SC5593-4-293

ENVIRONMENTAL IMPACT STATEMENT - Minor Subdivision, William R. Chauvenet Lands.

This minor subdivision is the division of an 11-acre tract fronting on Riley's Mill Road and Morgan Creek. There are two existing dwellings on it; a large house near the southeast corner of the property and a smaller one in the rear or northeast of the main house. Parcel 2 takes in the large house and 3.224 acres. Parcel 1 includes the smaller house and the remainder of the tract. Both parcels front on both the road and the creek

The land is moderately level except in the southeast corner where it slopes towards the road and creek, and along the creek bank where it is very steep. The soil types are Keyport fine sandy loam, Sassafras sandy loam, and Sassafras gravelly loam. In general, these soils are moderate to well drained with moderate to severe erosion capabilities. At present, virtually all of the lands is in either lawn or pasture. As such, there appears to be no particular erosion or surface water problem.

Morgan Creek is one of the principal drainage areas in the county, and care should be taken to prevent any sediment or pollutants from entering its waters. The steep creek bank is now either heavily wooded or covered with brush, and there is a narrow fringe of marsh along its entire length. As long as this is undisturbed, the creek is well protected

The vegetation consists largely of grasses, with native hardwoods and brush along the creek. There is no evidence of endangered species of either flora or fauna. The open land probably attracts deer from nearby woods. The small patch of woods along the creek undoubtedly supports squirrels, coons, etc., and the areas of brush and overgrown fencerows support rabbits and quail. The marshes along Morgan Creek, however, are the most productive. They provide a nursery for fish and a home for wading birds and ducks.

From an environmental standpoint, this is an area vulnerable to abuse. However, since the parcels are fairly large, there are existing houses on both parcels, and the terrain is stabilized, this subdivision should have little or no effect on the environment.

March 21, 1986.

William R. Nuttle.

COPY

WILLIAM R. NUTTLE
Registered Surveyor
CHESTERTOWN, MD 21620

December 17, 1984.

Dear Doris:

Enclosed are copies of the plat of your property on Morgan Creek. I have also marked one of the plats to show the divison of the house and cottage in case this ever comes about. I made the plats to conform to zoning regulations so that they can be used when the land is actually sold.

I do not think that zoning application is necessary in order to lease the 7-acre parcel. The enclosed description should be all that is required for that.

Sincerely yours,

DESCRIPTION OF PART OF THE WILLIAM R. CHAUVENET LANDS,
SECOND DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe on the northeast side of Rileys Mill Road (30' wide), said point being the westernmost corner of the herein described lands and the southernmost corner of the lands of Fred S. Bontrager; and running, thence, by and with said Bontrager lands N 61 21 E - 642.40' to a concrete monument and the lands of Roland Thomas Bowman, Jr.; thence, by and with said Bowman lands S 29 09 10 E - 503.00' to an iron pipe and a new division line between the herein described lands and other lands of Chauvenet; thence, by and with said new division line S 61 21 W - 627.86' to an iron pipe on the northeast side of Rileys Mill Road; thence, by and with the northeast side of said road N 31 34 40 W - 241.40', N 30 41 W - 136.05', and N 29 28 10 W 125.97' to the place of beginning. Containing in all 7.357 acres of land, more or less.

December 17, 1984.

William R. Nuttle.

DESCRIPTION OF PART OF THE WILLIAM R. CHAUVENET LANDS, SECOND DISTRICT, KENT COUNTY, MD.

Beginning for the same at a point on the mean high waters of Morgan Creek, said point being the southernmost corner of the herein described lands and the northeast corner of the County Landing at the southeast end of Rileys Mill Road; and running, thence, by and with said County Landing N 31 34 40 W - 33' more or less to a concrete monument; thence, still by and with said County Landing and with the northeast side of Rileys Mill Road N 31 34 40 W - 387.07' to an iron pipe and a new division line between the herein described lands and other lands of Chauvenet; thence, by and with said new division line N 61 21 E - 411.15' to an iron pipe, S 29 50 30 E - 203.01' to an iron pipe, and S 29 50 30 E - 73.56' more or less to the mean high waters of Morgan Creek; thence, by and with the mean high waters of said creek the four following courses and distances: (1) S 41 53 20 W - 46.10', (2) S 47 43 40 W - 75.52', (3) S 37 48 20 W - 138.03', and (4) S 41 33 20 W - 161.59' to the place of beginning. Containing in all 3.224 acres of land, more or less.

