

DESCRIPTION OF TRACT 2 OF THE DERINGER FARM,
SECOND DISTRICT, KENT COUNTY, MD.

Beginning for the same at a point on the mean high waters near the mouth of a cove leading into the Sassafras River, said point being N 19 31 30 W - 437.75' from the end of the fourth line of the description of Parcel 2, Tract 1 of the Deringer Farm (N 21 57 E - 420.00), and said point being on the line of the lands of Albert J. Hillier; and running, thence, by and with said Hillier lands N 36 53 20 W - 318.79' to the mean high waters of the Sassafras River; thence, by and with the mean high waters of said river S 76 50 E - 194.37' and S 00 34 10 E - 210.70' to the place of beginning. Containing in all 0.457 acres of land, more or less.

June 3, 1993.

William R. Nuttle.

>OP

DESCRIPTION OF THE LANDS TO BE ADDED TO THE H. HURTT DERINGER TRACT, SECOND DISTRICT, KENT COUNTY, MD.

Beginning for the same at a point at the northeast end of a 50' right-of-way (formerly 40' wide) spanning the division line between the herein described lands and the lands of Robert L. Bryan, Jr., said point being the southernmost corner of the lands of H. Hurtt Deringer, Jr. and the easternmost corner of the lands of Deringer and Phelps; and running, thence, by and with said Bryan lands S 35 42 W - 1667.79' and N 77 42 W - 777.70' to a new division line between the herein described lands and other lands of Deringer and Phelps; thence, by and with said new division line N 11 20 20 W - 638.10', more or less to the southeasterly end of a cove of the Sassafras River; thence, by and with the mean high waters of said cove the five following courses and distances: (1) N 00 27 40 W - 546.76', (2) N 77 48 20 W - 196.68', (3) N 23 55 40 W - 597.43', (4) N 55 01 50 W - 157.55', and (5) N 24 36 40 W - 211.46' to the mean high waters of the Sassafras River; thence, by and with the mean high waters of said river N 89 13 E - 178.64', N 62 55 50 E - 199.16', and N 42 01 20 E - 274.78' to the lands of H. Hurtt Deringer, Jr.; thence, by and with said lands S 59 45 40 E - 2285.72' to the place of beginning. Containing in all 72.517 acres of land, more or less.

Together with a right-of-way over the original 40' wide right-of-way centered on the division line between the lands of Bryan and the Deringer farm.

Together with a right-of-way over an additional 10' of the remainder of the Deringer farm adjacent to said original right-of-way.

Together with a 40' right-of-way over the lands of Bryan and others to Shallcross Wharf Road.

Subject to a right-of-way over a 30' strip of land parallel to and adjacent to the first two lines of this description.

May 6, 1996.

William R. Nuttle.

DERINGER 1

DESCRIPTION OF PARCEL 1 OF THE DERINGER FARM, SECOND DISTRICT, KENT COUNTY, MD.

Beginning for the same at a point on the division line between the Deringer Farm and the lands of Robert L. Bryan, Jr., said point being in the centerline of the old 40' right-of-way and at the northeast end of said right-of-way as is shown on a plat entitled "Division of Marsh Point Farm", by J. B. Metcalfe, dated September 1957 and recorded in the Land Records of Kent County Liber WHG 52, folio 428; and running, thence, by and with a new division line between the herein described lands and the remainder of the Deringer Farm N 59 45 40 W - 30.14' to an iron pipe, N 59 45 40 W - 2216.96' to an iron pipe, and N 59 45 40 W - 38.62' more or less to the mean high waters of the Sassafras River; thence, by and with the mean high waters of said river the seven following courses and distances: (1) N 32 04 30 E - 1308.12', (2) S 53 05 10 E - 369.44', (3) S 79 03 30 E - 459.50', (4) S 69 44 30 E - 293.90', (5) S 18 31 20 W - 156.25', (6) S 23 33 20 E - 312.94', and (7) S 32 28 20 E - 1048.18' to the lands of Robert L. Bryan, Jr.; thence, by and with said Bryan lands S 35 42 W - 135' more or less to an iron pipe and S 35 42 W - 516.81' to the place of beginning. Containing in all 61.035 acres of land, more or less.

Together with a 50' right-of-way over the remainder of the Deringer Farm and the lands of Robert L. Bryan, Jr., said right-of-way consisting of an existing 40' right-of-way centered on the division line between the Deringer Farm and the lands of Bryan plus a 10' strip added to the Deringer side of the line.

Together, also, with a 40' wide right-of-way across the lands of Bryan as is shown on the aforementioned Metcalfe plat.

Together, also, with a right-of-way running adjacent to the southeast side of the lands of the lands of George P. Zahradka, Jr. to Shallcross Wharf Road.

June 2, 1993.

William R. Nuttle

DESCRIPTION OF PART OF THE DERINGER-PHELPS LANDS TO BE CONVEYED
TO H. HURTT DERINGER, JR., SECOND DISTRICT, KENT COUNTY, MD.

Beginning for the same at a point on the mean high waters near the mouth of a cove leading into the Sassafras River, said point being N 82 08 40 W - 444.82' from the end of the eighth line (N 24 36 40 W - 211.46') in the description of the lands formerly of Deringer and Phelps being retained by H. Hurtt Deringer, Jr. at a corner of the lands of Albert J. Hillier, Jr.; and running, thence, by and with said Hillier lands N 36 53 20 W - 318.79', more or less to the mean high waters of the Sassafras River; thence, by and with the mean high waters of said river S 76 50 E - 194.37' and S 00 34 10 E - 210.70' to the place of beginning. Containing in all 0.457 acres of land, more or less.

May 6, 1996.

William R. Nuttle.

DESCRIPTION OF PART OF THE DERINGER FARM,
SECOND DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe in the center of a 40' right-of-way leading from Shallcross Wharf Road to the herein described lands, said point also being a corner for the lands of Robert L. Bryan, Jr.; and running, thence, by and with said Bryan lands N 48 30 W - 1467.60' to an iron pipe and the lands of Mary E. R. Baisden; thence, by and with said Baisden lands N 44 27 E - 307.70', N 84 12 E - 150.0', and N 21 57 E - 420.00', more or less to the mean high waters of a cove of the Sassafras River; thence, by and with the mean high waters of said cove the seven following courses and distances: (1) S 58 00 30 E - 121.54', (2) S 55 43 W - 143.22', (3) S 07 28 30 W - 154.81', (4) S 50 27 E - 146.36', (5) S 86 18 20 E - 284.48', (6) S 45 08 20 E - 247.45', and (7) S 40 43 40 E - 634.06' to a new division line between the herein described lands and the remaining lands of the Deringer farm; thence, by and with said new division line S 11 20 20 E - 638.10', more or less to the lands of Robert L. Bryan, Jr.; thence, by and with said Bryan lands along what was formerly the center of a 40' wide right-of-way, now widened to 50', N 77 42 W - 500.00' to an iron pipe and S 38 18 W - 16.00' to the place of beginning. Containing in all 25.142 acres of land, more or less.

Together with the use of a 40' right-of-way running from the beginning point of this description in a southwesterly direction to Shallcross Wharf Road.

Together, also, with a right-of-way over one-half of the original 40' right-of-way centered on the last two lines of this description (N 77 42 W - 500.00' and S 38 18 W - 16.00').

Subject to a right-of-way over a 30' strip lying parallel to and adjacent to the last two lines of this description.

May 6, 1996.

William R. Nuttle.

DERINGER 2

DESCRIPTION OF PARCEL 2, TRACT 1 OF THE DERINGER FARM,
SECOND DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe in the centerline of an old 40' right-of-way which is the division line between the Deringer Farm and the lands of Robert L. Bryan, Jr., said point being the beginning of Line 8 as is shown on a plat entitled "Division of Marsh Point Farm", by J. B. Metcalfe, dated September 1957 and recorded in the Land Records of Kent County Liber WHG 52, folio 428; and running, thence, by and with said Bryan lands N 48 30 W - 1467.60' to an iron pipe and the lands of Mary E. R. Baisden; thence, by and with said Baisden lands N 44 27 E - 307.70', N 84 12 E - 150.00', and N 21 57 E - 420.00' more or less to the mean high waters of a cove of the Sassafras River; thence, by and with the mean high waters of said cove and of the Sassafras River the fifteen following courses and distances: (1) S 58 00 30 E - 121.54', (2) S 55 43 W - 143.22', (3) S 07 28 30 W - 154.81', (4) S 50 27 E - 146.36', (5) S 86 18 20 E - 284.48', (6) S 45 08 20 E - 247.45', (7) S 40 43 40 E - 634.06', (8) N 00 27 40 W - 546.76', (9) N 77 48 20 W - 196.68', (10) N 23 55 40 W - 597.43', (11) N 55 01 50 W - 157.55', (12) N 24 36 40 W - 211.46', (13) N 89 13 E - 178.64', (14) N 62 55 50 E - 199.16', and (15) N 42 01 20 E - 274.78' to Parcel 1 of the Deringer Farm; thence, by and with said Parcel 1 S 59 45 40 E - 38.62' more or less to an iron pipe, S 59 45 40 E - 2216.96' to an iron pipe, and S 59 45 40 E - 30.14' to the center of an old 40' right-of-way and the lands of Robert L. Bryan, Jr.; thence, by and with said Bryan lands along the centerline of said 40' right-of-way S 35 42 W - 1667.79', N 77 42 W - 1277.70' to an iron pipe, and S 38 18 W - 16.00' to the place of beginning. Containing in all 97.659 acres of land, more or less.

a part of the use
Together with that part of the old 40' right-of-way shown on the aforementioned Metcalfe plat that lies within the lands of Robert L. Bryan, Jr.

