SC5593-5-27

DESCRIPTION OF PART OF THE IVAN J. SANDERS LANDS, FIRST DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at the intersection of the north side of Md. Rte. 300 (60' wide) and the centerline of Peters Corner Road, said point being the southwest corner of the herein described lands; and running, thence, by and with the centerline of Peters Corner Road N 10 42 30 W - 1165.58' to other lands of Sanders; thence, by and with other lands of Sanders N 83 14 30 E - 300.00' and N 69 48 10 E - 628.34' to an iron pipe and the lands now or formerly of Allen S. Walls; thence, by and with said Walls lands, following the centerline of a large drainage ditch, S 53 58 10 E - 361.51' and S 83 02 20 E - 488.52' to the lands now or formerly of Esther Weller; thence, by and with said Weller lands S 04 32 10 W - 14' to an iron pipe and S 04 32 10 W - 690.60' to an iron pipe and the lands now or formerly of Oscar Schmidt; thence, by and with said Schmidt lands S 78 32 10 W - 627.00' to an iron pipe, S 67 02 10 W - 363.00' to an iron pipe, and S 07 27 50 E - 198.29' to an iron pipe on the north side of Md. Rte. 300; thence, by and with the north side of said road N 85 11 10 W - 471.29' to the place of beginning. Containing in all 36.501 acres of land, more or less.

Subject to the right-of-way of Peters Corner Road.

October 12, 1977.

William R. Nuttle.

Orphans Court 3252 - will of Spencer Walls
Parcel 1 - lot in Sudlersville
Parcel 2 - Chas. J. Sudler to Spencer Walls
Aug 5, 1904 JEG 6/437

tracts known as Polk Hickory, Clows Hazard, Salisbury's Meadows - 405 acres ±

2 deeds

1. from H.W. Vickers May 20, 1891 WDS/519
2. Addie Sudler March 13, 1903 JEG 4/546
from will of Spencer Sudler

A. Geo. Vickers to Caleb Spry March 15, 1849 ~~MBAS~~ MB 1/127

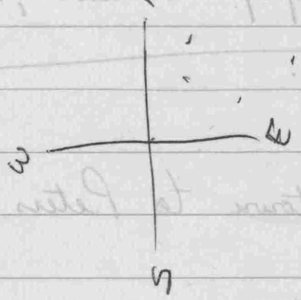
Begin on pub. rd. from Stulltown to Peters Cor.

N 42°15'E - 3/4 p. + 561
S 07°E - 48½ + 800.25
N 76°30'E - 4 + 66
N 61°E - 31½ + 519.75
S 56°E - 19½ + 321.75
S 73°E - 4 + 66
N 87°30'E - 4 + 66
N 03°W - 116 + 1914
N 79°45'E - 61 +
N 19°W - 45¾ +
N 43°30'W - 100 +
N 49°W - 41 +
N 42°W - 50½ +
N 40°W - 34 +
S 50°E - 54 +
S 43°30'W - 176 to pub. rd.
with same S 51°E - 88
S 29°30'E - 51 to begin

75.95
49.85
125.80

229 acres +

(cont)


N
W
E
S

CWC 45/252 - from Hegesi

Begin at post at SE cor. of herein and cor. of Schmidt on Md. 300

N10°E - 410'± to ℄ ditch at cor. of Sanders

with ℄ ditch N70°W - 64'

S65°W - 560 to Md. 300

with rd. to begin

All land on N side of rd. bounded by Schmidt and Sanders.

16.5
141
165
660
165
2326.5

375
548
318
279
264
1781

2326
1781
545

CWC 45/620

Begin in ℄ of rd. from Peters Cor to Stulltown at cor. of Sallie Hayes, Spencer walls and herein

with Hayes S50½°W - 140.72 to ℄ Md. 300 2321.88

" same S84½°E - 51.56 850.74

N43½°E down side of woods 88.64 to countyrd 1462.56

" same N7¼°W - 30.40 to begin 501.60

S&E SRC NBW 7/406 - 60' rd. - no plat.

