

DESCRIPTION OF THE LANDS TO BE CONVEYED TO IRVING AND HILTON CROUCH,
FIFTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at a point on the mean high waters of Lawyers Cove, said point being the southwest end of the division line between the lands of Rock Hall Yacht Club and the lands of Edmund L. Peach, Jr.; and running, thence, by and with said Peach lands N 27 08 E - 8' more or less to an iron pipe and N 27 08 E - 152.91' to an iron pipe (Note: This point is near the northwest corner of a sharp bend in a 30' private road shown on a plat recorded in the Land Records of Kent County, Liber APR 9, folio 483 and on the south side of the existing McKinleyville Road.); thence, by and with a new division line between the herein described lands and other lands of Rock Hall Yacht Club the five following courses and distances: (1) S 59 58 30 E - 73.30', (2) S 30 01 30 W - 16.00' to an iron pipe, (3) S 59 58 30 E 100.00' to an iron pipe, (4) S 30 01 30 W - 101.75' to an iron pipe, and (5) S 30 01 30 W - 12' more or less to the mean high waters of Lawyers Cove; thence, by and with the mean high waters of said cove N 47 38 20 W - 44.86' and N 78 26 40 W - 127.93' to the place of beginning. Containing in all 0.496 acres of land, more or less.

June 12, 1987.

William R. Nuttle.

DESCRIPTION OF THE IRVING AND HILTON CROUCH LANDS, FIFTH DISTRICT,
KENT COUNTY, MD.

Beginning for the same at an iron pipe driven in the center of an old pipe, said point being the northernmost corner of the herein described lands and a corner of the lands of Rock Hall Yacht Club, and said point being, further, S 61 25 50 E - 115.24' from a nail at the point of intersection of a curve at a sharp bend in the McKinleyville Road; and running, thence, by and with said yacht club lands S 59 58 30 E - 164.70' to an iron pipe, S 30 01 30 W - 135.34' to an iron pipe, and S 30 01 30 W - 18' more or less to the mean high waters of Lawyers Cove; thence, by and with the mean high waters of said cove N 51 20 50 W - 78.23' and N 36 46 40 W - 95.04' to the rock hall Yacht Club lands; thence, by and with said yacht club lands N 30 01 30 E - 18' more or less to an iron pipe and N 30 01 30 E - 86.17' to the place of beginning. Containing in all 0.508 acres of land, more or less.

Together with a 16' right-of-way over the lands of Rock Hall Yacht Club, said right-of-way being northeast of, parallel to, and adjacent to the first line of this description (S 59 58 30 E - 164.70') and extended on the same course in a northwesterly direction to the McKinleyville Road.

June 18, 1987.

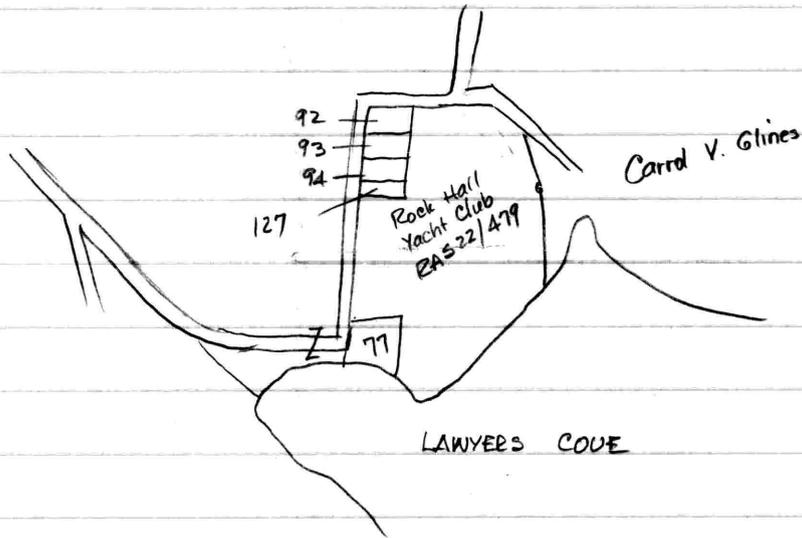
William R. Nuttle.

