

DESCRIPTIONS OF THREE PARCELS OF THE NANCY K. YATES LANDS,
THIRD DISTRICT, QUEEN ANNES COUNTY, MD.

PARCEL 1

Beginning for the same at a point in the centerline of Coon Box Road, said point being the southernmost corner of the herein described lands and a corner of the lands of Henry O. Quinn; and running, thence, by and with said Quinn lands N 42 53 W - 30.24' to a concrete monument; thence, still by and with said Quinn lands and with the lands of E.A. Flower N 42 53 W - 935.74' to a stone and the lands of Mike Michaels; thence, by and with said Michaels lands N 46 59 30 E - 220.00' to an iron pipe and a new division line between the herein described lands and other lands of Yates (Parcel 2 of this description); thence, by and with Parcel 2 S 42 53 E - 1005.09' to an iron pipe and S 42 53 E - 26.70' to the centerline of Coon Box Road; thence, by and with the centerline of said road S 67 41 30 W - 35.82' and along a curve the chord of which is S 62 54 40 W - 193.78' to the place of beginning. Containing in all 5.038 acres of land, more or less.

Subject to the right-of-way of Coon Box Road, 50' wide.

Subject, also, to an 18' right-of-way running from Coon Box Road to the lands of Mike Michaels, parallel to and adjacent to the first two lines of the above description.

PARCEL 2

Beginning for the same at a point in the centerline of Coon Box Road, said point being the southernmost corner of the herein described lands and the easternmost corner of Parcel 1 of this description; and running, thence, by and with said Parcel 1 N 42 53 W - 26.70' to an iron pipe and N 42 53 W - 1005.09' to an iron pipe and the lands of Mike Michaels; thence, by and with said Michaels lands N 46 59 30 E - 415.00' to an iron pipe and a new division line between the herein described lands and other lands of Yates (Parcel 3 of this description); thence, by and with Parcel 3 S 42 53 E - 1161.78' to an iron pipe and S 42 53 E - 26.70' to the centerline of Coon Box Road; thence, by and with the centerline of said road S 67 41 30 W - 443.28' to the place of beginning. Containing in all 10.576 acres of land, more or less.

Subject to the right-of-way of Coon Box Road, 50' wide.

PARCEL 3

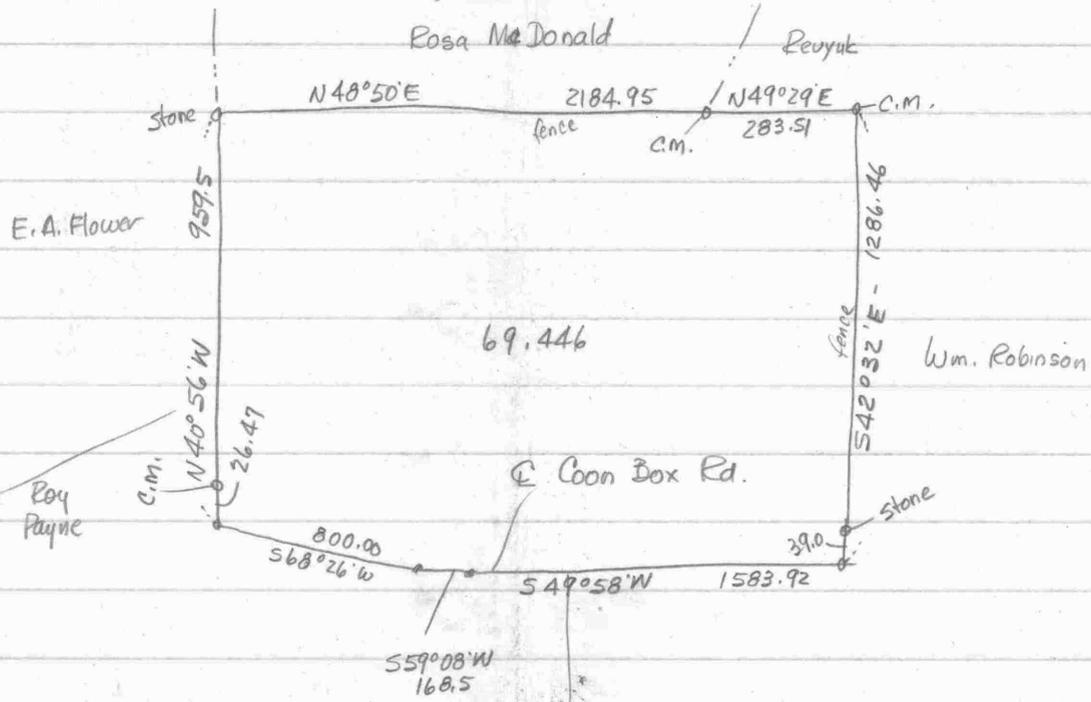
Beginning for the same at a point in the centerline of Coon Box Road, said point being the easternmost corner of the herein described lands and a corner of the lands of William Robinson; and running, thence, by and with the centerline of said road the four following courses and distances: (1) S 48 06 30 W - 997.43', (2) S 47 32 W - 499.07', (3) along an arc the radius of which is 956.39' and the chord of which is S 57 36 50 W - 334.75', and (4) S 67 41 30 W - 41.50' to Parcel 2 of this description; thence, by and with Parcel 2 N 42 53 W - 26.70' to an iron pipe and N 42 53 W - 1161.78' to an iron pipe and the lands of Mike Michaels; thence, by and with said Michaels lands N 46 59 30 E - 1548.19' to a concrete monument and the lands of Vachel Downes, et. al.; thence, by and with said Downes lands N 47 35 20 E - 281.05' to a concrete monument and the lands of William Robinson; thence, by and with said Robinson lands S 44 26 50 E - 1246.46' to a stone and S 44 26 50 E - 40.07' to the place of beginning. Containing in all 53.748 acres of land, more or less.

