SC5593-5-235

January 2, 1986.

Mr. Charles Leager
Lieby Road
Church Hill, Md. 21623

Dear Mr. Leager:

Enclosed are copies of the plat of my survey of your property on Granny Branch Road. There are several problems involved other than the normal discrepancies in dealing with old compass surveys.

There is a small triangular tract at the southwest corner of your property that is not included in any of the deed descriptions that I could find. I have shown it as "Ownership Unknown". The major problem, however, is the ownership of the land along the road, originally thought to belong to Mr. Stubbs. I ran the title on this last tract, and my findings are as follows:

1. In 1895 James E. John bought what is now the Stubbbbfarm from the estate of William Elliott (WHC 4/1). This included land on the east side of Granny Branch Road.
2. John sold what he owned on that side of the road (Parcel 3 of your description) to Pere Story (JEG 4/526).
3. The John farm passed down to Elizabeth J. Donnelly who sold it to . Stubbs (TSP 62/543). The description in this deed was from a survey by J. B. Metcalfe (TSP 17/29). Mr. Metcalfe was apparently unaware of the conveyance from John to Story, and his survey included the land on the east side of the road.
4. Story sold the land in question to Wm. S. Daniels (SS 3/209), Daniels sold to Fred M. Seney (JFR 5/87), Seney sold to Charles Gibbs, and G Gibbs sold to George Stubbs (BHR 18/217)
5. There was a tax sale of the Stubbs property (ASG Jr. 3/70) where the county sold the land to Walter Dickinson, Dickinson sold to Harry E. Walls (ASG, Jr. 9/514), and Walls sold it as Parcel 3 to Charles E. Le Leager (NBW 7/246).

In spite of the fact that the tax maps and a recent survey by Ronald Schrader indicate ownership by the Stubbs of a parcel of land on the east side of Granny Branch Road, it is my conclusion that you own all of the property shown on my plat. If there are any questions, please give me a call.

Sincerely yours,

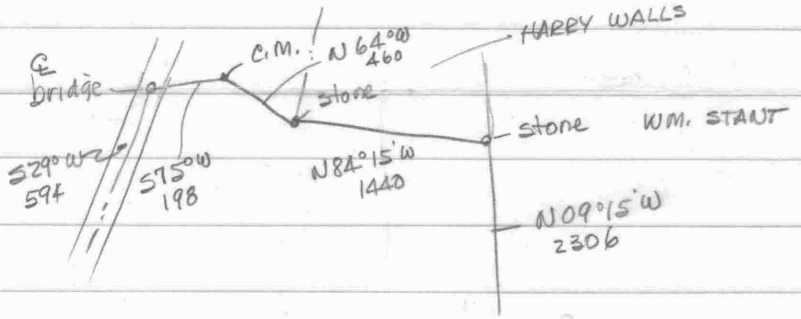
cc Ivan L. Stubbs

Stant JFR 3/34

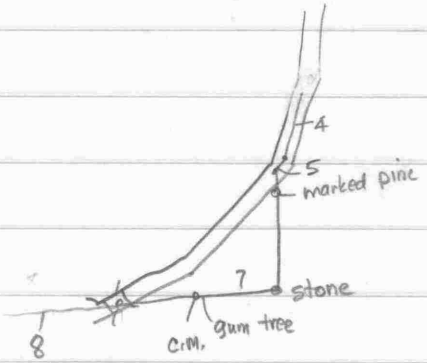
Tract 1

Begin ℄ rd. from C.H. to Prices Station
2549.25
S66 1/4°W - 154½ to dogwood
S11½°E - 163 2689.5
178.2
S26 3/4°E - 10.8 to RR.
3590.4 inter
N43°E - 217.6 to ℄ rds
1411.58
w/rd N31°W - 85.55 to begin
S&E Cahall to Powell WFW 2/463 — does not apply