Description of Crouch Lands to be conveyed to RHYC

Begin for same at i.p. marking the easternmost corner of the lands of Irving & Helton Crouch and a corner of the lands of the Rodd Hall Yacht Club; and running, thence, by and with said yacht club lands $S 30^{\circ} 01' 30'' W - 135.34'$ to and i.p. and $S 30^{\circ} 01' 30'' W - 18' \pm$ to the mean high water of Lawyers Cove; thence, by and with the mean high water of Lawyers Cove $N 51^{\circ} 20' 50'' W - 78.23$ and $N 29^{\circ} 21' 50'' W - 51.67$ to a new division line between the herein described lands and other lands of Crouch; thence, by and with said new division line $N 30^{\circ} 01' 30'' E - 12' \pm$ to end iron pipe and $N 30^{\circ} 01' 30'' E - 101.75'$ to end i.p. and the aforementioned yacht club lands; thence by and with said lands $S 59^{\circ} 58' 30'' E - 120.87'$ to the place of beginning. Containing in all 0.389 acres of land, more or less.

Description of the Rock Hall Yacht Club Land To be conveyed to Crouch

Beginning for the same at an iron pipe marking the northernmost corner of the lands of Crouch and a corner of the lands of the Rock Hall Yacht Club; and thence, thence, by and with said Crouch lands $S 30^{\circ} 01' 30'' W - 86.17'$ to and by and with said Crouch lands $S 30^{\circ} 01' 30'' W - 18' \pm$ to the mean high water of Lawyers Cove; thence by the mean high water of Lawyers Cove $N 78^{\circ} 26' 40'' W - 127.93$ to the lands of Edmund L. Peach, Jr.; thence, by and with said Peach lands $N 27^{\circ} 08' E - 8' \pm$ to and iron pipe and $N 27^{\circ} 08' E - 152.91$ to an iron pipe near the north west corner of the intersection of a sharp bend in the 30' private road shown on a plat recorded in the Land Records of Kent County, Liber APR 9, folio 483 (Note: This point lies SE of the bend in the paving of the present McKimlyville Rd.); thence, by and with a new division line between the herein described lands and other lands of Rock Hall Yacht Club $S 59^{\circ} 58' 30'' E - 73.30'$ to and a point, $S 30^{\circ} 01' 30'' W - 16'$ to ~~and~~ an iron pipe and $S 59^{\circ} 58' 30'' E - 56.17'$ to the place of beginning. Containing in all 0.386 acres of land, more or less.



- | | | |
|-----|-------------------|------------|
| 77- | Irving L. Crouch | WHG 77/747 |
| 127 | George D. Shearer | EHP 18/268 |
| 92 | Emory B. Edwards | EHP 3/153 |
| 93 | Franklin " | RAS 13/26 |
| 94 | Robt. L. " | EHP 32/825 |

Crouch - WHG 77/747

Parcel 2 - Lot of 1/2 acre on Lawyers Cove

1932 Being RAS 8/265

Begin at point 1288 from SW cor. of intersection of roads
thence w/ south side of 16 road to be laid out for use of herein
described land $S61^{\circ}30'E - 164.7$

$S28^{\circ}30'W - 180.3$ to MHW Lawyers Cove

back of MHW { w/s $N41^{\circ}15'W - 104.9$
" " $N28^{\circ}30'E - 109.7$ to begin

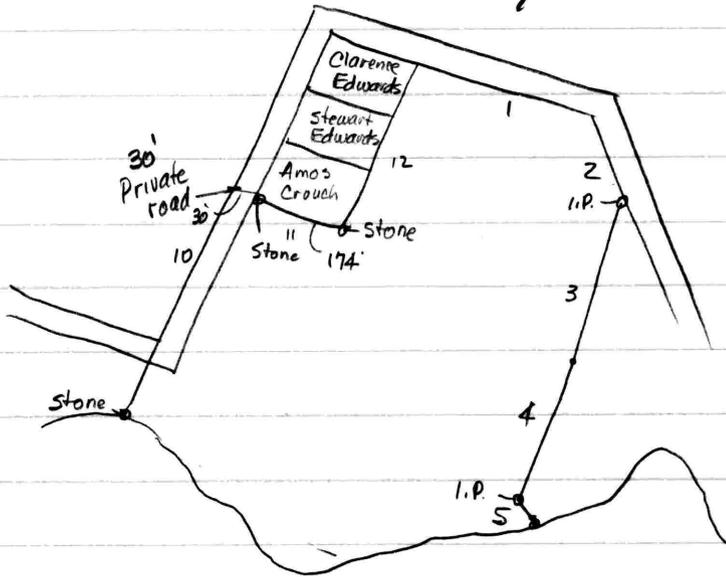
Also grants use of 16 road along 1st line

of slip road
through Wm. Carrick
with slip rd to
Drum Pt.