Subject to the right-of-way of Coon Box Road, 50' wide.

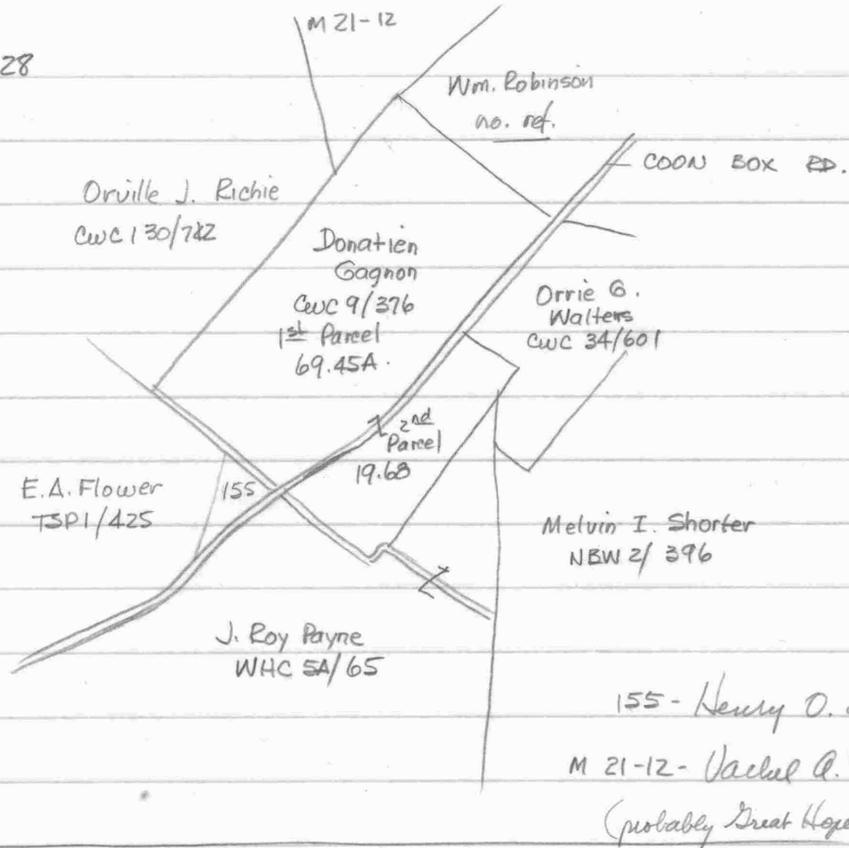
May 31, 1979.

