

DESCRIPTION OF PART OF THE EDWIN C. FRY LANDS, FOURTH DISTRICT,  
KENT COUNTY, MD.

PARCEL 1

Beginning for the same at a point on the division line between the lands of Edwin C. Fry and the lands of Millard F. Reed, Jr., said point being S 67 35 W - 1035.38' from an iron pipe marking the intersection of said line with the southwest side of Md. Rte. 297 (40' from the centerline of the road); and running, thence, by and with a new division line between the herein described lands and other lands of Fry the ten following courses and distances: (1) S 26 14 30 W - 10.00' to an iron pipe, (2) S 26 14 30 W - 805.36' to an iron pipe, (3) N 88 06 20 W - 484.53' to an iron pipe, (4) S 50 39 40 W - 336.42' to an iron pipe, (5) S 50 39 40 W - 11' to the centerline of a stream, by and with the center of a stream (6) S 12 39 20 W - 302.29', (7) S 25 48 30 W - 497.93', (8) S 37 52 10 W - 323.39', (9) S 50 17 40 W - 342.28', and (10) S 56 46 40 W - 416.76' to the easterly right-of-way line of the former Pennsylvania Railroad lands; thence, by and with said railroad lands, along a line 33' from the centerline of tracks, N 13 30 W - 1307.54' to the lands of Cromwell D. Clark; thence, by and with said Clark lands N 13 54 10 E - 84.08' to an iron pipe; thence, still by and with said Clark lands and with the lands of Millard F. Reed, Jr. N 67 35 E - 2695.72' to the place of beginning. Containing in all 46.101 acres of land, more or less.

PARCEL 2

Beginning for the same at an iron pipe on the westerly right-of-way line of the former Pennsylvania Railroad lands, said point being S 13 54 10 W - 143.40' from the end of the 11th line (N 13 30 W - 1307.54') of the description of Parcel 1; and running, thence, by and with said railroad lands, along a line 33' from the centerline of tracks, S 13 30 E - 1484.37', along an arc the chord of which is S 16 13 40 E - 502.57', and S 18 57 30 E - 57.34' to the lands of Eastern Business Forms, Inc. (Note: This point is N 75 10 30 W - 0.65' from a concrete monument); thence, by and with said Eastern Business Forms, Inc. lands N 75 10 30 W - 966.68' to an iron pipe and the lands of Coventry Farm; thence, by and with said Coventry Farm lands N 13 54 10 E - 1785.11' to the place of beginning. Containing in all 19.243 acres of land, more or less.

December 26, 1984.

William R. Nuttle.

DESCRIPTION OF PART OF THE EDWIN C. FRY LANDS, FOURTH DISTRICT,  
KENT COUNTY, MD.

Beginning for the same at the southernmost corner of the herein described lands, the westernmost corner of the lands of Millard F. Reed, Jr., and on the line of the lands of John W. Hyland, said point being, further, the westernmost corner of Lot 19 and the northernmost corner of Lot 20 as shown on a subdivision plat by J. B. Metcalfe, recorded in the Land Records of Kent County Liber RAS 41, folio 486; and running, thence, by and with said Hyland lands N 62 55 W 150.00'; thence, by and with a new division line between the herein described lands and other lands of Fry N 27 05 E - 200.00' and S 62 55 E - 150.00' to the northernmost corner of the lands of Millard F. Reed, Jr.; thence, by and with said Reed lands, along the rear lot lines of part of Lot 16 and all of Lots 17, 18, and 19, S 27 05 W - 200.00' to the place of beginning. Containing in all 0.689 acres of land, more or less.

January 2, 1985.

William R. Nuttle.

December 26, 1984.

Mr. Edwin Fry, Jr.  
Rose Hill  
Chestertown, Md.

Dear Ed:

Enclosed is a copy of the plat of the property that you are selling to Mr. Reed. I delivered copies and the descriptions to Alex Rasin today, but I have not been able to catch up with Kris Hughes regarding zoning requirements. I will pursue this.

I have also marked on the plat the lot behind what used to be Schaubert property on Md. Rte. 213 and the lot behind Bob Schaubert's lot. I presume that this is what you two were talking about.

I made a serious goof concerning the Hyland property. When I surveyed the Sutton farm in 1978, I looked up all of the deeds that I could find of the properties along Route 213. Hyland owned four lots along the road and an additional two lots behind them. The road frontage of Class, Inc. came out of the Hyland property, and I apparently assumed that the two back lots were part of the rear area of Class, Inc. A check of the land records shows that this is not true. Hyland owns the area that I have cross-hatched in red. I apologize for the mistake.

I will follow up with the zoning people. If they follow the letter of the law, it may be some time before everything goes through.

Sincerely yours,

DESCRIPTION OF REVISED PARCEL 1 OF THE EMILY S. SUTTON LANDS,  
FOURTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe on the southwest side of Md. Rte. 297 (40' from the centerline), said point being the northeast corner of the herein described lands and the southeast corner of the lands of Millard F. Reed, Jr.; and running, thence, by and with the southwest side of said road S 22 37 40 E 26.92' to an iron pipe and the lands of William T. Joiner; thence, by and with said Joiner lands S 67 11 10 W - 154.89' to a concrete monument and S 22 48 50 E - 146.15' to the lands of E. Thomas McGlinn; thence, by and with said McGlinn lands S 27 05 W - 491.89' and S 62 55 E - 291.67' to an iron pipe on the northwest side of Md. Rte. 213 (30' from the centerline); thence, by and with the northwest side of said road S 26 59 50 W - 50.00' to a concrete monument and the lands of Paul J. Thompson; thence, by and with said Thompson lands N 62 55 W - 141.75'; thence, still by and with said Thompson lands and with the lands of Larrimore, Rose, Schaubert, and Hyland S 27 05 W - 785.43' to an iron pipe and the lands of Harold Coleman; thence, by and with said Coleman lands N 62 55 W 150.00' to an iron pipe; thence, still by and with said Coleman lands and with the lands of Class, Inc., Pierson C. Jones, and Austin S 27 05 W - 525.00' to an iron pipe; thence, still by and with said Austin lands S 62 55 E - 150.00' to an iron pipe and the lands of John A. Kennard; thence, by and with said Kennard lands and with the lands of Gears, Schaubert, Grimes, and Irvin A. Sutton (including the 30' strip to be added to the original Sutton lot) S 27 05 W - 465.00' to an iron pipe; thence, still by and with said Irvin Sutton lands S 62 55 E - 144.42' to an iron pipe on the northwest side of Md. Rte. 213; thence, by and with the northwest side of said road S 26 59 50 W - 533.33' to an iron pipe and the lands of Walter W. McGuire; thence, by and with said McGuire lands N 62 55 W - 145.22' to an iron pipe; thence, still by and with said McGuire lands and with the lands of Clarence D. Orem S 27 05 W - 200.00' to an iron pipe; thence, still by and with said Orem lands S 62 55 E - 145.52' to an iron pipe on the northwest side of Md. Rte. 213; thence, by and with the northwest side of said road S 26 59 50 W - 50.00' to an iron pipe and the lands of the Potomac District Council of the Assembly of God, Inc.; thence, by and with said church lands N 62 55 W - 295.60' to an iron pipe, S 27 05 W - 200.00' to an iron pipe, and S 62 55 E - 150.00' to an iron pipe and the lands of Ruth A. Turner; thence, by and with said Turner lands and with the lands of Bakker, Clark, Nickerson, Rasin, Slagle, Culver, Jones, and Robert L. Davis S 27 05 W - 799.60' to an iron pipe; thence, still by and with said Davis lands and with Lots 40 through 32 of Foxley Manor N 75 10 30 W - 1150.83' to the northeast side of the former Penn-

sylvania Railroad lands, said point being 33' from the centerline of the tracks and S 75 10 30 E - 78.76' from a concrete monument on the southwest side of the tracks; thence, by and with the northeast side of said railroad lands N 18 57 30 W - 101.50', along a curve the chord of which is N 16 13 40 W - 496.29', and N 13 30 W - 1611.68' to the lands of Coventry Farm (Note: This point is N 13 54 10 E - 143.40' from an iron pipe marking the north corner of Parcel 2 of this description); thence, by and with said Coventry Farm lands N 13 54 10 E - 84.08' to an iron pipe and the lands of Cromwell D. Clark; thence, by and with said Clark lands and with the lands of Millard F. Reed, Jr. N 67 35 E - 3731.10' to the place of beginning. Containing in all 160.560 acres of land, more or less.

Subject to a 50' right-of-way running from Md. Rte. 213 to the westernmost corner of E. Thomas McGlinn, said right-of-way lying between the lands of McGlinn and the lands of Paul J. Thompson and extending the full length of the 5th line (S 62 55 E 291.67') of this description.

June 29, 1978.

William R. Nuttle.

DESCRIPTION OF THE EMILY S. SUTTON LANDS, FOURTH DISTRICT,  
KENT COUNTY, MD.