April 8, 1986.

William R. Nuttle.

CHAUVENET

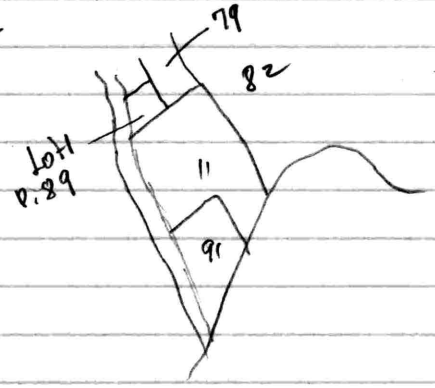
DESCRIPTION OF PART OF THE WILLIAM R. CHAUVENET LANDS,
SECOND DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe on the northeast side of Rileys Mill Road (30' wide), said point being the westernmost corner of the herein described lands and the southernmost corner of the lands of Edward E. Newton; and running, thence, by and with said Newton lands and with the lands of Fred S. Bontranger N 61 21 E - 642.40' to a concrete monument and the lands of Roland T. Bowman, Jr.; thence, by and with said Bowman lands S 29 09 10 E - 503.00' to an iron pipe and a new division line between the herein described lands and other lands of Chauvenet; thence, by and with said new division line S 61 21 W - 617.86' to an iron pipe and S 61 21 W - 10.00' to the northeast side of Rileys Mill Road; thence, by and with the northeast side of said road N 31 34 40 W - 241.40', N 30 41 W - 136.05', and N 29 28 10 W - 125.97' to the place of beginning. Containing in all 7.357 acres of land, more or less.

May 7, 1999. William R. Nuttle.

M 29 - P 91

adjacent P 11 - P 82



9.7 ac.