Together with a right-of-way lying adjacent to the southeast side of the lands of George F. Zahradka, Jr. to Shallcross Wharf Road.

DERINGER 3

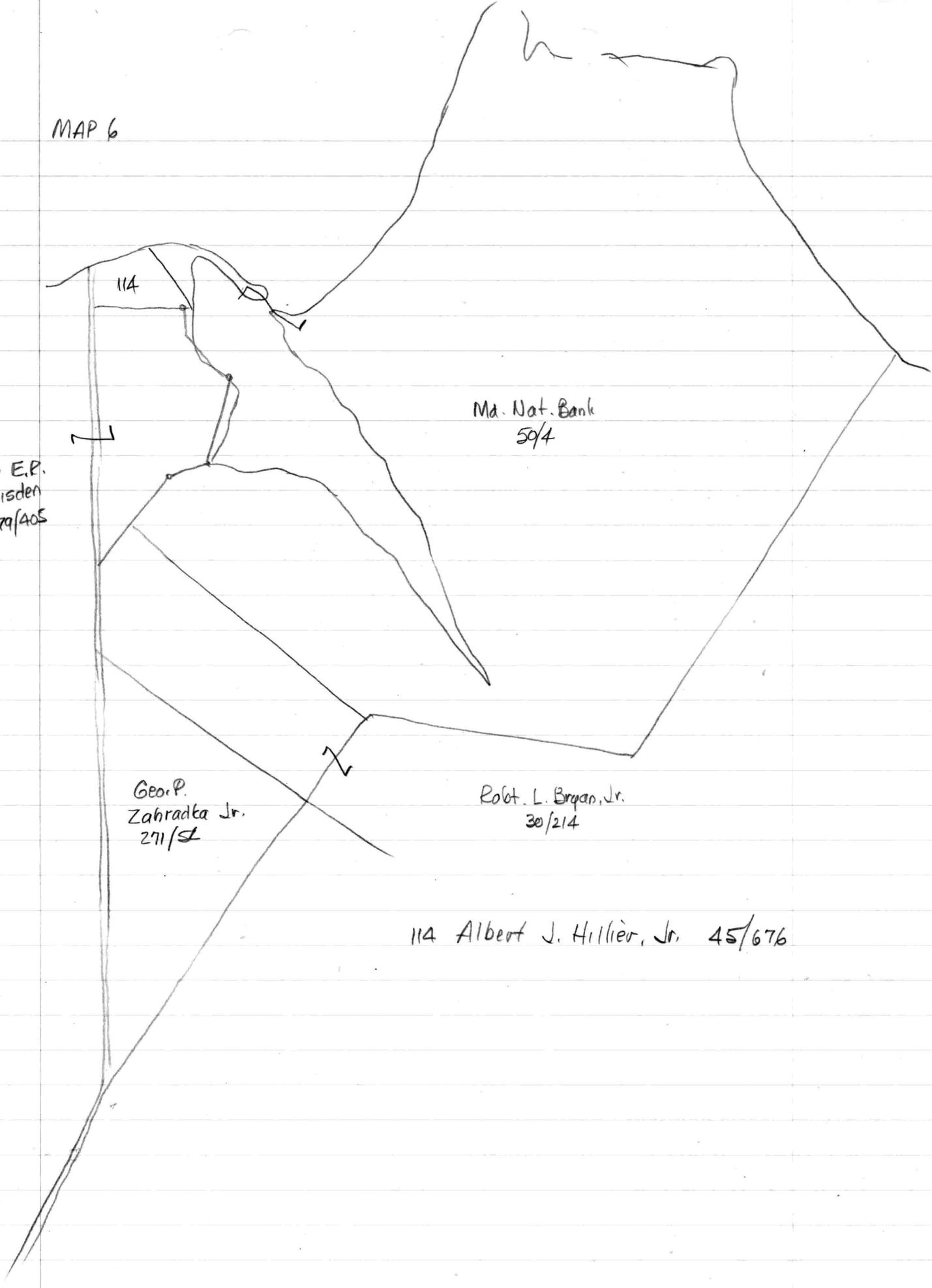
Parcel 2, Tract 1 continued

Subject to 30' of the 50' right-of-way lying between the herein described lands and the lands of Robert L. Bryan, Jr., this right-of-way consists of the existing 40' right-of-way centered on the property line plus an additional 10' strip added to the Deringer side of the line.

June 3, 1993.

