

DESCRIPTION OF A PART OF THE J. WILLIAM SAUSE LANDS,
CENTREVILLE, QUEEN ANNES COUNTY, MD.

Beginning for the same at an "X" cut in the concrete at the back of the curb on the northeast side of Broadway, said point being the westernmost corner of the lands of the Queen Annes Record-Observer office lot; and running, thence, by and with northeast side of Broadway N 50 15 W - ~~201.91~~' to the southeast side of Liberty Street; thence, by and with the southeast side of said street N 38 57 50 E - 227.63', N 53 02 E - 59.45', and N 53 03 40 E - 54.08' to the lands of Bethel M. E. Church; thence, by and with said church lands S 38 39 40 E - 80.02', N 50 52 40 E - 40.68', and N 46 29 10 W - 79.54' to the southeast side of Liberty Street; thence, by and with said street N 53 03 40 E - 63.08' to the lands now or formerly of George W. Gaines; thence, by and with said Gaines lands S 50 46 E - 135.01' to the lands now or formerly of James W. Moore; thence, by and with said Moore lands and the lands of Carroll A. Usilton S 42 29 20 W - 72.29'; thence, by and with the lands of others and J. O. Pippin S 40 13 30 W - 74.90', S 40 56 50 W - 26.85' to an iron pipe, and S 49 37 30 E - 158.38' to an "X" cut in the back of the curb on the northwest side of Commerce Street; thence, by and with said street S 39 48 W - 35.00' to an "X" cut in the back of the curb and the lands of James M. Chance; thence, by and with said Chance lands N 49 37 30 W - 159.09' to an iron pipe and a new division line between the herein described lands and other lands of Sause; thence, by and with said new division line N 49 37 30 W - 42.69', and S 39 46 20 W - 149.11' and S 50 13 40 E - 25.00' to an "X" in the concrete apron at the northernmost corner of the newspaper lot; thence, by and with the northwest side of said lot S 40 18 10 W - 72.17' to the place of beginning.

Subject to a right-of-way described as follows: Beginning at an "X" in the back of the curb on the northwest side of Commerce Street, said point being the southernmost corner of the herein described lands and the easternmost corner of the lands of James M. Chance; and running, thence, by and with said Chance lands and with other lands of Sause N 49 37 30 W - 201.78'; thence, N 40 22 30 E - 35.00' and S 49 37 30 E - 43.05' to the westernmost corner of the lands of J. O. Pippin; thence, by and with said Pippin lands S 49 37 30 E - 158.38' to the northwest side of Commerce Street; thence, by and with the northwest side of said street S 39 48 W - 35.00' to the place of beginning.

October 28, 1974.

William R. Nuttle.

DESCRIPTION OF A PART OF THE J. WILLIAM SAUSE LANDS,
CENTREVILLE, QUEEN ANNES COUNTY, MD.

Beginning for the same at an "X" cut in the back of the curb on the northeast side of Broadway, said point being the southernmost corner of the herein described lands and the westernmost corner of the lands of John R. Smith, Jr.; and running, thence, by and with the northeast side of said street N 50 15 W - 49.17' to a second "X" cut in the curb; thence, by and with a new division line between the herein described lands and other lands of J. William Sause, running to, by and with, and with the extension of the northwest face of the existing building on the herein described lands N 40 19 10 E - 72.17' to an "X" cut in the concrete apron on the northeast side of said building; thence, still by and with said new division line S 50 13 40 E - 48.94' to an iron pipe and the aforementioned Smith lands; thence, by and with said Smith lands S 40 08 10 W - 72.16' to the place of beginning. Containing in all 3539 square feet of land, more or less.

December 4, 1972.

William R. Nuttle.

DESCRIPTIONS OF THREE PARCELS OF THE J. WILLIAM SAUSE LANDS,
CENTREVILLE, THIRD DISTRICT, QUEEN ANNES COUNTY, MD.

PARCEL 1

Beginning for the same at a point at the back of the curb on the northeast side of Broadway, said point being the westernmost corner of the herein described lands and the southernmost corner of the lands of Max Sherman, Jr.; and running, thence, by and with said Sherman lands N 40 08 10 E - 62.46' and N 49 51 50 W - 21.00' to the lands of John R. Smith, Jr.; thence, by and with said Smith lands N 40 08 10 E - 9.10' to a concrete monument and a new division line between the herein described lands and other lands of Sause (Parcel 2 of this description); thence, by and with said Parcel 2 N 40 08 10 E - 23.55' to the westernmost corner of the lands of O..K. Nelson; thence, by and with said Nelson lands S 50 03 20 E - 104.65' to the back of the curb on the northwest side of Commerce Street; thence, by and with the back of the curb on Commerce Street S 40 32 W - 94.17' to intersect the back of the curb on the northeast side of Broadway; thence, by and with the back of the curb on Broadway N 50 45 W - 83.01' to the place of beginning. Containing in all 8573 square feet of land, more or less.