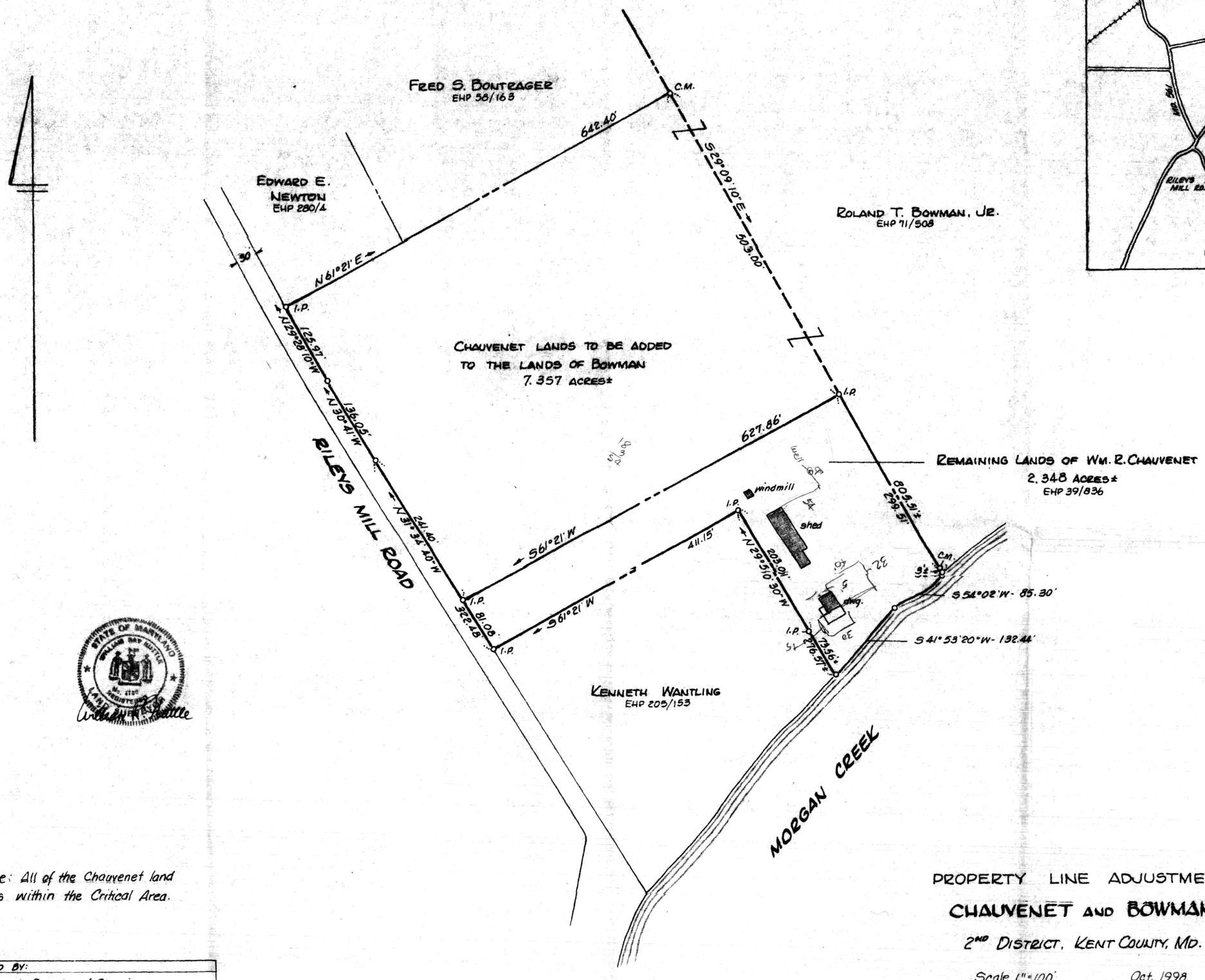
11 - Wm. R. Chauvenet P.O. Box 454 Chest - EHP 38/836

91 - Kenneth Wantling EHP 205/153 - 3.224 ac. - my survey 1986

82 Roland T. Bowman, Jr. EHP 71/508

Lot 1 - Edward E. Newton EHP 280/4

79 - Fred S. Bontrager EHP 58/163



Note: All of the Chauvenet land lies within the Critical Area.

