SC 5593-4-748

WRIGHT & MEEHAN

ATTORNEYS AT LAW

100 CHURCH ALLEY

AT LAWYERS ROW

CHESTERTOWN, MARYLAND 21620

TELEPHONE 410-778-0266

FACSIMILE 410-778-2918

DAVID CRAIG WRIGHT
(ADMITTED IN MD, DC, PA & NJ)

STEPHEN Z. MEEHAN
J.D., L.L.M. (TAXATION)

JOSEPH B. TETRAULT
PAULINE K. WHITE
KAREN R. KETTERMAN

NORMA JEAN BOONE
(OFFICE ADMINISTRATOR)

11 EAST CHASE STREET
SUITE 3-A
BALTIMORE, MARYLAND 21202
TELEPHONE 410-625-7546
FACSIMILE 410-625-0681

April 11, 2000

Mr. William Nuttle
Register Surveyor
POB 371
Chestertown, Maryland 21620

Re: Scotts Point

Dear Mr. Nuttle:

I have been retained by Marjorie and Walter Adams in regard to acquiring title to the property of unknown owners as reflected on the attached plat. Would you please provide a metes and bounds description so I may prepare quitclaim deeds. Additionally, if you have the same, and may do so without much additional effort, would you please provide the deed references for all the surrounding properties.

Very truly yours,

David C. Wright

DCW/njb

WILLIAM R. NUTTLE
REGISTERED SURVEYOR
P.O. BOX 371
CHESTERTOWN, MARYLAND 21620
TELEPHONE 410-778-3490

April 17, 2000.

David C. Wright, Atty.
100 Church Alley
Chestertown, Md. 21620

Dear Mr. Wright:

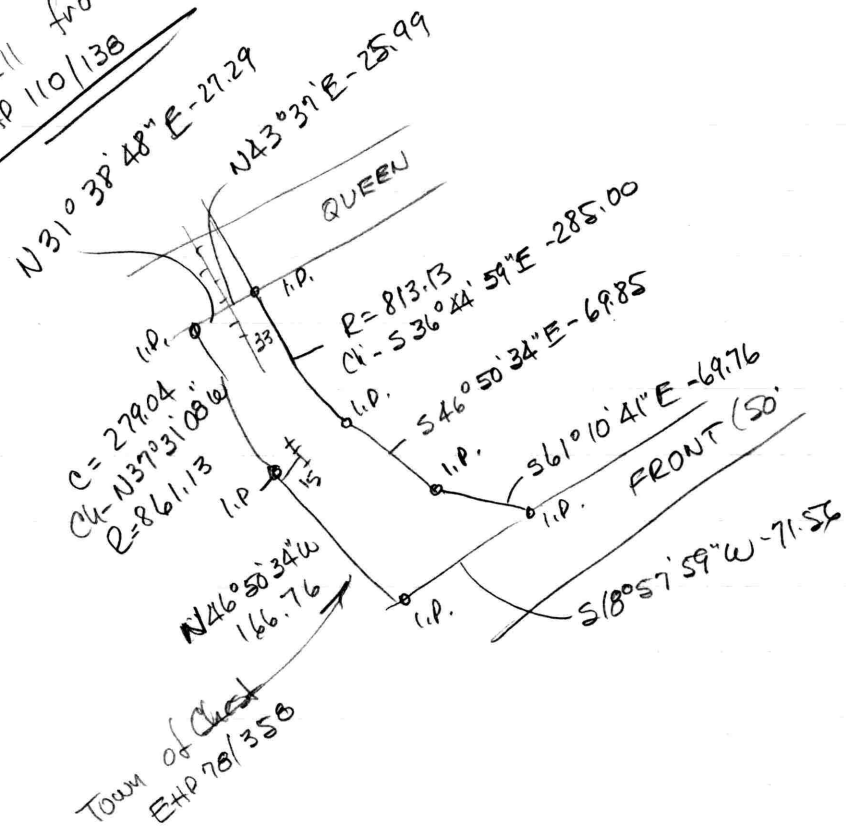
In February 1999 I tried to determine who owns what in the Scotts Point area around Mr. Adams's lot. The sketch that I sent him represents the best that I could do, based upon the deeds that I could find. This is not a survey, and I cannot give you a description.

There are two problems involved in a survey of the "Ownership Unknown" area. A lot more research should be done to determine that no one has a claim to that land, and there will be a problem reproducing the SHA right-of-way.

I could do the survey for you, but it would be some time before I could get to it. The logical one to get is McCrone.