PARCEL 2

Beginning for the same at a point on the back of the curb on the northwest side of Commerce Street, said point being the easternmost corner of the lands of James O. Pippin; and running, thence, by and with said Pippin lands N 50 15 W - 133.23', S 40 32 W 35.50', and S 49 24 30 E - 28.26' to the lands of O. K. Nelson; thence, by and with said Nelson lands S 40 08 10 W - 20.71' to Parcel 1 of this description; thence, by and with said Parcel 1 S 40 08 10 W - 23.55' to the easternmost corner of the lands of John R. Smith, Jr.; thence, by and with said Smith lands N 50 13 40 W - 22.00' to the lands of John W. Sause, Jr. (Queen Annes Record-Observer office); thence, by and with said lands N 50 13 40 W - 48.94' to an "X" cut in concrete at the northernmost corner of said Record-Observer office lands; thence, by and with a new division line between the herein described lands and other lands of Sause (Parcel 3 of this description) N 40 19 10 E - ~~221.01'~~ ^{148.84} and S 49 37 30 E - 16.27' to the northernmost corner of the lands of James M. Chance; thence, by and with said Chance lands S 40 56 50 W - 34.12' and S 50 34 E - 159.77' to the back of the curb on the northwest side of Commerce Street; thence, by and with the northwest side of said street S 39 48 W - 35.28' to the place of beginning. Containing in all 11,345 square feet of land, more or less.

PARCEL 3

Beginning for the same at an "X" cut in the back of the curb on the northeast side of Broadway, said point being the southernmost corner of the herein described lands and the westernmost corner of the lands of John W. Sause, Jr. (Queen Annes Record-Observer office); and running, thence, by and with the back of the curb on the northeast side of Broadway N 50 15 W - 30.00' to a new division line between the herein described lands and other lands of J. William Sause; thence, by and with said new division line N 40 19 10 E - 221.34' and S 49 37 30 E - 30.00' to Parcel 2 of this description; thence, by and with said Parcel 2 S 40 19 10 W - 148.84' to an "X" in concrete at the northernmost corner of the Record-Observer lands; thence, by and with said lands S 40 19 10 W - 72.17' to the place of beginning. Containing in all 6635 square feet of land, more or less.

Parcel 1 is subject to a 4' right-of-way running parallel to and adjacent to the second line (N 49 51 50 W - 21.00') of the description of Parcel 1, said line being the northeast side of the lands of Max Sherman, Jr.

Parcel 2 is subject to a right-of-way and utility easement granted by J. William Sause to John W. Sause, Jr. and recorded in the Land Records of Queen Annes County, Liber CWC 112, folio 24.

March 4, 1977.

William R. Nuttle.

DESCRIPTION OF THE J. WILLIAM SAUSE LANDS, CENTREVILLE,
THIRD DISTRICT, QUEEN ANNES COUNTY, MD.

PARCEL 1

Beginning for the same at a point on the back of the curb on the northeast side of Broadway, said point being N 50 15 W - 30.00' from an "X" cut in the curb marking the westernmost corner of the lands of John W. Sause, Jr. (Queen Annes Record Observer office lot); and running, thence, by and with the back of the curb on the northeast side of Broadway N 50 15 W - 125.64' to the southeast side of Liberty Street; thence, by and with the southeast side of Liberty Street N 38 57 50 E - 227.63', N 53 02 E - 59.45', and N 53 03 40 E - 54.08' to Bethel M. E. Church; thence, by and with said church lands S 38 39 40 E - 80.02', N 50 52 40 E - 40.68', and N 46 29 10 W - 79.54' to the southeast side of Liberty Street; thence, by and with the southeast side of said street N 53 03 40 E 63.08' to the lands of George W. Gaines; thence, by and with said Gaines lands S 50 46 E - 135.01' to the lands of James W. Moore; thence, by and with said Moore lands and the lands of Carroll A. Usilton S 42 29 20 W - 72.29' to the lands of J. O. Pippin; thence, by and with said Pippin lands S 40 13 30 W - 74.90' and S 40 56 50 W 26.85' to an iron pipe; thence, still by and with said Pippin lands S 49 37 30 E - 158.38' to an "X" cut in the back of the curb on the northwest side of Commerce Street; thence, by and with the northwest side of said street S 39 48 W - 35.00' to an "X" cut in the curb and the lands of James M. Chance; thence, by and with said Chance lands N 49 37 30 W - 159.09' to an iron pipe and a new division line between the herein described lands and other lands of J. William Sause (Parcel 2 of this description); thence, by and with said Parcel 2 N 49 37 30 W - 46.27' and S 40 19 10 W - 221.34' to the place of beginning. Containing in all 1.523 acres of land, more or less.