APPROVED BY:
Kent County Director of Planning
Kent County Health Officer

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

PROPERTY LINE ADJUSTMENT

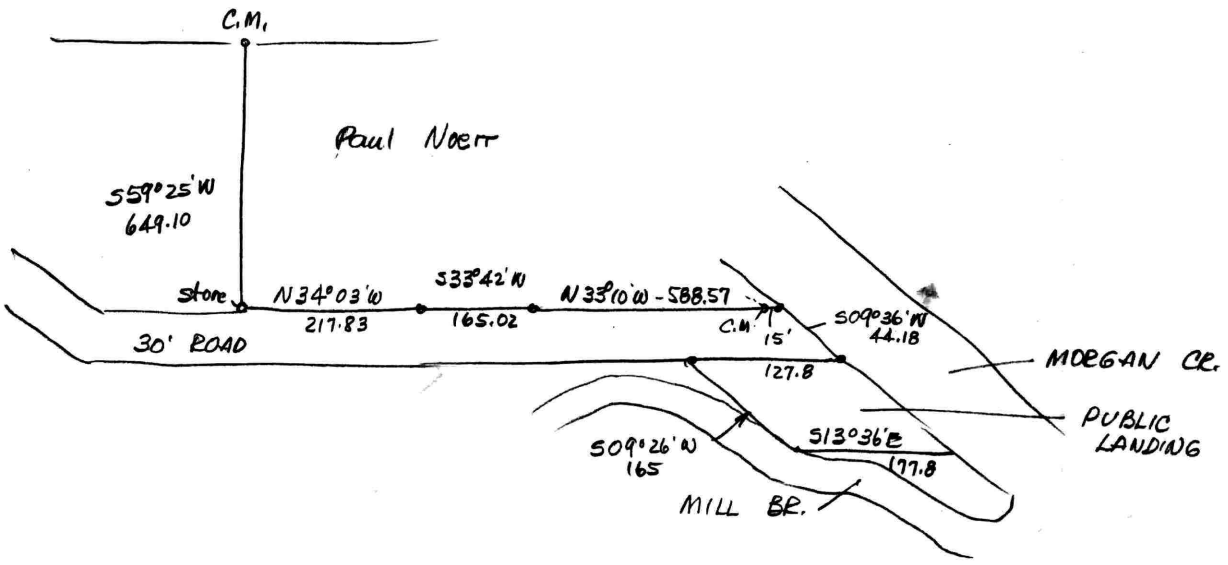
CHAUVENET AND BOWMAN

2ND DISTRICT, KENT COUNTY, MD.

Scale 1" = 100' Oct. 1998

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

Unruh - EHP 132/50 - see plat by S & B Plat Bk. 1/48 - Apr. 1961



Bowman EHP 71/508 - McC 1976

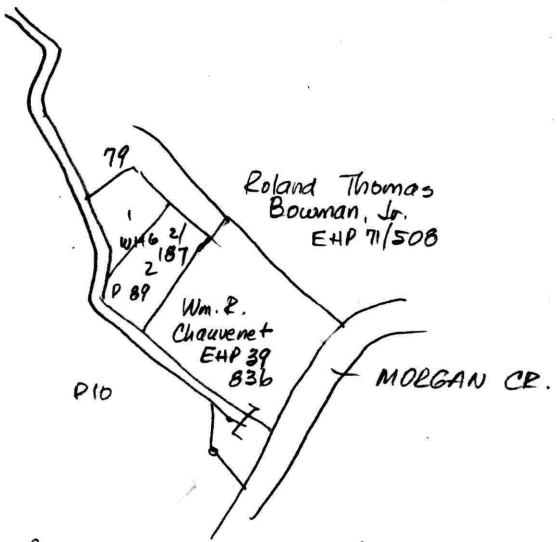
--- w/ Creek

S 27°51'45"W - 271.95 to I.P. at corner Chauvenet

c/s N 36°14'15"W - 809.19 to C.M. & Boutrager

w/s N 36°14'15"W - 1446.34 to stone (begin)

MAP 29



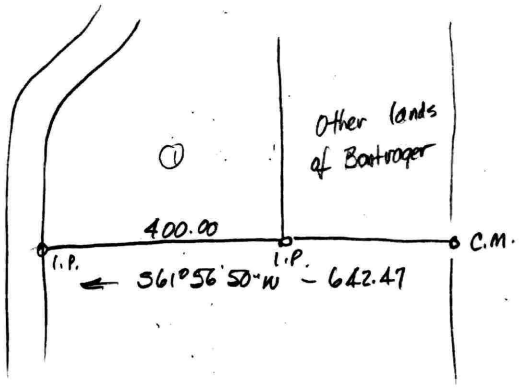
79 - Fred L. Bontrager EHP 58/163
89 - " " " Subdiv. "
10 Denny H. Unruh EHP 132/50 34.97

Chauvenet - EHP 39/836

Begin stone east side of pub rd.
S 30°20'E - 3.3 ch. 217.80
S 43°00'E - 2.5 165
S 37°E - 9.5 627 to creek
w/ creek on line equivalent to N 38°10'E - 9.52 628.32 to Lambert
W/S N 33°25'W - 12.40 818.40 to stone & Boston
W/S S 56°03'W - 9.83 648.78 to begin
Containing with 1/2 of pub rd 15 Ac.