William R. Nuttle.

CWC9/380 - Plat by S & B 1964



MAP 28

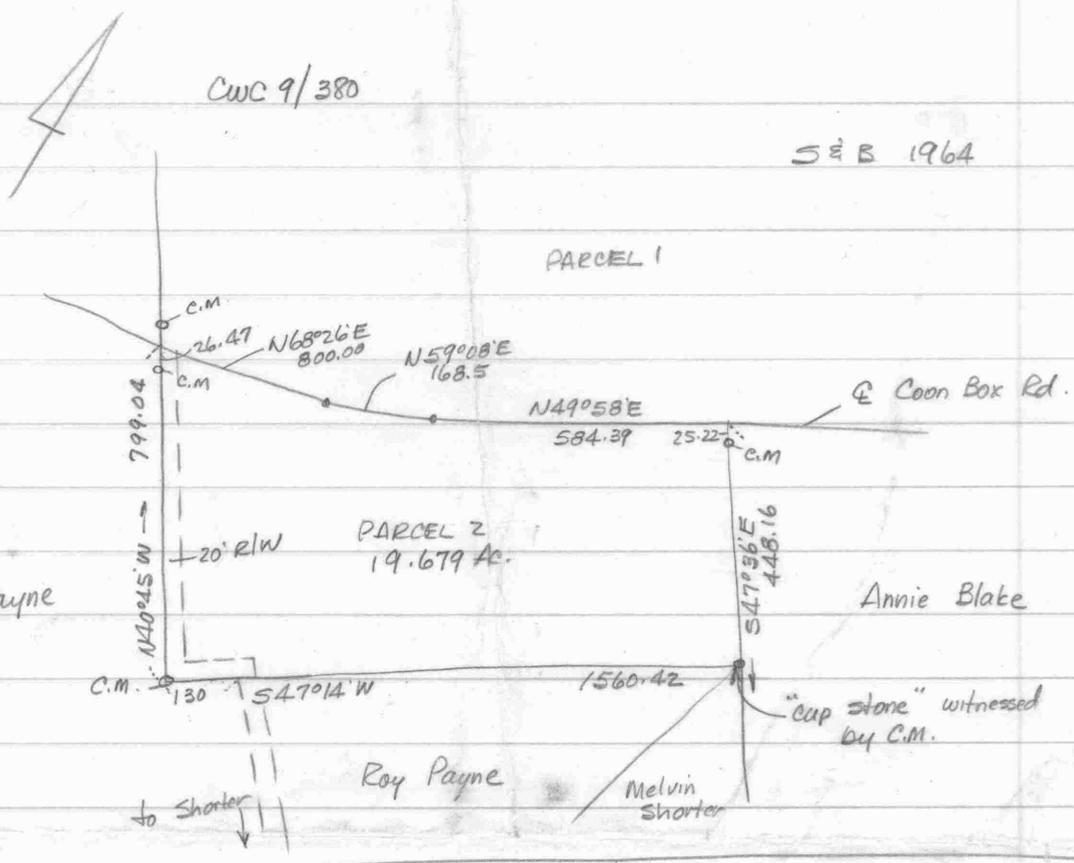


Shorter - NBW 2/396

Parcel 1 - 69.05 ac. - no descrip - Morris or Boyer farm

Parcel 2 2 acs " " Chas. Walker lot

Walters - 3 parcels - no descriptions



Payne - WHC 5A/65 -

Parcel 1 - see BHT 17/190

--- N12½°E - 133 p. to cup stone, cor. for herein, Davis & Wallbert

w/ Wallbert S49°W - 76.24 to post W side rd. at end of fence between woods & field
S49°W - 24.36 to begin

Begin stone cor. Brown lot

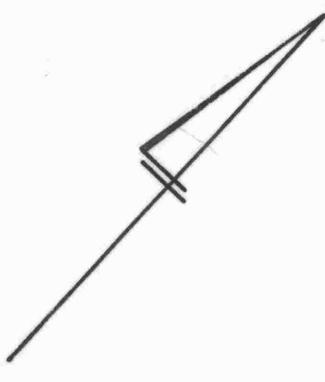
w/s N63½°W - 56.40 to stone on rd.