PARCEL 2

Beginning for the same at a point on the back of the curb on the northeast side of Broadway, said point being N 50 15 W - 30.00' from an "X" cut in the curb marking the westernmost corner of the lands of John W. Sause, Jr., and said point being, further, the beginning point of Parcel 1 of this description; and running, thence, by and with said Parcel 2 N 40 19 10 E - 221.34' and S 49 37 30 E - 46.27' to an iron pipe at the northernmost corner of the lands of James M. Chance; thence, by and with said Chance lands S 40 56 50 W - 34.12' and S 50 34 E - 159.77' to the back of the

curb on the northwest side of Commerce Street; thence, by and with the back of the curb on said street S 39 48 W - 35.28' to the lands of J. O. Pippin; thence, by and with said Pippin lands N 50 15 W 133.23', S 40 32 W - 35.50', and S 49 24 30 E - 28.26' to the lands of O. K. Nelson; thence, by and with said Nelson lands S 40 08 10 W 20.71' and S 50 03 20 E - 104.65' to the back of the curb on the northwest side of Commerce Street; thence, by and with the back of the curb of said street S 40 32 W - 94.17' to the back of the curb on the northeast side of Broadway; thence, by and with the northeast side of Broadway N 50 45 W - 83.01' to the lands of Max Sherman, Jr.; thence, by and with said Sherman lands N 40 08 10 E - 62.46' and N 49 51 50 W - 21.00' to the lands of John R. Smith, Jr.; thence, by and with said Smith lands N 40 08 10 E - 9.10' to a concrete monument; thence, still by and with said Smith lands and with the lands of John W. Sause, Jr. N 50 13 40 W - 70.94' to an "X" cut in concrete; thence, still by and with said Sause lands S 40 19 10 W - 72.17' to an "X" cut in the back of the curb on the northeast side of Broadway; thence, by and with the northeast side of Broadway N 50 15 W - 30.00' to the place of beginning. Containing in all 0.610 acres of land, more or less.

Subject to a 4' right-of-way running parallel to and adjacent to the fourteenth line (N 49 51 50 W - 21.00') of the description of Parcel 2, said line being the northeast side of the lands of Max Sherman, Jr.

Subject to a right-of-way and utility easement granted by J. William Sause to John W. Sause, Jr. and recorded in the Land Records of Queen Annes County, Liber CWC 112, folio 24.

Subject to an easement for an underground electric cable and a telephone cable running from ~~Liberty~~ Street near the northernmost corner of Parcel 1 to the lands of John W. Sause, Jr.

Subject to an overhead electric line running from Liberty Street to the lands of James W. Moore.

February 16, 1977.

William R. Nuttle.

Sause

Delmann CWC 74/688 ✓

CWC 15/114

CWC 83/221 ✓

CWC 112/24 ✗

22/41 ✓

28/418 ✓

Easement agreement between Sause Sr. & Sause Jr.

1. Utility easement - 5' strip of land within Area I or Area II
2. R/W - 15' wide within Area II or III -

Definition:

Area I - Begin NE side N Liberty St.

S 50° 46' E - 135.01

S 42° 29' 20" W - 72.29

S 40° 13' 30" W - 26.85

N 49° 37' 30" W - 25

thence w/ lines reversed and 25' away to begin

Area II - area bounded by Area I, Sause Jr.'s lot,

and projections of the side lines (N 40° 19' 10" E &
S 40° 08' 10" W) of Sause Jr. in NE dir. to intersect
last line (S 49° 37' 30" E) of Area III