E.C. - N 08°00'40" W 5.43

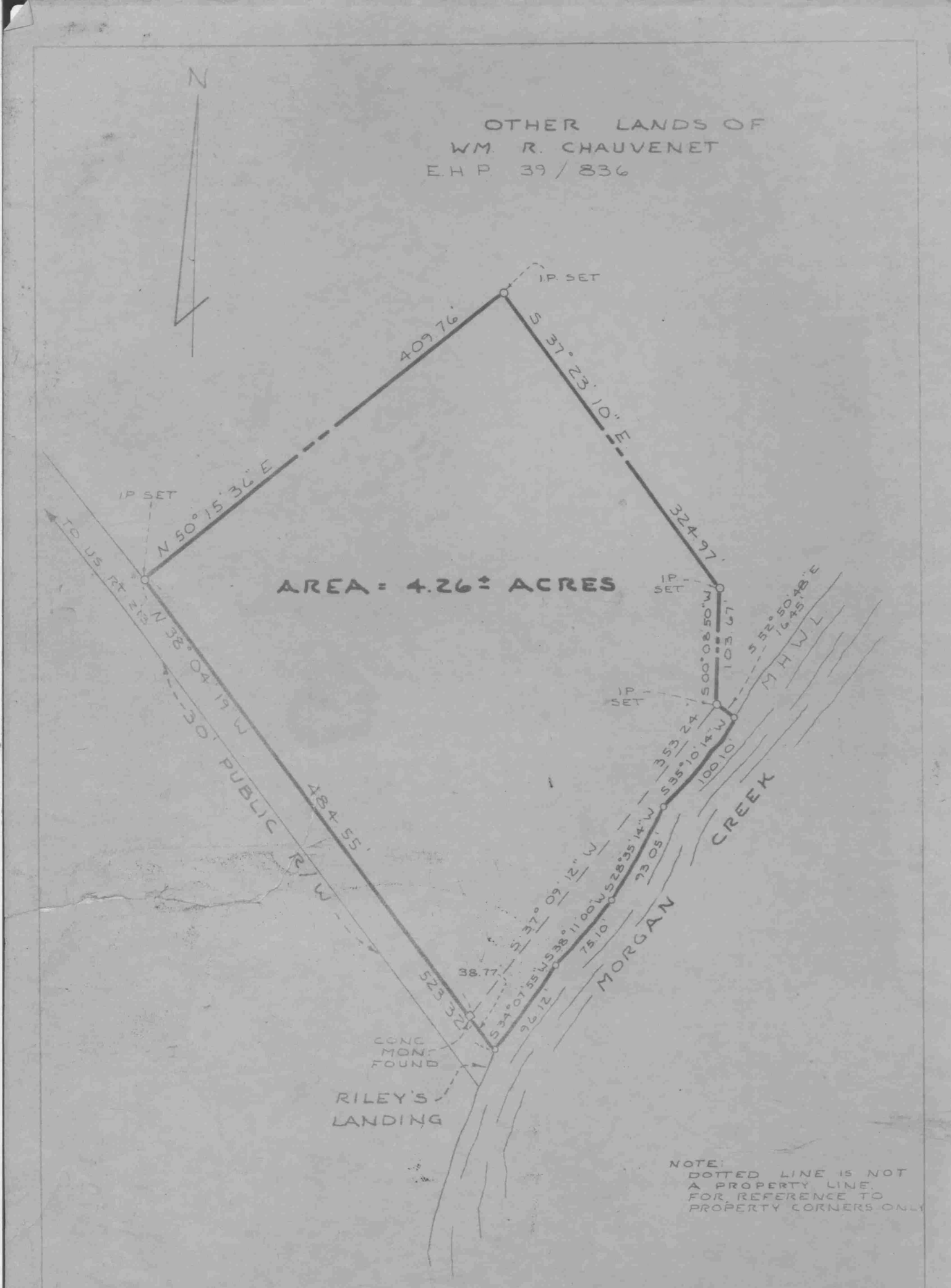
Bontrager - Plat Bk/ WHG 2/187 - Plat by Schrader Aug '83