Stanton CWC 103/272 - see Fisher plat NBW 6/3



Stubbs TSP 62/543 - see Metcalfe TSP 17/29 plat



4 - S11°03'W - 523.4

5 - S26°45'W - 51.7

6 - S02°40'W - 824.2

7 - S76°21'W - 435.5

8 - S71°01'W - 1506.4

Parcel 3 of Leages – All of that lot known as Chas. E. Gibbs Property or George E. Stubbs Property on right side of pub. rd. from Ashland Station to Church Hill, adjoining Parcel 2

Being A569/514

A563/70 tax sale of Geo. Stubbs prop. – gen. descrip of 5 acres

being BHT 18/217 – Chas. Gibbs to Geo. Stubbs – same descrip as carried in Parcel 3 – adjoining Chas McCollester

being Fred M. Seney to Gibbs – same descrip.

being SFR 5/87 Wm. S. Daniels to Seney – same

being SS 3/209 Pere Story to Daniels "

no being clause

Stubbs chain TSP 62/543 (Parcel 1)

being Temple, Executor to Donnelly WHC 4/1 (1895) – executor of Wm. Elliott to James E. Johns

--- N71½°E- 91¾ over a bridge on pub rd. from C.H. to Hayden to gum. on div. line with Chas. McCollester

N83°E- 25 to fence

N01°E- 49 past pine tree to ℄ pub rd.

N 34°E- 12 to stake near fence

Chain James E. Johns

~~WHC 3/563 Cole~~ X WHC 3/565 Cooley

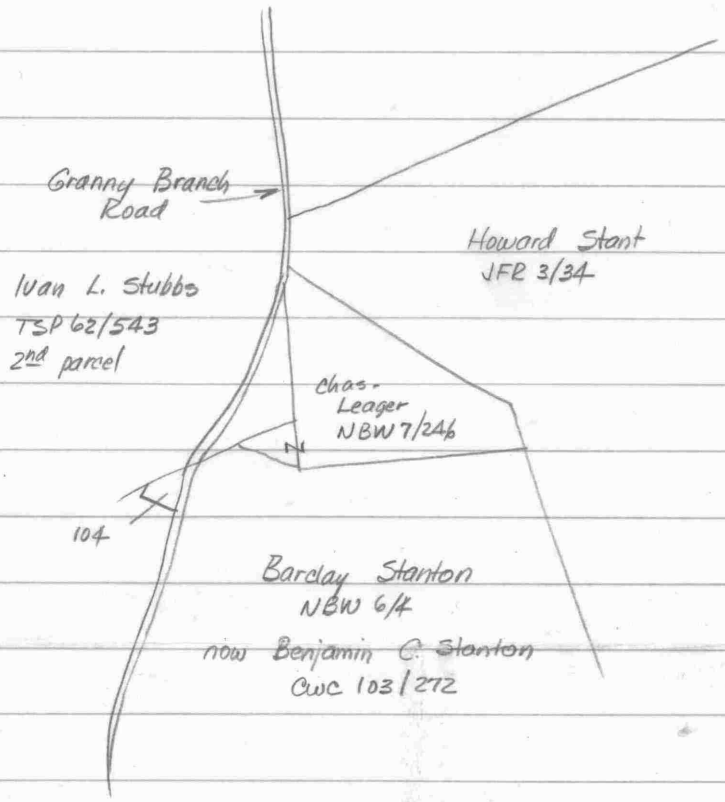
~~4/1 Temple~~ * JEG 4/526 Pere Story descrip of Parcel 3