Co. Comm. TSP8/318 (50')

51.6
16.5
258.0
16.5
309.6
30
546
A 95.0
851.40

Schmidt - CWC 41/139 - Description of 2 parcels

S&E BHT 1/325

50 30
84 30
135.00

Sanders

Esther Weller ASG 12/417
Noah P. Peters Farm - adjoining Spencer Walls
Frank Bonsall & Chas Joslin - 135 ac.
S & E 2½ acres on south side of rd.
being Lemmuel Leager to Jacob Weller WFW 11/297
see WFW 9/574

Bramble owned Spencer Walls farm
Bonsall was Burris
Joslin was Jarrell

see Chancery 591 - Noah Peters vs. Warner L. Peters
being WD 7/81 & SED 2/141

see JT 5/223 - part of James Cummings

adjoining George Bramble and Ebenezer Burrows
(S & E out of Charles Haines - described)

Begin at stone on S side main rd.
N 07° W - 20 to stone
N 47° W - 20
N 06° W - 20
N 13° E - 14
N 38° E - 20
S 02° 34' E - 82.8 to begin
4 acres. 2 roods
Burris to Warner L. Peters

Deeds to Schmidt

from Margrey CWC 19/535 ✓

CWC 29/261 ✓ check

CWC 41/139 ✓ Duhamels Cor.

CWC 49/109 – near Hyman's Mill Rd.

~~TSP 65/242~~

65/243

~~66/89~~

TSP 56/259 ✓

65/242 ✓

/244 ✓

CWC 1/383 ✓ check

13/250

~~TSP 32/50~~

TSP 21/491 ✓

TSP 18/229 ✓

NBW 4/509 ✓

CWC 1/383 Jos. Horvath to Oscar A. Schmidt et al

Tract 1 "Delmon End" – both sides of Blanco Rd. adjoining Chas. Haines and Taylor farm of Wm. Davis (Tract 3)

Tract 2 – Felton Home Farm, "Clayton Tract" and part of Bolton – adjoining Tract 3 on South

Tract 3 – Bolton Farm

Tract 4 Felton School property

WD 5/366 - Wesley Peters
J.P. 2/210

Begin at stone in E angle small ditch near east cor. of swamp, a cor. for Wm. L. Peters easterly course with ditch about 55 p. to Warner Peters 907.50
S 1¼° E - 44.4 p. to white gum stump 732.60
S 79° W - 44 to stone at cor. of Geo. Bramble 726
N 7½° W - 61 to begin 1006.50

15 acres 19 p.

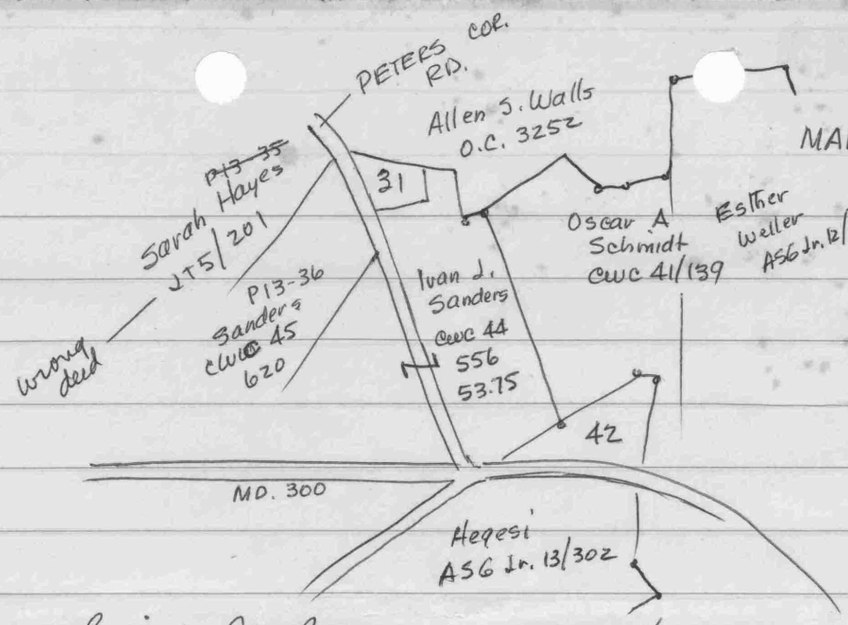
from George Bramble

Look up conveyance to Wm. L Peters prior to Nov. 1854

Parcel 2 Begin at cor. of school house lot
S 45°w - 16 to pub rd.
with rd. N59°30'w - 40
N 66° w - 20
N 77°w - 39
N 35°w - 58
N 24° w - 41 1/4 to stone
N41°30'E - 25 1/2
S 44°30'E - 180 to begin
38 acres 2 perches