PARCEL 1

Beginning for the same at an iron pipe on the southwest side of Md. Rte. 297 (40' from the centerline), said point being the northeast corner of the herein described lands and the southeast corner of the lands of Millard F. Reed, Jr.; and running, thence, by and with the southwest side of said road S 22 37 40 E 26.92' to an iron pipe and the lands of William T. Joiner; thence, by and with said Joiner lands S 67 11 10 W - 154.89' to a concrete monument and S 22 48 50 E - 276.88' to a concrete monument and the lands of Paradee Oil Co.; thence, by and with said Paradee lands and with the lands of E. Thomas McGlinn S 27 05 W - 407.67' to an iron pipe; thence, still by and with said McGlinn lands S 62 55 E - 191.67' to an iron pipe on the northwest side of Md. Rte. 213 (30' from the centerline); thence, by and with the northwest side of said road S 26 59 50 W - 50.00' to a concrete monument and the lands of Paul J. Thompson; thence, by and with said Thompson lands N 62 55 W - 141.75'; thence, still by and with said Thompson lands and with the lands of Larrimore, Rose, Schaubert, and Hyland S 27 05 W - 785.43' to an iron pipe and the lands of Harold Coleman; thence, by and with said Coleman lands N 62 55 W - 150.00', to an iron pipe, S 27 05 W - 180.00' to an iron pipe, and S 62 55 E - 150.00' to an iron pipe and the lands of Class, Inc.; thence, by and with said Class, Inc. lands S 27 05 W - 120.00' to an iron pipe and the lands of Pierson C. Jones; thence, by and with said Jones lands N 62 55 W - 150.00' to an iron pipe; thence, still by and with said Jones lands and with the lands of Austin S 27 05 W - 225.00' to an iron pipe; thence, still by and with said Austin lands S 62 55 E - 150.00' to an iron pipe and the lands of John A. Kennard; thence, by and with said Kennard lands and with the lands of Gears, Schaubert, Grimes, and Irvin A. Sutton (including the 30' strip to be added to the original Sutton lot) S 27 05 W - 465.00' to an iron pipe; thence, still by and with said Irvin Sutton lands S 62 55 E - 144.42' to an iron pipe on the northwest side of Md. Rte. 213; thence, by and with the northwest side of said road S 26 59 50 W - 533.33' to an iron pipe and the lands of Walter W. McGuire; thence, by and with said McGuire lands N 62 55 W - 145.22' to an iron pipe; thence, still by and with said McGuire lands and with the lands of Clarence D. Orem, Jr. S 27 05 W - 200.00' to an iron pipe; thence, still by and with said Orem lands S 62 55 E - 145.52' to an iron pipe on the northwest side of Md. Rte. 213; thence, by and with the northwest side of said road S 26 59 50 W - 50.00' to an iron pipe and the lands of the Potomac District Council of the Assembly of God, Inc.; thence, by and with said church lands N 62 55 W - 295.60' to an iron pipe, S 27 05 W - 200.00' to an iron pipe, and S 62 55 E - 150.00' to an iron pipe and the lands of Ruth A. Turner; thence, by and

with said Turner lands and with the lands of Bakker, Clark, Nickerson, Rasin, Slagle, Culver, Jones, and Robert L. Davis S 27 05 W 799.60' to an iron pipe; thence, still by and with said Davis lands and with Lots 40 through 32 of Foxley Manor N 75 30 30 W 1150.83' to the northeast side of the former Pennsylvania Railroad lands, (said point being 33' from the centerline of the tracks and S 75 10 30 E - 78.76' from a concrete monument on the southwest side of the tracks; thence, by and with the northeast side of said railroad lands N 18 57 30 W - 101.50', along a curve the chord of which is N 16 13 40 W - 496.29', and N 13 30 W - 1611.68' to the lands of Coventry Farm (Note: This point is N 13 54 10 E 143.40' from an iron pipe marking the north corner of Parcel 2 of this description); thence, by and with said Coventry Farm lands N 13 54 10 E - 84.08' to an iron pipe and the lands of Cromwell D. Clark; thence, by and with said Clark lands and with the lands of Millard F. Reed, Jr. N 67 35 E - 3731.10' to the place of beginning. Containing in all 162.006 acres of land, more or less.

#### PARCEL 2

Beginning for the same at a point on the southwest side of the former Pennsylvania Railroad lands, said point being the southeast corner of the herein described lands and the northeast corner of the lands of Baltimore Business Forms, Inc., and said point being, further, 33' from the center of the tracks, N 75 10 30 W - 79.41' from the end of the N 75 10 30 W - 1150.83' line of the description of Parcel 1, and N 75 10 30 W - 0.65' from a concrete monument; and running, thence, by and with the lands of Baltimore Business Forms, Inc. and the lands of Eastern Business Forms, Inc. N 75 10 30 W - 966.68' to an iron pipe and the lands of Coventry Farm; thence, by and with said Coventry Farm lands N 13 54 10 E - 1785.11' to an iron pipe on the southwest side of the aforementioned railroad lands; thence, by and with the southwest side of said railroad lands S 13 30 E - 1484.37', along a curve the chord of which is S 16 13 40 E - 502.57', and S 18 57 30 E - 57.34' to the place of beginning. Containing in all 19.243 acres of land, more or less.

April 25, 1978.

William R. Nuttle.

Edwin C. Fry EHP 82/77  
Millard F. Reed, Jr. EHP 118/12  
Cromwell D. Clark RAS 36/430  
Coventry Farm EHP 58/422

Begin stone at NW cor. of cor. Clark

S 01 $\frac{1}{2}$ ° E - 235.95

S 19 $\frac{1}{2}$ ° W - 99

S 58° W - 117.15

S 16 $\frac{3}{4}$ ° W - 168.3

South 148.5

S 27 $\frac{1}{2}$ ° E - 179.85

N 73 $\frac{1}{2}$ ° E - 450.45

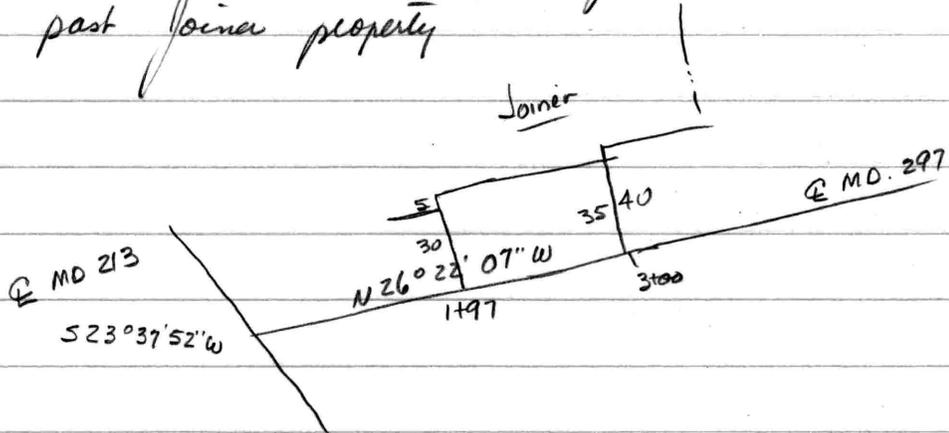
S 23° E - 248.16 to Sutton

w/s N 68 $\frac{1}{2}$ ° E - 3300 to @ M.

w/s N 22 $\frac{1}{2}$ ° W - 2739

see Plat Bk. 1 $\frac{3}{4}$ /142 - line of agreement - does not apply

Plot 43289 shows R/W 40' from E Md. 297  
past Joiner property



✓ Run back Cove y farm - EHP 58/422

✓ Look up Wm. T. Joiner W/R 2999 WHG 60/436  
0.97 ac.

✓ Eastern Bus. Forms - WHG 1-12 plat

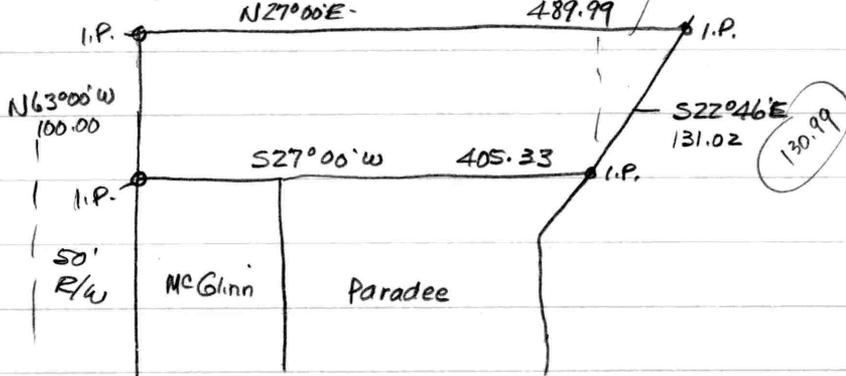
✓ Md 213

9076

8838-45 - shows 60' road from Mangrac Rd to Hopewell  
Coi.