William R. Nuttle

MAP 6



114

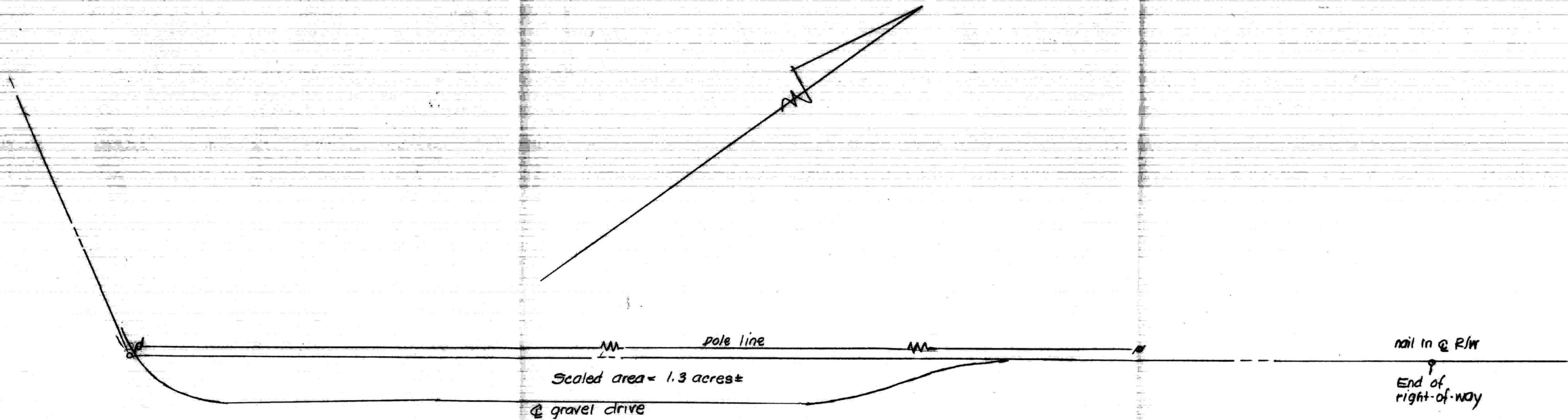
Mary E.P.
Baisden
79/405

Ma. Nat. Bank
59/4

Geo. P.
Zahradka Jr.
271/5

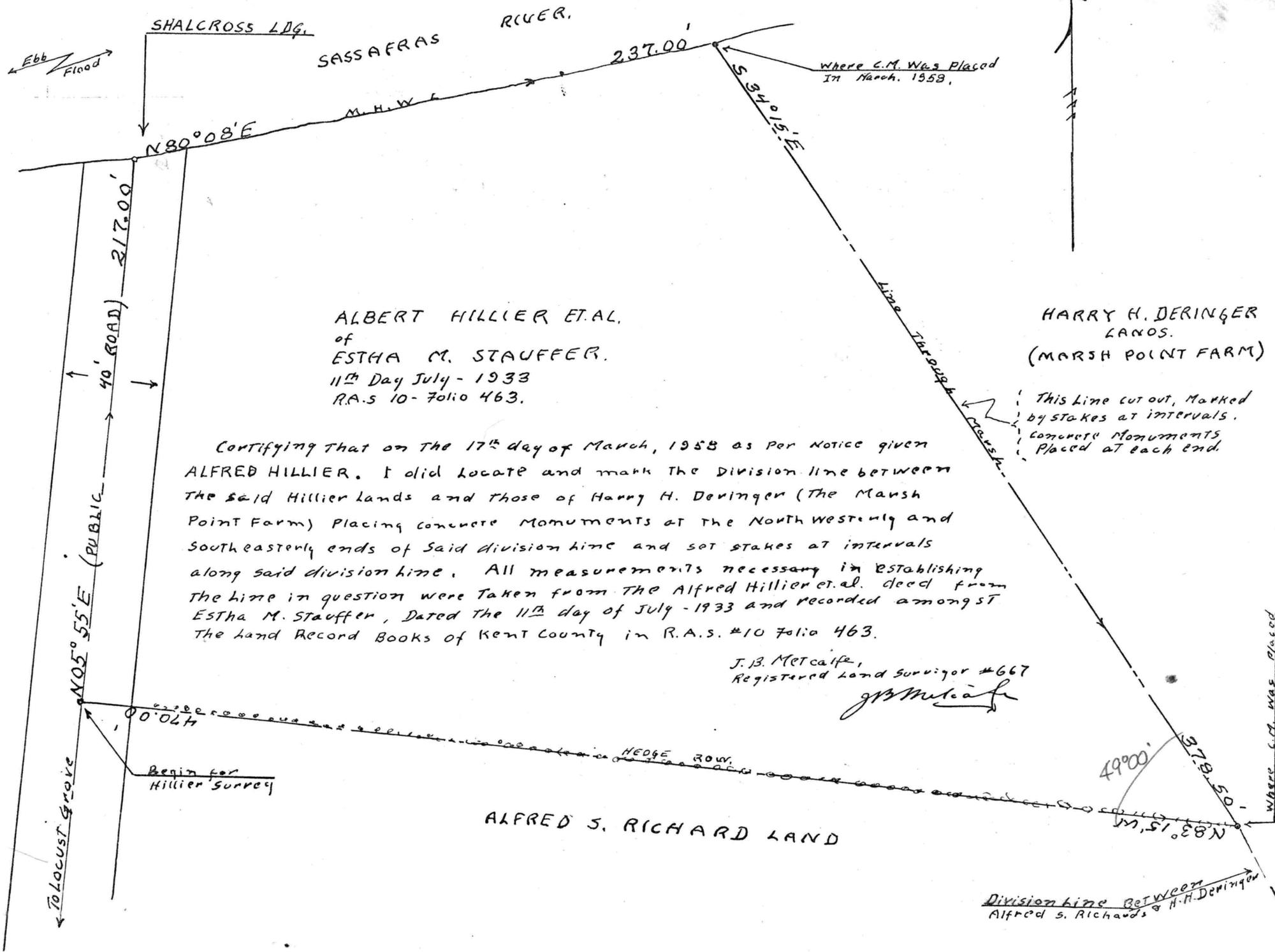
Robert L. Bryan, Jr.
30/214

114 Albert J. Hillier, Jr. 45/676



Scaled area = 1.3 acres ±

Scale 1" = 100'



ALBERT HILLIER ET AL.
 of
 ESTHA M. STAUFFER.
 11th Day July - 1933
 R.A.S 10- Folio 463.

HARRY H. DERINGER
 LANOS.
 (MARSH POINT FARM)

certifying that on the 17th day of March, 1958 as per notice given ALFRED HILLIER. I did locate and mark the Division line between the said Hillier lands and those of Harry H. Deringer (The Marsh Point Farm) placing concrete monuments at the North West and South East ends of said division line and set stakes at intervals along said division line. All measurements necessary in establishing the line in question were taken from the Alfred Hillier et al. deed from Estha M. Stauffer, dated the 11th day of July - 1933 and recorded amongst the Land Record Books of Kent County in R.A.S. #10 Folio 463.

This Line cut out, Marked by stakes at intervals. Concrete Monuments Placed at each end.

J. B. Metcalf,
 Registered Land Surveyor #667
J. B. Metcalf

ALFRED S. RICHARD LAND

Division line between Alfred S. Richards & H.H. Deringer

Where C.M. Was Placed March 1958.

Deringer - (Mabel H. & Harry H. Deringer) - 50/4
Marsh Point Farm - see plat of Melcalfe W4652/428
Together with R/W

Barsden - 79/405

Begin @ rd.

w/rd. N04°32'E - 1230 to Hurtt

w/s 584°00'E - 408 to marshland 580°57'30"E

502°W - 130'

N05°02'30"E -

S40°30'E - 304

N37°27'30"W

N26°02'30"

S23°W - 474

N27°05'30"E N30°08'E

S85°15'W - 150 to Comday

~~N89°20'30"E~~ N88°17'30"E

w/s 545°30'W - 540 to begin

N48°32'30"E - 307.90

Harry H
Deringer

540

Hillier - 45/676

Begin @ rd.

w/s N05°55'E - 217 to river

w/s N80°08'E - 237 to marsh

S34°15'E - 378.5

w/ Richards N83°15'W - 470 to begin

PAS 39/173

JTD 29/505

Mary E. Hurtt to Harry Hurtt

275A (R 10 P.

DCB 2/61

Geo Veckers & Richard Hymson to James W. Hurtt

Clarence JKH 2/630

Chain James F. Woodland prior to 1860

JR1/55 ✓

JW1/170

JFG 4/503 ✓

JW3/34 ✓

JKH1/201 ✓

~~" 458~~

15 10/21

JNG2/93 ✓

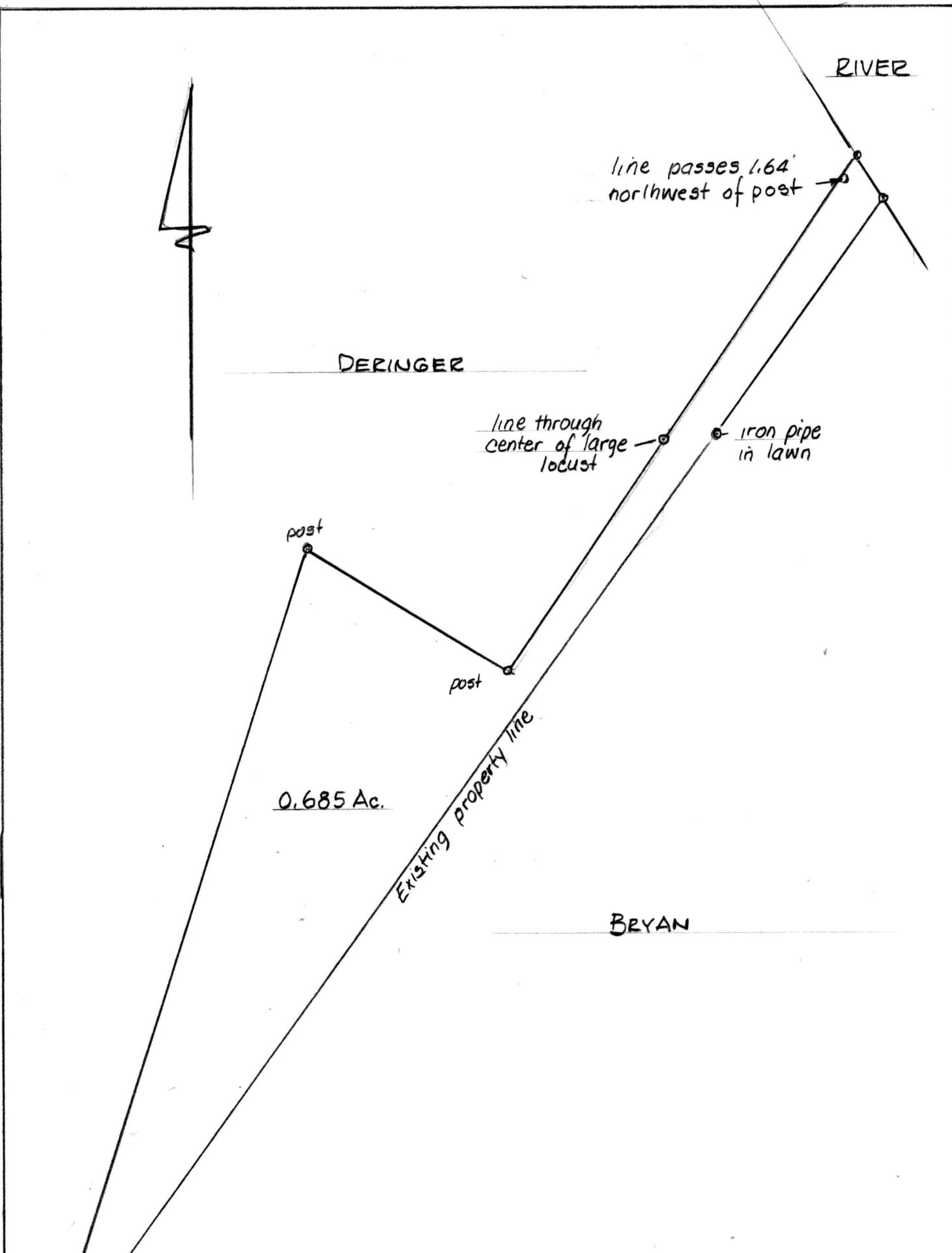
24/8

JNG4/34 ✓

EF 6/70

" 61 ✓

184



RIVER

line passes 1.64'
northwest of post

DERINGER

line through
center of large
locust

iron pipe
in lawn

post

post

0.685 Ac.

Existing property line

BRYAN

end of original
right-of-way

10'