Parcel 3
Begin at N cor. at cor of Peters
S 75°30'w - 38
S57°30'w - 22
S 17°E - 47 to rd.
with same S84°E - 48 1/2
N05°30'w - 71 1/2 to begin
20 acres, 38 p.

Schmidt Parcel 1 Begin at inter ℄s Md. 300 and pub rd. to Hyman's Mill and Millington
N 03°E - 115 3/5 to ledge
with ledge N83 1/2°E - 190 3/5 to poplar
N89°E - 8 across Blue Ball ditch
with fence N64 1/2°E - 4 to maple stump
S11°E - 34 with fence across ditch
with fence and W side ditch S40°E-12
across ditch N69°E 18
N66°E - 4 22/25
S 72°E - 26 1/5 to pub rd.
with ℄ rd. S33°E - 70 2/25 to school lot
" same S81 1/2°w - 10 3/5
" " S08 1/2°E - 10 3/5 to rd.
" rd. S84°w - 303 to begin
S ℄ E - 22 acres on east side of farm BHT 1/325



31 - Gilbert N. Brown CWC 9/476

35 - John W. Stafford Jr. CWC 33/156

36 Chas. D. Clough CWC 7/99

42 Ivan J. Sanders CWC 45/252

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from McGinnes & Clough

CWC 44/556 - 54 acres on N side Md. 300 and both sides Peters Cor Rd. adjoining Johnson, Walls, Price, & Schmidt

TSP 71/220 - being TSP 32/279

S½E - Begin at I.P. on E side rd. at cor of Walls

SE dir. 316' to I.P.

S " roughly parallel with rd. 116' to I.P.

W " 299 to I.P on rd.

with rd. N dir. 237 to begin

Being ASG 11/222, S½E all that tract on S side Md. 300 TSP 15/355 (20 acres) - no descrip
BHT 14/41 - 22½