Rock Hall Yacht Club - RAS 22/479

see plat APR 9/483

Survey by S. B. Taylor 1922



- 1 - $S66^{\circ}40'E - 348'$
- 2 - $S31^{\circ}30'E - 190$
- 3 - $S09^{\circ}45'W - 293.5$
- 4 - $S17^{\circ}30'W - 293$
- 5 - $S46^{\circ}00'E - 21$
- 10 - $N24^{\circ}30'E - 827$
- 11 - $S67^{\circ}00'E - 204$
- 12 - $N22^{\circ}30'E - 414$

S&E-① 60x174' lot SW of Amos Crouch

② 0.55 Ac. - RAS 8/265

October 7, 1983.

Mr. Hilton Crouch
Rock Hall, Md. 21661

Dear Mr. Crouch:

Enclosed are copies of a sketch of your property on Lawyers Cove.

Your land was part of what is now the Rock Hall Yacht Club property, and any survey is completely dependant on the description in your deed. This description is not too clear, and this accounts for the difference between McCrone's survey and mine. There appears to be little or no difference in acreage between the two.

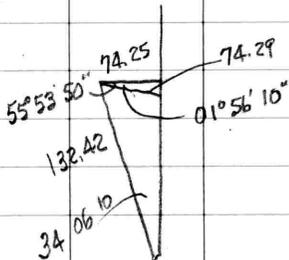
The old pipe at the base of the persimmon tree fits very well the reference distance in your deed from the southwest corner of the intersection of the two roads. That, the position of the two pipes near the road, and what both you and Mr. Edwards told me about the property lead me to believe that the proper position of your lines is where I have shown them on the sketch.

As I see it, you can do one of three things: (1) accept the McCrone survey as it is now staked out, (2) approach the yacht club about reaching lines of agreement, or (3) instruct me to complete the survey along the lines that I have shown. I will wait until I hear from you before doing anything else.

Sincerely yours,

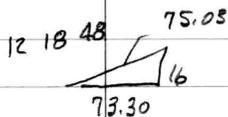
Oct. 14, 2002

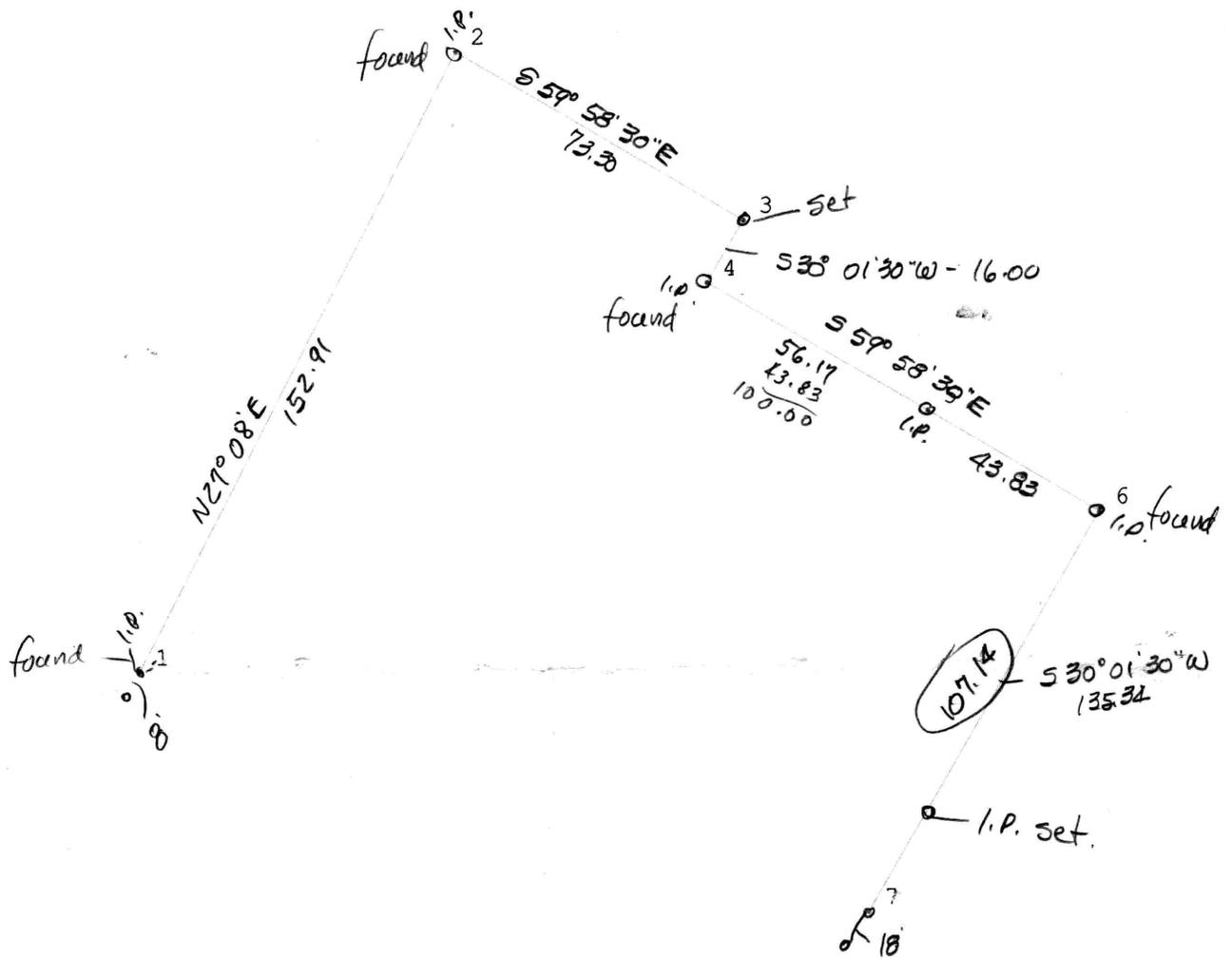
A2	A1	A1	0°	100.02
		A3	L124°06'10"	132.42
A3	A2	i.p. set	L53°57'40"	74.29
A1	A2	A4	L167°51'16"	74.96