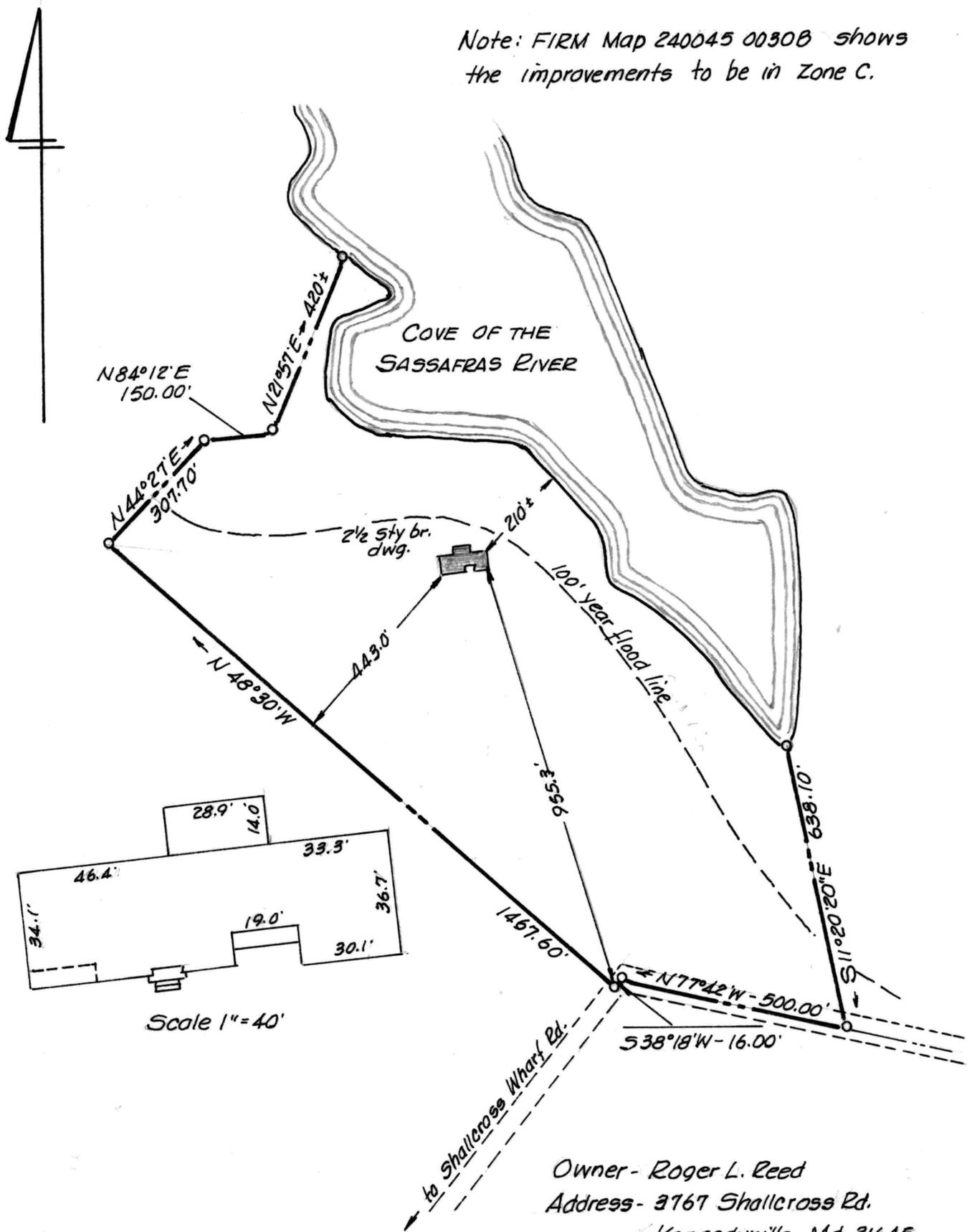
SKETCH SHOWING PART OF THE
DERINGER FARM

Scale 1"=60'

Oct. 2004.

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

Note: FIRM Map 240045 0030B shows the improvements to be in Zone C.



This is to certify that the improvements indicated hereon are located as shown.

William R. Nuttle
 May 9, 2003



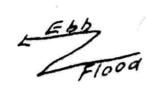
IMPROVEMENTS LOCATION
ROGER L. REED LANDS
 2ND DISTRICT, KENT COUNTY, MD.

Scale 1"=300' May 2003.

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

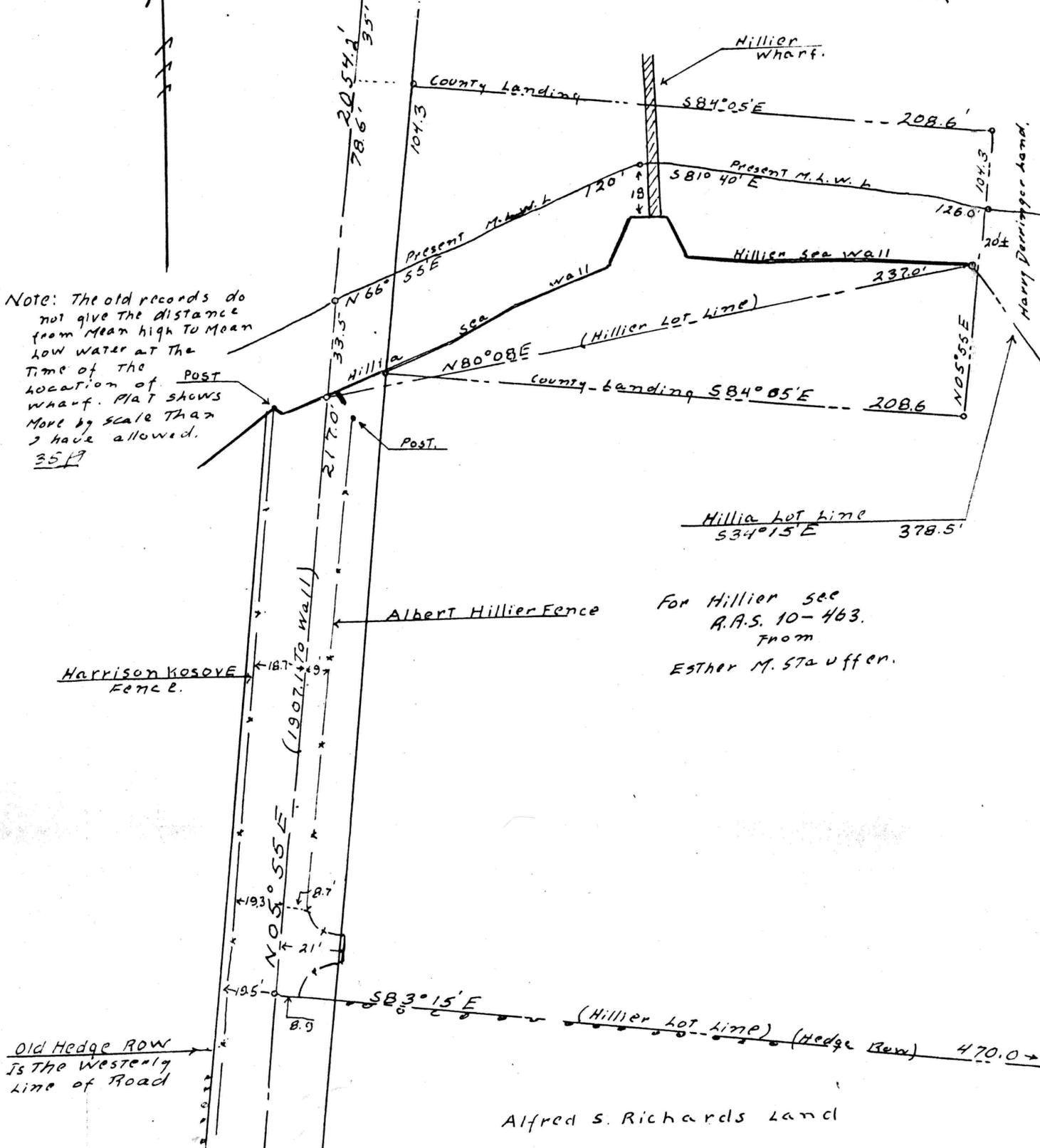
Owner - Roger L. Reed
 Address - 3767 Shallcross Rd.
 Kennedyville, Md. 21645

SASSAFRAS RIVER



To very low water line

Note: The old records do not give the distance from mean high to mean low water at the time of the post location of wharf. Plat shows more by scale than I have allowed.
357



For Hillier see R.A.S. 10-463. From Esther M. Stauffer.

