin

52.37

Plat Bk. ~~EHP~~ 1, 219
Plat by McCrone May 1978



665.64
653.07
12.57

Kronau – EHP 66/415 – S.E. part of Yapp farm

Begin SE cor. at cor. of Watts and Hephron on N side 20' private rd.

w/w side private road & Wm. Mapwell — N45°55'E - 202.74 (3345.21) to stake in edge of cleared land 27' from end of levie (total 204.38) (3372.27) to stone

w/ Mapwell crossing cleared land N05½°E - 13.5 (222.75) to stone & Price

w/s N57°W - 15 to stake or stone at edge of ~~cleared land~~ woods

" 11.09 (182.99) total to stake or stone at edge of marsh

w/other lands of Yapp farm:

①	S84½°W - 9.36 ✓	154.44
②	S69°40'W - 7.38 ✓	121.77
③	S53°W - 36.08 ✓	595.32
④	S22°50'W - 10.9 ✓	179.85
⑤	S59°57'W - 41.55 ✓	685.58
⑥	S65°25'W - 18 ✓	297
⑦	S68°43'W - 29.62 ✓	488.73
⑧	S42°W - 27.52 ✓	454.08
⑨	N47½°W - 8 ✓	132
⑩	S47°W - 16 ✓	264
⑪	S55°W - 21.53 ✓	355.25
⑫	S07½°E - 8 ✓	132
⑬	S03°W - 15 ✓	247.50
⑭	S30¼W - 39.58 to N side private rd.	653.07

Plotted 1"=660

CW 01°34'36"

Note McCrone survey reproduced these lines, except for length of ⑭, exactly. Bearings shifted CW 01°34'36"

w/s S86°E - 76.82 (1267.53) to begin

75¾ A 6 P.

Together with R/W to county rd.

Montgomery Title Co. EHP 76/570 from Wm. E. Owens 1977

Parcel 1 149 A (see JKH 9/246 ✓)

S&E 10A 1R 30P (see DCB 4/585 & JKH 9/520 ✓)

Parcel 2 – 5 parcels described RRA 10/317

S&E 225A Marchand to Royal Sevan Club April 4, 1928

Peter

EHP 128/43 Jaggard to Coakley

Begin at SW cor. herein at point S85°56'20"E · 51.79 from inter div. line between Wheeler and Jaggard - (see EHP106/315) with east side Rosedale Cemetery Rd.

W/ Jaggard N11°03'31" W - 16.95
N17°27'34" E - 1874.93

S 31°49'36" W - 665.64 to Wheeler

86/42 W/S N85°56'20" W - 482.09 to begin

Subject to R/W over 10' existing paved rd.