Sincerely yours,
William R. Nuttle

Kestell from R.R.
EHP 110/138



861
813
48

Chest Devel. – Parcel 4

Begin ℄ Water St. on lands of R.R.

w/ RR 1. N77° W - 11.1

2. S14° 06' W - 6.0

3. N77° 00' W - 74 to I.P.

4. N53° 37' W - 55.7 " & lands of others

Metcalfe 1953

w/s N11° 45' E - 36.75 to I.P. on S side of alley

w/s S76° 24' E - 138.2 to ℄ Water

w/s S14° 06' W - 45.2 to begin

Parcel 7, Lot 1

Begin ℄ Railroad Ave 162 from ℄ Queen

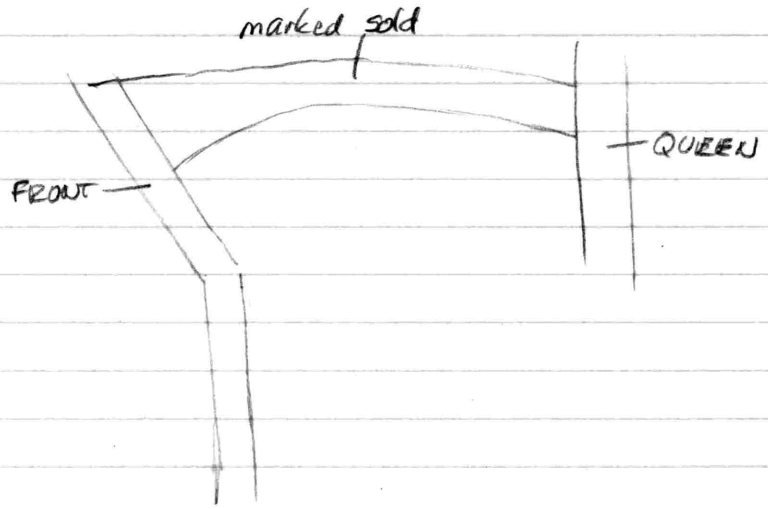
w/ Sue Wilson NE - 106

w/ Abraham Robinson 68 to Wilson

w/s SW 106 to ℄ R.R. Ave.

w/s 68' to begin

Tracing RR plat V2-51



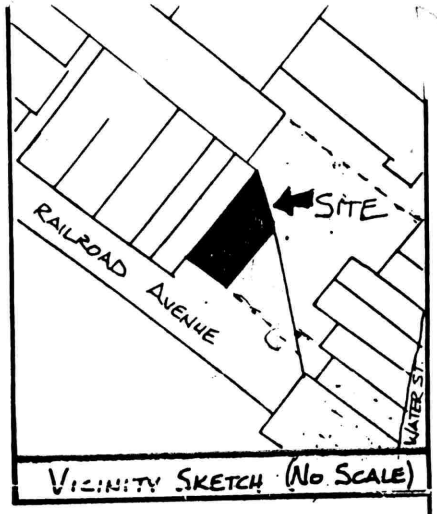
SHA 49357-58 ; 7450

OVED BY:

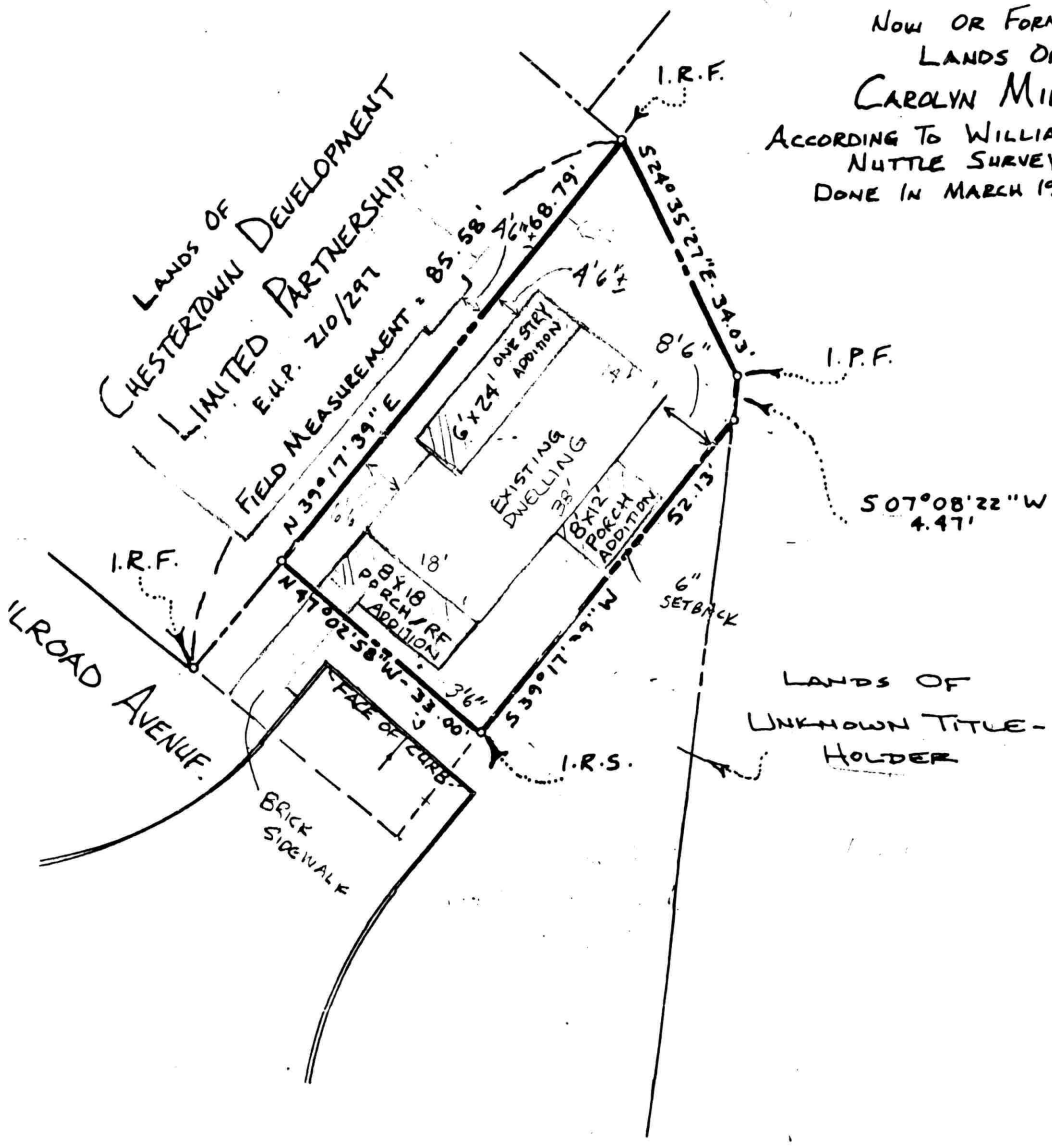
TE	CHESTERTOWN PLANNING COMMISSION
1/89	
TE	KENT COUNTY HEALTH OFFICER
TE	CHESTERTOWN DIRECTOR OF PUBLIC WORKS