Old Hedge ROW is the western line of Road

Alfred S. Richards Land

SHALLCROSS LANDING

In the Second Election District of Kent County, Maryland

SCALE: 1" = 50' Sept. 1958.

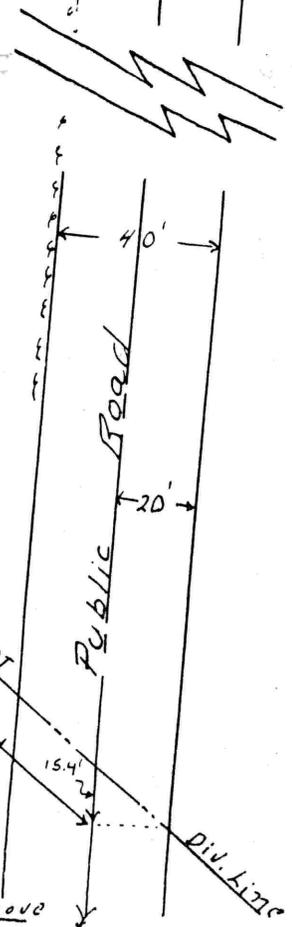
J. B. Metcalfe,
Eng & Surveyor,
Chestertown, Md.

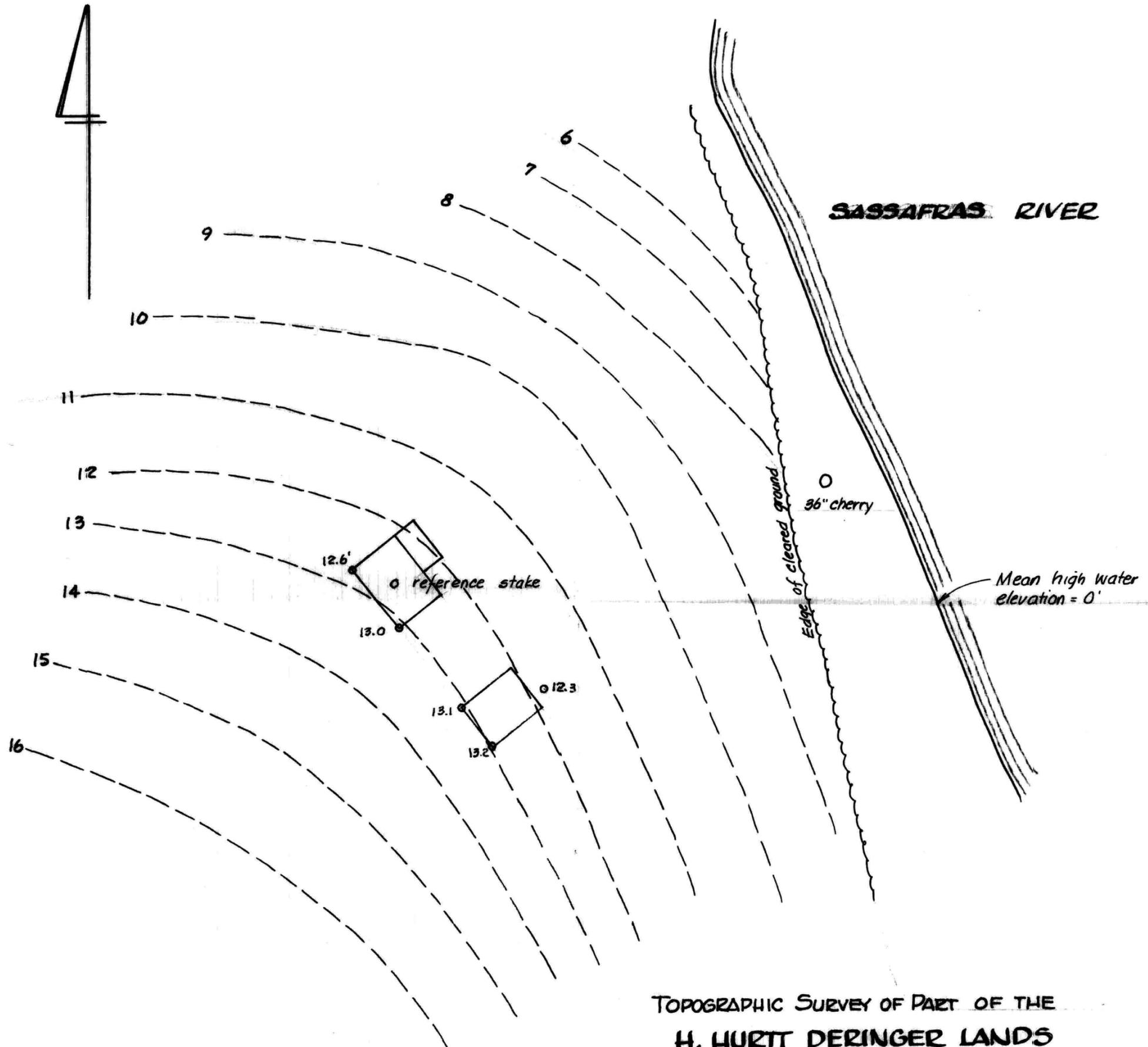
Note: for reference Refer to Old Road Book in land record office.

Title (Shallcross Landing)

All Measurements Refer to this Pt.

To Locust Grove





TOPOGRAPHIC SURVEY OF PART OF THE
H. HURTT DERINGER LANDS

Scale 1"=40'

May 1995.

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

o Nail & fiberglass post set Sept. 1995.