Right to use in common 50' ~~rd~~ R/W along W side of herein

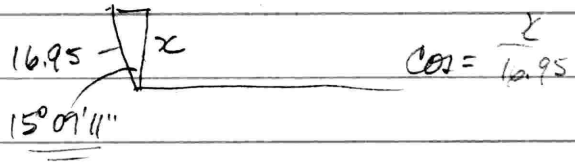
EHP 85/42 Hantze to Kronau

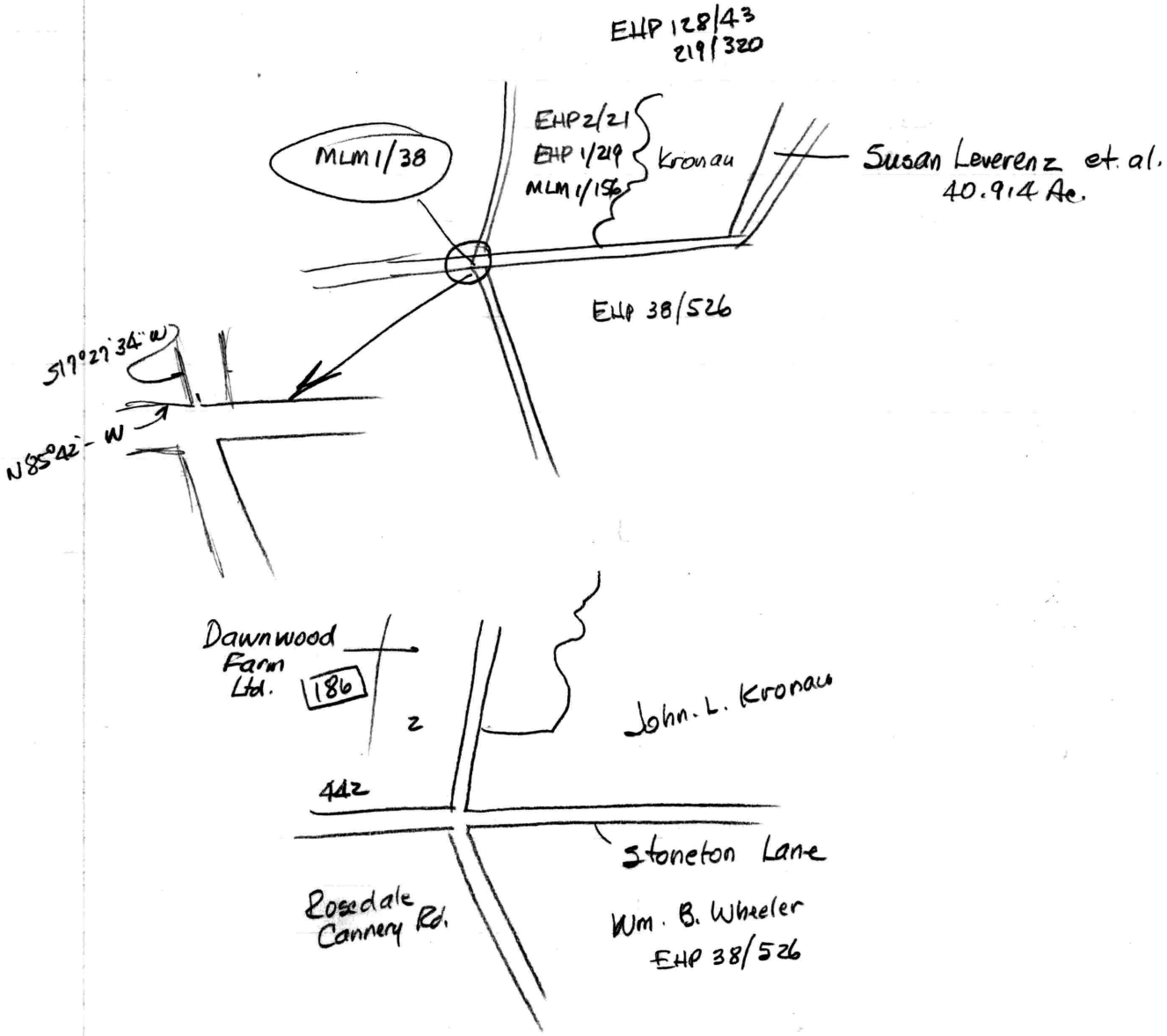
Plat by Scott

Subject to 10' R/W

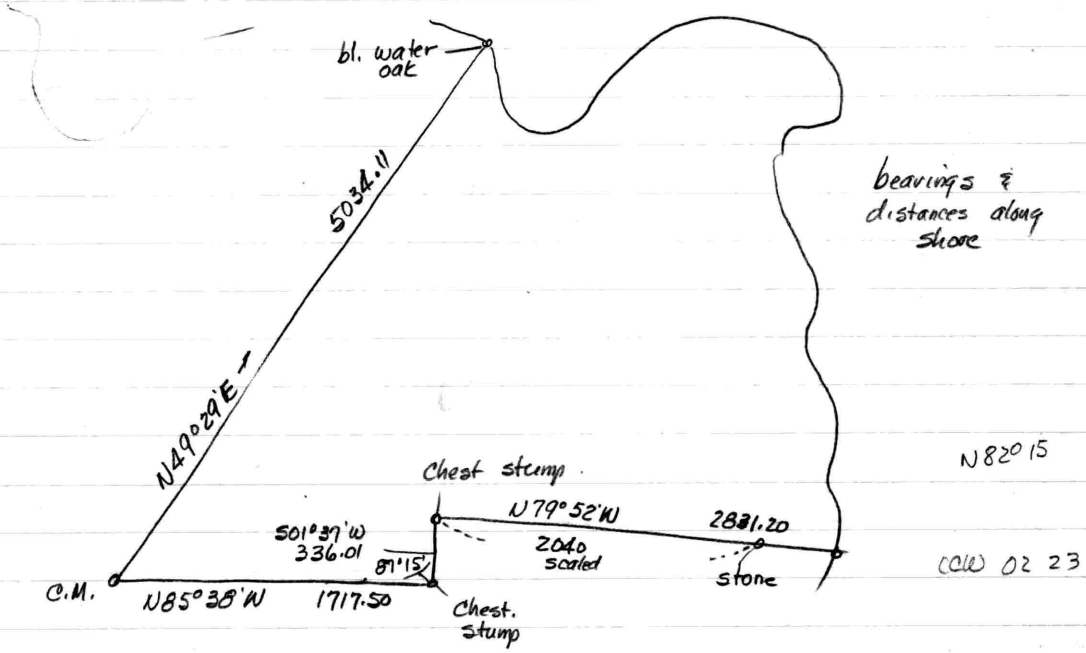
Together with 50 R/W

11 03 31




EHP 128/43
219/320
MLM 1/38
EHP 2/21
EHP 1/219
MLM 1/156
Kronau
Susan Leverenz et al.
40.914 Ac.
EHP 38/526
S17°27'34"W
N85°42'-W
Dawnwood Farm Ltd.
186
2
John. L. Kronau
442
Stoneton Lane
Rosedale Cannery Rd.
Wm. B. Wheeler
EHP 38/526

Plat by McCrone 1955 - loaned to me by Mr. Kronau



RRA 5/33 Henry Price to Nancy Mafwell Price

Parcel 1 - 75¾A GP described (now Kronau

Parcel 2 - strip of land leading from back rd from Still Pond to Betterton through "Yapp" of Henry B. Price to "Stoneton Farm" of Nancy Mafwell Price

Begin S cor of "Yapp Farm" at junction of rds with land of Katie Crew

w/ Crew N12°E - 365'(?) to N boundary of R/W

w/s S69 ¾°E - 226'3"

S 58°25'E - 439 to W boundary of R/W

w/s N 37½°E - 1472'10" to dw. line between Yapp & Stoneton

w/s 20' to E side R/W

w/s S37½W - 1492'10" to S side R/W

w/s N58°35W - 459

N69 ¾°W - 206'3" to E side R/W

w/s S12°W - 3045 to 1st mentioned rd.

20 W dir. to begin

Does not apply

758 - 2237

KRONAU

DESCRIPTION OF PART OF THE SUSAN LEVERENZ, ET. AL. LANDS,
THIRD DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe at the southeast corner of the herein described lands, said point being the westernmost corner of the lands of John L. Kronau and on the line of the lands of William B. Wheeler; and running, thence, by and with said Wheeler lands along the south side of a 20' wide road known as Royal Swan Road N 88 37 50 W - 1443.74' to an iron pipe and a second tract acquired by John Kronau of Victor Haentze; thence, by and with said lands N 29 12 50 E - 22.62' to an iron pipe and a third tract of Kronau; thence, by and with said third tract S 88 37 50 E - 1426.55' to an iron pipe and N 38 37 E - 37.68' to a new division line between the herein described lands and other lands of Leverenz; thence, by and with said new division line S 88 37 50 E - 35.07' to the first mentioned Kronau tract; thence, by and with said Kronau lands S 47 04 40 W - 71.60' to the place of beginning. Containing in all 0.687 acres of land, more or less.

January 16, 1996. William R. Nuttle.

In 1832 Benjamin Price bought Stoneton & Gapp (more Gunnery) of 850 Acres - no description
In 1873 Benj. F. Price sold 2A. 1R to Anna Marie Maxwell JKH9/522

Will of Mary C. Price - RRH 1/541 · conveys "Stoneton" to Nannie Maxwell Price ; remainder to be shared equally by Grace Price Hepbron and Henry B. Price - 1924

Conveyance of Royal Swan mentions starting at corner of Grace Price Hepbron. Apparently Hepbron intended to convey to Moreland all of her land

RCA 10/317 (cont.)

Part 3 - Begin stone at end of S01½°E - 135 from begin of "Yapp"
Parallel to Maxwell's fence 130 p.
with extension 48 to creek
? w/s to Maxwell
w/s to begin
4A 2R 15P

Part 4 Begin B.O at begin "Stounton" & "Yapp"
S01½°E - 13½ to stone
Plotted 1"=660 N62°W - 28 to marsh
N18 3/4°E - to div. line between Stounton & Yapp
w/s to begin
2A 1R

Part 5
Begin stone on line between herein & Yapp
Plotted 1"=660 S68½°E - 22.4
N31½°E - 49.8 to Maxwell
w/s N68½°E - 2.4 to stone
w/ Yapp to begin
5A 3R 15P

Together with R/W 24' wide on east side of line of Yapp

JKH9/246 Eliz Price to Samuel Davis
"Gunnerie" & "Yapp" - 160 A.
Being Will of Benjamin Price to Peregrine Price Sept. 1843
S&E about 98 acres conveyed to Maxwell JNG 11/223

JKH9/520 Davis to Maxwell
Part of "Gunnery"
Begin stone at end of S01½°E-13.5 from begin of "Yapp"
running parallel to Maxwells fence 130 p.
w/ extension 48 to creek
w/creek to Maxwell
w/s to begin
4A 2R 15P

68' wide

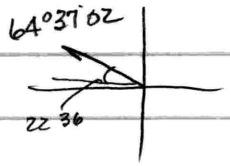
DCB4/585 Davis to Maxwell
Begin stone on line between Yapp & Gunnery
S68½°E-22.4
N31½°E-49.8 to Maxwell
w/s N68½°E-10.4 to stone
w/ Yapp to begin
5A 3R 15P.