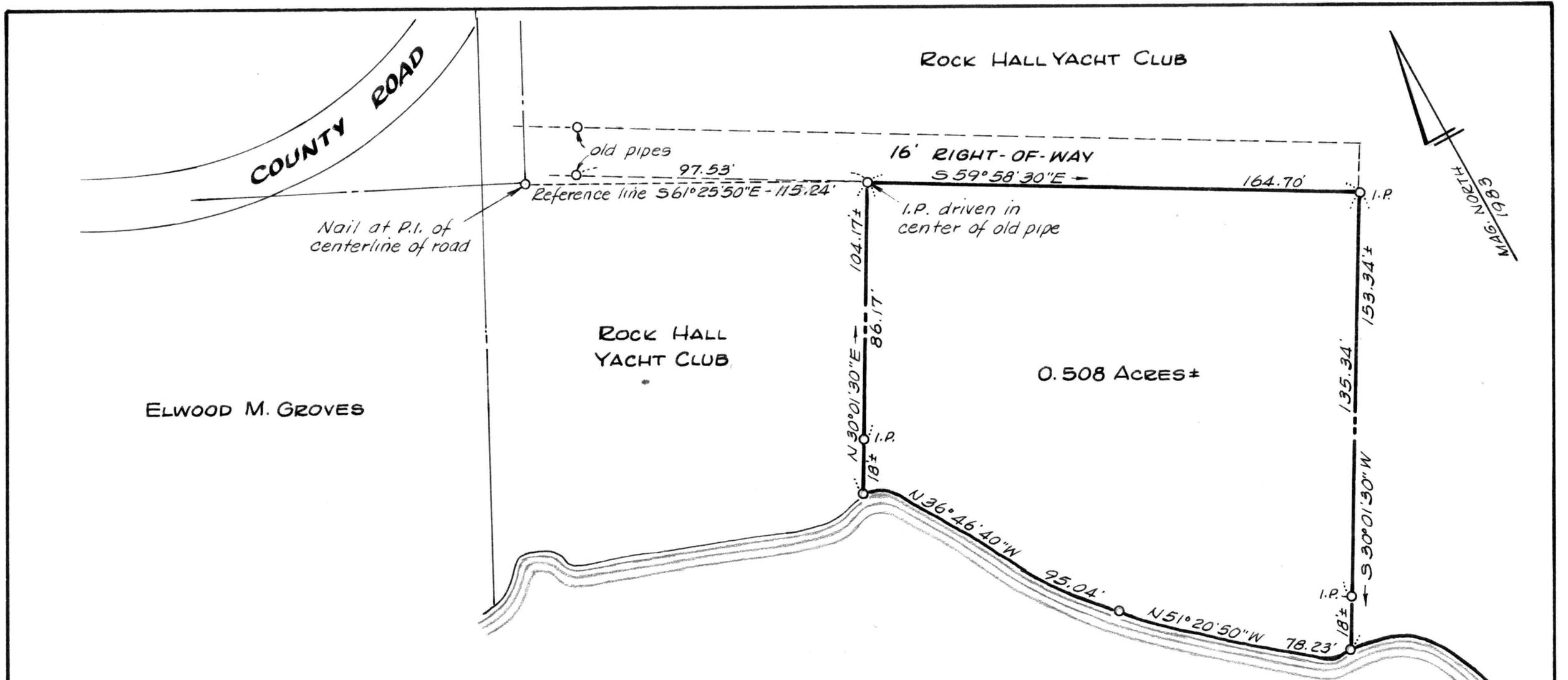


381
147

L90°	135.34
L124°06'10"	132.42
L74°59'05"	- 78.56
L53°57'40"	- 74.29
	- 72.63
	<u>1.86</u>