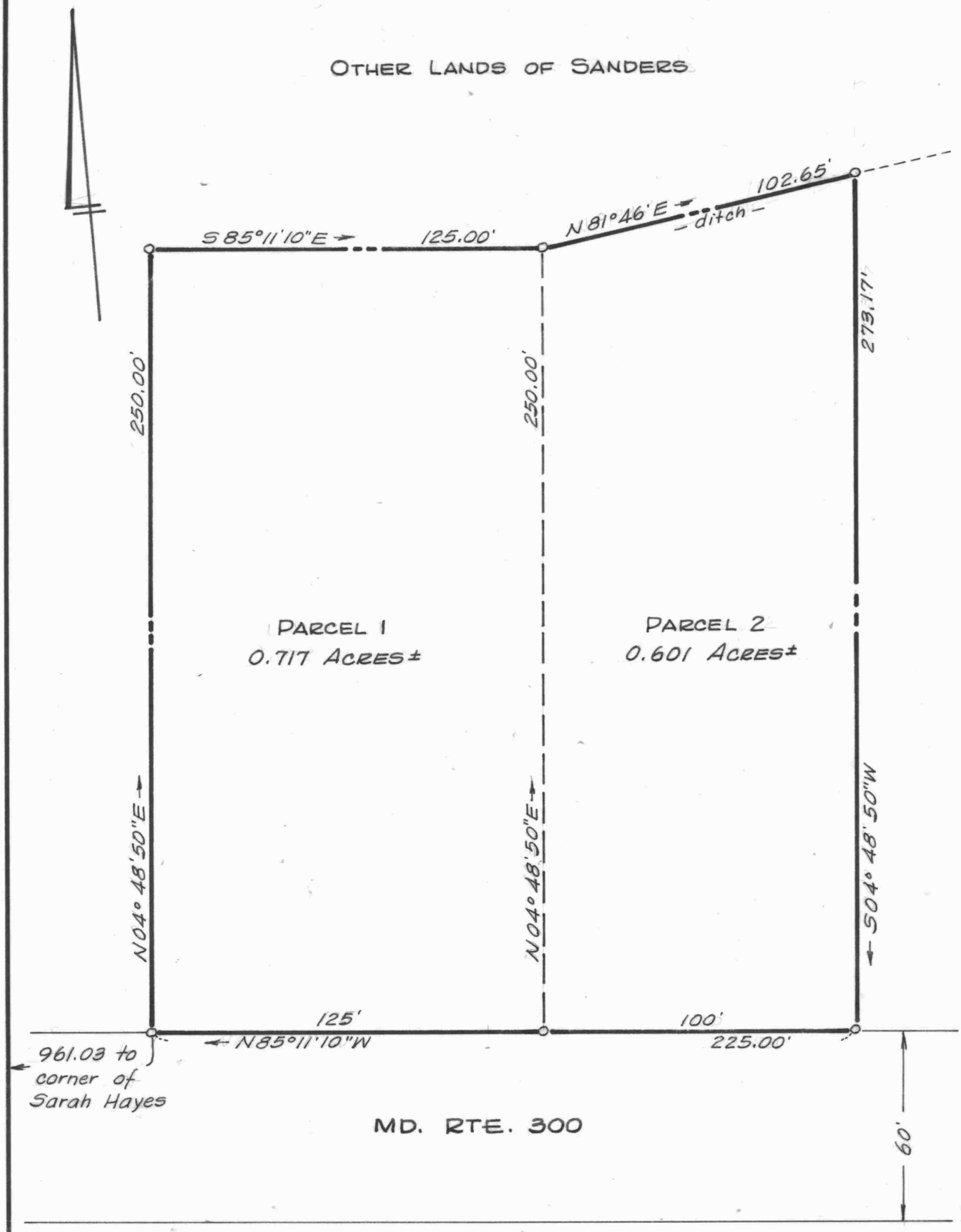
3 parcels #1 - 77 ac.