4083
200 103

JNG11/223 - Peregrine Price to Maxwell
Begin stone on creek also bound of woodland of Wm. H. Price
S61°W-56 to W.O.
S27½°W-31.8 to B.O.
S01¼°W-9.4 to stone
S62°E-130 to poplar
S79°E- to creek
w/creek to begin
98 3R

Same as Part I except for acreage

JTD 27/46
Mary E. Davis conveyed to Chas. H. Price & Mary C. Price – passed on to children Grace Price Hepbron & Henry B. Price



64 37 02
22 36
87 13 02

Price to Maxwell 12A, 1R → Marchand

Price to Davis – 160–98 → Davis to Maxwell – 4A 2R, 5A 3R → Marchand, Marchand

Price to Maxwell – 98A 3R → Marchand – same descrip

Price to Maxwell 2A–1R → Marchand

Aubrey W. Marchand —— Index

of Price (Nancy Maxwell) RRA 10/15 – 75 3/4 A, 6P. – same descrip as Kronau EHP 664.15
of Hepbron (Grace Price Hepbron) RRA 10/88 – being JKH9/246, SEE 10A 1R 39P (DCB4/58 & JKH9/52
of Meddas RRA 10/317 – 98A, 12A, 4A, 2A, 5A
to Royal Swan Club

Run Benjamin Price prior to 1843

	of Webb	WG JNG 2/301	Turners Creek Rd. 34A 2R 15P.
1832	of Carroll	" 2/730	– Thos Carroll to Benj. Price. Stoneton & Yapp (Gunnery) 850Ac.
	of Brown	" 4/387	
	of Howard	" 4/426	
	to Persons	MG 7/387	
	" "	" 462	
	" Wilson	" 7/464	
	of Howard	JNG 8/49	
	of Mansfield	JNG 9/358	
	to Rasin	" 10/60	
	of Rasin	10/62	
	to Price	JR 2/235 – 34 1/2 A – Webb tract	also 1A, 52, & 16A. from Howard & Thos.
1873	Anna Marie Maxwell to Davis	JKH 9/522 – 2A 1R, part of Yapp	

Unit of Mary C. Price RRH 1/541

EAS 2/26 - 1928 - Marchand to Royal Swan Club

Begin SW cor of Mack Price end of tract where it corners with N boundary of J. Leonard Price and Yapp farm of Chas. Price

Plotted 1"=660

w/ Leonard Price S85¼°E - 1717.5 to chest. stump

N02°E - 356 " " "

S80°20'E - 210 to stone on border of marsh

" - 2881.2 (total) to stream in marsh

w/ MHW Lloyds Cr. ----

--- N13° 50'W - 2535 to water oak on bank

w/ Marchand S49°30'W - 5034.2 to begin

RRA 10/317 - Medders to Marchand 1927

Part 1 Begin stone on shore of Lloyds Creek at boundary of Wm. H. Price woodlot

Plotted 1"=660

S61°W - 56 to W.O. ✓

S27½°W - 31.8 to B.O. ✓

S01¾°W - 9.4 to stone ✓

S62°E - 130 to poplar

S79°E - to creek

w/s to begin 58A 3R

Part 2 Begin B.O. at cor. of "Stounton" and "Yapp"

Plotted 1"=660

N27½°E - 31.8 to W.O. ✓

N61°E - 56 to creek ✓

w/cr. N37½°W - 10 ✓

N66°W - 6 ✓

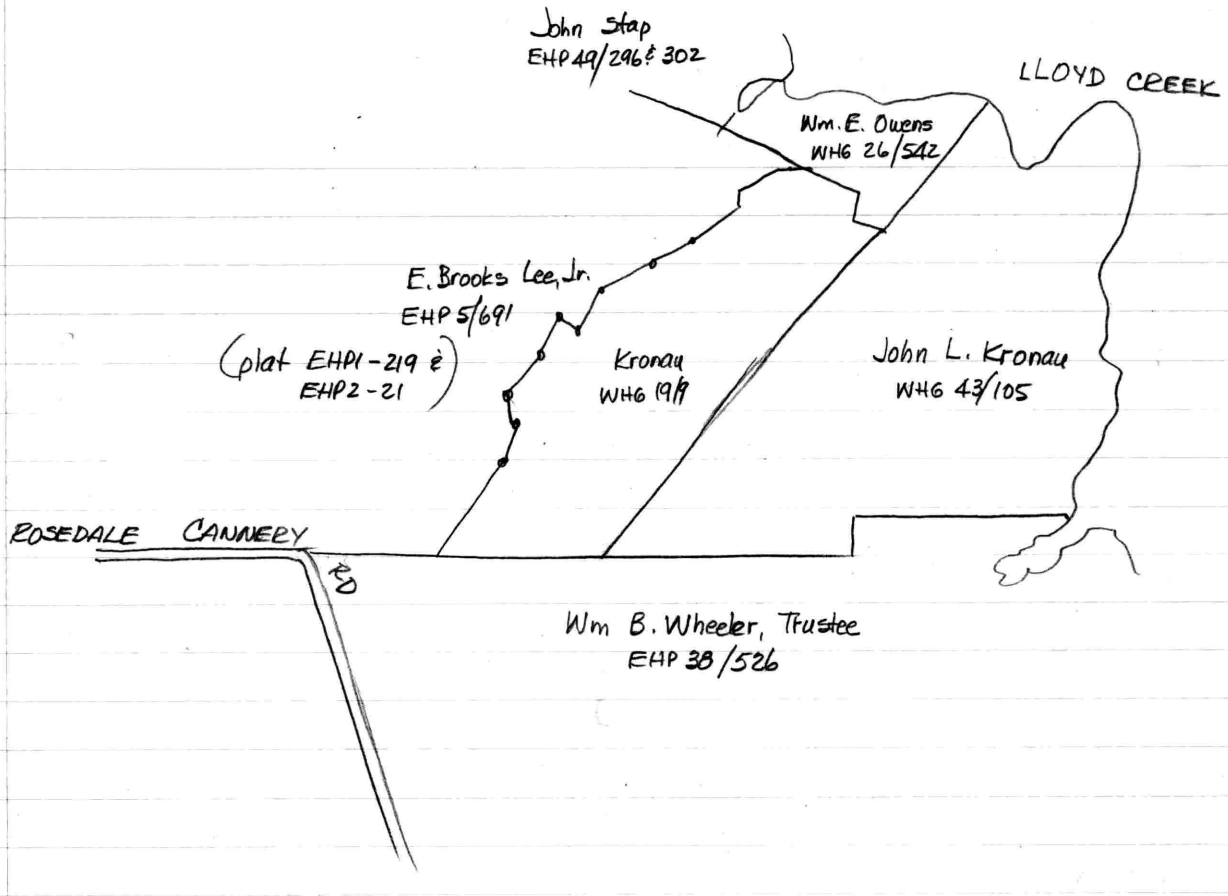
S73°W - 32 ✓

S60°W - 40 ✓

S26½°W to line between "Stounton" & "Yapp"