Chauvenet

May 6, 1999

								5000	5000
	A2	A1	N68°00'E	388.32				5145.47	5360.04
	A1	A4	R156°18' N44°17'58"E	220.44				5303.24	5514.00
	A4	c.m. A5	R105°29'10"	523.37				5755.36	5250.36
	A4	A6	L78°26'40"	220.15				5121.04	5637.57
	A6	i.p. A7	L163°33'10"	60.67				5063.24	5656.01
	A2	i.p. A3	R98°27'10"	55.43				4946.11	5012.98
	A2	B1	R92°31'40"	176.68				4833.43	5058.90
	B1	B2	R166°18'40"	263.51				4612.84	5203.05
	B2	c.m. B3	R108°42'	10.98				4615.58	5213.68
D	A1	A3	S60°07'33"W	400.24					
	A1	Z1	S60°07'33"W	410.61				4940.95	5003.99
D	B3	Z1	N32°48'01"W	387.09					
D	A5	A7	S30°22'28"E	802.24	(S29°09'10"E) 802.51				
	A3	Z2	N32°48'W	81.08				5014.26	4969.06
	Z2	Z3	N60°07'41"E	617.86				5322.00	5504.83
D	Z3	A5	N30°25'17"W	502.55					
	A5	Z3A	S30°22'28"E	503.00				5321.40	5504.70
D	Z3A	Z2	S60°10'11"W	617.45					
D	A2	Z2	N65°15'17"W	34.06					
D	A4	Z3A	N27°07'01"W	20.40					



SURVEY OF PART OF
THE WM. R. CHAUVENET
LANDS
SECOND DIST KENT COUNTY,
MARYLAND

J. R. McCRONE, JR., INC.
REGISTERED PROFESSIONAL ENGINEERS
AND SURVEYORS
ANNAPOLIS, MARYLAND
PRINCE FREDERICK · CHESTERTOWN
TRAPPE · LEONARDTOWN · BOWIE

DRAWN BY SCHRADER
SCALE 1" = 100'
DATE FEB 75
JOB NO 24702-40
FOLDER 503

A SUBDIVISION PLAT RECORDED IN PLAT BOOK ___ PAGE ___

FRED S. BONTRAGER

LOT 1
BONTRAGER
SUBDIVISION

ROLAND T. BOWMAN, JR.

7.3 ACRES±

windmill

2.0Ac.

shed

50'

200'

dwelling

30'