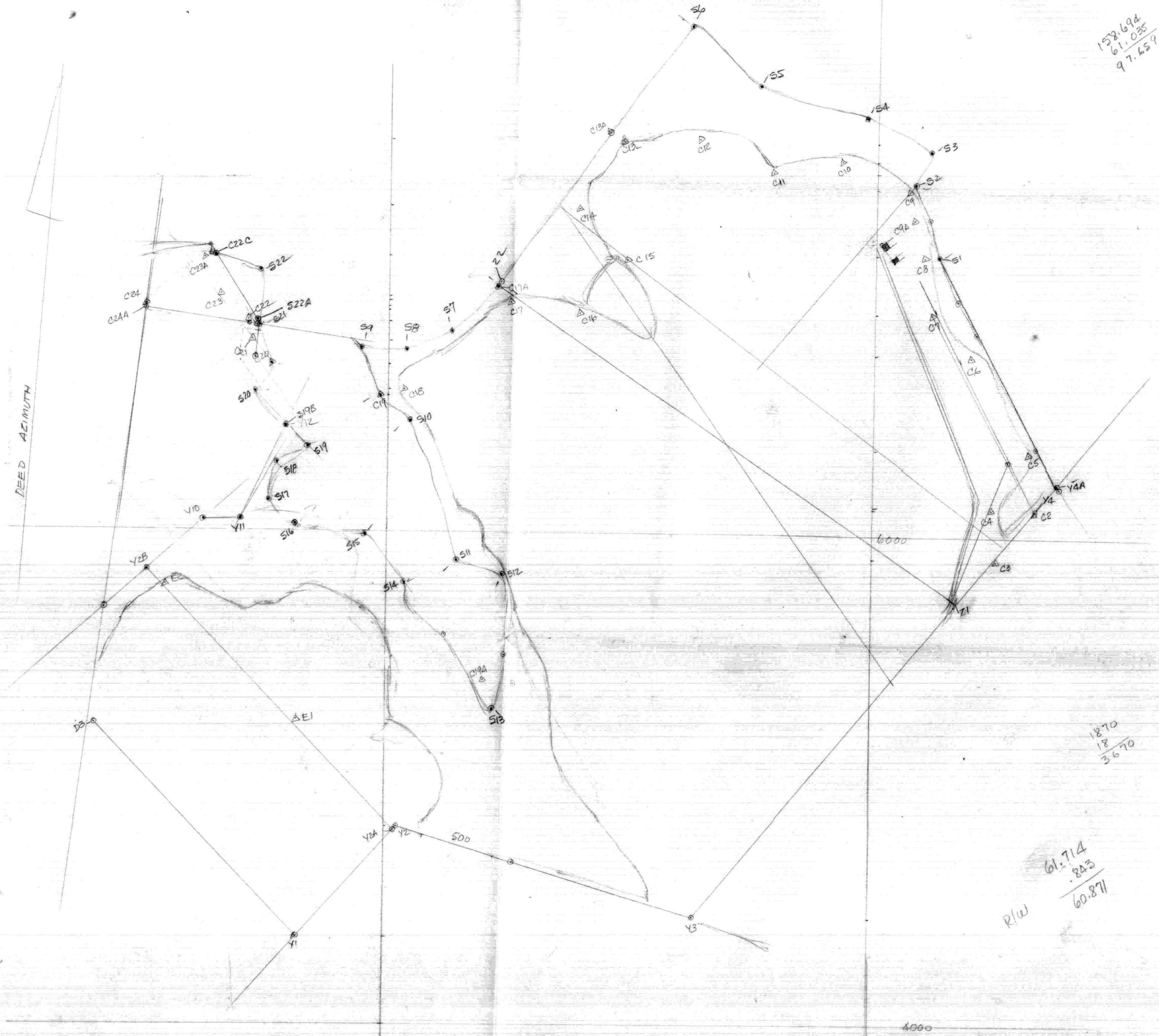
158.694
61.035
97.659

DEED AZIMUTH

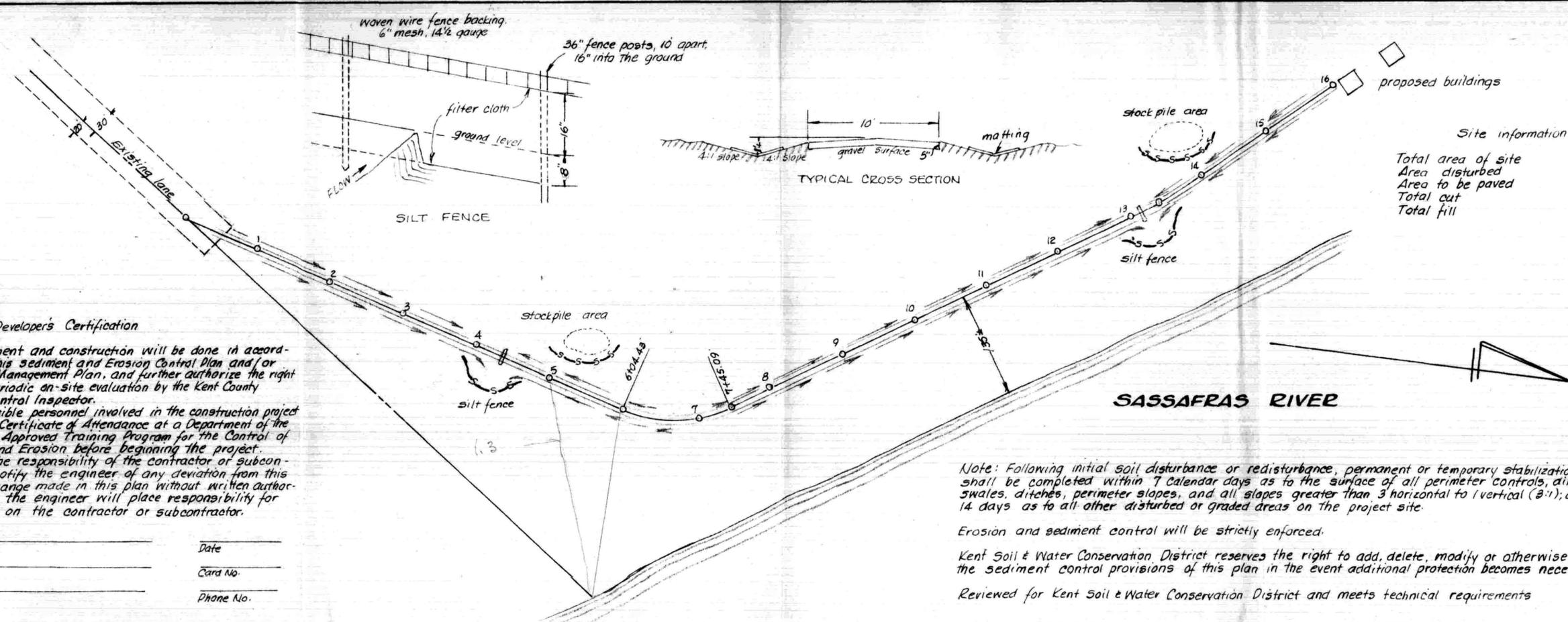
1870
18
3670

R/W 61.714
.843
60.871

147
134



4000



Site information

Total area of site	133 acres
Area disturbed	1.0 "
Area to be paved	0 "
Total cut	410 cu. yds.
Total fill	280 "

Developer's Certification

I certify that:

- All development and construction will be done in accordance with this sediment and erosion control plan and/or stormwater management plan, and further authorize the right of entry for periodic on-site evaluation by the Kent County Sediment Control Inspector.
- Any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment Approved Training Program for the Control of Sediment and Erosion before beginning the project.
- It will be the responsibility of the contractor or subcontractor to notify the engineer of any deviation from this plan. Any change made in this plan without written authorization from the engineer will place responsibility for said change on the contractor or subcontractor.

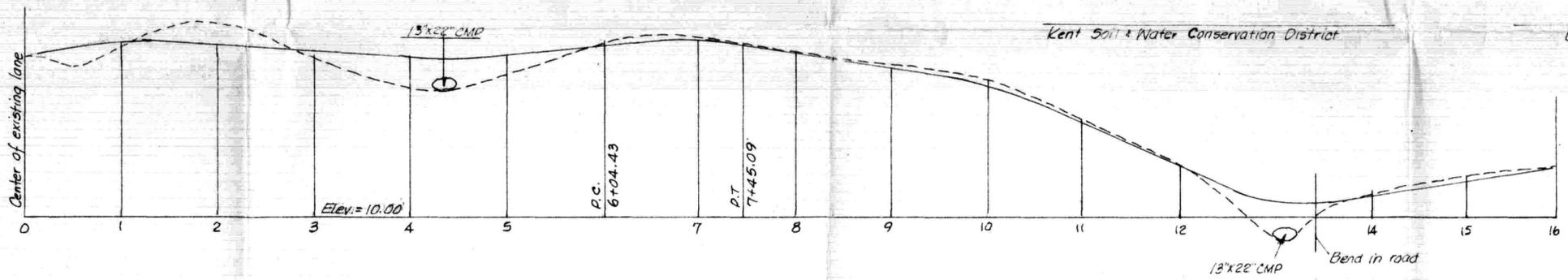
Signature _____ Date _____
 Address _____ Card No. _____
 Phone No. _____

Note: Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within 7 calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1); and 14 days as to all other disturbed or graded areas on the project site.

Erosion and sediment control will be strictly enforced.
 Kent Soil & Water Conservation District reserves the right to add, delete, modify or otherwise alter the sediment control provisions of this plan in the event additional protection becomes necessary.

Reviewed for Kent Soil & Water Conservation District and meets technical requirements

U.S.D.A., Natural Resources Conservation Service _____ Date _____
 Approved: _____
 Kent Soil & Water Conservation District _____ Date _____



- SCHEDULE**
- Silt fence installed on downhill side of pipe and stockpile areas.
 - Topsoil removed and stockpiled.
 - Pipes installed.
 - Road graded and gravel surface established.
 - Ditches trimmed, matting installed, mulched and seeded.
 - Silt fences removed after soil stabilized.

- Notification of Kent County (410-778-7474) at least five days prior to the start of work.
- Prior to the start of work, the contractor is to obtain County approval of any proposed plan changes and sequence of construction, specifically relating to installation, inspection, maintenance and removal of erosion and sediment control measures.
- Sediment control measures are not to be removed until the areas served have established vegetative cover, or with the permission of the Kent County Sediment Control Inspector.
- When pumping sediment-laden water, the discharge must be directed to approved sediment trapping measure prior to release from the site.
- All temporary stockpiles are to be located within areas protected by sediment control measures, and are to be temporarily stabilized.
- All sediment control dikes, swales, basins, and flow lines to basins will be temporarily seeded immediately upon installation to reduce the contribution to sediment loading.
- Disposal of excess earth materials on State or Federal property requires MDE approval, otherwise materials are to be disposed of at a location approved by the local authority.
- Temporary soil erosion control and sediment control measures are to be provided as per the approved plan prior to grading operations. Location adjustments are to be made in the field as necessary. The minimum area practical shall be disturbed for the minimum possible time.
- If grading is completed out of a seeding season, graded areas are to be temporarily stabilized by mulch and mulch anchoring. Mulch material shall be unweathered

- unchopped small grain straw spread at the rate of 1/2 to 2 tons per acre. Mulch anchoring to be accomplished by an approved method, use of mulch anchoring tool is recommended where possible.
- Implementation of the sediment control shall be in accordance with the "1983 Md. Standards and Specifications for Soil Erosion and Sediment Control", of the Department.
- The contractor is responsible for implementation and maintenance of the approved plan, and all other measures necessary to control, filter, or prevent sediment from leaving the site.
- In cases where stormwater management structures are a part of site development, removal of sediment control may not be accomplished before the contributing drainage area to the stormwater management structure is stabilized.
- On sites where infiltration techniques are utilized for the control of stormwater, extreme care must be taken to prevent all runoff from entering the structure during construction.
- Sediment control for utility construction in areas outside of the designated controls.
 - Excavated trench material shall be placed on the high side of the trench.
 - Immediately following pipe installation the trench shall be backfilled, compacted and stabilized at the end of each working day.
 - Temporary silt fence or straw bale dikes shall be placed immediately downstream of any disturbed area intended to remain disturbed longer than one working day.
- All points of construction ingress and egress shall be protected to prevent tracking of mud onto public ways.