OTE:

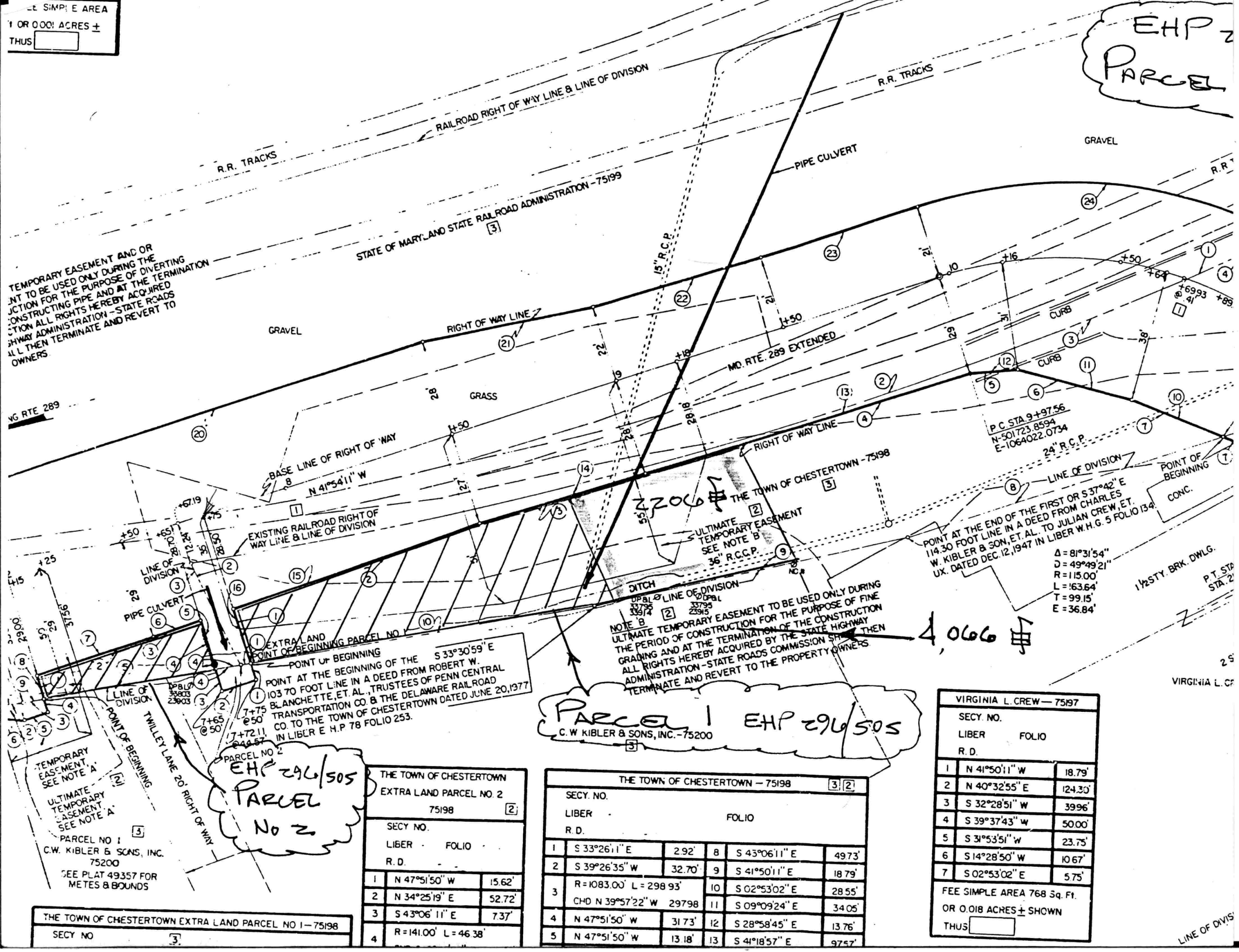
1.) FOR TITLE REFERENCE TO THE PARCEL SHOWN HEREON SEE LIBER E.H.P. 113 FOLIO 313 & 123 FOLIO 189.
2.) I.R.F. DENOTES IRON ROD FOUND.
3.) I.P.F. DENOTES IRON PIPE FOUND.
4.) I.R.S. DENOTES IRON ROD SET.
5.) THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.