RILEYS MILL ROAD

3.5 Ac.±

dwelling

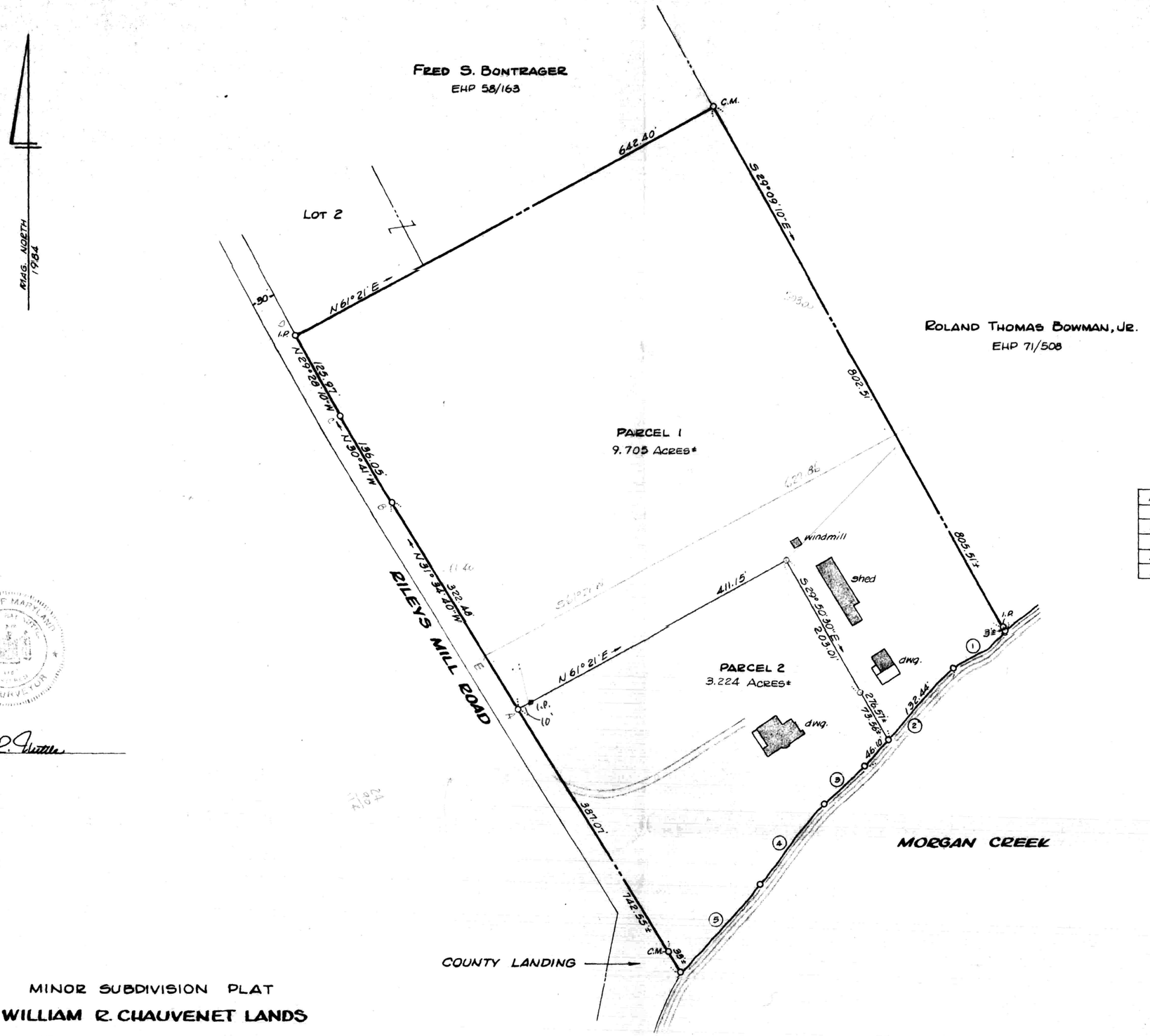
end of paving

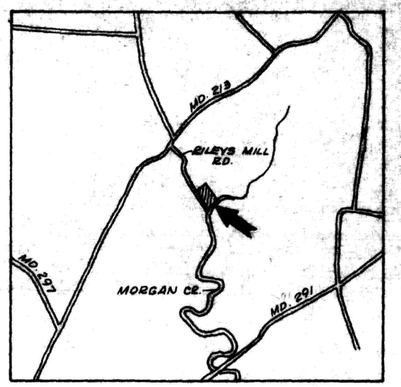
MORGAN CREEK

COUNTY LANDING

TENTATIVE SUBDIVISION
WILLIAM R. CHAUVENET LANDS
Scale 1"=100' Nov. 1984

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





WATER COURSES

NO.	BEARING	DIST.
1	S 54°02'00"W	85.30'
2	S 41°53'20"W	178.54'
3	S 47°43'40"W	75.52'
4	S 37°48'20"W	138.03'
5	S 41°33'20"W	161.59'

STATE OF MARYLAND
WILLIAM RAY NUTTLE
LAND SURVEYOR

William R. Nuttle

MINOR SUBDIVISION PLAT

WILLIAM R. CHAUVENET LANDS

2ND DISTRICT, KENT COUNTY, MD.

Scale 1"=100' Mar. 1986.