Area III Begin pt. on N Commerce St. which is

S 49° 37' 30" E - 158.38 from end of 4th line (S 40° 56' 50" W
26.85) of Area I

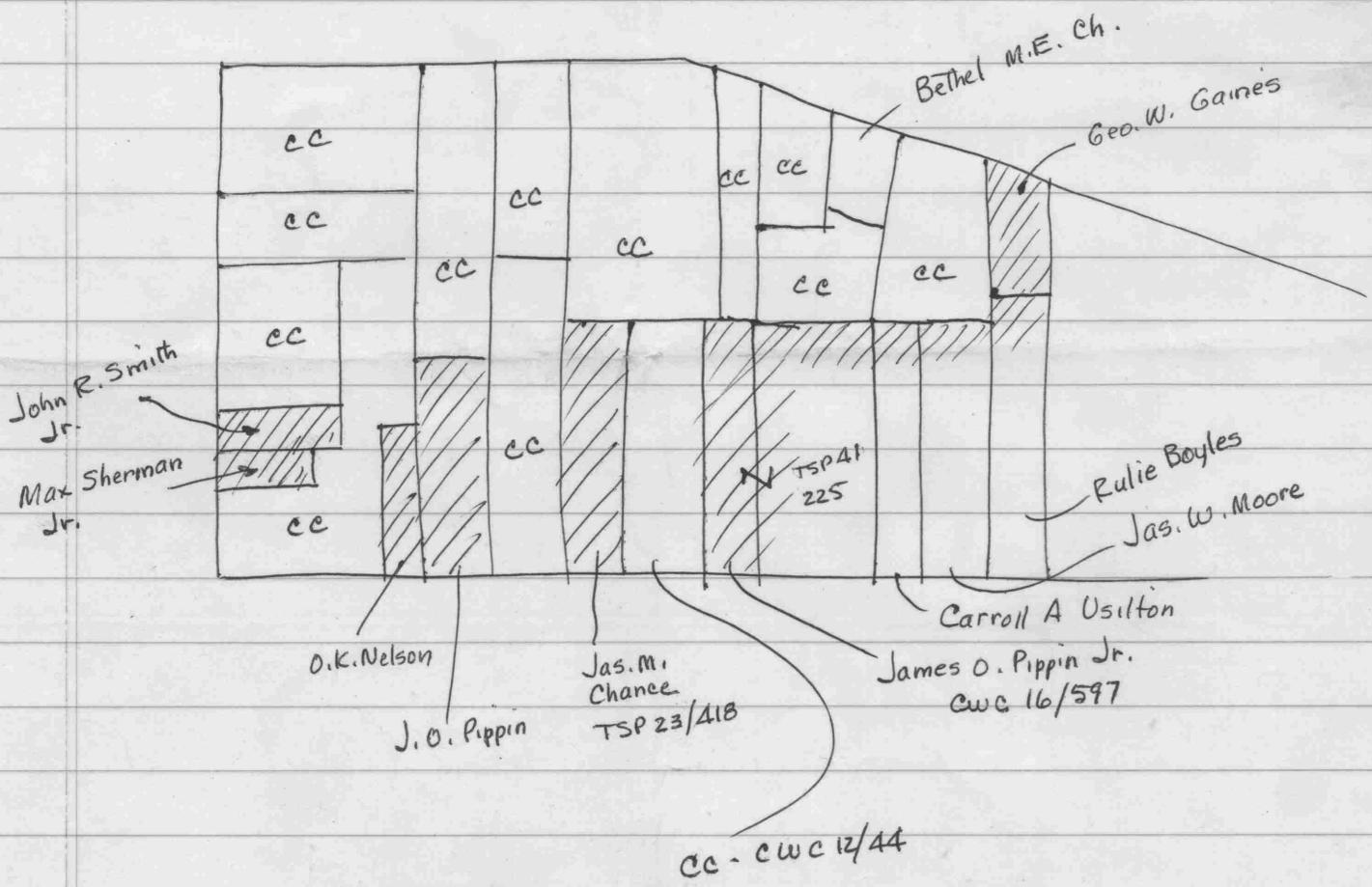
w/ Commerce S 39° 48' W - 35

N 49° 37' 30" W - 159.09

N 40° 56' 50" E - to end of 4th line of Area I

S 49° 37' 30" E - 158.38 to begin





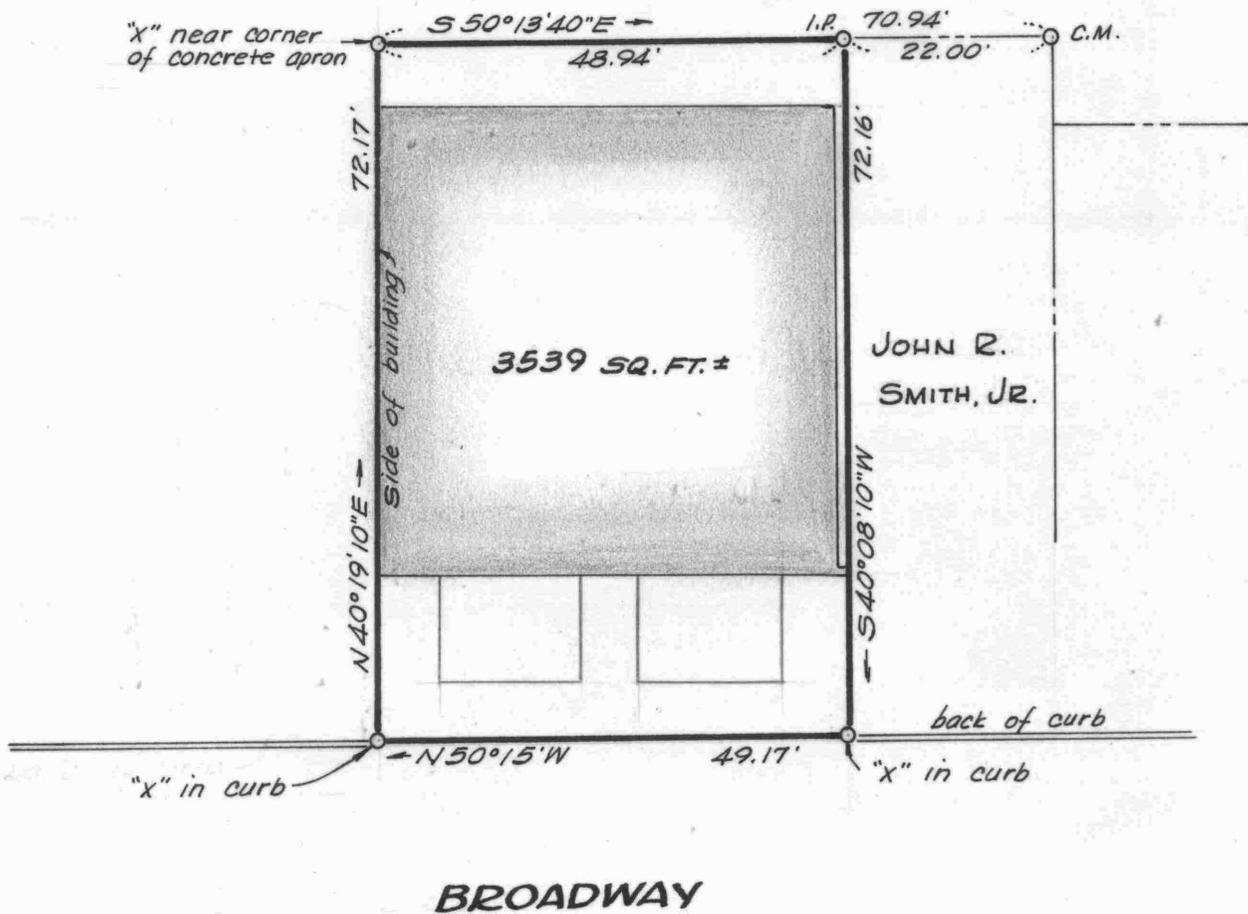
CWC 12/44 - Lot on W side Commerce adjoining Hayden heirs, L. Sigelman Hayden, and in rear Cornia Corp. frontage 35'±, depth 157'±

Chance
TSP 23/418 - "L. Sigelman Hayden residence"
adjoining Laura Corkran on S, Clifton Bueler on W
su TSP 19/53 5120 sq. ft.
NBW 2/530
WHC 5A/318
JW 1/32

Begin stone on outer edge of pavement on Commerce
on N side Robt Price
with Price NW dir. 160'
thence to begin
thence to begin

Pippin - CWC 16/597
30' frontage
depth 157'

OTHER LANDS OF J. WM. SAUSE



PLAT OF A SURVEY OF PART OF THE
J. WILLIAM SAUSE LANDS
CENTREVILLE, QUEEN ANNES CO., MD.