VICINITY SKETCH (NO SCALE)



SURVEY OF PART OF THE LANDS OF THE TOWN OF CHESTERTOWN ELECTION DISTRICT, KENT COUNTY, MD. FOR: TOWN OF CHESTERTOWN	**MCRONE** Engineers • Planners Surveyors Annapolis, Maryland Centreville · Chestertown · Denton · Easton Elkton · Leonardtown · Prince Frederick	DRAWN BY USILTON SCALE 1" = 20' DATE 6-30-89 JOB NO. 202410897 FOLDER 577 A

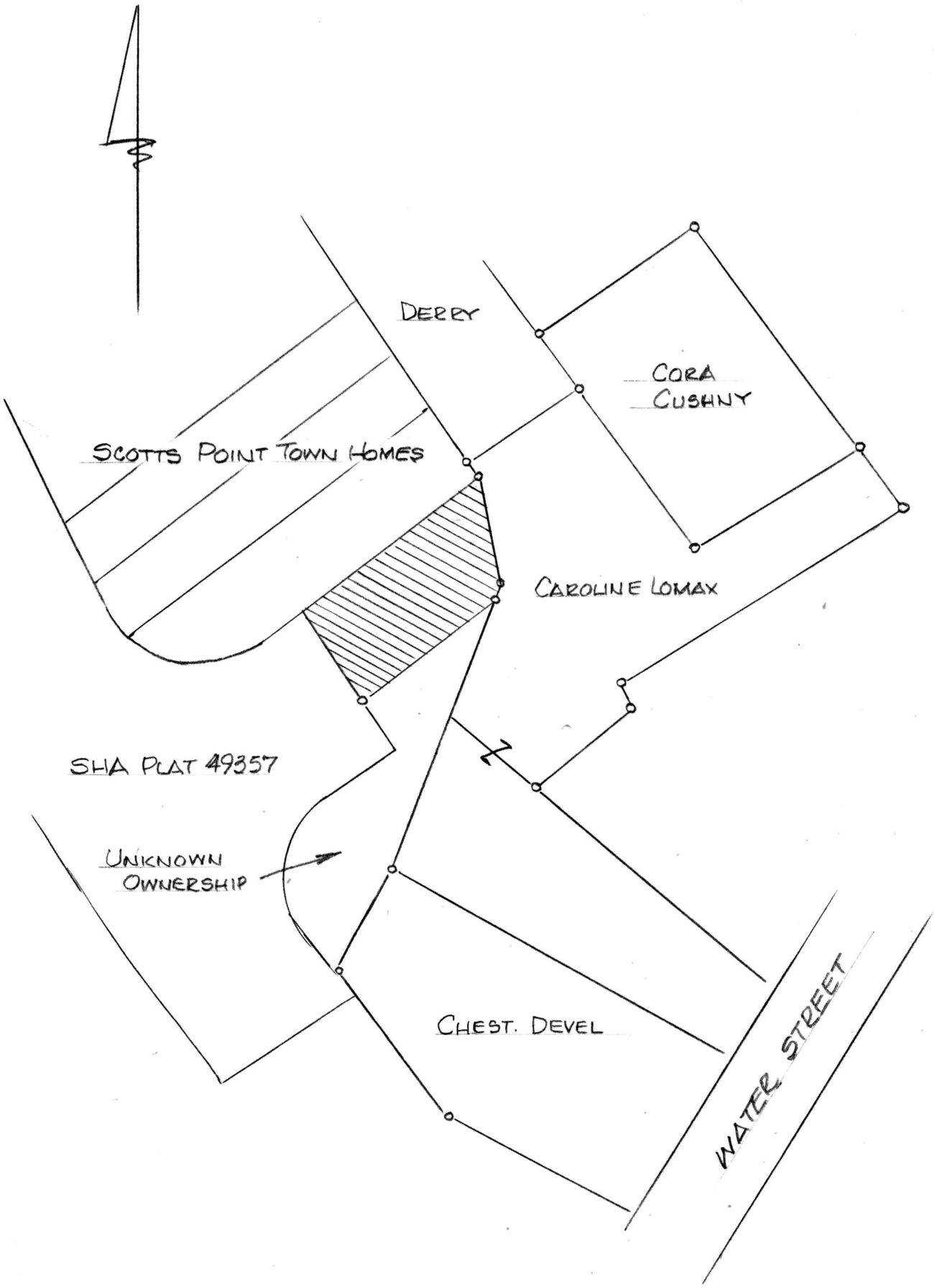


THE TOWN OF CHESTERTOWN EXTRA LAND PARCEL NO 1 — 75198		
SECY NO		

THE TOWN OF CHESTERTOWN EXTRA LAND PARCEL NO. 2 75198		
SECY NO.		
LIBER	FOLIO	
R.D.		
1	N 47°51'50" W	15.62'
2	N 34°25'19" E	52.72'
3	S 43°06'11" E	7.37'
4	R = 141.00' L = 46.38'	

THE TOWN OF CHESTERTOWN — 75198					
SECY. NO.					
LIBER		FOLIO			
R.D.					
1	S 33°26'11" E	2.92'	8	S 43°06'11" E	49.73'
2	S 39°26'35" W	32.70'	9	S 41°50'11" E	18.79'
3	R = 1083.00' L = 298.93' CHD N 39°57'22" W 297.98		10	S 02°53'02" E	28.55'
			11	S 09°09'24" E	34.05'
4	N 47°51'50" W	31.73'	12	S 28°58'45" E	13.76'
5	N 47°51'50" W	13.18'	13	S 41°18'57" E	97.57'

VIRGINIA L. CREW — 75197		
SECY. NO.		
LIBER	FOLIO	
R.D.		
1	N 41°50'11" W	18.79'
2	N 40°32'55" E	124.30'
3	S 32°28'51" W	39.96'
4	S 39°37'43" W	50.00'
5	S 31°53'51" W	23.75'
6	S 14°28'50" W	10.67'
7	S 02°53'02" E	5.75'
FEE SIMPLE AREA 768 Sq. Ft. OR 0.018 ACRES ± SHOWN THUS		



SKETCH OF PROPERTIES ON

SCOTTS POINT

Scale 1" = 40' Feb. 1999

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

JOSEPH P. DAVIS 75611 [4]		
SECY. NO. LIBER FOLIO R.D.		
1	N 50° 45' 35" W	8.59'
2	N 39° 30' 27" E	25.00'
3	S 50° 45' 35" E	7.12'
4	S 39° 55' 15" W	14.99'
5	S 50° 47' 43" E	1.43'
6	S 39° 25' 02" W	6.82'
7	S 36° 57' 31" W	3.19'
FEE SIMPLE AREA 191 SQ. FT. OR 0.004 ACRES ± SHOWN THUS:		