5347-53

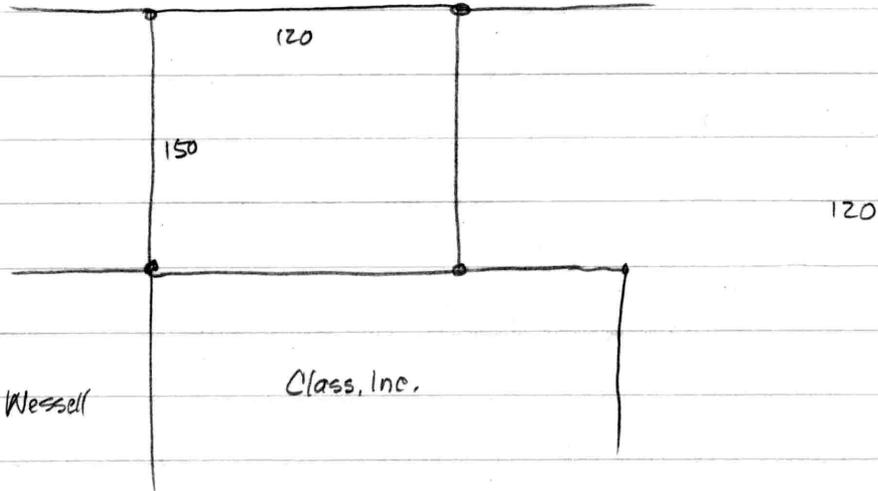
EHP 70/147 - McGlinn



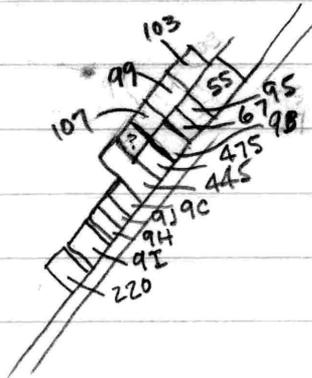
Deed gives McGlinn 50' R/W over 50' strip

EHP 70/116 Class, Inc.

125  
282.33  
407.33



Check RW in EHP 63/873 or EHP 70/147



445 - Austin, Craig Com. EHP 75/721

475 - Precision Jones EHP 77/858

107 - Class, Inc. EHP 70/116

Clark - PAS 36/430

Begin in pub rd 1 p. from stone on E side

get these courses

N69½°E - 31.3 to Jos. Price

N24°W - 80

N21½°W - 47.5

N23°W - 22

S73¾°W - 27.2

N28°W - 12

N07°E - 6½

N16½°E - 14.5

N60°E - 7.5

N09¼°E - 16.6

N62°W - 2.2 to Willard Dodson

w/s S67½°W - 31.6

N11½°W - 41.5 to Walter Morris

w/s S84½°W - 74

S88°E - 39.3

N82½°E - 115.8 to Dodd

N85½°E - 68

N82°E - 33



24  
69 30  
93 30  
86 30

Reed EHP 56/453 "Price Farm"

S23°E - 2481.6 to Sutton

w/s N68½°E - 3300 to G rd. to Worton

w/s N22½°W - 2739

23  
68 30  
91 30

88 30

Jarner EHP 74/43

Begin W side Md. 213 (60') at NE cor. Pelt Craumer

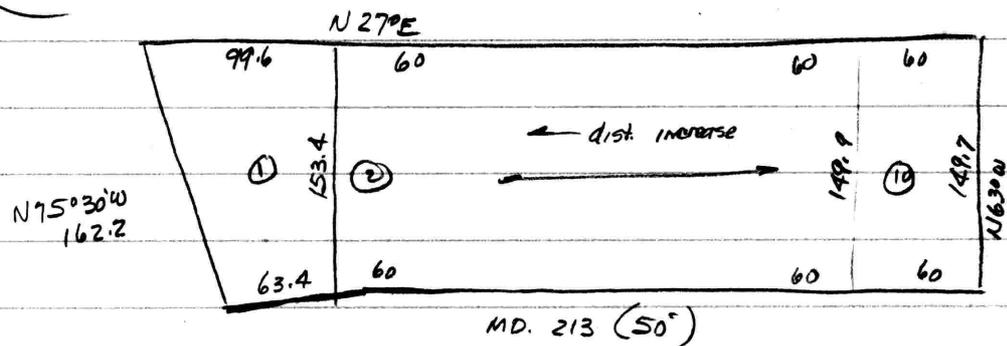
w/rd. N 27° E - 100

w/rd. N 63° W - 150 ±

w/s S 27° W - 100 to Craumer

w/s S 63° E - 150 ± to begin

222 - Slagb WHG 62/504 - Lot 5 plat RAS 40/420A, Plat 1  
of Albert Sutton lands



Bakker - EHP 76/591

N 1/2 of Lot 9 and all of Lot 10

Also Begin NE cor Lot 10

w/rd. N 27° E - 60 to 30' reserved area

N 63° W - 150

S 27° W - 60 to Lot 10

S 63° E - 150 to begin

Clark EHP 53/27 - N 1/2 of Lot 8 and S 1/2 Lot 9

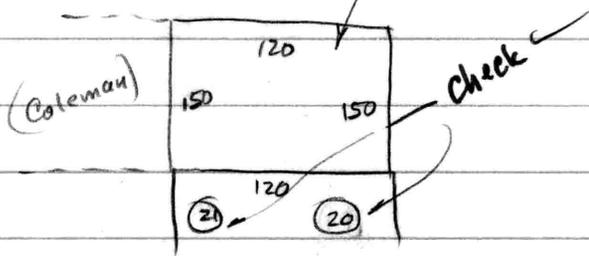
Larimore EHP 22/134 - Lots 12, 13, & 14 - <sup>wide</sup> 180 x 150 deep.

Rose EHP 38/811 - Lot 15 & NE 40' of Lot 16 - 100 x 150

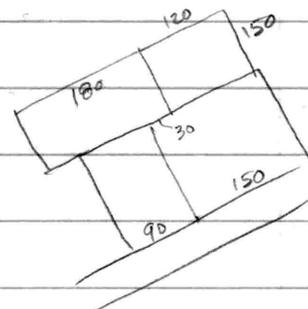
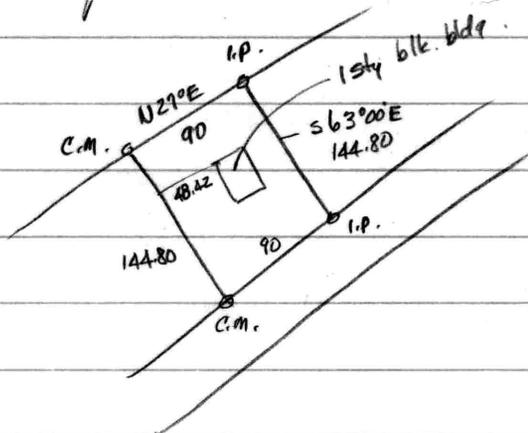
Thos. Schaubert EHP 34/567 - Lots 17, 18, 19, and S 20' of 16  
200 x 150'

Hyland EHP 52/94 - Lots 20-23 - 240 x 150

EHP 62/463 } described



Coleman EHP 57/390 - TWC. 1974 - Lot 23 & S 1/2 Lot 22  
Part of Hyland



260

Coleman - EHP 61/873 - Begin N cor Lot 22  
of Lots 22, 23, & 24 S 27° W - 180 to N cor Lot 25