w/ rd. S48°W - 20

100.6
16.5
1650+

$$\begin{array}{r} 47\ 14 \\ 47\ 36 \\ \hline 94\ 50 \end{array}$$

$$\begin{array}{r} 49\ 14\ 40 \\ 45\ 22\ 30 \\ \hline 94\ 37\ 30 \end{array}$$
 12W



stone
N46°59'30"E → 220.00' I.P.

MIKE MICHAELS

965.98'

1031.79'

E. A. FLOWER

995.74'

1005.09'

5.038 Acres±

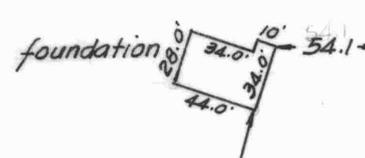
NOW OR FORMERLY
NANCY K. YATES

HENRY O. QUINN

N42°53'W →

18' RIGHT-OF-WAY

← S42°53'E



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

William R. Nuttle
4180

C.M.
30.34'

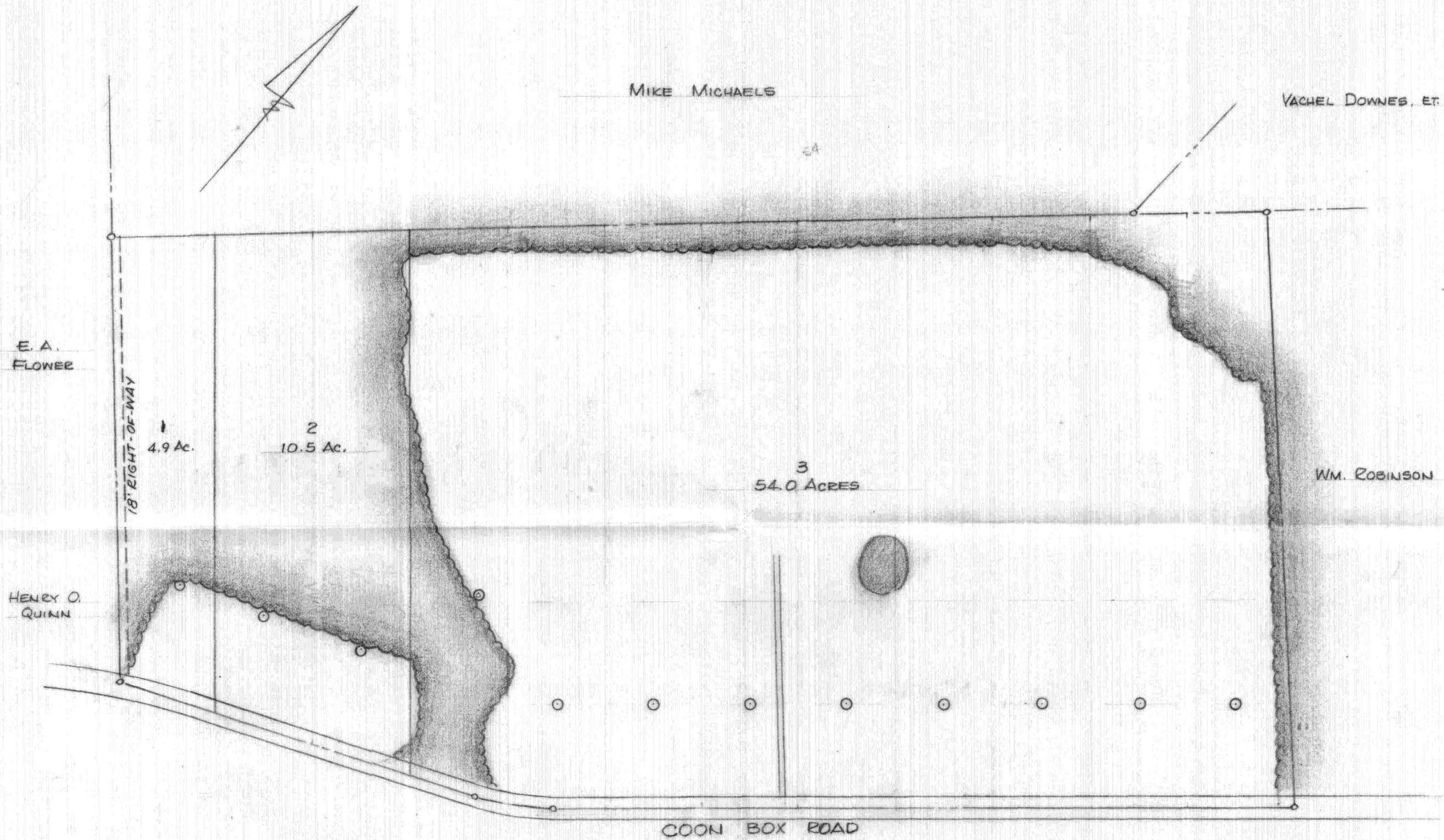
Chord - S62°54'40"W - 193.78'
26.70' I.P.