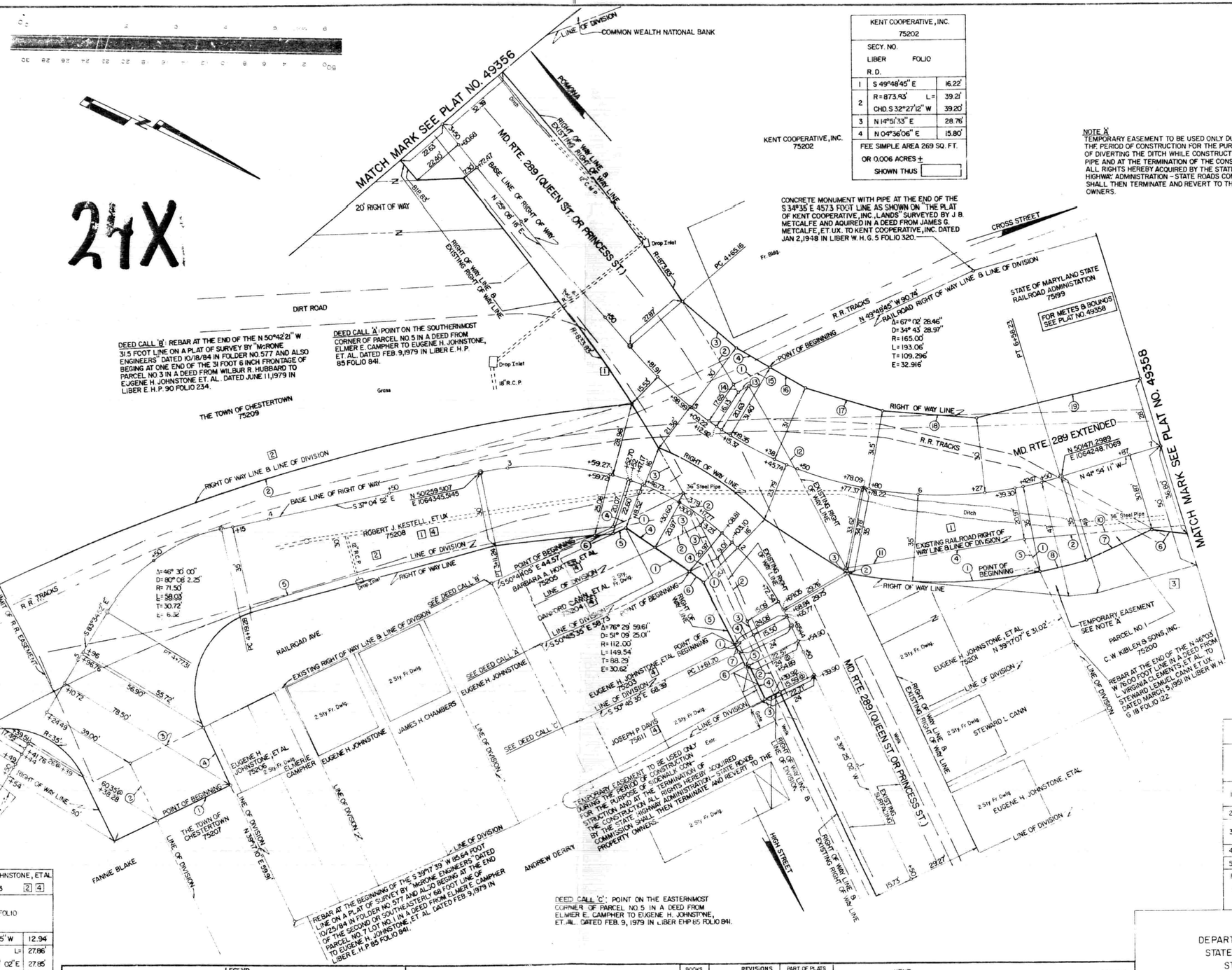
ROBERT J. KESTELL, ET UX 75208 [4]		
SECY. NO. LIBER FOLIO R.D.		
1	N 55°40'44" W	5.08'
2	R=731.78' L= 321.65' CHD. N 42°26'29" W	319.09'
3	R=833.83' L= 41.21' CHD. N 34°08'26" E	41.20'
4	S 50°44'05" E	31.34'
5	R=683.78' L= 265.67' CHD. S 42°26'14" E	264.00'
6	S 54°09'47" E	28.99'
7	S 35°15'07" W	47.69'
FEE SIMPLE AREA 15562 SQ. FT. OR 0.357 ACRES ± SHOWN THUS:		

BARBARA A. HOXTER, ET AL. 75205 [4]		
SECY. NO. LIBER FOLIO R.D.		
1	N 50°44'05" W	38.86'
2	R=833.83 L= 14.65' CHD. N 36°03'33" E	14.64'
3	S 50°45'35" E	20.81'
4	S 09°53'58" W	14.33'
5	S 51°29'49" E	5.67'
6	S 30°59'09" E	6.56'
FEE SIMPLE AREA 377 SQ. FT. OR 0.009 ACRES ± SHOWN THUS:		

DANFORD CANN, ET AL. 75204 [4]		
SECY. NO. LIBER FOLIO R.D.		
1	S 09°53'58" W	17.21'
2	N 50°45'35" W	20.81'
3	R=833.83' L= 15.02' CHD. N 37°04'41" E	15.01'
4	S 50°45'35" E	12.94'
FEE SIMPLE AREA 253 SQ. FT. OR 0.006 ACRES ± SHOWN THUS:		

KENT COOPERATIVE, INC. 75202		
SECY. NO. LIBER FOLIO R.D.		
1	S 49°48'45" E	16.22'
2	R=873.93' L= 39.21' CHD. S 32°27'12" W	39.20'
3	N 14°51'33" E	28.76'
4	N 04°36'06" E	15.80'
FEE SIMPLE AREA 269 SQ. FT. OR 0.006 ACRES ± SHOWN THUS		

24X



NOTE 'A'
TEMPORARY EASEMENT TO BE USED ONLY DURING THE PERIOD OF CONSTRUCTION FOR THE PURPOSE OF DIVERTING THE DITCH WHILE CONSTRUCTING PIPE AND AT THE TERMINATION OF THE CONSTRUCTION ALL RIGHTS HEREBY ACQUIRED BY THE STATE HIGHWAY ADMINISTRATION - STATE ROADS COMMISSION SHALL THEN TERMINATE AND REVERT TO THE PROPERTY OWNERS.