#2 - 2½

#3 - 18

being WFW 10/511

nothing



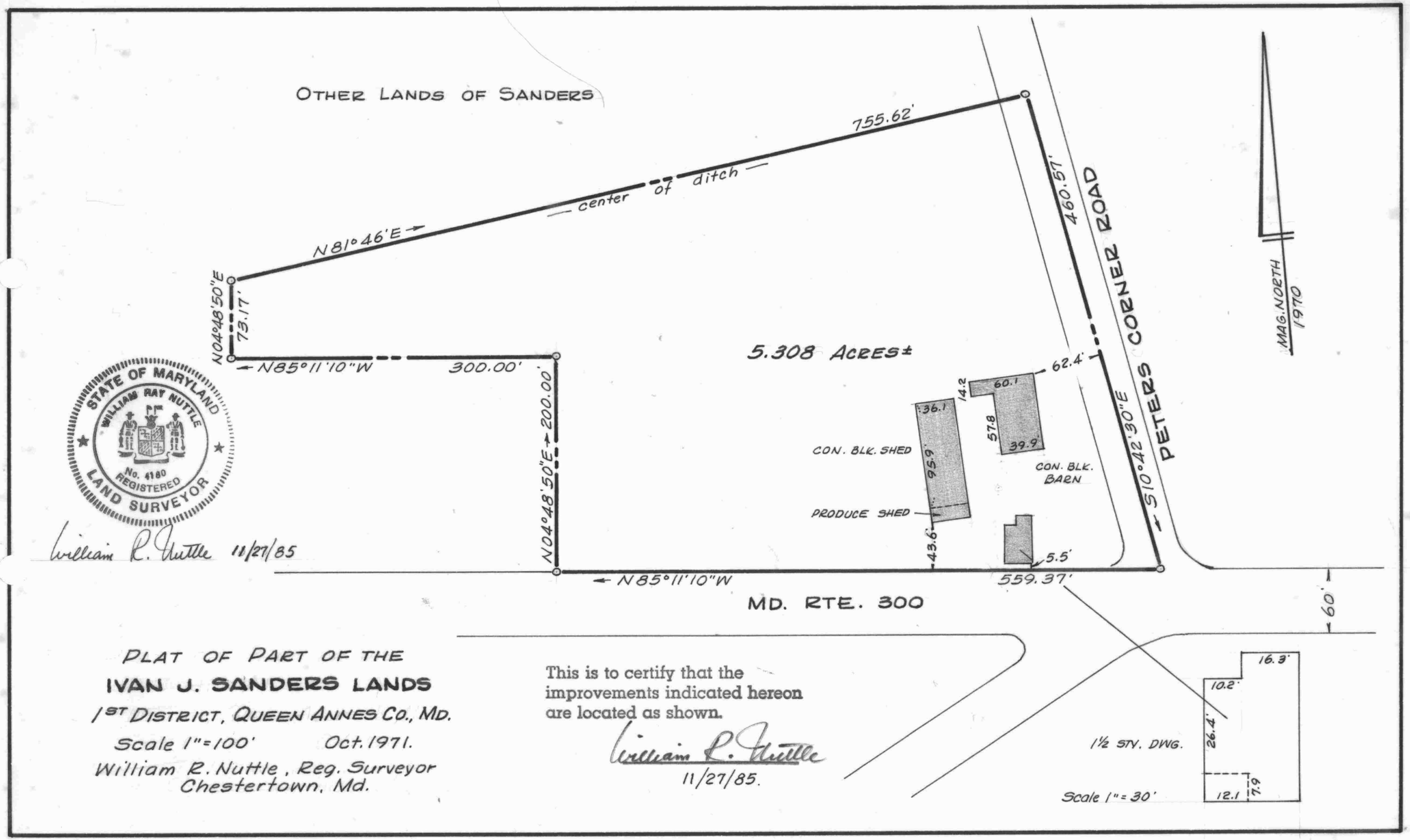
PLAT OF A SURVEY OF PART OF THE

IVAN J. SANDERS LANDS

1ST DISTRICT, QUEEN ANNES CO., MD.

Scale 1"=40' July 1971.