w/s to begin

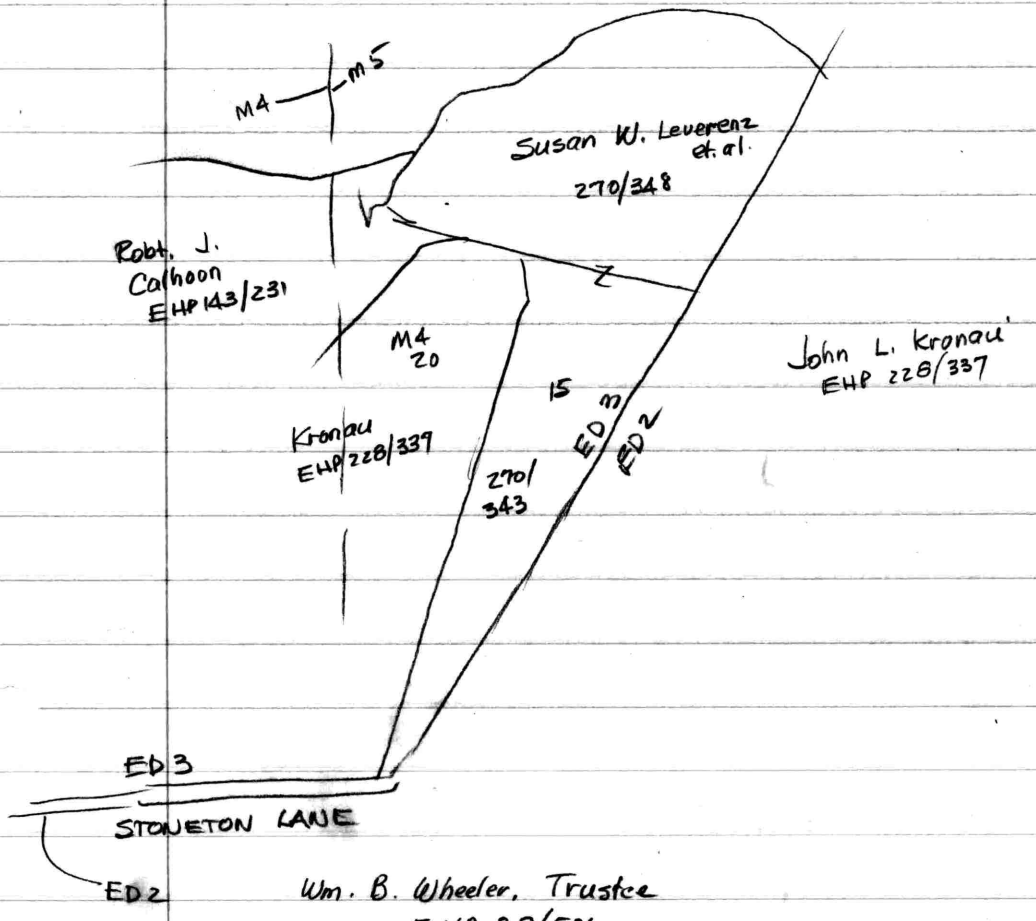
12A 1R 29P



Wheeler EHP 38/526

--- N 16 1/4° W - 124.5 to Stoneton Lane
N 88 3/4° E - 119.6 to stone
East 45 1/3
S 88 1/4° E - 60.6 to chest stump
N 02 1/2° W - 20.4 " " "
S 84° E - 118 to Creek
" 52.8
up creek ----

MAPS 4 & 5


M4
M5
Susan W. Leverenz et. al.
270/348
Robt. J. Calhoon
EHP 143/231
M4
20
John L. Kronau
EHP 228/337
15
ED 1
ED 2
Kronau
EHP 228/339
270/
343
ED 3
STONETON LANE
ED 2
Wm. B. Wheeler, Trustee
EHP 38/526

Wm. Wheeler — Sept. 10, 1997

Marking ℄ next to lane

								5000	5000
	A1	A2	N47°00'E	577.54	6.84 2'			5393.88	5422.39
	A2	A3	L179°47'50"	628.95				5821.19	5883.89
	A3	A4	L179°16'40"	530.62				6176.76	6277.75
	A4	A5	L179°53'10"	578.96				6563.87	6708.26
	A5	A6	R179°29'20"	537.74				6926.97	7104.90
	A6	A7	L179°55'20"	371.28				7177.30	7379.10
	A7	A8	L178°35'40"	345.18				7403.71	7639.66
D	A1	A8	N47°40'42"E	3570.10	(3570.07)				
	A1	A3	N47°06'21"E	1206.49	12.06 6'				
	A1	A4	N47°21'21"E	1737.07	9.78 4				
	A1	A5	N47°31'36"E	2316.00	6.13 I.P. edge				
	A1	A6	N47°31'36"E	2853.74	7.55 1'				
	A1	A7	N47°32'09"E	3225.02	8.02 1'				

Wheeler — Dec. 27, 1996

Marking south line of Kronau

								5000	5000
	A1	A2	S 89°00'E	329.29	L 16.29			4994.25	5329.24
	A2	A3	R 175°16'10" N 86°16' 11"E	340.44				5016.40	5668.96
	A3	A4	L 177°46'50" N 88°29'20"E	341.41				5025.40	6010.25
	A4	A5	R 179°25'20" N 87°54'42" E	344.00				5037.94	6354.02
	A5	A6	L 177°58'50" N 89°55'49"E	334.08				5038.35	6688.10
D	A1	A3	N 88° 35'44"E	669.16	L 5.03				
(	A1	A4	N 88°33'35"E	1010.57	L 6.97				
(	A1	A5	N 88°23'41"E	1354.56	L 5.44				
~	A1	A6	N 88°41'54"E	1688.55					
	A6	A7	R 160°22'50" N 70°18'39"E	31.98				5049.12	6718.21
D	A1	A7	N 88°21'44"E	1718.91					
	A6	A6A	N 59°38'39"E	32.97				5055.01	6716.55
D	A1	A6A	N 88°09'52"E	1717.43	(1717.50)				

