

DESCRIPTIONS OF TWO PARCELS OF THE CHARLES A. SHREEVE LANDS,
THIRD DISTRICT, QUEEN ANNES COUNTY, MD.

PARCEL 1

Beginning for the same at a point on the division line between the lands of Charles A. Shreeve and the lands of Charles A. Watson, said point being the northerly end of the centerline of a 15' right-of-way leading from Spaniards Neck Road to the lands of Shreeve; and running, thence, by and with said Watson lands S 84 50 50 W - 677.41' to a large stone marking the corner of the herein described lands and the lands of Charles Watson, John Leekley, George Young, and others; thence, by and with the lands of others N 08 02 40 W - 2475.00' to an iron pipe and the lands of George D. Wilson; thence, by and with said Wilson lands S 71 50 30 E - 123.44' to a new division line between the herein described lands and other lands of Shreeve (Parcel 2); thence, by and with said new division line S 29 02 50 E - 2008.19' and S 06 49 30 W - 600.00' to the place of beginning. Containing in all 30.091 acres of land, more or less.

PARCEL 2

Beginning for the same at a point on the division line between the lands of Charles A. Shreeve and the lands of Charles A. Watson, said point being the northerly end of the centerline of a 15' right-of-way leading from Spaniards Neck Road to the lands of Shreeve, and said point being, further, the beginning point of the description of Parcel 1; and running, thence, by and with Parcel 1 of the Shreeve lands N 06 49 30 E - 600.00' and N 29 02 50 W - 2008.19' to the lands of George D. Wilson; thence, by and with said Wilson lands S 71 50 30 E - 1576.03' to a stone marked "TBT#" and the lands of Louise F Gerow; thence, by and with said Gerow lands S 06 49 30 W - 1839.38' to a stone and the lands of Henderson Sudler; thence, by and with said Sudler lands and with the lands of Charles A. Watson S 84 50 50 W - 376.71' to the place of beginning. Containing in all 35.000 acres of land, more or less.

Together with a right-of-way , 15' wide, leading in a south-
westerly direction to Spaniards Neck Road, the centerline of
which is described as follows: Beginning at the beginning point
of each description and running over the lands of Charles A.
Watson and John Leekley the four following courses and distances:
(1) S 22 55 50 W - 309.23', (2) S 01 15 W - 224.78', (3) S 36
44 50 W - 157.41', and (4) S 51 26 40 W - 132.68' to the center-
line of Spaniards Neck Road.

April 7, 1983.

William R. Nuttle.

DESCRIPTION OF THE TURNER & DEWING LANDS, THIRD DISTRICT,
QUEEN ANNES COUNTY, MD.

Beginning for the same at a large stone on the northeast side of, but not adjacent to, Spaniards Neck Road, said point being the southwest corner of the herein described lands, the easternmost corner of the lands of George Young, the westernmost corner of the lands of Charles A. Watson, a corner of the lands of John Leekley, and a corner of the lands of others; and running, thence, by and with the lands of others N 08 02 40 W - 2475.00' to an iron pipe and the lands of George D. Wilson; thence, by and with said Wilson lands S 71 50 30 E - 1699.47' to a stone marked "TBT" and the lands of Louise F. Gerow; thence, by and with said Gerow lands S 06 49 30 W - 1839.38' to a stone and the lands of Henderson Sudler; thence, by and with said Sudlerslands and with the lands of Charles A. Watson S 84 50 50 W - 1054.12' to the place of beginning. Containing in all 65.091 acres of land, more or less.

Together with a 15' right-of-way over the lands of Charles Watson and the lands of John Leekley to Spaniards Neck Road; more particularly described as follows: Beginning at a point on the fourth line of the above described lands S 84 50 50 W - 376.71' from the beginning of said line; and running, thence, across the lands of Charles Watson S 22 55 50 W - 309.23'; thence, still crossing said Watson lands and running parallel to and 7.50' west of the west line of the lands of Henderson Sudler S 01 15 W - 324.78' to a point near the division line between said Sudler lands and the lands of John Leekley; thence, crossing said Leekley lands S 36 44 50 W - 157.41' and S 51 26 40 W - 132.68' to the center of Spaniards Neck Road.

May 29, 1979.

William R. Nuttle.

April 2, 2001.

Mr. Joseph Boutcher
930 Spaniards Neck Road
Centreville, Md. 21617

Dear Mr. Boutcher:

I came down to your house this morning after the rain had stopped, but there was no one home. I walked the lines along the south and west sides of your property while I was there in order to familiarize myself with the problem.

My notes from your telephone call indicated that you wanted the line along the south side checked out, but a conversation with Mr. Watson leads me to believe that it is the west side instead. You also seemed to think that the iron pipe at the northwest corner could have been moved.

Both lines were marked with a great deal of flagging. How good it was could only be determined by actually surveying the lines. Since flagging can be bought at any hardware store, and since deer hunters frequently mark the lines where they think that they are, I question any that have not been done by a surveyor.

There can be differences of opinion by surveyors as to how to interpret the various deeds. Mr. Watson, however, informs me that he observed the lines of my survey in 1979 and used the markers that I used. His measurement of the 2475' line checks with mine. I know Mr. Watson and I have every confidence in him as a surveyor. I think that you can also.

As far as the possibility of the pipe being moved, I doubt that very seriously. Not only is the pipe and fiberglass post ones that I set, but it is witnessed by three blazes on a beech tree to the south and three blazes on a tree to the west. I was probably the only surveyor around here in 1979 marking corners and blazing trees in that manner.

I think that any further work by me would be a waste of your money. However, if you still want me to do some surveying, please give me a call.