ELWOOD M. GROVES

ROCK HALL
YACHT CLUB

0.508 ACRES ±

ROCK HALL YACHT CLUB

**PLAT OF A SURVEY OF THE
IRVING & HILTON CROUCH LANDS**

5TH DISTRICT, KENT COUNTY, MD.

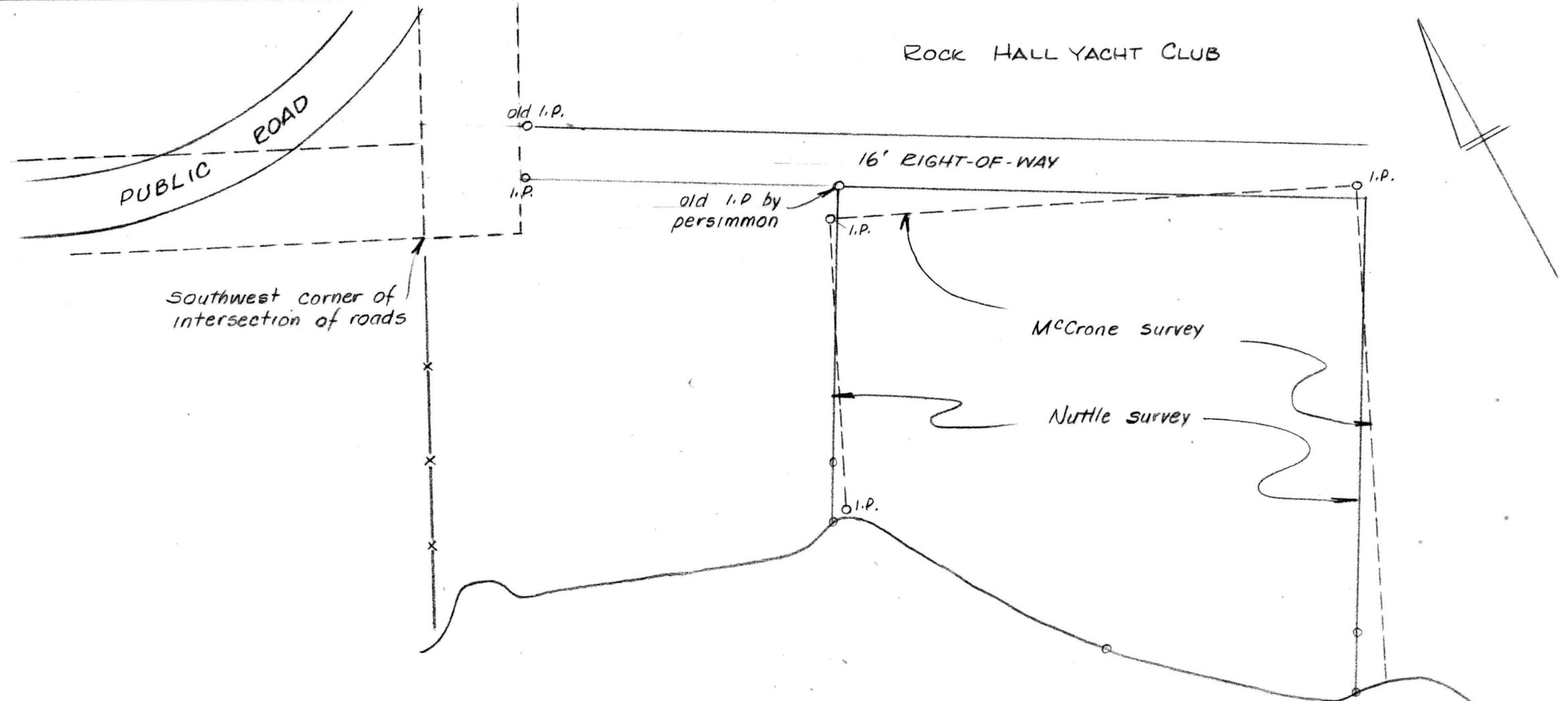
Scale 1" = 40'

Oct. 1983.