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



STATE OF MARYLAND
WILLIAM RAY NUTTLE
No. 4180
REGISTERED
LAND SURVEYOR

William R. Nuttle 11/27/85

PLAT OF PART OF THE
IVAN J. SANDERS LANDS

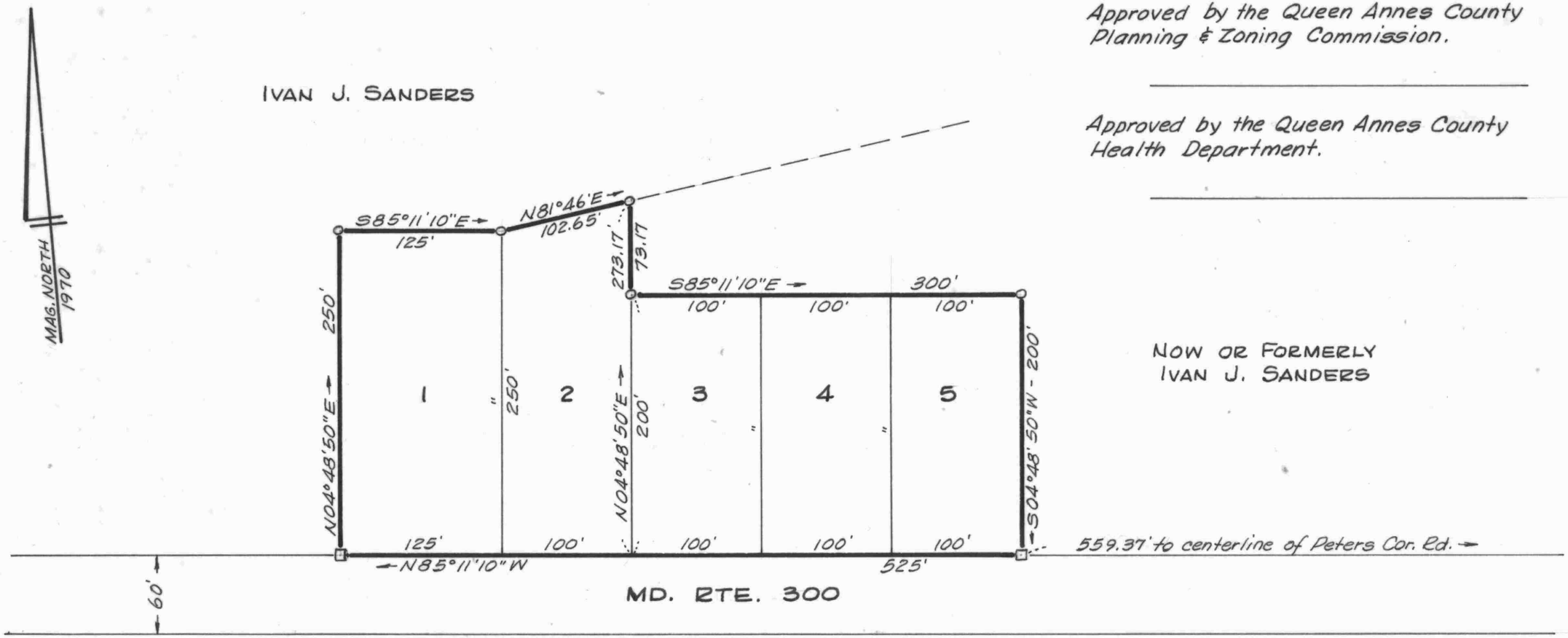
1ST DISTRICT, QUEEN ANNES CO., MD.

Scale 1"=100' Oct. 1971.

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

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

William R. Nuttle
11/27/85.



Approved by the Queen Annes County Planning & Zoning Commission.

Approved by the Queen Annes County Health Department.