~~JEG 1/457 Ives~~

~~" 5/40 Johns~~

1905

MAP 30



Leager NBW 7/246

Parcel 2

Begin pt. on E side Hayden-C.H. Rd. at cor. Stant

w/s S47½°E - 102.4 p. 1.28 1689.6

S08°00'E - 19.75 0.25 325.88 $\boxed{01°42'50''}$

N 84½°W - 85.8 1.07 1415.7

N05½°E - 80.5 to begin 1.01 1328.25

25.69 Ac.

47 30
46 89 60
45 47 10
01 42 50

07 59 60
01 42 50
06 17 10

83 89 60
01 42 50
82 47 10

Parcel 3 - Lot adjoining above

Begin stake near bridge over branch

N 71°30'E - to gum tree

N 83°E - 25 to fence 412.5

808.5
NE - 49 to pine tree

w/rd to begin

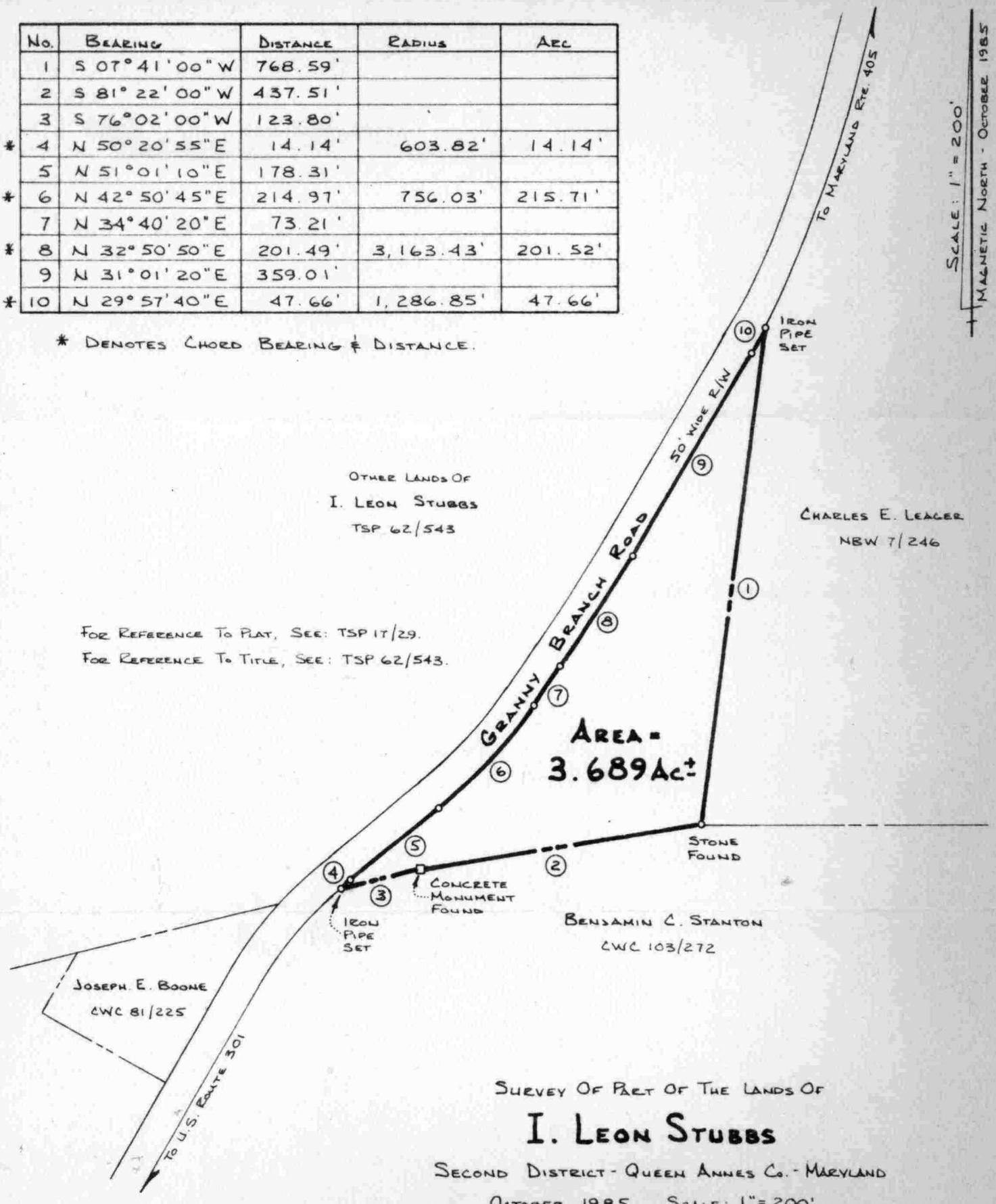
5 Ac±

Summary

1. WHC 4/1 (1895) Wm. E. Temple, Executor of Estate of Wm. Elliott sold to James E. Johns
2. Land passed by will to Elizabeth J. Donnelly
3. Donnelly sold to Stubbs TSP 62/543 - survey by Metcalfe
4. Johns sold Parcel 3 to Pere Story JEG 4/526