Wm. Wheeler
Marking R along lane

Sept. 9, 1997

A2	I.P. A1	A1	0°	577.54
		A3	L179°47'50"	628.95
A3	A2	A4	L179°16'40"	530.62
A4	A3	A5	L179°53'10"	578.96
A5	A4	A6	R179°29'20"	537.74
A6	A5	A7	L179°55'20"	371.28
A7	A6	I.P. A8	L178°35'40"	345.18

Offsets to R

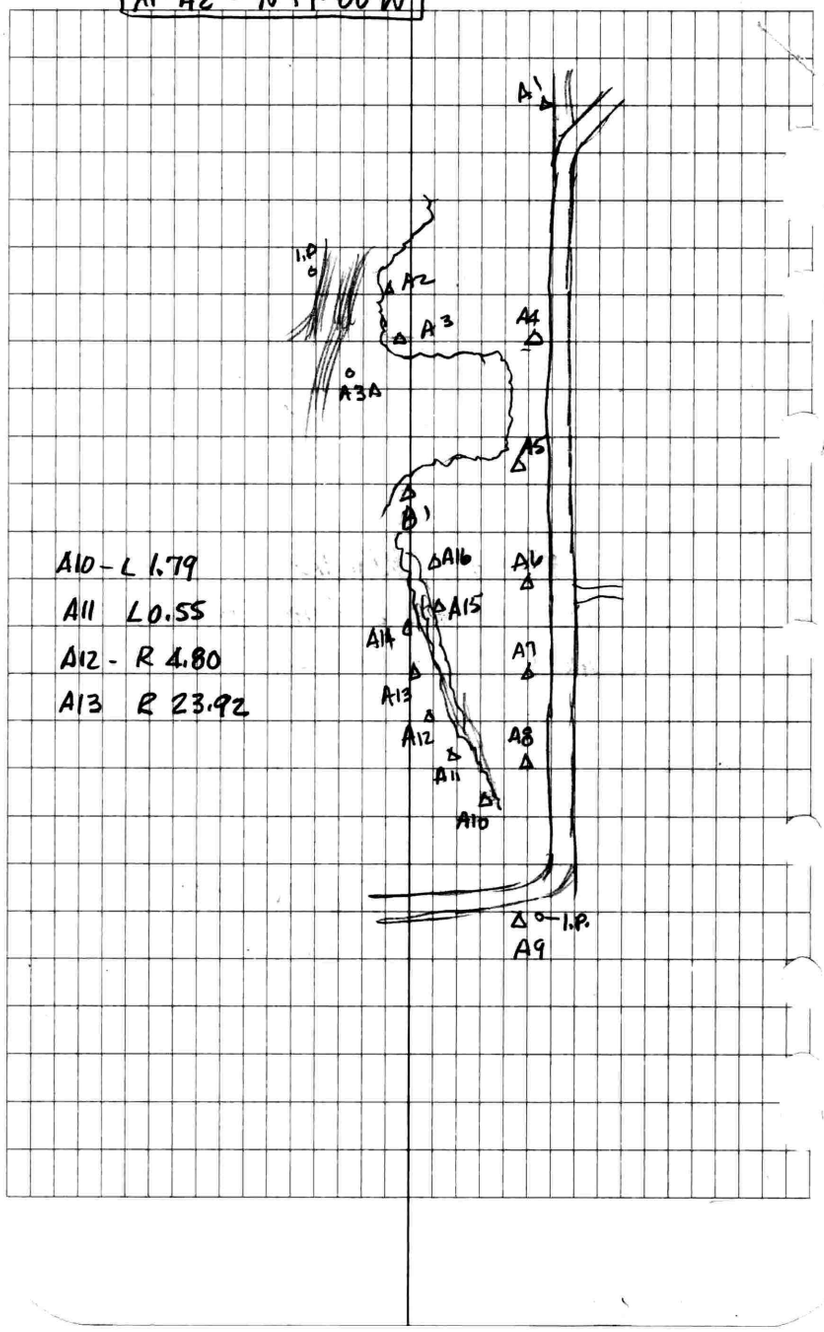
A2	6.84	2' into	pavement	nail & cap
A3	12.06	6' "	"	" "
A4	9.78	4' "	"	" "
A5	6.13	edge of pavement		I.P.
A6	7.55	1'	" "	nail & cap
A7	8.02	1'	" "	" "

William Wheeler

Traverse to mark lines between Kronau & Leverenz

Dec. 22, 1994.

A1 - A2 - N 79° 00' W



A10 - L 1.79

A11 L 0.55

A12 - R 4.80

A13 R 23.92

NATIONAL PRINTFAST NO. 446

				491.35	
A2	A1	A1	0°	491.52	01°30'
		A3	R127°15'30"	291.45 291.53	01°20'
		"	R254°32	—	
				174.38	
		I.P.	L100°05'30"	174.68	03°20'
A3	A2	A4	R81°29	330.71	0°15
		"	R162°58	—	
				126.85	
		A3A	L120°12'	127.49	05°45
				391.34	
A4	A3	A5	L75°14'30"	391.47	01°30'
		"	L150°29	—	
A5	A4	A6	L179°18'35"	714.82	0°10'
		"	L358°36'30"	—	
		B1	L110°55		
		"	L221°50'	—	
				607.28	
A6	A5	A7	R179°54	607.30	0°30'
		"	R359°47'30"	—	
				642.67	
A7	A6	A8	R179°14'35"	642.73	0°45'
		"	R358°28'	—	
				603.49	
A8	A7	A9	L179°53'	603.52	0°35'
		"	L359°46'30"	—	
A9	A8	A10	L10°05	354.43	0°15'
		"	L20°10'	—	
		I.P.	R40°50'	3.78	
				370.74	
A10	A9	A11	L178°08	370.76	0°35'
		"	L356°16'30"	—	