NOW OR FORMERLY
IVAN J. SANDERS

STATE OF MARYLAND
WILLIAM RAY NUTTLE
No. 4180
REGISTERED
LAND SURVEYOR

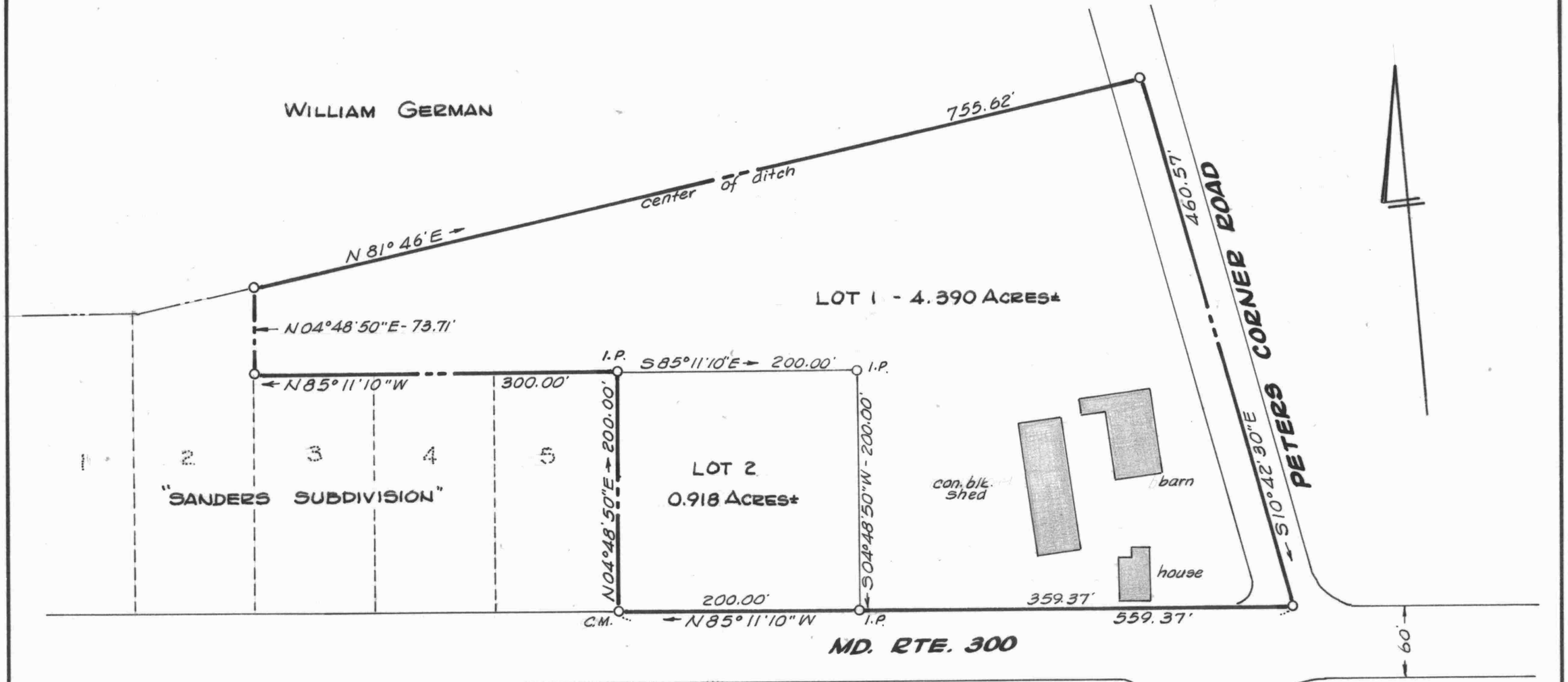
SUBDIVISION PLAT

SANDERS SUBDIVISION

1ST DISTRICT, QUEEN ANNES CO., MD.

Scale 1"=100' Nov. 1971.

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



PLAT SHOWING DIVISION OF THE

LEE DIXON LANDS

1ST DISTRICT, QUEEN ANNES CO., MD.

Scale 1"=100' Oct. 1986.

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

STATE OF MARYLAND
WILLIAM RAY NUTTLE
No. 4180
REGISTERED
LAND SURVEYOR

William R. Nuttle

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

Note: This plat is based upon a survey of the Ivan Sanders property by William R. Nuttle, Feb. 1971.

MAG. NORTH 1971

NOW OR FORMERLY ALLEN S. WALLS

NOW OR FORMERLY IVAN SANDERS

I.P.

S 53° 58' 10" E — 361.51' — centerline of ditch —

S 83° 02' 20" E — 488.52'

14' I.P.

704.60'

S 04° 32' 10" W 660.69'

I.P.

627.00'

S 78° 32' 10" W

I.P.

363.00'

S 67° 02' 10" W

I.P.

198.29'

S 07° 27' 50" E

I.P.

N 85° 11' 10" W 471.29'

N 10° 42' 30" W 1165.58'

N 83° 14' 30" E 300.00'

N 69° 48' 10" E 628.34'

PETERS CORNER ROAD

60'