5. Pere Story to Wm. S. Daniels SS3/209
6. Daniels to Fred M. Seray JFR 5/87
7. Seray to Chas Gibbs BHT 18
8. Gibbs to Geo Stubbs BHT 18/217
9. Tax sale of Stubbs prop. AS63/70 J. Wm. Keith Treas to Walter C. Declinson
10. Declinson to Harry E. Walls AS69/514
11. Harry E. Walls to Chas. E. Leages (Parcel 3)

No.	Bearing	Distance	Radius	Arc
1	S 07°41'00"W	768.59'		
2	S 81°22'00"W	437.51'		
3	S 76°02'00"W	123.80'		
* 4	N 50°20'55"E	14.14'	603.82'	14.14'
5	N 51°01'10"E	178.31'		
* 6	N 42°50'45"E	214.97'	756.03'	215.71'
7	N 34°40'20"E	73.21'		
* 8	N 32°50'50"E	201.49'	3,163.43'	201.52'
9	N 31°01'20"E	359.01'		
* 10	N 29°57'40"E	47.66'	1,286.85'	47.66'

* Denotes Chord Bearing & Distance.



Survey Of Part Of The Lands Of

I. Leon Stubbs

Second District - Queen Annes Co. - Maryland

October 1985 Scale: 1" = 200'