RK

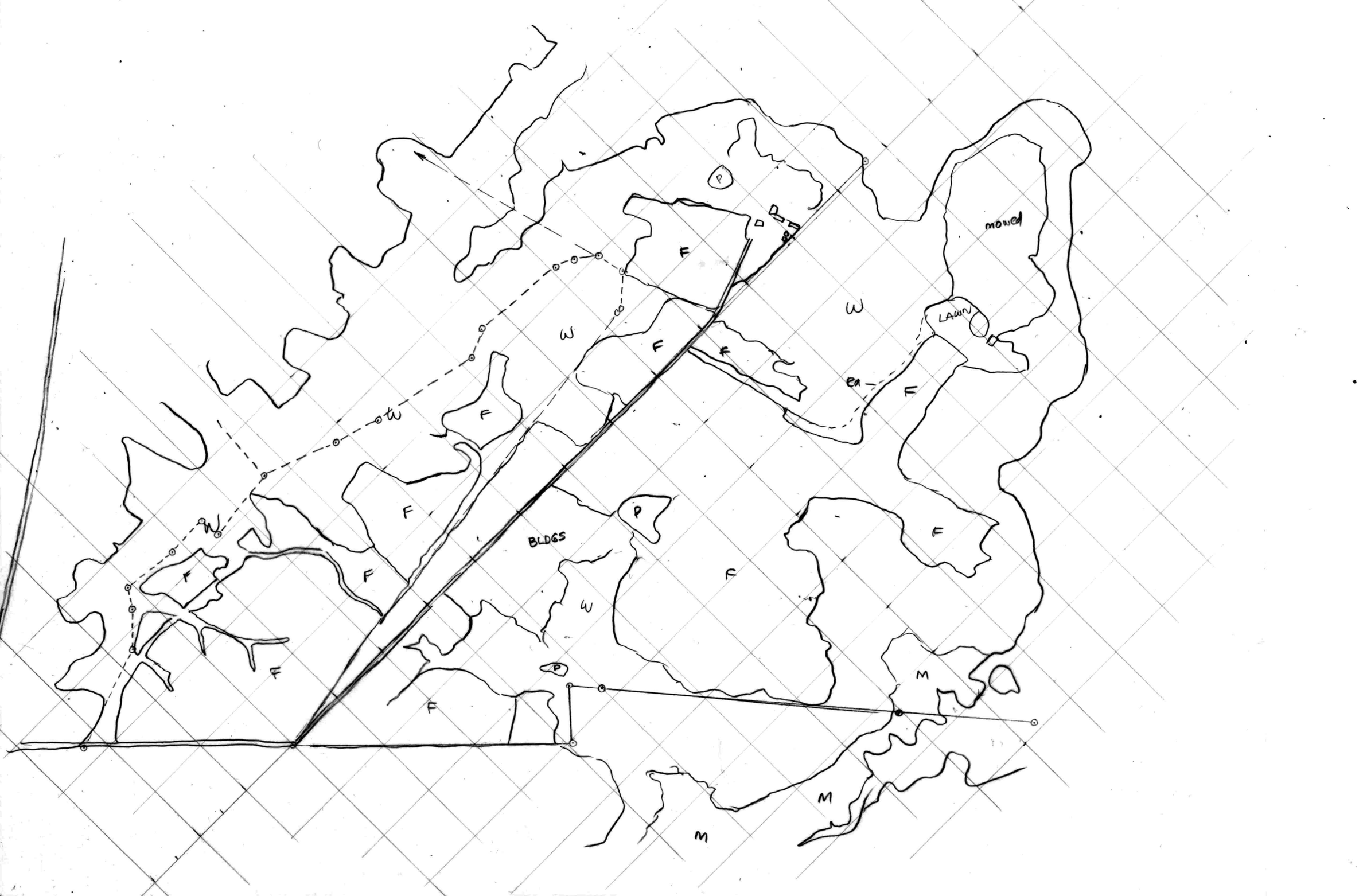
56.50
53.56
2.94

82.52
67.25
15.27

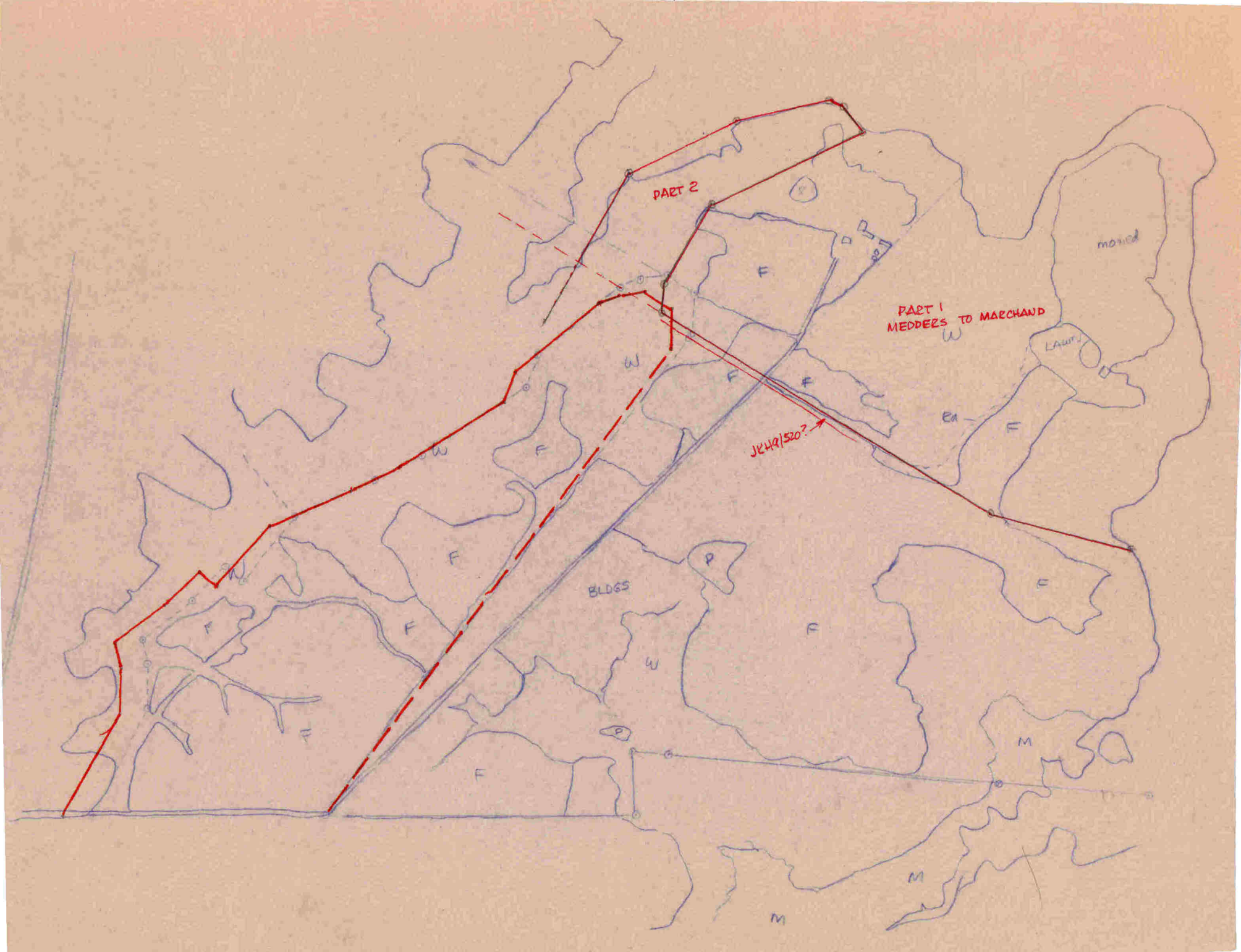
91°30
82 36
08°54

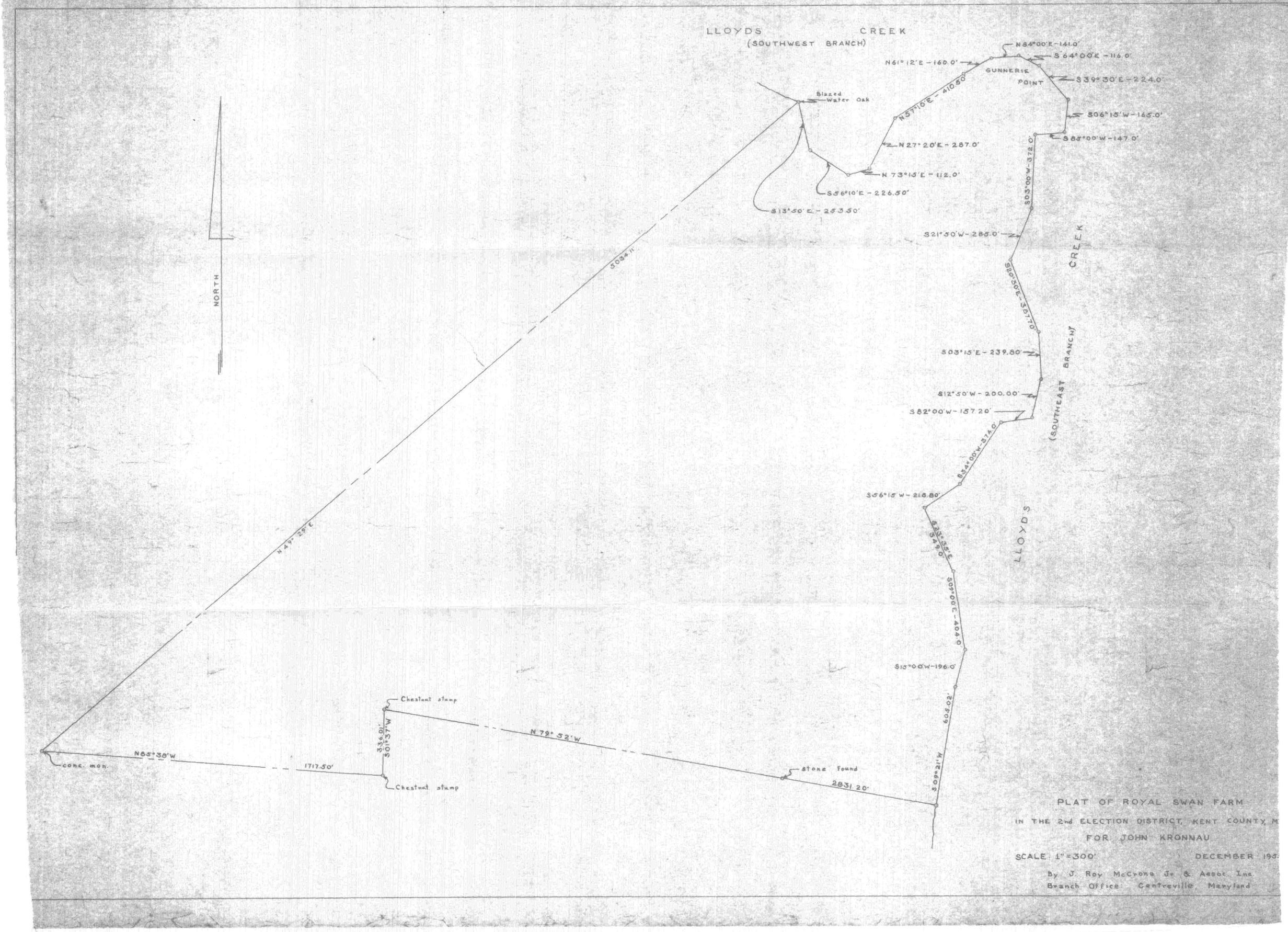
73.51
70.13
3.38

NATIONAL PRINTFAST NO. 446



mowed
LAWN
BLDGS
P
F
W
M


PART 2
PART 1
MEDDERS TO MARCHAND
JKH9/520?
BLDGS
moved
LAWN
F
W
P
M



PLAT OF ROYAL SWAN FARM

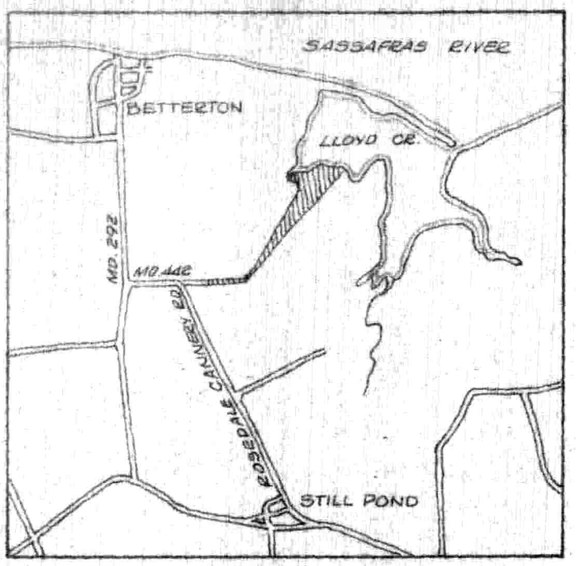
IN THE 2nd ELECTION DISTRICT, KENT COUNTY, M

FOR JOHN KRONNAU

SCALE 1" = 300' DECEMBER 195

By J. Roy McCrone Jr & Assoc. Inc.

Branch Office: Centreville, Maryland



MAG. NORTH 1982

LLOYD CREEK

M.H.W.

I.P.

PARCEL 1
37.016 Acres±

PARCEL 2
23.281 Ac.±

310'±

C.M.

182.99'

I.P.

N 58°02'10"W 714.43'

I.P.

1456.74'

3570.07'

Note: Parcel 2 is land possessed by Montgomery Title Co. but it is not included in its deed.

This line lies northwest of the existing paved lane.

NO.	BEARING	DIST.
1	N 29°12'50"E	22.62'
2	S 88°37'50"E	1426.55'
3	N 38°37'00"E	3289.08
4	N 09°56'00"W	222.75'
5	N 58°02'10"W	492.99'
6	N 28°23'40"E	284.01'
7	N 20°56'50"E	260.02
8	S 57°06'50"E	240.81'
9	N 64°58'00"E	335.43
10	N 38°06'00"E	199.26'
11	N 77°25'20"E	550.84'
12	S 46°06'10"E	279.30'
13	N 89°48'40"E	277.45
14	S 43°52'30"E	320.37'
15	S 47°04'40"W	5092.81'
16	N 88°37'50"W	1443.74'

THOMAS R. JAGGARD

PETER E. COAKLEY

JOHN L. KRONAU

JOHN L. KRONAU

I.P.

I.P.

I.P.