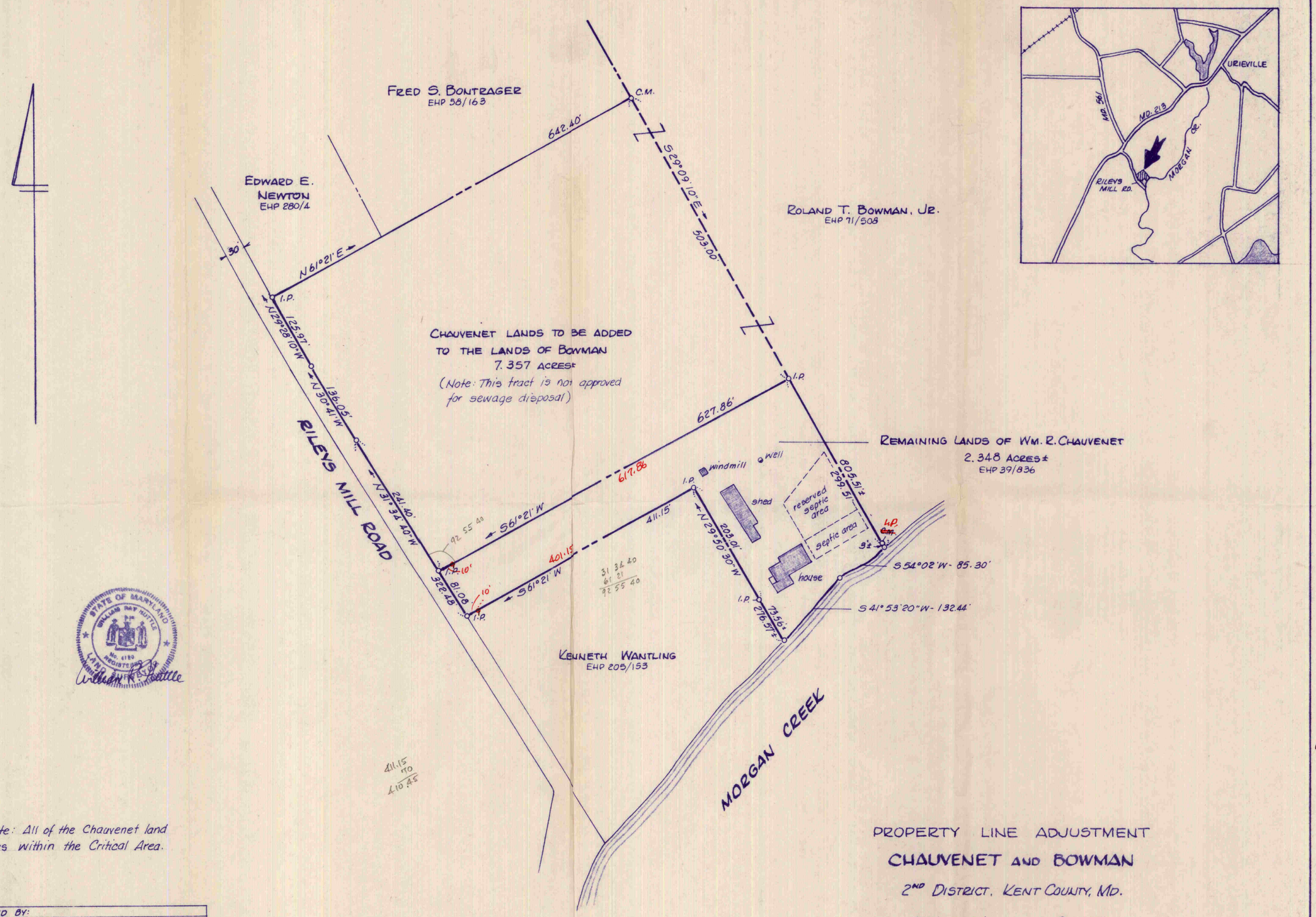
William R. Nuttle, Reg. Surveyor
Chestertown, Md.

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

APPROVED BY:

Kent County Director of Planning

Kent County Health Officer



Note: All of the Chauvenet land lies within the Critical Area.

APPROVED BY:
Kent County Director of Planning
Kent County Health Officer

Note: The markers shwn existed in March 1986 when subdivision of the Chauvenet proprty was made.

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

PROPERTY LINE ADJUSTMENT

CHAUVENET AND BOWMAN

2ND DISTRICT, KENT COUNTY, MD.

Scale 1" = 100' Oct. 1998

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

617