EUGENE H. JOHNSTONE 75201		
SECY. NO. LIBER FOLIO R.D.		
1	R=200.0' L= 77.88' CHD. S 25°16'37" E	77.39'
2	S 39°30'27" W	0.27'
3	R=878.83' L= 1.46' CHD. S 39°27'37" E	1.45'
4	N 34°24'20" W	72.81'
5	N 39°17'07" E	14.51'
FEE SIMPLE AREA 762 SQ. FT OR 0.016 ACRES ± SHOWN THUS		

3 C.W. KIBLER & SONS, INC. PARCEL NO. 1 — 75200		
SECY. NO. LIBER FOLIO R.D.		
1	S 39° 17' 07" W	14.51'
2	N 29° 46' 40" W	72.80'
3	N 33° 20' 11" W	6.96'
4	N 48° 05' 49" E	3.93'
5	S 41° 54' 11" E	8.00'
6	S 1° 20' 34" E	21.99'
7	S 50° 34' 34" E	29.07'
8	R=200.00' L= 19.10' CHD. S 33° 10' 04" E	19.09'
FEE SIMPLE AREA 503 SQ. FT. OR 0.015 ACRES ± SHOWN THUS		

THE TOWN OF CHESTERTOWN 75207		
SECY. NO. LIBER FOLIO R.D.		
1	S 50°12'53" E	33.01'
2	S 39°17'10" W	25.42'
3	N 50°44'05" W	33.00'
4	N 39°17'10" E	25.71'
FEE SIMPLE AREA 844 SQ. FT OR 0.019 ACRES ± SHOWN THUS:		

EUGENE H. JOHNSTONE, ET AL. 75203 [2] [4]		
SECY. NO. LIBER FOLIO R.D.		
1	N 50° 45' 35" W	12.94
2	R=833.83' L= 27.86' CHD. N 38° 33' 02" E	27.85'
3	N 39° 30' 27" E	6.14'
4	S 50° 45' 35" E	8.59'
5	S 36° 57' 31" W	27.68'
6	S 09° 53' 58" W	7.26'
FEE SIMPLE AREA 324 SQ. FT OR 0.007 ACRES ± SHOWN THUS:		

LEGEND

- REVERTIBLE EASEMENT FOR SUPPORTING SLOPES.
- REVERTIBLE EASEMENT OR RIGHT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT.
- PERPETUAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT.
- PERPETUAL EASEMENT FOR DRAINAGE FACILITY AS INDICATED BY NOTATION ON THIS PLAT. (ARROW INDICATES GENERAL DRAINAGE FLOW PATTERN)
- PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER FROM OR INTO EXISTING WATERWAY OR NATURAL DRAINAGE COURSE.
- PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND.
- APPROXIMATE GENERAL DRAINAGE FLOW PATTERN (NOT TO SCALE - FOR EXPLANATORY PURPOSE ONLY)

SENT TO RECORD OFFICE FEBRUARY 6, 1986
APPROVED BY CHAIRMAN DECEMBER 15, 1985

BOOKS	REVISIONS	PART OF PLATS
08046	1 7/12/85	10797 Rev. 10/4/54
20845	2 8/1/85	
36933	3 8/26/85	
	4 10/15/85	

LOCATED IN KENT COUNTY
PREPARED BY BUREAU OF PLATS & SURVEYS
H. C. Minner Jr. ENGINEER - PLAT SECTION
CONSTRUCTION PROJECT: MD 289 EXTENDED FROM EXIST. MD 289 TO CROSS ST
CONSTRUCTION PROJECT NO: K-396-501-271

STATE OF MARYLAND
DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTATION
STATE ROADS COMMISSION

RIGHT OF WAY PROJECT: MD 289 EXTENDED FROM EXISTING MD 289 TO CROSS ST
RIGHT OF WAY PROJECT NO. K-396-301-271
FEDERAL AID PROJECT NO.
ISSUED August 19 85
SCALE 1" = 20'
CHIEF, BUREAU OF PLATS AND SURVEYS
PLAT No. 49357