**SEDIMENT CONTROL PLAN
 H. HURTT DERINGER LANDS
 2ND DISTRICT, KENT COUNTY, MD.**

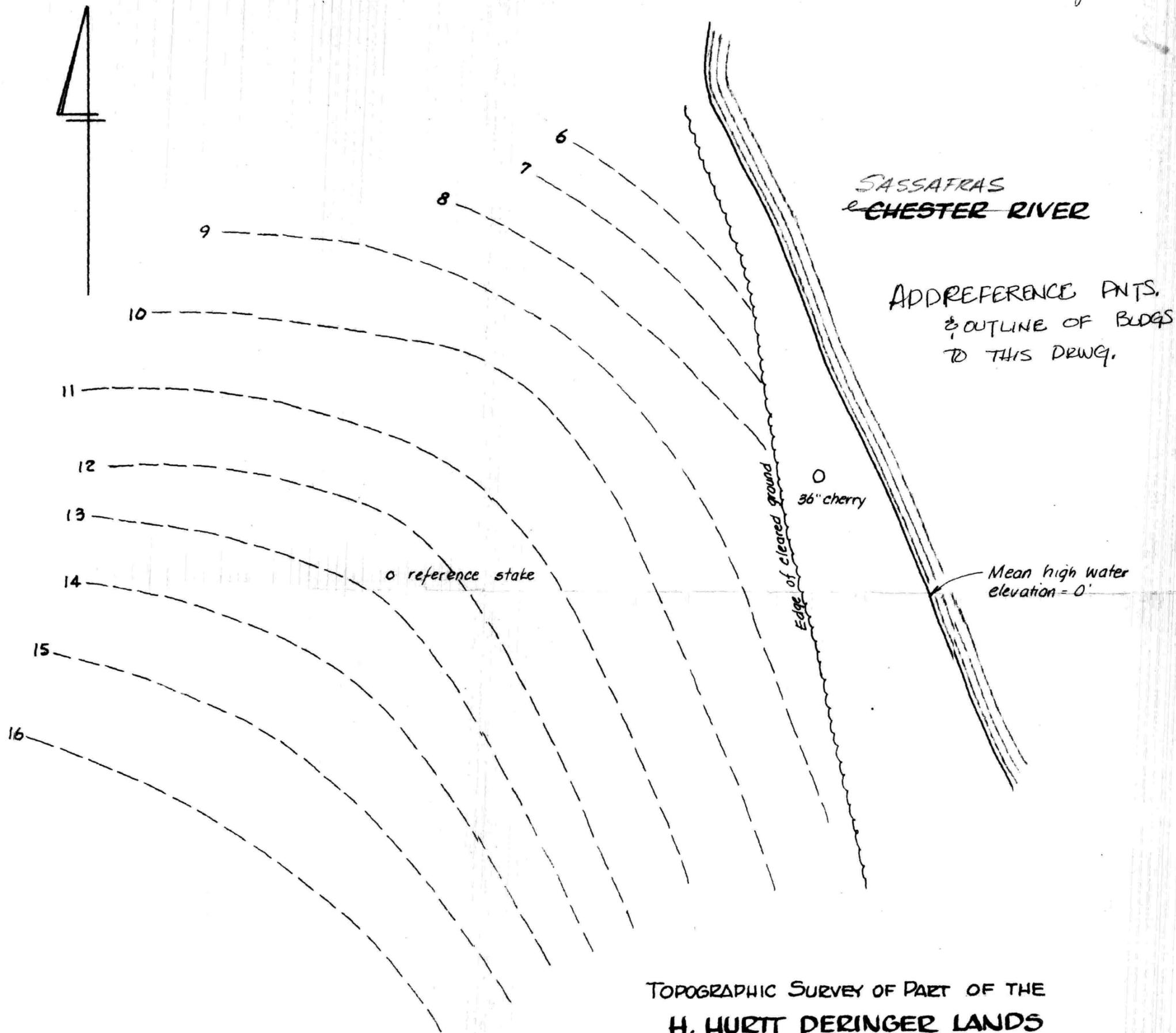
Scale Horiz. 1"=100'
 Vert. 1"=5' Dec. 1996.