MD. RTE. 300

36.501 ACRES±

NOW OR FORMERLY ESTHER WELLER

NOW OR FORMERLY OSCAR SCHMIDT

PLAT OF PART OF THE

IVAN J. SANDERS LANDS

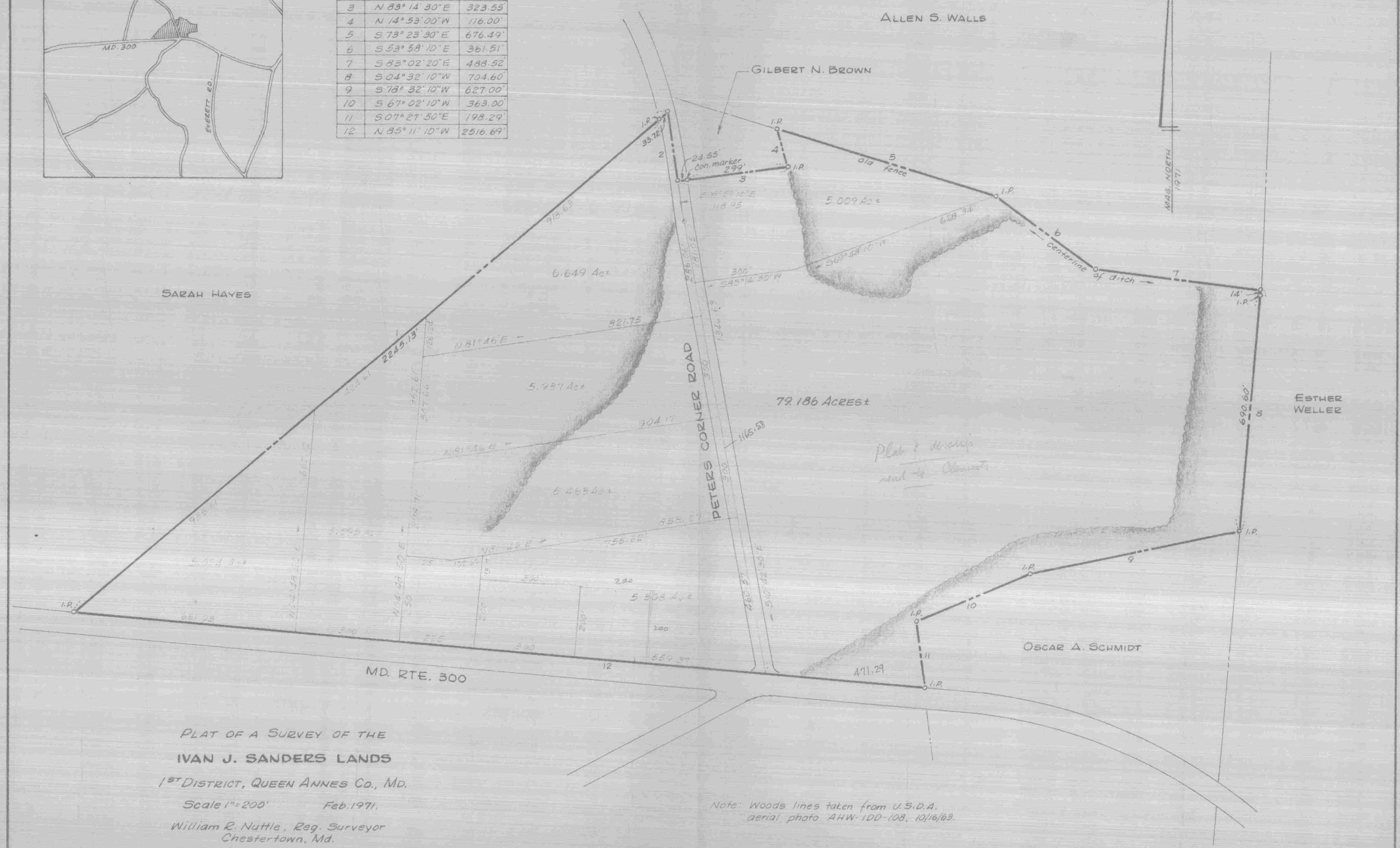
1ST DISTRICT, QUEEN ANNES CO., MD.

Scale 1" = 200' Oct. 1977.

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

I.P. = iron pipe

NO.	BEARING	DIST.
1	N 49° 46' 00" E	2278.85'
2	S 08° 20' 20" E	205.06'
3	N 83° 14' 30" E	323.55'
4	N 14° 53' 00" W	116.00'
5	S 73° 23' 30" E	676.49'
6	S 53° 58' 10" E	361.51'
7	S 83° 02' 20" E	488.52'
8	S 04° 32' 10" W	704.60'
9	S 78° 32' 10" W	627.00'
10	S 67° 02' 10" W	363.00'
11	S 07° 27' 50" E	198.29'
12	N 85° 11' 10" W	2516.69'



PLAT OF A SURVEY OF THE

IVAN J. SANDERS LANDS

1ST DISTRICT, QUEEN ANNES CO., MD.

Scale 1" = 200' Feb. 1971.

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

Note: Woods lines taken from U.S.D.A. aerial photo AHW-1DD-108, 10/16/63.

I.P. = iron pipe