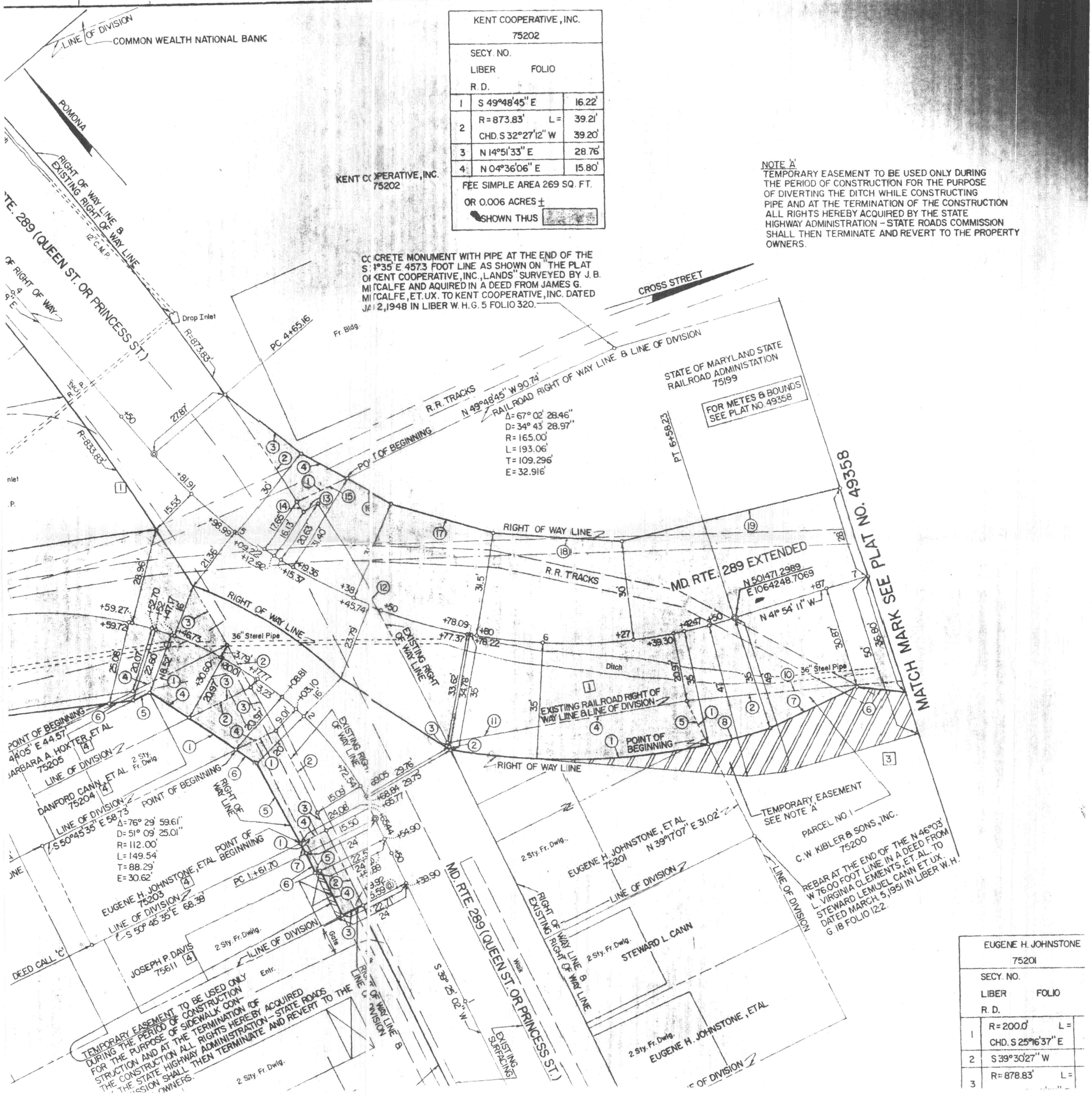
K&E X MC 259

KENT COOPERATIVE, INC. 75202		
SECY. NO. LIBER FOLIO R. D.		
1	S 49°48'45" E	16.22'
2	R = 873.83' L =	39.21'
	CHD. S 32°27'12" W	39.20'
3	N 14°51'33" E	28.76'
4	N 04°36'06" E	15.80'
FEE SIMPLE AREA 269 SQ. FT. OR 0.006 ACRES ± SHOWN THUS		

NOTE 'A'
TEMPORARY EASEMENT TO BE USED ONLY DURING THE PERIOD OF CONSTRUCTION FOR THE PURPOSE OF DIVERTING THE DITCH WHILE CONSTRUCTING PIPE AND AT THE TERMINATION OF THE CONSTRUCTION ALL RIGHTS HEREBY ACQUIRED BY THE STATE HIGHWAY ADMINISTRATION – STATE ROADS COMMISSION SHALL THEN TERMINATE AND REVERT TO THE PROPERTY OWNERS.

KENT COOPERATIVE, INC. 75202

CONCRETE MONUMENT WITH PIPE AT THE END OF THE S 1°35' E 457.3 FOOT LINE AS SHOWN ON "THE PLAT OF KENT COOPERATIVE, INC., LANDS" SURVEYED BY J. B. MITCALFE AND AQUIRED IN A DEED FROM JAMES G. MITCALFE, ET. UX. TO KENT COOPERATIVE, INC. DATED JAN 2, 1948 IN LIBER W. H. G. 5 FOLIO 320.



EUGENE H. JOHNSTONE 75201		
SECY. NO. LIBER FOLIO R. D.		
1	R = 200.0' L =	
	CHD. S 25°16'37" E	
2	S 39°30'27" W	
3	R = 878.83' L =	