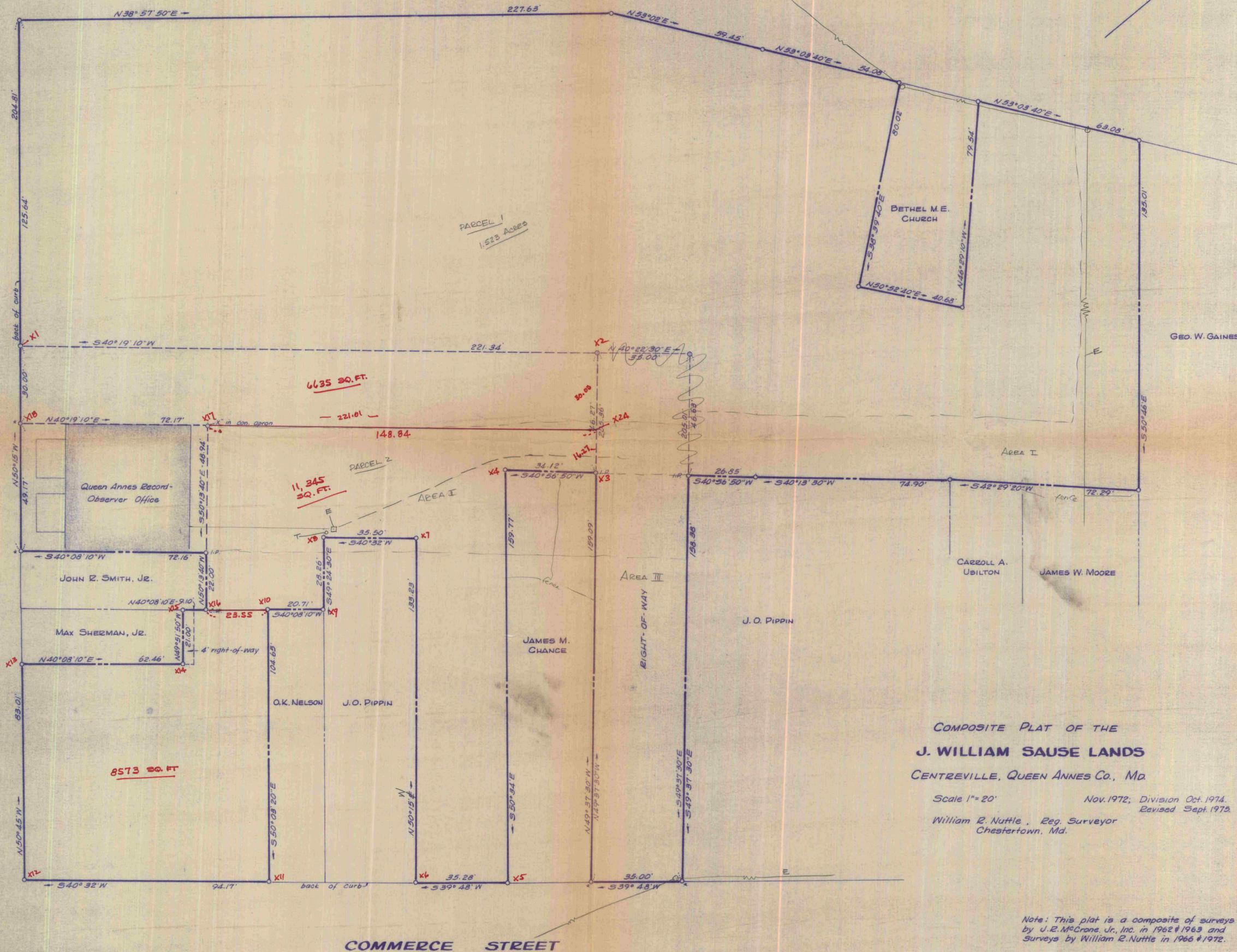
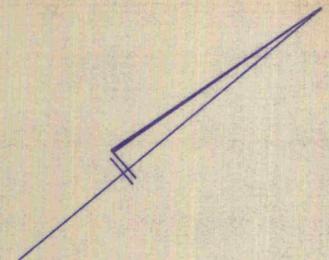
Scale 1" = 20' Nov. 1972.
William R. Nuttle, Reg. Surveyor
Chestertown, Md.

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

for John W. Sause, Jr.

LIBERTY

STREET



COMPOSITE PLAT OF THE
J. WILLIAM SAUSE LANDS
 CENTREVILLE, QUEEN ANNES CO., MD.

Scale 1" = 20'
 Nov. 1972; Division Oct. 1974.
 Revised Sept. 1975.
 William E. Nuttle, Reg. Surveyor
 Chestertown, Md.

Note: This plat is a composite of surveys by J.E. McCrone, Jr., Inc. in 1962 & 1963 and surveys by William E. Nuttle in 1966 & 1972.

I.P. = iron pipe
 C.M. = concrete monument
 * = X out in back of curb

20.71
 43.57
 44.20