Drawn By: Carroll

For: Larry Schelts

Ronald K. Schrader

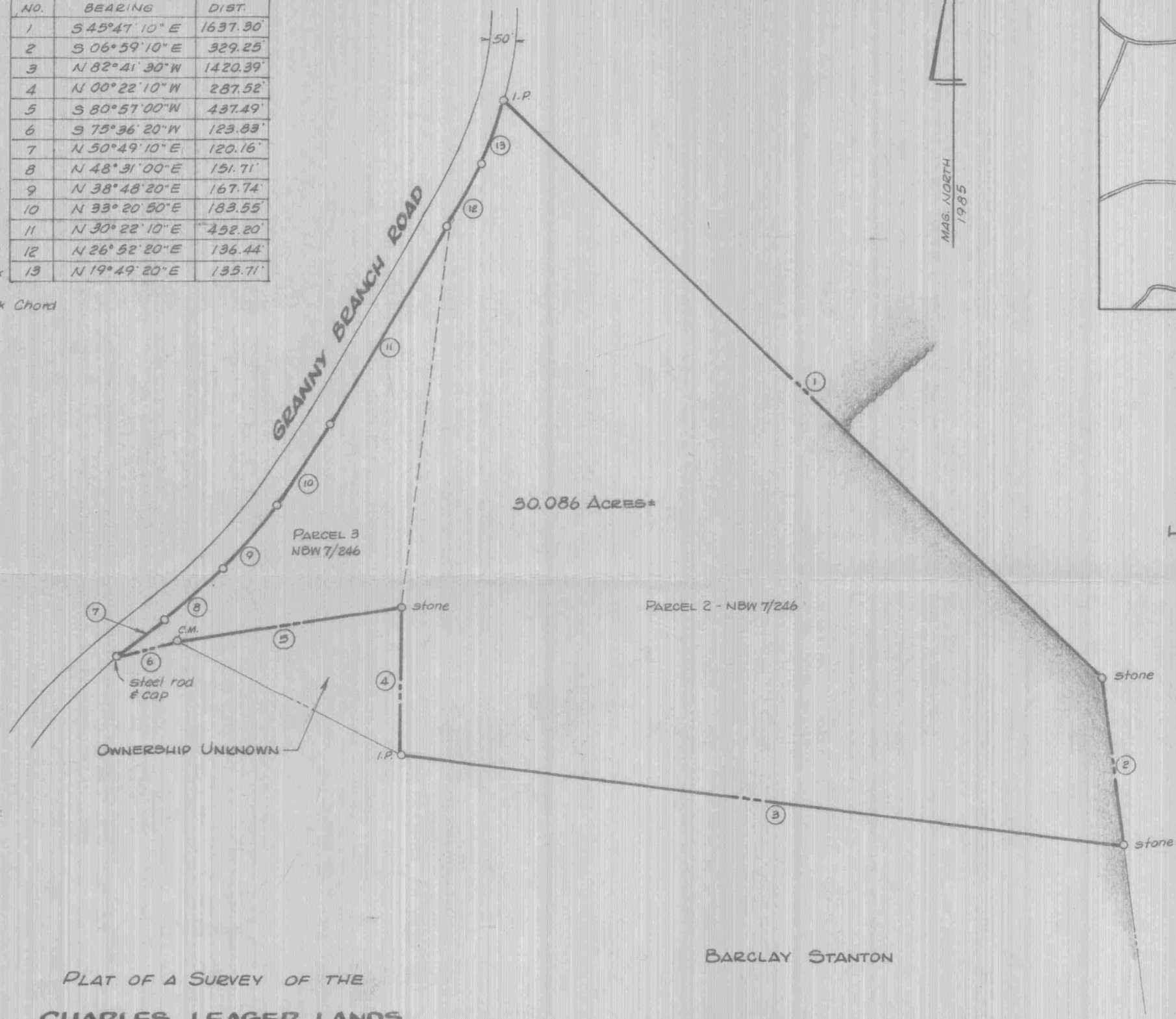
Reg. Surveyor

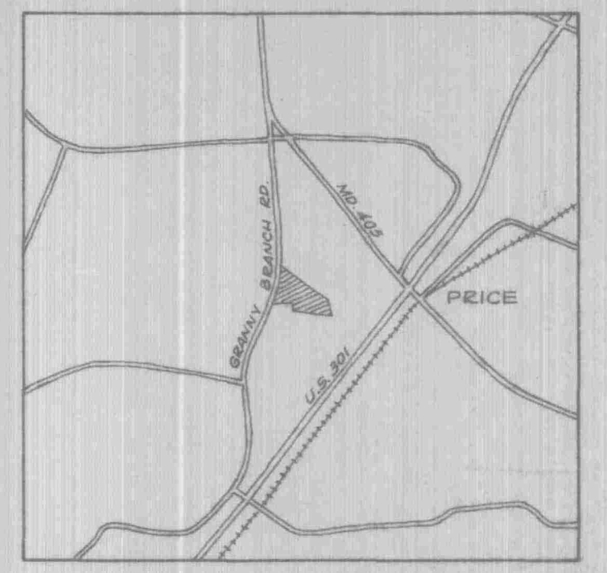
Chestertown, Maryland

Bill Nuttle

	NO.	BEARING	DIST.
	1	S 45°47' 10" E	1637.30'
	2	S 06°59' 10" E	329.25'
	3	N 82°41' 30" W	1420.39'
	4	N 00°22' 10" W	287.52'
	5	S 80°57' 00" W	437.49'
	6	S 75°36' 20" W	123.83'
	7	N 50°49' 10" E	120.16'
*	8	N 48°31' 00" E	151.71'
*	9	N 38°48' 20" E	167.74'
	10	N 33°20' 50" E	183.55'
	11	N 30°22' 10" E	432.20'
*	12	N 26°52' 20" E	136.44'
*	13	N 19°49' 20" E	135.71'

* Chord





PLAT OF A SURVEY OF THE

CHARLES LEAGER LANDS

2ND DISTRICT, QUEEN ANNES CO., MD.

Scale 1"=200' Dec. 1985

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

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