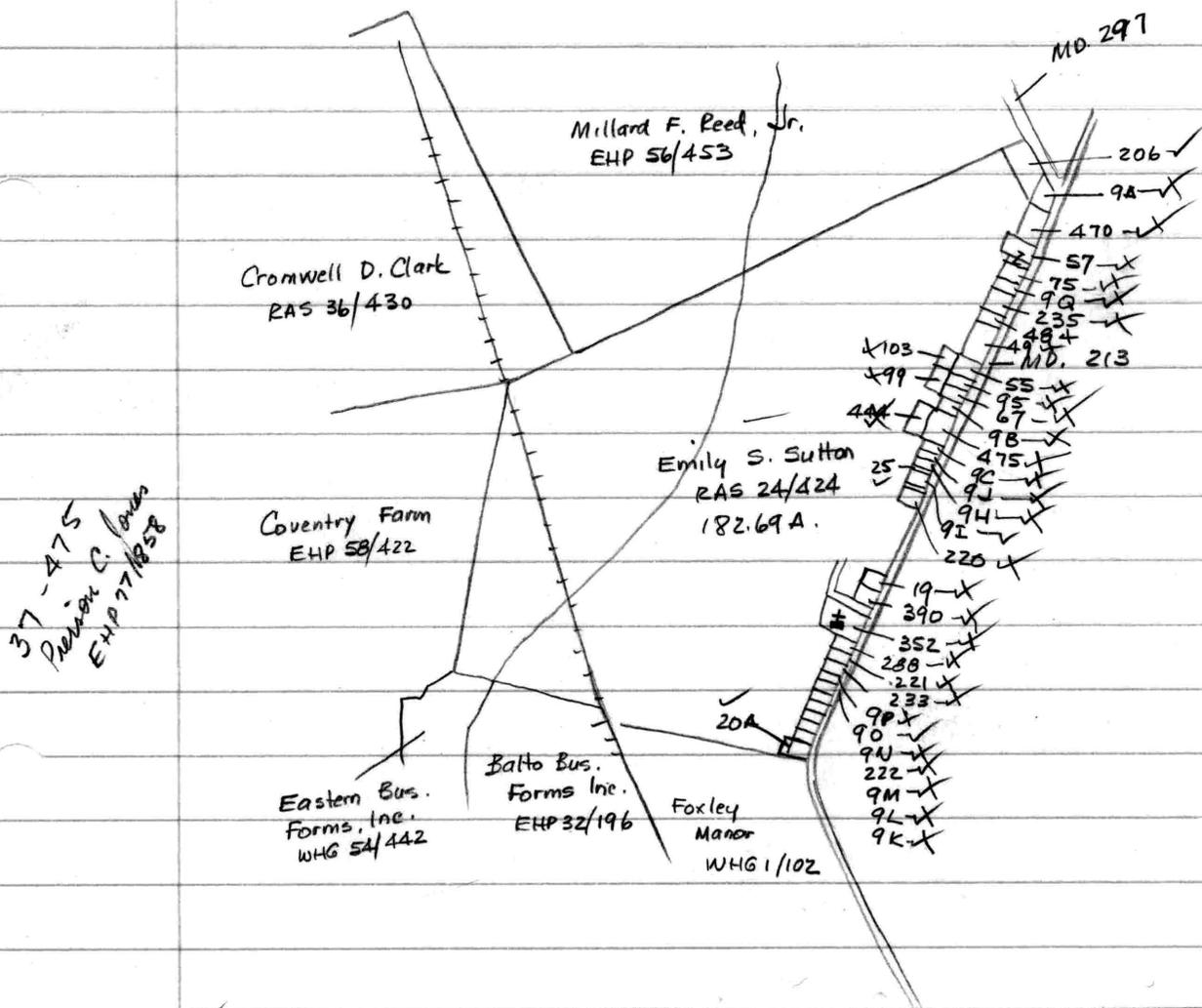
N 63° W - 150

N 27° E - 180

S 63° E - 150

from Sutton

MAP 37



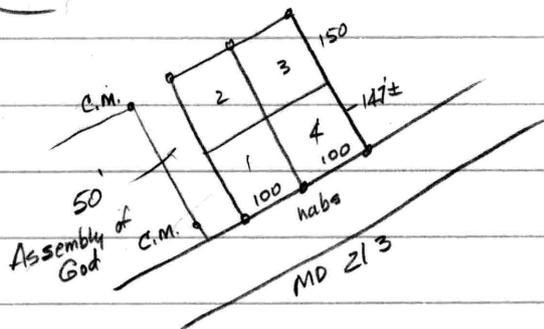
- ✓ 9A John S. Allspach EHP 25/626
- ✓ 9B Class. Inc. EHP 60/108
- ✓ 9C John A. Kennard EHP 21/669
- ✓ 9H Robt. F. Schaubert WHG 10/393 ✓  
WHG 48/618 ✓
- ✓ 9I - Allen L. Grimes WHG 57/185
- ✓ 9J - Perry N. Sears WHG 13/426
- ✓ 9K - Robert L. Davis WHG 10/180
- ✓ 9L - Willis K. Jones WHG 61/210
- ✓ 9M - Ivan E. Culver WHG 62/501 ✗
- ✓ 9N - Henry S. Rasin WHG 52/570

- ✓ 90 Samuel R. Nickerson, Jr. EHP 49/763
- ✓ 9P Wm. E. Clark EHP 53/27
- ✓ 9Q - Roland T. Larimore EHP 54/701
- ✓ 19 - Walter W. McGuire EHP 59/427
- ✓ 48 - Paul E. Rose, Jr. EHP 38/811
- ✓ 49 Thos. Schaubert EHP 34/567
- ✓ 55 - John W. Hyland EHP 52/94
- ✓ 57 - E. Thos. McSlein EHP 63/873 -
- ✓ 67 - Class, Inc. EHP 60/108
- ✓ 95 - Harold I. Coleman EHP 57/390
- ✓ 75 - Paul J. Thompson EHP 49/436
- 206 - Wm. T. Joiner W/R 2999 0.97
- ✓ 220 - Irwin A. Sutton WHG 63/339
- ✓ 221 - Albert E. Bakker EHP 76/591
- ✓ 222 - Chas. W. Stage WHG 62/504
- ✓ 233 - Albert E. Bakker EHP 76/591
- ✓ 235 - Roland T. Larimore EHP 22/134
- ✓ 288 Ruth A. Turner EHP 74/43
- ✓ 352 - Potomac<sup>Dist.</sup> Council of the Assembly of God, Inc. EHP 11/469
- ✓ 390 Clarence D. Orem, Jr. EHP 57/483
- ✓ 470 - Paradise Oil Co. EHP 31/276
- ✓ 20A - Robt L. Davis EHP 58/128
- ✓ 25 Robt. F. Schaubert EHP 18/86
- ✓ 99 Harold I. Coleman EHP 61/873
- ✓ 103 John W. Hyland EHP 62/463
- 444 (scratched out) Craig Wm Austin EHP 75/721
- 445 " " " " " "

Grunis - WHG 57/185 - Lots 33-35

Sutton - WHG 63/339 - 120x150 - adjacent to subdivision  
back line intended to be extension of subdivision

Mc Guire - EHP 59/427 - Lot 4 on plat "J. Albert Sutton et al"  
Metcalf - EHP 17/105



Orem - EHP 57/483 - described - see Lot 1 of plat EHP 17/105

Assembly of God EHP 11/469

Begin w line Ind. 213 (60' wide), said point being N27°E-160  
from NE cor Lot 10 of subdivision

w/ Miller lot and other lands of grantors N63°W-300± to C.M.

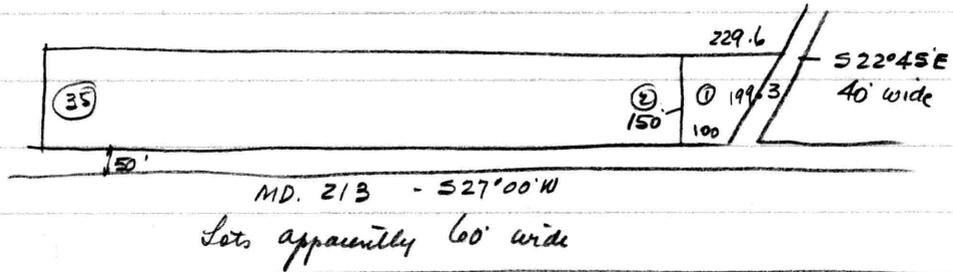
N27°E-200 to C.M.

S63°E-300± to rd.

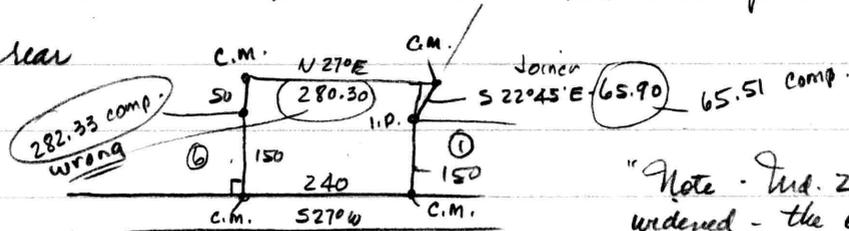
w/s S27°W-200 to begin

Allspach - EHP 25/626

Lot 1 on Plat 1 of the "J. Albert Sutton et al Lots" by  
Metcalf - RAS 41/486

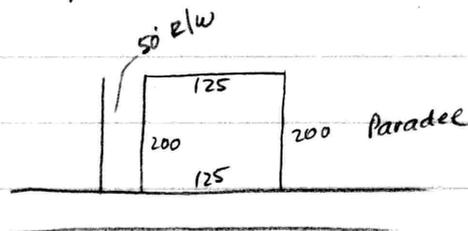


Parade Oil Co. EHP 31/276 - Lots 2, 3, 4 & 5 plus 50' strip  
in rear



"Note - Md. 213 has been  
widened - the original lots  
are no longer 150' deep"