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



RECEIVED
MAY 10 1995
By hand - Nuttle

TOPOGRAPHIC SURVEY

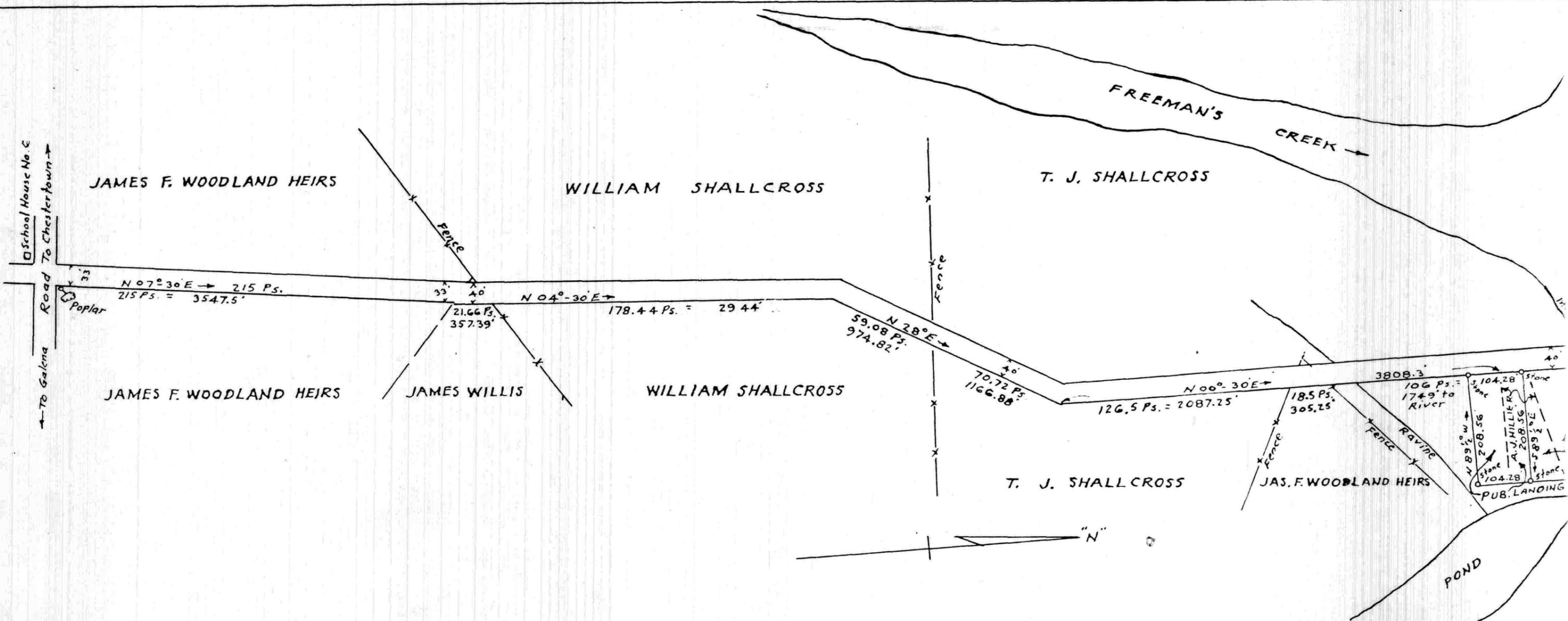


TOPOGRAPHIC SURVEY OF PART OF THE
H. HURT DERINGER LANDS

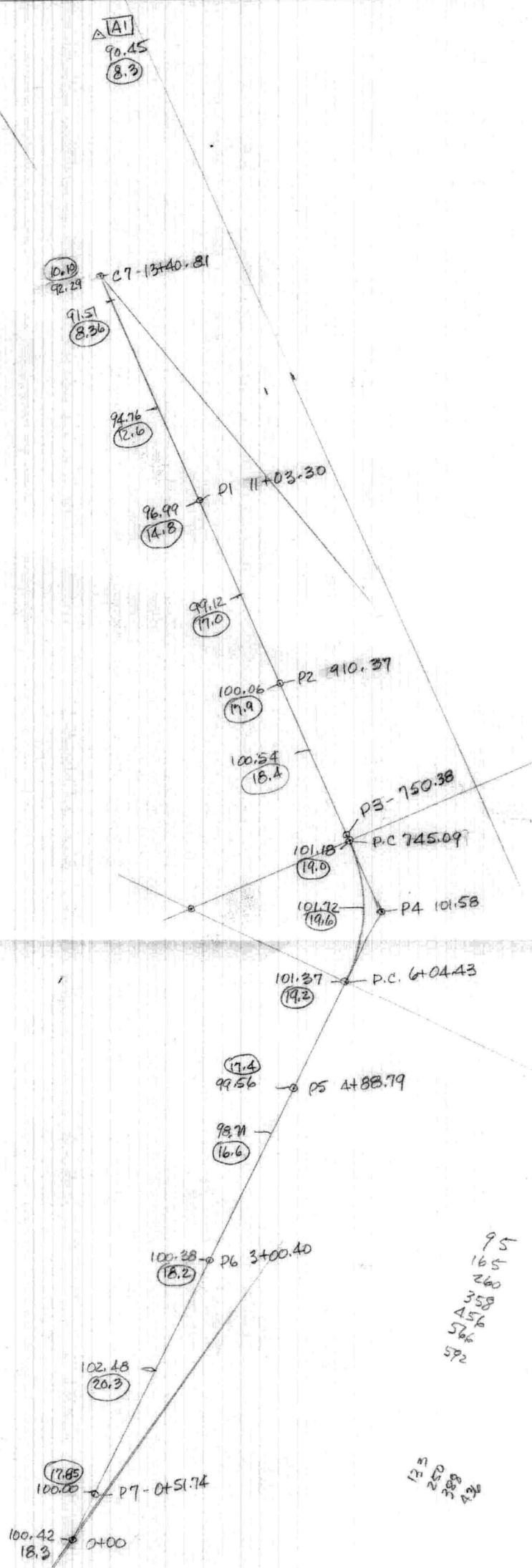
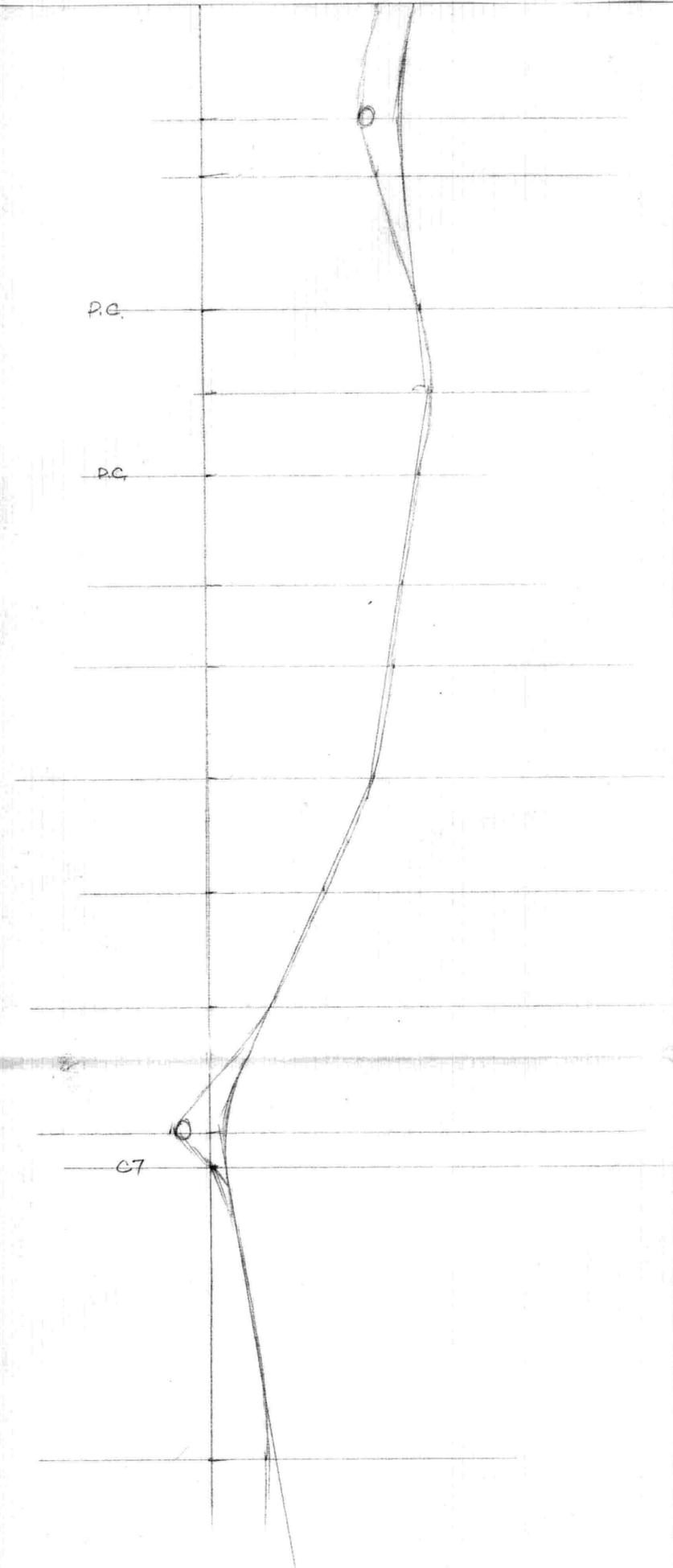
Scale 1"=40'

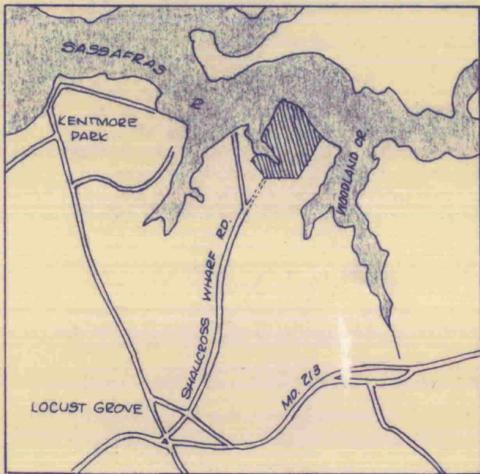
May 1995.

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



ROAD FROM SASSAFRAS RIVER TO GALENA-CHESTERTOWN ROAD
 COPIED FROM "OLD ROAD BOOK-FOLIO 86-MARCH 24, 1860
 7-8-1959 Shew & Bartlett Engrs.
 Note: Location of Hillier Lines added.





APPROVED BY:
 Kent County Director of Planning

 Kent County Health Officer

SASSAFRAS RIVER

PART OF THE DERINGER - PHELPS LANDS TO BE CONVEYED TO H. HURTT DERINGER, JR.
 0.457 Ac.±

H. HURTT DERINGER, JR.
 61.035 Ac.±

ALBERT J. HILLIER, JR.
 EHP 45/676

REFERENCE LINE
 N 82° 08' 40" W - 444.82

MARY E. R. BAIDEN
 EHP 79/405

PART OF THE LANDS NOW OR FORMERLY OF H. HURTT DERINGER, JR. AND MARY D. PHELPS TO BE ADDED TO THE H. HURTT DERINGER, JR. TRACT
 72.517 Ac.±

REMAING LANDS OF THE DERINGER - PHELPS TRACT - 25.142 Ac.±

ROBERT L. BRYAN, JR.
 EHP 30/214

Corners found or set Sept. 2001

NO.	BEARING	DIST.
1	N 48° 30' 00" W	1467.60'
2	N 44° 27' 00" E	307.70'
3	N 84° 12' 00" E	150.00'
4	N 21° 57' 00" E	420.00±
5	S 58° 00' 30" E	121.54'
6	S 55° 43' 00" W	143.22'
7	S 07° 28' 30" W	154.81'
8	S 50° 27' 00" E	146.36'
9	S 86° 18' 20" E	284.48'
10	S 45° 08' 20" E	247.45'
11	S 40° 43' 40" E	634.06'
12	N 00° 27' 40" W	546.76'
13	N 77° 48' 20" W	196.68'
14	N 23° 55' 40" W	597.43'
15	N 55° 01' 50" W	157.55'
16	N 24° 36' 40" W	211.46'
17	N 89° 13' 00" E	178.64'
18	N 62° 55' 50" E	199.16'
19	N 42° 01' 20" E	274.78'
20	N 32° 04' 30" E	1308.12'
21	S 53° 05' 10" E	369.44'
22	S 79° 03' 30" E	459.50'
23	S 69° 44' 30" E	293.90'
24	S 18° 31' 20" W	156.25'
25	S 23° 35' 20" E	312.24'
26	S 32° 28' 20" E	1048.18'
27	S 35° 42' 00" W	2319.60±
28	N 77° 42' 00" W	1277.70'
29	S 38° 18' 00" W	16.00'

30	S 76° 50' 00" E	194.37'
31	S 00° 34' 10" E	210.70'
32	N 36° 53' 20" W	318.79'

GEORGE P. ZAHRADKA, JR.
 EHP 271/54

ROBERT L. BRYAN, JR.

**PROPERTY LINE ADJUSTMENT
 DERINGER FARM**

2ND DISTRICT, KENT COUNTY, MD.

Scale 1"=300' April 1996.

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



I.P. = iron pipe

← TO SHALLCROSS WHARF RD