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

LAWYERS COVE

I.P. = iron pipe



SKETCH SHOWING ORIENTATION OF THE
CROUCH LANDS

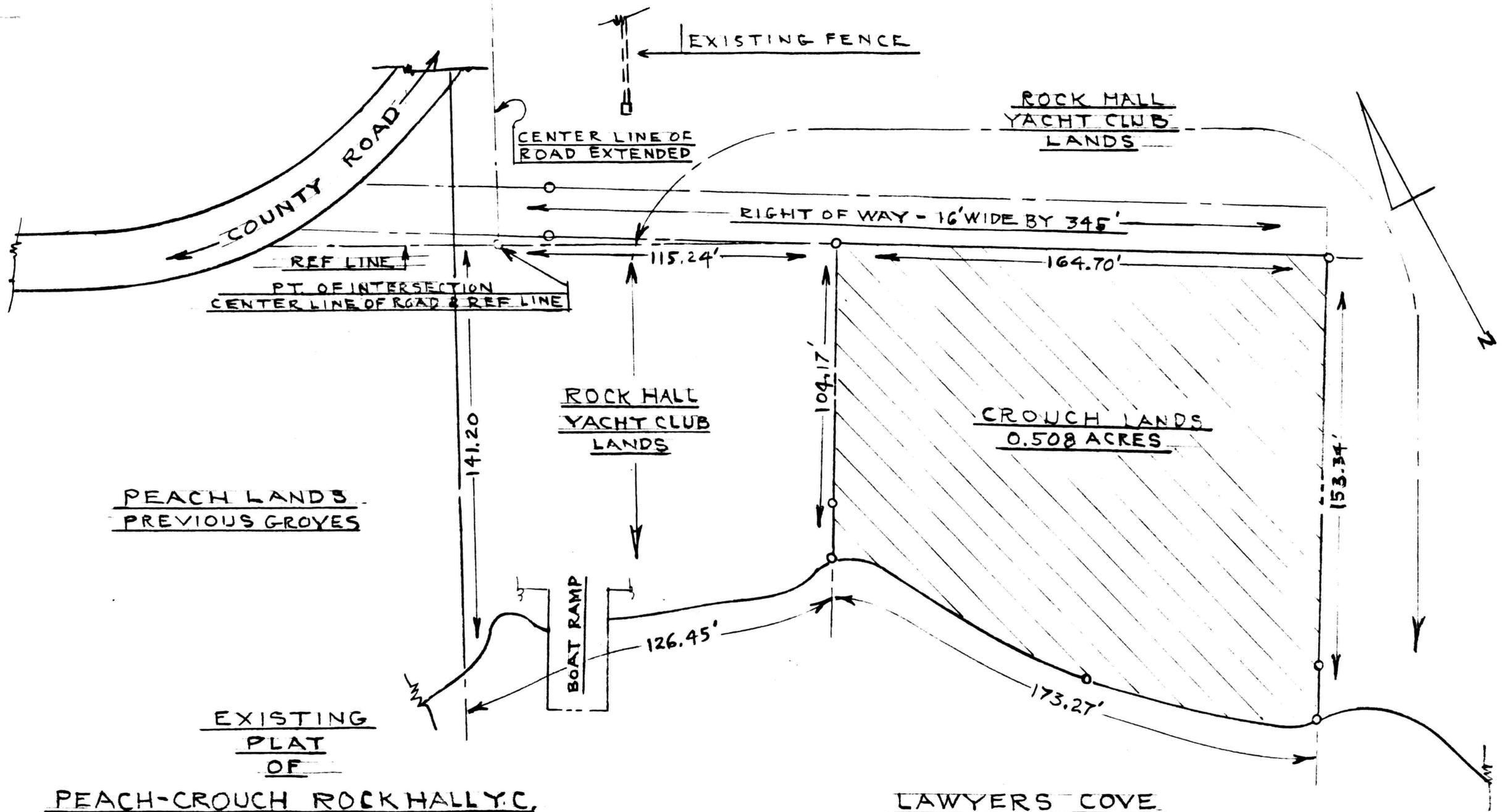
5TH DISTRICT, KENT COUNTY, MD.

Scale 1"=40' Oct. 1983.