McGinn - EHP 63/873 - Lots 6 & 7, and N 5' of Lot 8 and  
50' strip in rear



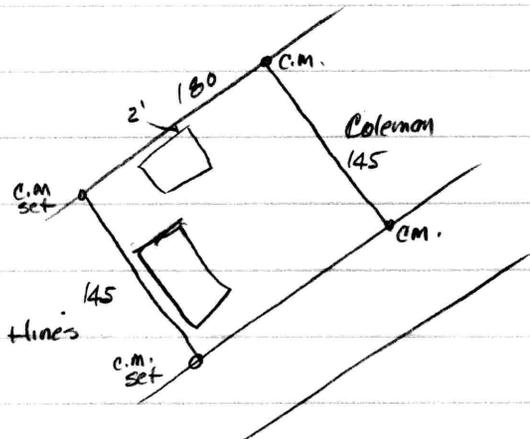
125  
282.33  
407.33  
78

Thompson EHP 49/436 - Lots 9, 10, and S 5' of Lot 8  
S & E SRC

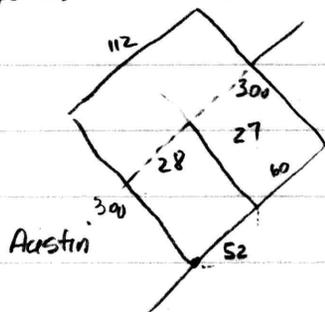
Larimore - EHP 54/701 - Lot 11 on plat  
S & E to SRC @ WHG 17/239, 241, 243

Plats 8839 - 8841 - These plats show 60' R/W centered

Class Class EHP 60/108 McC - 1974 - Lots 24-26

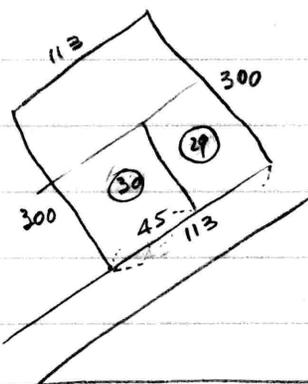


Person Jones EHP 77/858



113  
45  
68

Austin - EHP 75/721 - Lot 29 and SW 8' of Lot 28 & NE 45' of Lot 30



113  
45

45

113  
45  
113

Kennard EHP 21/669 - Lot 31 and S 15' of Lot 30

Sears WHG 13/426 - Lot 32 60 x 150

WHG 48/619 - N 4' of Lot 34

Schauber WHG 10/393 Lot 33

Eastern Bus. Forms WHG 54/442

---  $568^{\circ}57'E - 41.96$

$N88^{\circ}57'E - 1506.44$  to large stone near end of fence

? "  $8.69$  to line 30' SW of RR.

w/ RR  $S20^{\circ}27'E - 870.67$

WHG 1/465  $\rightarrow$   $S45^{\circ}50'E$  crossing RR 140.29  
--- " ---  $790.97$   
---  $S43^{\circ}39'W - 2127.50$

WHG 54/442

--- w/ Schuler  $N89^{\circ}45'E - 756.40$

$N89^{\circ}09'E - 455.40$  to walnut

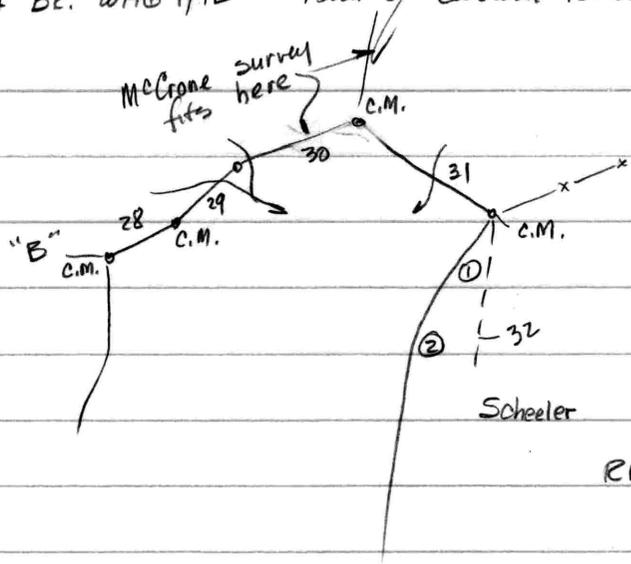
$N89^{\circ}13'E - 186.80$

$N79^{\circ}58'E - 148.70$  to tracks (E/W 66')

w/ tracks  $S20^{\circ}21'E - 957.20$  to La Motte

w/s  $S46^{\circ}21'E - 835.40$  to C.M.  
-----

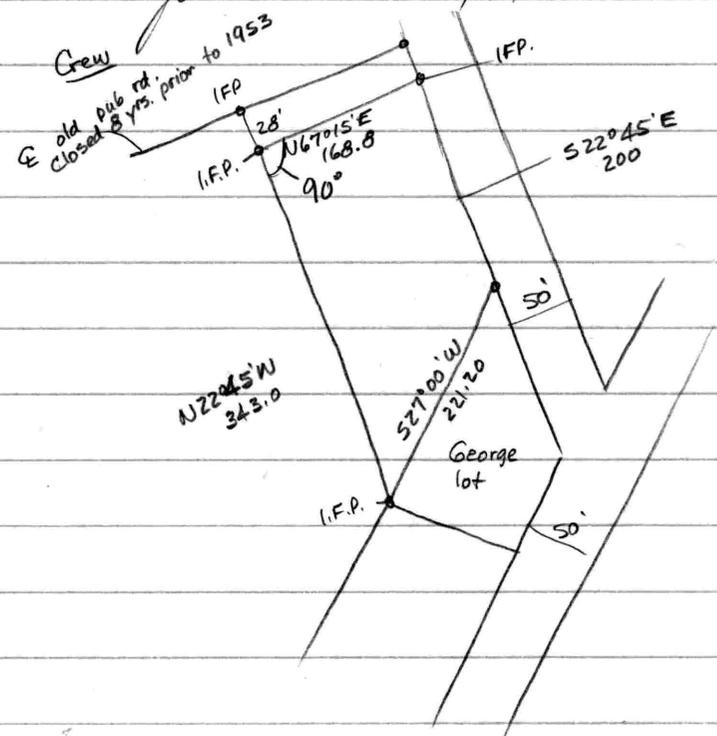
Plat Bk. WHG 1/12 - Plat of Eastern Bus. Forms - Metcalfe 1958



- 28 - N57°17'E - 75.50
- 29 - N45°23'E - 82.60
- 30 - N71°35'E - 204.00
- 31 - S58°07'E - 273.70
- RR bearing - S20°21'E
- 32 - S03°59'30"W

- ① - S29°52'W - 193.96
- ② - S27°09'W - 91.55

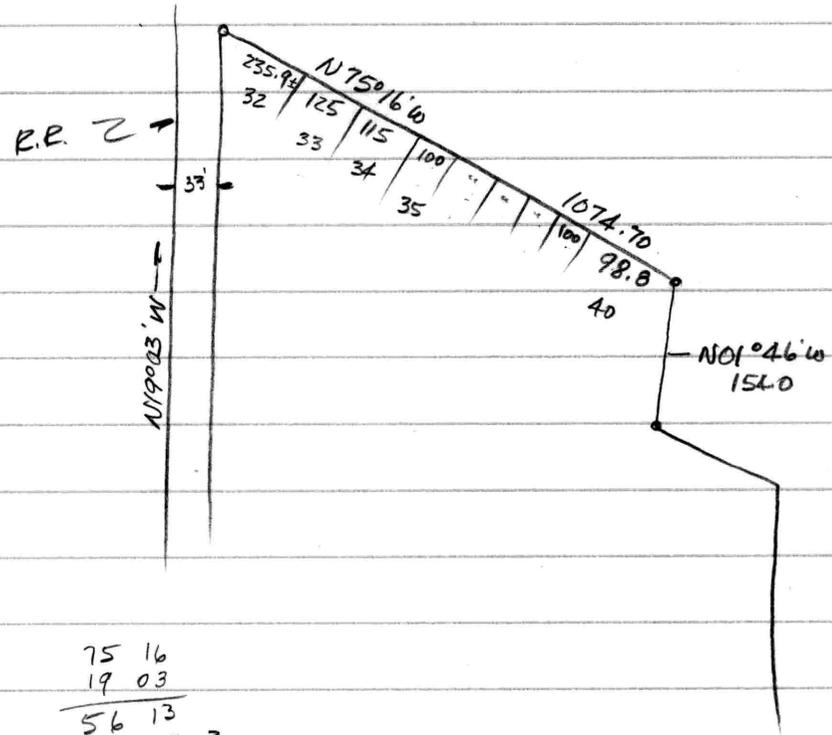
Wm. T. Joiner - WHG 60/436 Metcalfe 1959



168.8  
25  
1938

Deed description indicates Sutton land between this lot & Crew

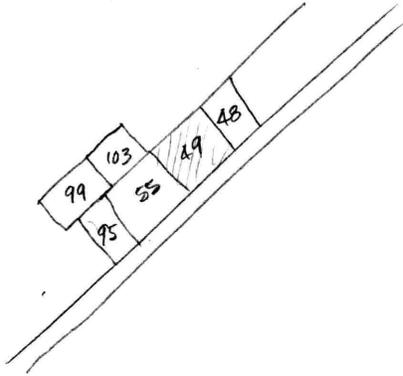
Plot Bk WHG 1/102 - Folley Manor



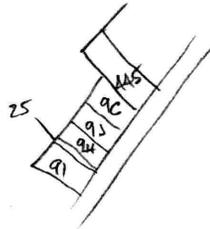
66  
106  
.396

75 16  
19 03  
-----  
56 13  
18 57 30  
-----  
75 10 30

MAP 37.