I.P.

20' PRIVATE ROAD

WM. B. WHEELER, TRUSTEE

PLAT OF A SURVEY OF THE

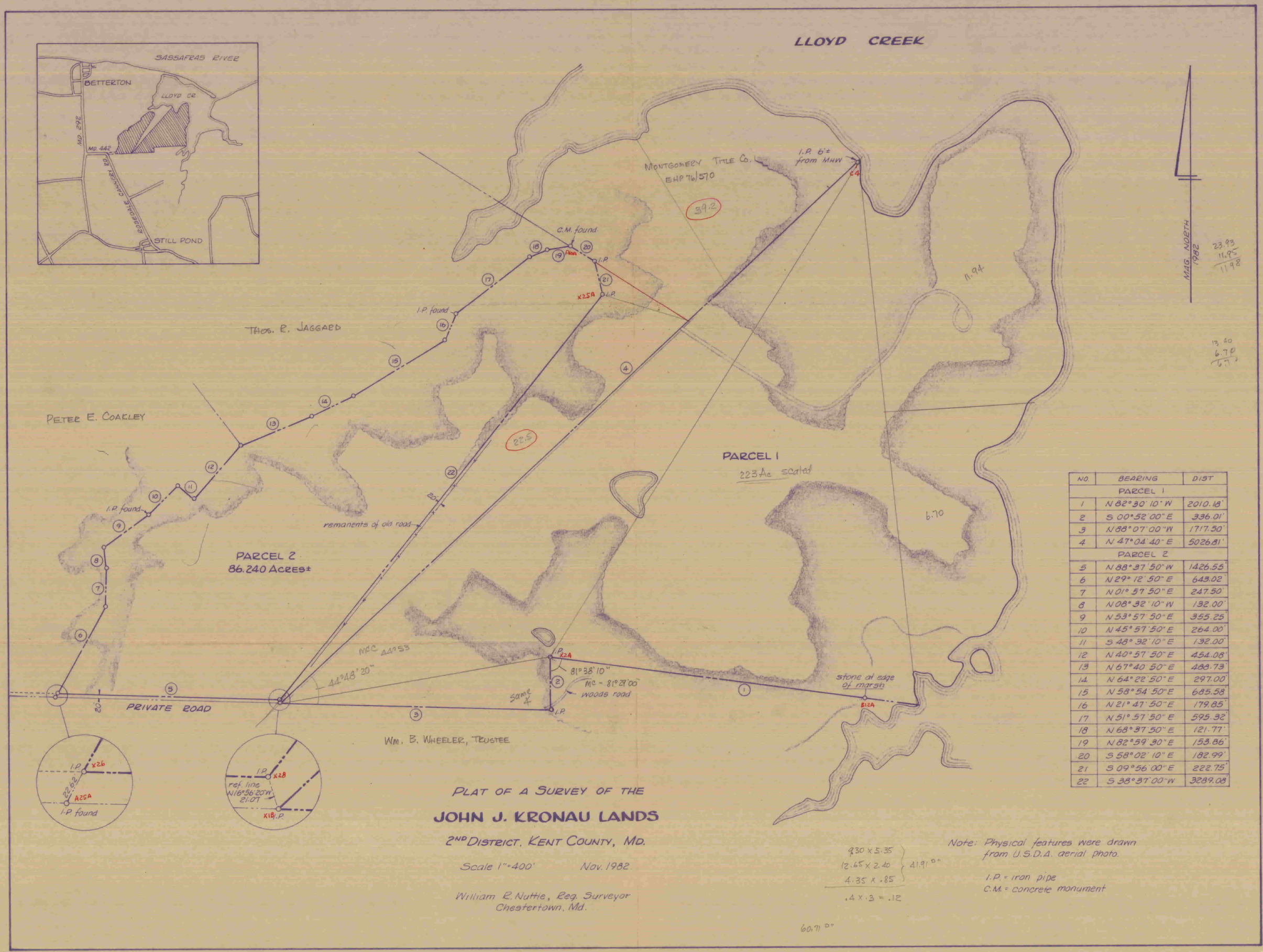
MONTGOMERY TITLE CO. LANDS

2ND DISTRICT, KENT COUNTY, MD.

Scale 1"=400' Oct. 1983.

William R. Nuttle, Reg. Surveyor
Chestertown, Md

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



NO.	BEARING	DIST
PARCEL 1		
1	N 82°30'10" W	2010.18'
2	S 00°52'00" E	336.01'
3	N 88°07'00" W	1717.50'
4	N 47°04'40" E	5026.81'
PARCEL 2		
5	N 88°37'50" W	1426.55'
6	N 29°12'50" E	643.02'
7	N 01°57'50" E	247.50'
8	N 08°32'10" W	132.00'
9	N 53°57'50" E	355.25'
10	N 45°57'50" E	264.00'
11	S 48°32'10" E	132.00'
12	N 40°57'50" E	454.08'
13	N 67°40'50" E	488.73'
14	N 64°22'50" E	297.00'
15	N 58°54'50" E	685.58'
16	N 21°47'50" E	179.85'
17	N 51°57'50" E	595.32'
18	N 68°37'50" E	121.77'
19	N 82°59'30" E	153.86'
20	S 58°02'10" E	182.99'
21	S 09°56'00" E	222.75'
22	S 38°37'00" W	3289.08'

PLAT OF A SURVEY OF THE

JOHN J. KRONAU LANDS

2ND DISTRICT, KENT COUNTY, MD.

Scale 1"=400' Nov. 1982

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

9.30 x 5.35
12.65 x 2.40
4.35 x .85
41.91 □"

.4 x .3 = .12

60.71 □"

Note: Physical features were drawn from U.S.D.A. aerial photo.

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

A11	A10	A12	R179°23'30"	386.91	0°
		"	R 358°47'	487.97	
A12	A11	A13	R178°32'30"	488.08	0°55
		"	R357°05'30"	311.96	
A13	A12	A14	L179°10'30"	312.12	01°50
		"	L358°21'	84.55	
A14	A13	A15	L115°21'	84.58	01°25
		"	L230°42'30"	302.47	
A15	A14	A16	R123°54'30"	302.48	0°25
		"	R247°49'30"	217.06	
A16	A15	B1	R165°26'30"	217.11	01°10'
B1	A16	A5	L95°23'	343.62 343.63	0°25
A1	A2	X2	R140°10'09"	70.13	
B1	A16	⊥	L97°23'58"	53.56	✓
A16	B1	⊥	L82°36'02"	81.53	✓
A9	A8	X1A	L38°48'25"	28.40	X
A14	A15	pt. on line	0°	35.41	✓
A4	8.93		A10	L 1.79	✓
A5	6.29		A11	L 0.55	✓
A6	10.33		A12	R 4.80	✓
A7	12.72		A13	R 23.92	✓
A8	6.78				