S67°41'30"W - 35.82'

0.8 miles to Hatchett Rd. →
COON BOX ROAD

IMPROVEMENTS LOCATION
ROBERT W. LATHROUM LANDS
3RD DISTRICT, QUEEN ANNES CO., MD.
Scale 1"=100' Sept. 7, 1979.
William R. Nuttle, Reg. Surveyor
Chestertown, Md.

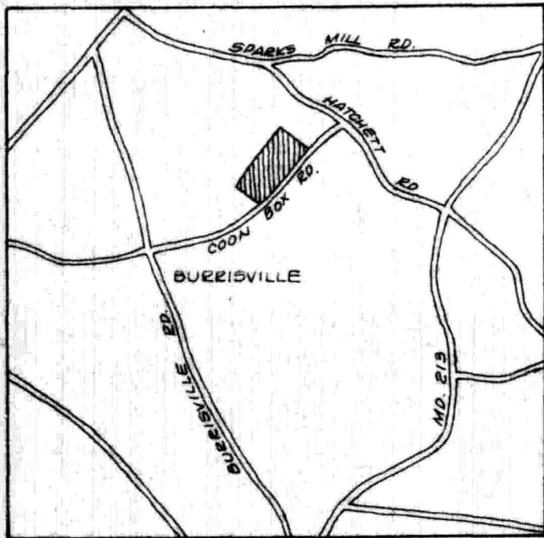
I.P. = iron pipe
C.M. = concrete monument



Note: This sketch is drawn from the deed description and an aerial photo.

○ stake for test hole

SKETCH SHOWING DIVISION OF THE
 NANCY K. YATES LANDS
 3RD DISTRICT, QUEEN ANNES Co., Md.
 Scale 1"=200' Jan. 1979; Rev. Apr. 1979
 William E. Nuttle, Reg. Surveyor
 Chestertown, Md.



VACHEL DOWNES, ET AL.

WILLIAM ROBINSON

MIKE MICHAELS

MAG. NO. 1978

Note: Woods lines drawn from U.S. D.A. aerial photo.

PARCEL 3
53.748 ACRES ±

PARCEL 2
10.576 AC. ±

PARCEL 1
5.038 AC. ±

E. A. FLOWER

HENEY O. QUINN

RIGHT-OF-WAY LINE
COON BOX ROAD

NO.	BEARING	DIST.
1	N 42° 53' 00" W	965.98
2	N 46° 59' 30" E	2183.19
3	N 47° 35' 20" E	281.05
4	S 44° 26' 50" E	1286.53
5	S 48° 06' 30" W	997.43
6	S 47° 32' 00" W	499.07
* 7	S 57° 36' 50" W	334.75
* 8	S 67° 41' 30" W	520.60
* 9	S 62° 54' 40" W	193.78

* Chord

SURVEY AND DIVISION OF THE
NANCY K. YATES LANDS
3RD DISTRICT, QUEEN ANNES CO., MD.

Scale 1" = 200'

May 1979.

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

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

67 41 30
42 53
11 0 34 30