- 49 Melard F. Reed, Jr. EHP 136/174
- 48 Paul E. Rose, Jr. EHP 38/811
- 55 John W. Hyland EHP 52/94
- 103 " EHP 62/463
- 95 Chas. W. Sommers EHP 169/91
- 99 " "



- 9C - John A. Kennard EHP 21/669 ✓
- 9J / 9I Perry Sears WHG 13/426 ✓
- 9H Robert F. Schaubert WHG 10/393 ✓
- " 48/618 ✓
- 25 " EHP 18/86 ✓
- 9I Allen L. Grimes EHP 86/134

445 Craig Wm. Austin  
EHP 75/721

Reed EHP 136/174  
S 20' of Lot 16 and all of 17, 18, & 19  
150x200

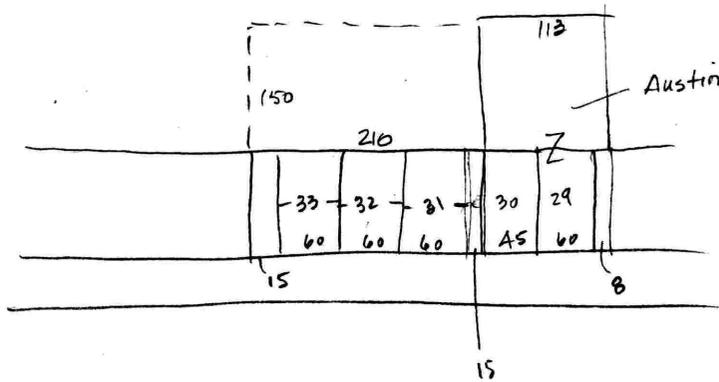
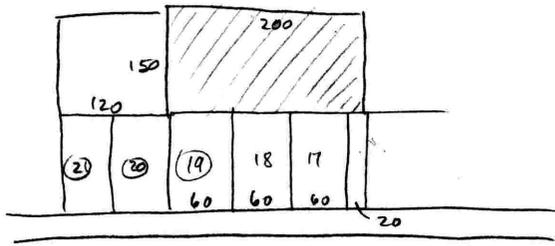
Hyland ~~EHP 52/94~~ 62/463 120x150 - rear of Lots 20 & 21

Grimes EHP 86/134

Parcel 1 - Lots 33, 34, 35

Parcel 2 10'x150' adjacent to S boundary of Lot 35 (35 is last lot in subdiv.)  
S & E 2 strips to Schaubert (11 & 4)

Subdivision plat.  
BAS 41/486  
"J. ALBERT  
SUTTON, ET AL.  
PLOT 2"



Mullard F

BFS at the smost cor of Lescan, the wmost cor. of the lands of Reed, and on line of lands of John W. Hyland, said point being wmost cor Lot 19 and vmost cor of Lot 20 as shown on a sud plot by J. B. Metcalfe, recorded in the Land Records of Kent County, RAS 41/486, and running thence by  $\frac{1}{2}$  with said Hyland lands  $N62^{\circ}55'W-150'$ ; thence by and with new line  $N27^{\circ}05'E-200'$  and  $S62^{\circ}55'E-150'$  to N most cor. of the lands of Mullard Reed; thence by  $\frac{1}{2}$  with said Reed lands, along the rear lot lines of part of Lot 16 and all of Lots 17, 18, & 19  $S27^{\circ}05'W-200'$  to begin. Containing 0.689 acs. of land, more or less.

Austin - EAP 75/721

Begin w side rd. S 27°W - 45 from cor. Lots 29 & 30

of rd. N 27°W - 113

N 63°W - 300

S 27°W - 113

S 63°E - 300 to rd. & begin

Being N 45' Lot 30, all of 29, & SW 8' of Lot 28

Davis EHP 58/128

Begin W side of rd. (before widening)

w/s  $S03^{\circ}21'E - 70$

$N78^{\circ}23'W - 200$

$N01^{\circ}24'W - 80$

$S75^{\circ}30'E - 41$  to Davis

w/s  $S75^{\circ}30'E - 159$  to begin

Part of Old Line Const. Co.  
land

Davis WHG 10/180 - Lots 1 & 2 on plat

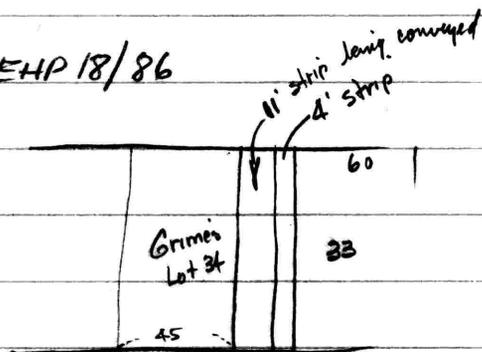
Jones - Lot 3 - calls for hubs

Chas W. Slagle - EHP 62/501 (shown as Culier on top map)  
Lot 5 - mentions hubs

Rasin - WHG 52/570 - Lot 6 and  $S\frac{1}{2}$  Lot 7

Nickerson EHP 49/763 -  $N\frac{1}{2}$  Lot 7,  $S\frac{1}{2}$  Lot 8

Schauber - EHP 18/86

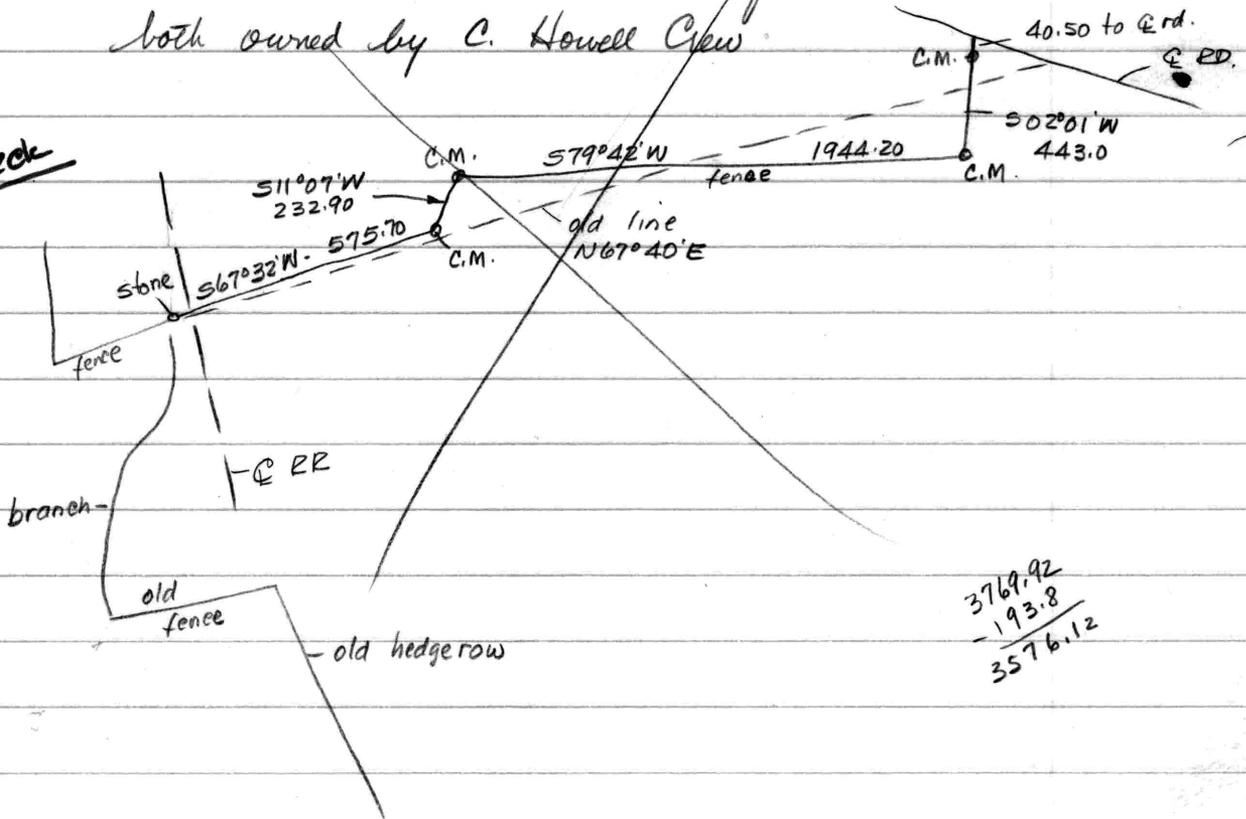


Sutton - PAS 24/424

Begin at point set on plot at B in line  
of A.W. Sparks at cor. of John Dodds  
of Sparks and Dr. Lovell  $N65^{\circ}E - 228.48$  to pub rd **3769.92**  
to Union Church  
**426.36**  
 $S22^{\circ}14'E - 25.84$  to Chest. - Galena Rd.  
w/s  $S27^{\circ}W - 241.68$  **3987.72**  
 $N75^{\circ}1/2'W - 144$  **2376**  
w/ Dodds' land  $N14^{\circ}3/4' E?$  "straight to the beginning"  
**202A 30P**