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

LAWYERS COVE

I.P. = iron pipe

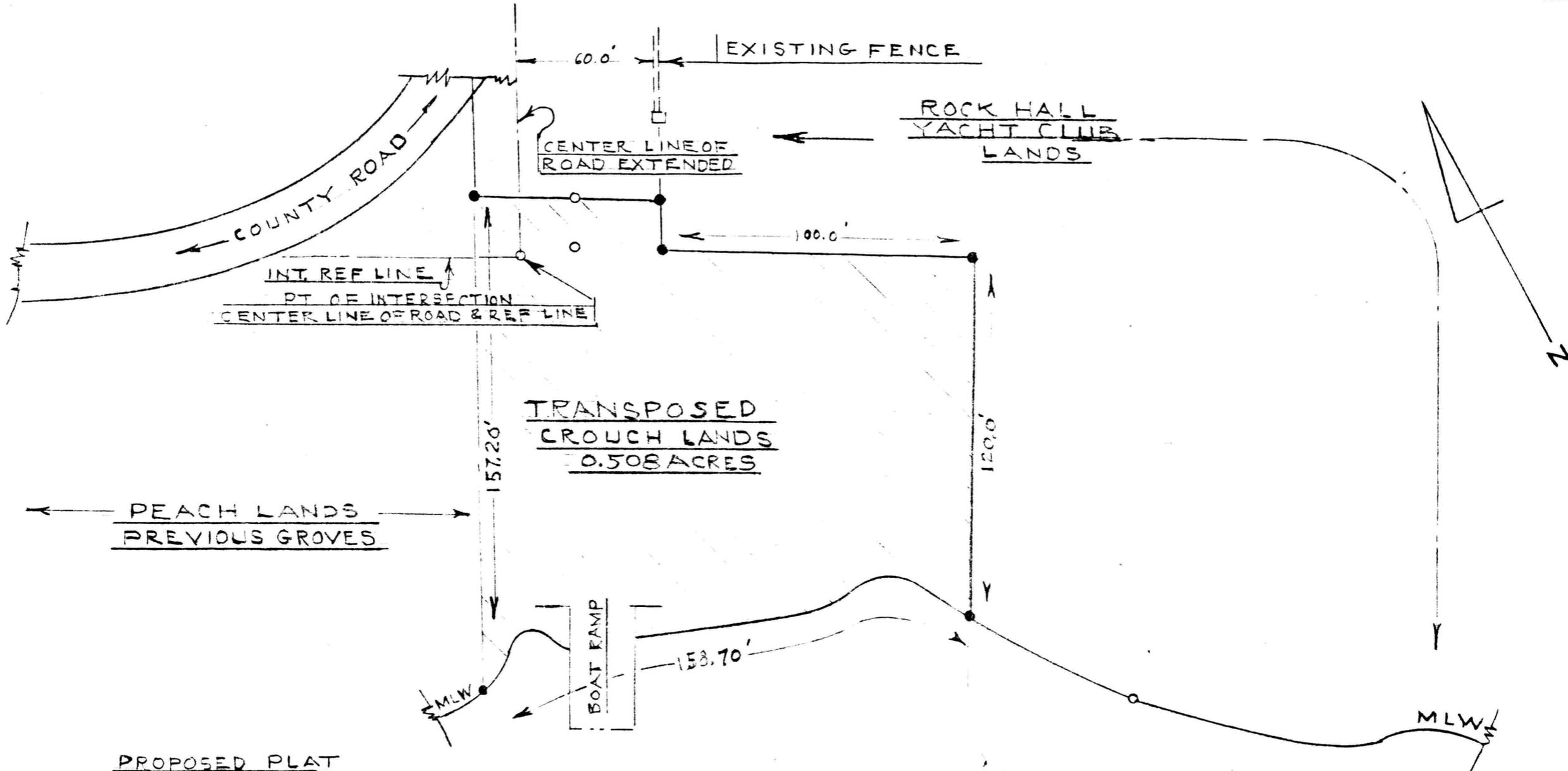


EXISTING PLAT OF PEACH-CROUCH ROCK HALL Y.C. LANDS

SCALE 1"=40' APR. 1987

⊕ IRON PIPE MARKERS

Wad



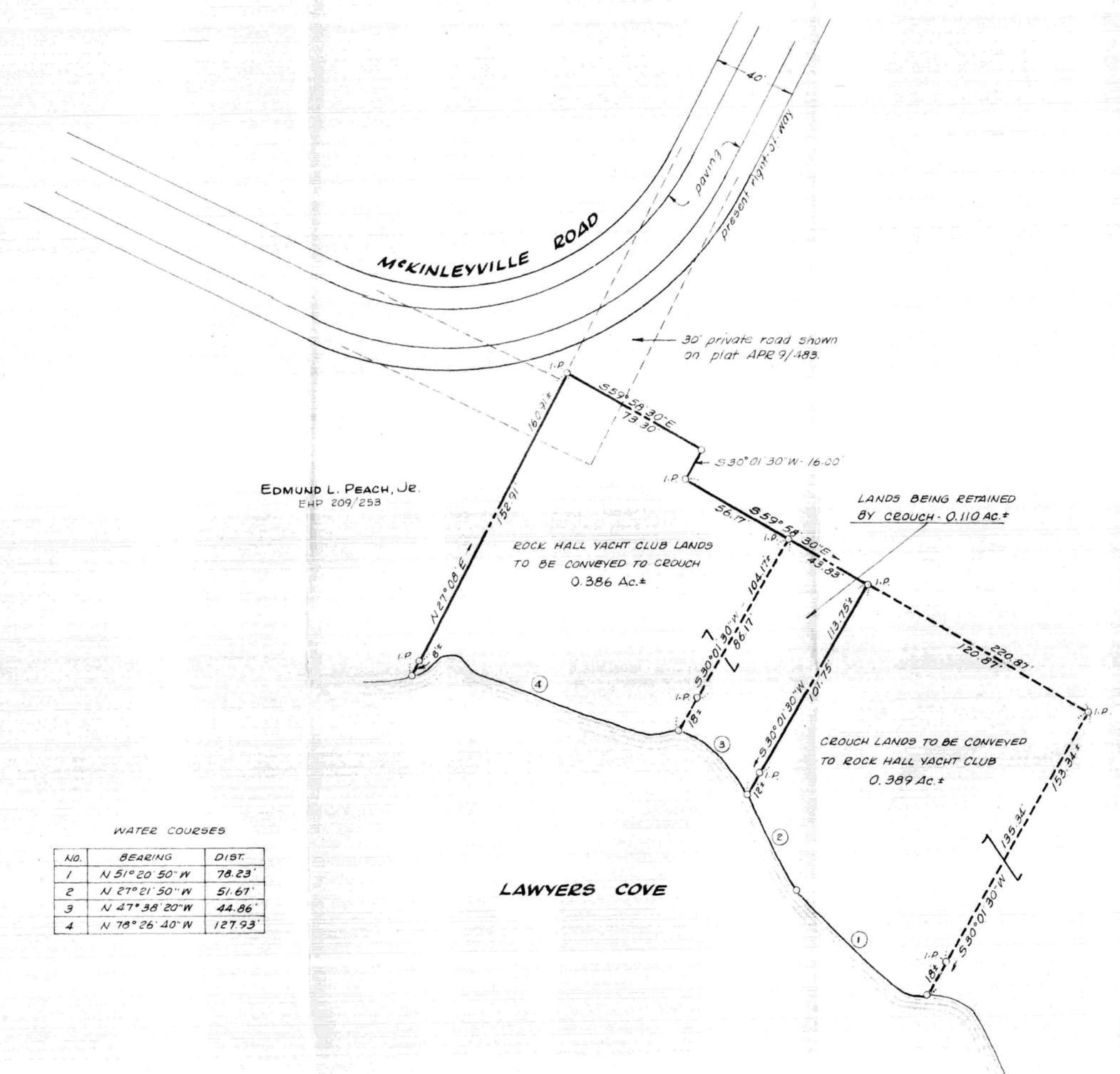
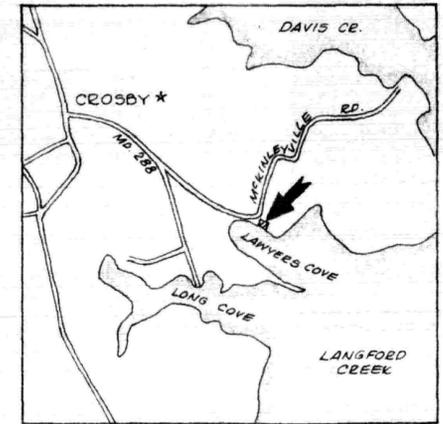
PROPOSED PLAT
OF
PEACH-CROUCH ROCK HALL Y.C.
LANDS

LAWYERS COVE

SCALE: 1" = 40' APR 1987

PROPOSED ● IRON PIPE MARKERS
EXISTING ○ IRON PIPE MARKERS

WRN



WATER COURSES

NO.	BEARING	DIST.
1	N 51° 20' 50" W	78.23'
2	N 27° 21' 50" W	51.67'
3	N 47° 38' 20" W	44.86'
4	N 78° 26' 40" W	127.93'



APPROVED BY:

Kent County Director of Planning

Kent County Health Officer

PROPERTY LINE ADJUSTMENT
 IRVING & HILTON CROUCH AND
 ROCK HALL YACHT CLUB
 5TH DISTRICT, KENT COUNTY, Md.
 Scale 1"=40' June 1987.
 William R. Nuttle, Reg. Surveyor
 Chestertown, Md.

I.P. = iron pipe