Reed EHP 56/453 - see Nutcalfe plat. Plat Bk. WHG 1/142  
New division line between Price farm and Dodson Farm,  
both owned by C. Howell Crew

Check



Coventry Farm EHP 58/422 - Survey by McGraw 1972

of Cromwell Clark N85°56'E - 1935.64

N88°46'50"E - 1122.00

N85°16'50"E - 511.42 to C.M. set

of W side of R.R. S08°41'30"E - 92.09

of Sutton S11°29'10"W - 1848.94 to C.M. found

of Balto Bus. Farms S77°57'30"W - 203.80 to C.M. found

S 51°32'30"W - 82.17 to C.M.

former Kent Price  
Plot Bl. covl 1/12  
Plot shows line  
between Balto Bus  
Farms & Sutton  
line

Eastern Bunnies Farms - WHG 54/442

see WHG 1/465

Long involved descrip. - see other sheet

Balto. Bus. Farms EHP 32/196

Begin C.M. at inter W R/W RR and div. line with

Sutton

w/ RR S14°10'30"E - 1787.57

SB 3/173  
SB 12/43

N36°07'10"E - 193.96 to C.M. & Sutton

w/s S70°25'50"E - 548.02 to begin

Coventry Farm - being EHP 45/806

being RAS 25/593 338A 2E 29 P

RAS 17/391

JTD 14/426

JNG 11/615  
does not apply

JFG 4/216

JKH 1/526

JKH 6/124

does not apply

JKH 11/148  
does not apply

Begin stone in branch at head of mill pond  
N65°E - 167.4, about 3 p. beyond Gum tree  
S14<sup>3/4</sup>°W - 120<sup>(1980)</sup> to willow tree in branch  
st. line through branch to begin

Begin at black oak

N83°E - 219<sup>1/2</sup>

w/ Dodd S68<sup>1/2</sup>°W - 62

" ?

S66<sup>1/2</sup>°W - 80

S71°W - 22

West 46.8

---

64 60  
14 45  
50 15

67 35  
66 94 60  
13 54 "  
53 40 49

COPY

WILLIAM R. NUTTLE  
Registered Surveyor  
CHESTERTOWN, MD. 21620

February 17, 1982.

Mr. Hugh Wyble  
Anderson Stokes  
Chestertown, Md.

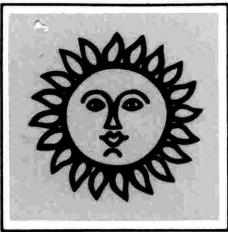
Dear Hugh:

I am sorry to take so long getting back to you; I've been away.

I did not survey Coventry Farm, but I did survey the Sutton farm for Ed Fry. At that time, I pointed out the discrepancy between the adjacent surveys. Alex Rasin, representing either the Frys or Mrs. Sutton, had a meeting in his office with Mrs. Sutton, the Frys, a representative of the group owning Coventry Farm, Jim Luff, and myself. As far as I remember, nothing was resolved, and I have not heard anything more about it.

Sincerely yours,

*Bill*



**ANDERSON  
STOKES**



"The Real Estate Folks"

Please reply to office  
checked below

**CORPORATE OFFICES**

48 Rehoboth Ave.  
Drawer A  
Rehoboth Beach, DE 19971  
302-227-2541

**EXECUTIVE OFFICES**

Tred Avon Square  
Easton, MD 21601  
301-822-8330

**REAL ESTATE**

**MARKETING OFFICES**  
Tred Avon Square  
Easton, MD 21601  
301-822-8301

Route 404 East, Box 147  
Denton, MD 21629  
301-479-3700

Rt. 50 & Maryland Ave.  
Cambridge, MD 21613  
301-228-2000  
301-822-9263

✓ Rt. 213, North  
Chestertown, MD 21620  
301-778-5600

9305 Coastal Hwy.  
Ocean City, MD 21842  
301-524-1717

27th St. & Coastal Hwy.  
Ocean City, MD 21842  
301-289-6434

48 Rehoboth Ave.  
Drawer A  
Rehoboth Beach, DE 19971  
302-227-2541

313 Savannah Rd., Box 16  
Lewes, DE 19958  
302-645-6622

Rt. 1 and 54, Box 182  
Fenwick Island, DE 19944  
302-539-5861

5th & Penna. Ave., Box 118  
Bethany Beach, DE 19930  
302-539-9040

Nylon Capital  
Shopping Center  
Seaford, DE 19973  
302-629-5575

February 8, 1982

Mr. William Nuttle  
Byford Court  
Chestertown, Md. 21620

Dear Bill:

Jim Baker was in the office at noon on Friday. I tried to reach you by phone and was unable. Mr. Baker requested I contact you in his behalf in that he is going to Florida for several weeks.

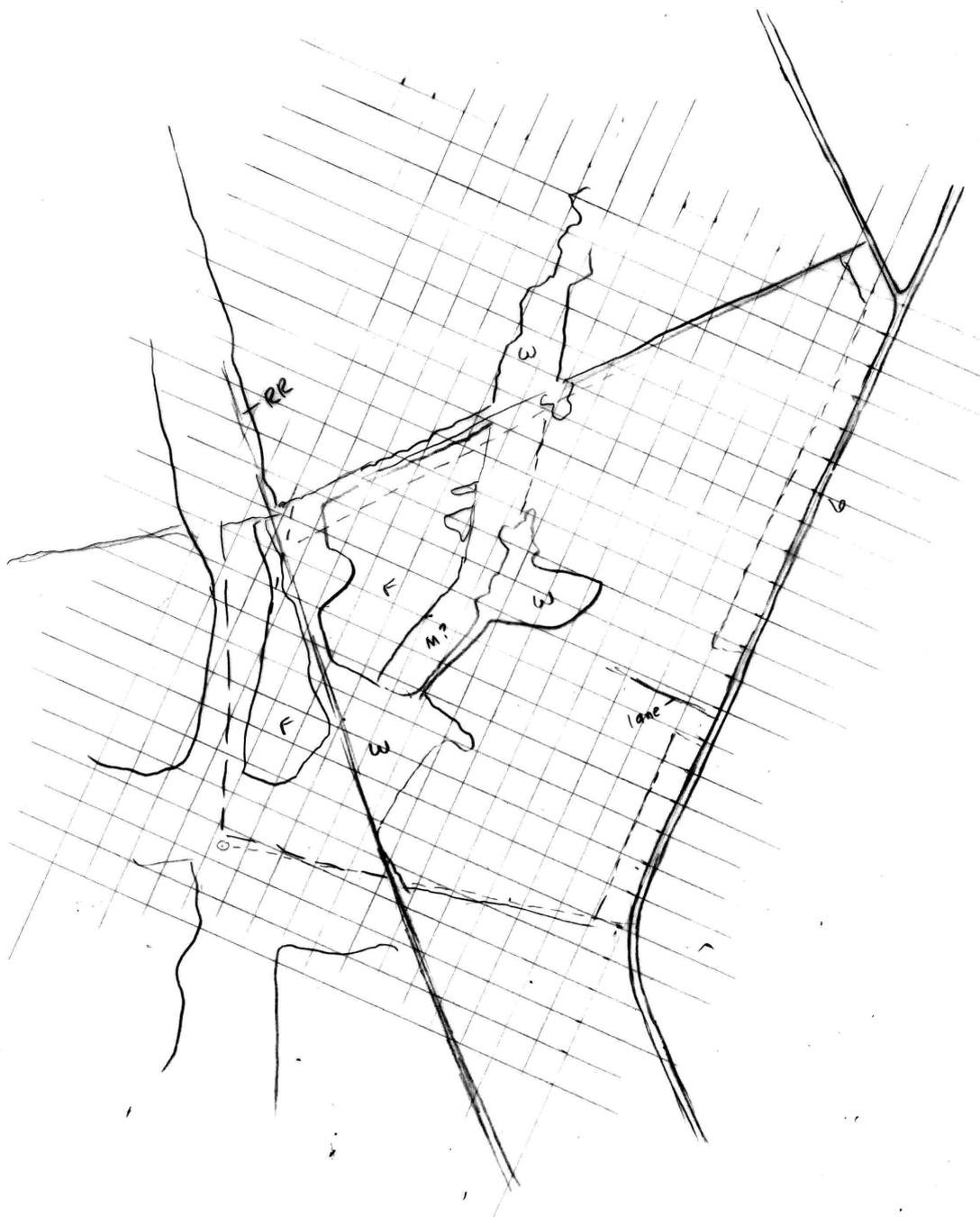
Jim is requesting you to forward a copy of the final survey of the Coventry Farm (former Kent Price farm on Flatland Rd.). He stated there was a dispute between Sutton and Price/or Bill Kirk on one of the back boundry lines. One copy of the correct plat should be forwarded to: 1. Carol Grimm, Pinder Realty, Chestertown; 2. Jim Davis, Cooper-Barroll Realty, Chestertown; 3. Al Parson, Rock Hall.

Bill, should you want to discuss the above with Jim Baker, you can leave a message with his son in the evening at - 1-849-2010 or during the day with his daughter at 1-849-2010. Any expenses incurred should be billed directly to Mr. Baker.

Respectfully,

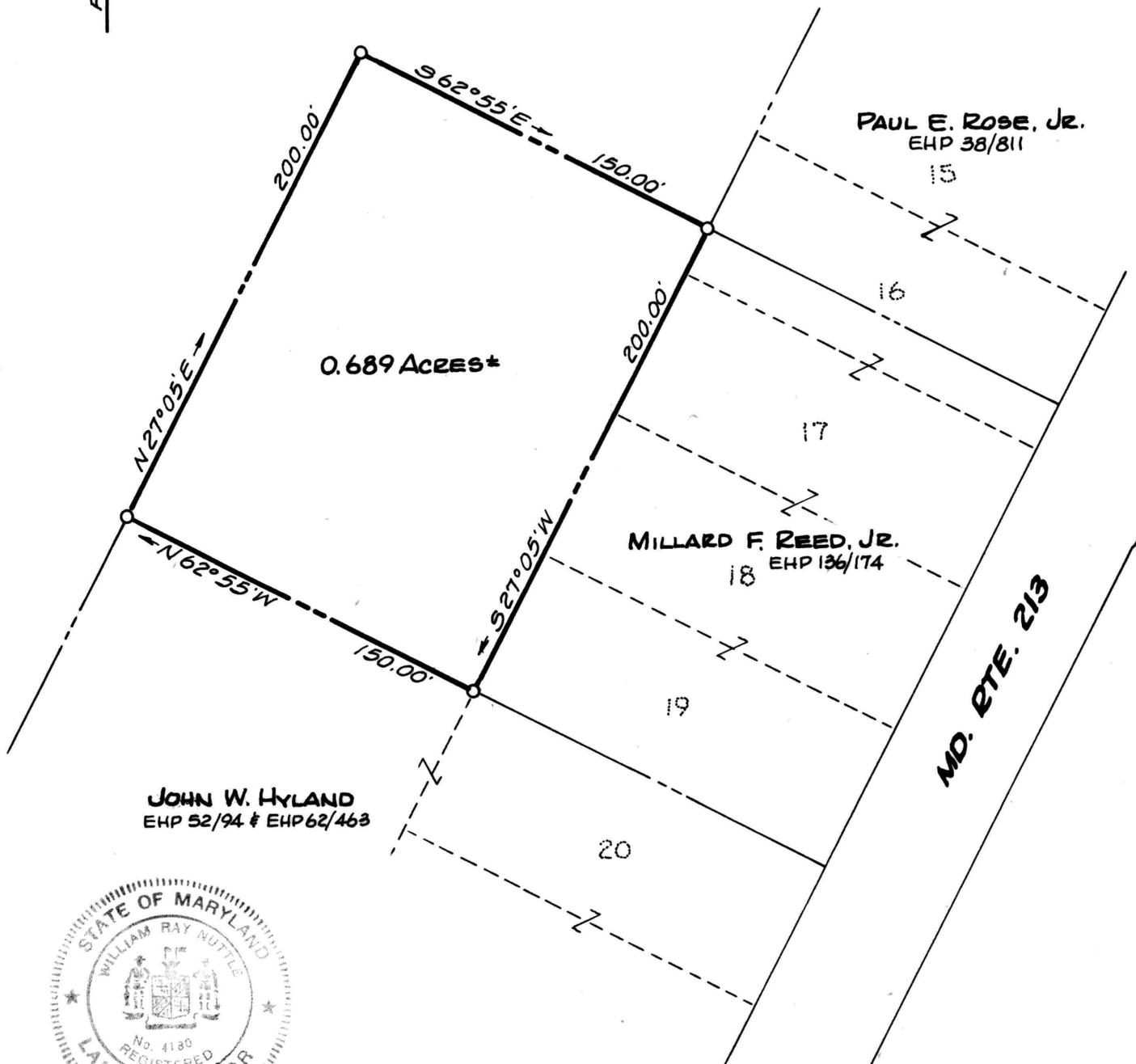
  
Hugh Wyble  
Senior Vice President

HW:kc





OTHER LANDS OF FRY



JOHN W. HYLAND  
EHP 52/94 & EHP 62/463



ADJUSTMENT OF LOT LINES  
**EDWIN C. FRY LANDS**  
4<sup>TH</sup> DISTRICT, KENT COUNTY, MD.

Scale 1"=60' Jan. 1985.  
William R. Nuttle, Reg. Surveyor  
Chestertown, Md.

Note: This tract is to be added to the lands of Millard F. Reed, Jr.  
Dotted lines & numbers are the original lots shown on plat RAS41/486.

APPROVED BY:

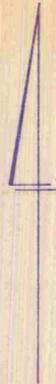
Kent County Director of Planning

\_\_\_\_\_

Kent County Health Officer

\_\_\_\_\_

Note: Discrepancies between the Sutton deed description and those of Coventry Farm (EHP 58/422) and Eastern Business Forms, Inc. (WHG 54/442) were not resolved (See dotted lines below). Woods lines were drawn from a U.S.D.A. aerial photo.



MILLARD F. REED, JR.

CROMWELL D. CLARK

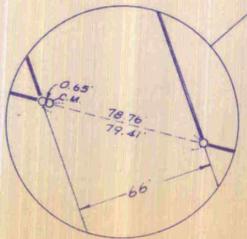
COVENTRY FARM

PARCEL 2  
19.243 Acres±

PARCEL 1  
160.560 Acres±

EASTERN BUSINESS FORMS, INC.

BALTO. BUSINESS FORMS, INC.



"FOXLEY MANOR"

Eobert L. DAVIS

| NO. | BEARING         | DIST.    |
|-----|-----------------|----------|
| 1   | S 22° 37' 40" E | 26.92'   |
| 2   | S 67° 11' 10" W | 154.89'  |
| 3   | S 22° 48' 50" E | 146.15'  |
| 4   | S 27° 05' 00" W | 491.89'  |
| 5   | S 62° 55' 00" E | 291.67'  |
| 6   | S 26° 59' 50" W | 50.00'   |
| 7   | N 62° 55' 00" W | 141.75'  |
| 8   | S 27° 05' 00" W | 785.43'  |
| 9   | N 62° 55' 00" W | 150.00'  |
| 10  | S 27° 05' 00" W | 525.00'  |
| 11  | S 27° 05' 00" W | 200.00'  |
| 12  | S 27° 05' 00" W | 200.00'  |
| 13  | S 27° 05' 00" W | 200.00'  |
| 14  | S 27° 05' 00" W | 200.00'  |
| 15  | S 62° 55' 00" E | 150.00'  |
| 16  | S 27° 05' 00" W | 465.00'  |
| 17  | S 62° 55' 00" E | 144.42'  |
| 18  | S 26° 59' 50" W | 533.33'  |
| 19  | N 62° 55' 00" W | 145.22'  |
| 20  | S 27° 05' 00" W | 200.00'  |
| 21  | S 62° 55' 00" E | 145.52'  |
| 22  | S 26° 59' 50" W | 50.00'   |
| 23  | N 62° 55' 00" W | 295.60'  |
| 24  | S 27° 05' 00" W | 200.00'  |
| 25  | S 62° 55' 00" E | 150.00'  |
| 26  | S 27° 05' 00" W | 799.60'  |
| 27  | N 75° 10' 30" W | 1150.83' |
| 28  | N 18° 57' 30" W | 101.50'  |
| 29  | N 16° 13' 40" W | 496.29'  |
| 30  | N 13° 30' 00" W | 1611.68' |
| 31  | N 13° 54' 10" E | 84.08'   |
| 32  | N 67° 35' 00" E | 3731.10' |
| 33  | N 75° 10' 30" W | 966.68'  |
| 34  | N 18° 54' 10" E | 1785.11' |
| 35  | S 13° 30' 00" E | 1484.37' |
| 36  | S 16° 13' 40" E | 502.57'  |
| 37  | S 18° 57' 30" E | 57.34'   |

\* Chord of an arc.

PLAT OF A SURVEY OF THE  
EMILY S. SUTTON LANDS  
4<sup>TH</sup> DISTRICT, KENT COUNTY, MD.

Scale 1"=200' April 1978; Revised June 1978.  
William E. Nuttle, Reg. Surveyor  
Chestertown, Md.

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