Sincerely yours,

cc Tim Watson

George Wilson cwc 102/355

Tract 2 - Begin Stone TBT

N 03° W - 105 1732.5

S 20° W - 28 462

S 79° E - 129 to begin
2128.5

CWC 94/184 - Chas. Watson to Henderson Sudler
M^oC - 1974

Begin C.M. on line of Leckley
w/ S N43°48'16"W - 86.23 to I.P.
w/ E side 15' R/W and new line thru Watson
N02°44'24"E - 323.34 to I.P.
N52°40'27"E - 496.33 " "
w/ Turner & Dewing & Watson N86°20'23"E - 391.83 to I.P.
w/ Leckley S46°11'41"W - 1027.46 to begin
S. 109 A.

Subject to 15' R/W the E is described as follows:

Begin pt. N87°15'36"W - 7.50 from I.P. of end of 2nd
line of above

S 38°14'18"W - 157.41

S52°56'05"W - 132.68 to P.K. in E Spaniards Neck Rd.

Watson - CWC 45/410

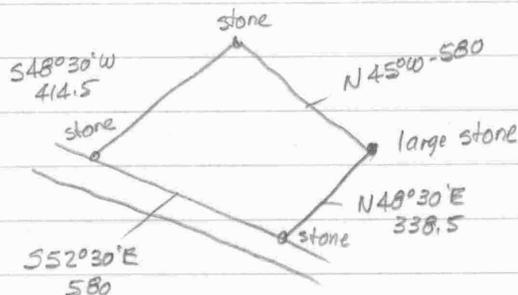
Begin Stone S cor. Lot 3

w/ S N42°15'E - ¹⁰⁵⁶64 to stone

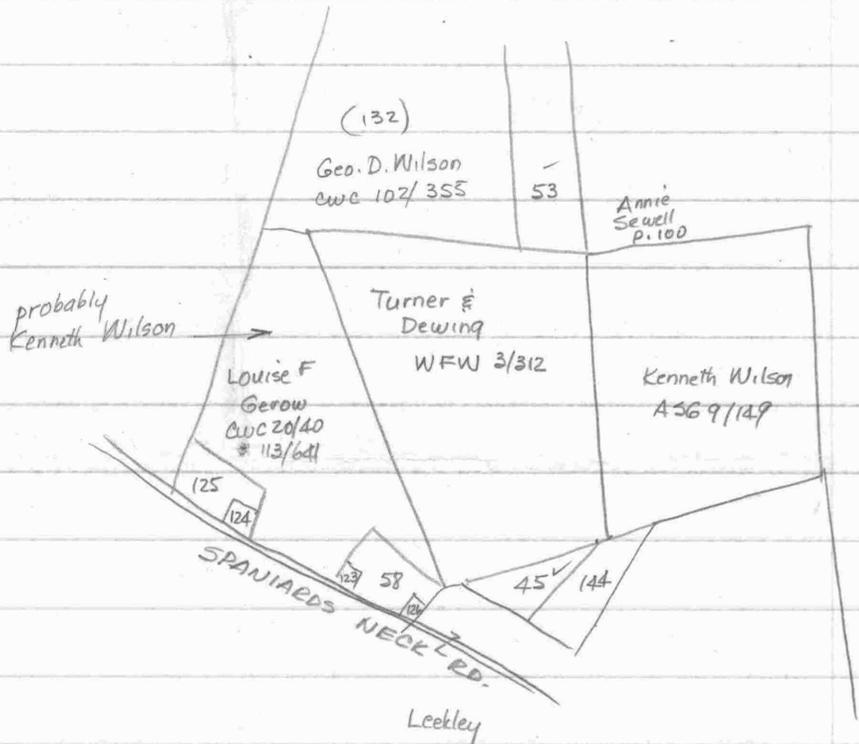
S81°45'W - ^{135.3}8.2 to large boundary stone

w/ Leckley S47°45'E - ^{862.95}52.3 to begin

Young - TSP4/52 - plat by Fisher



MAP 28



45- Char. A. Watson cwc 45/410 ✓

53 Wm. E. Thomas TSP 22/225

58 George Young TSP 4/53

144 Henderson Sudler cwc 94/184 ✓

WFW 3/312 - Turner & Dewing from Corbman & Emory

Begin stone ^{marked TBT} at end of 66th line of Oakwood

South 111.5 p. 1839.75

S 78°W - 67 1105.5

N 16°15'W - 150 2475

S 79°E - 103 to begin 1699.5

69 A 1R 20P

Error of closure

S 80°27'37"W - 107.12

Scrow - CWC 113/641

Tract 3 - woodland formerly part of Ducey Farm
described by survey of Walter F. Moore - Aug 1930 -
3485A.

Being ASG 9/149

Kenneth
Wilson

Parcel 2 - formerly part of Oakwood

Begin stone "TBT" at cor Hackett Turner
of Wilson & Earle N 84°25'E - 1431.4 to stone

of Tolson S 73°36'W - 1453.2 to stone

of Turner N 03°25'W - 1840.5 to begin

Parcel 1 ---- w/rd. S 89°34'E - 646.25 to pt. opp cedar on
S side rd.

N 0°09'W - 726.92 to stone

N 85°22'W - 256.22 " "

may not
apply

MAP 28



27 Jos. Paul Boutcher SM 582/129

my survey 7553 Greenknoll Ct.
Hanover Ma. 01076

28- Stephen K. Wilson MUM 268/733

57-1 45 E. Patrick Keating - SM 594/470

45 James Carter - MUM 323/724

53 Alfreda Ryans MUM 144/40

Mar. 2, 2001

Jos. Butcher

930 Spaniards Neck Rd.

Centreville

Owens Dewing & Turner woods

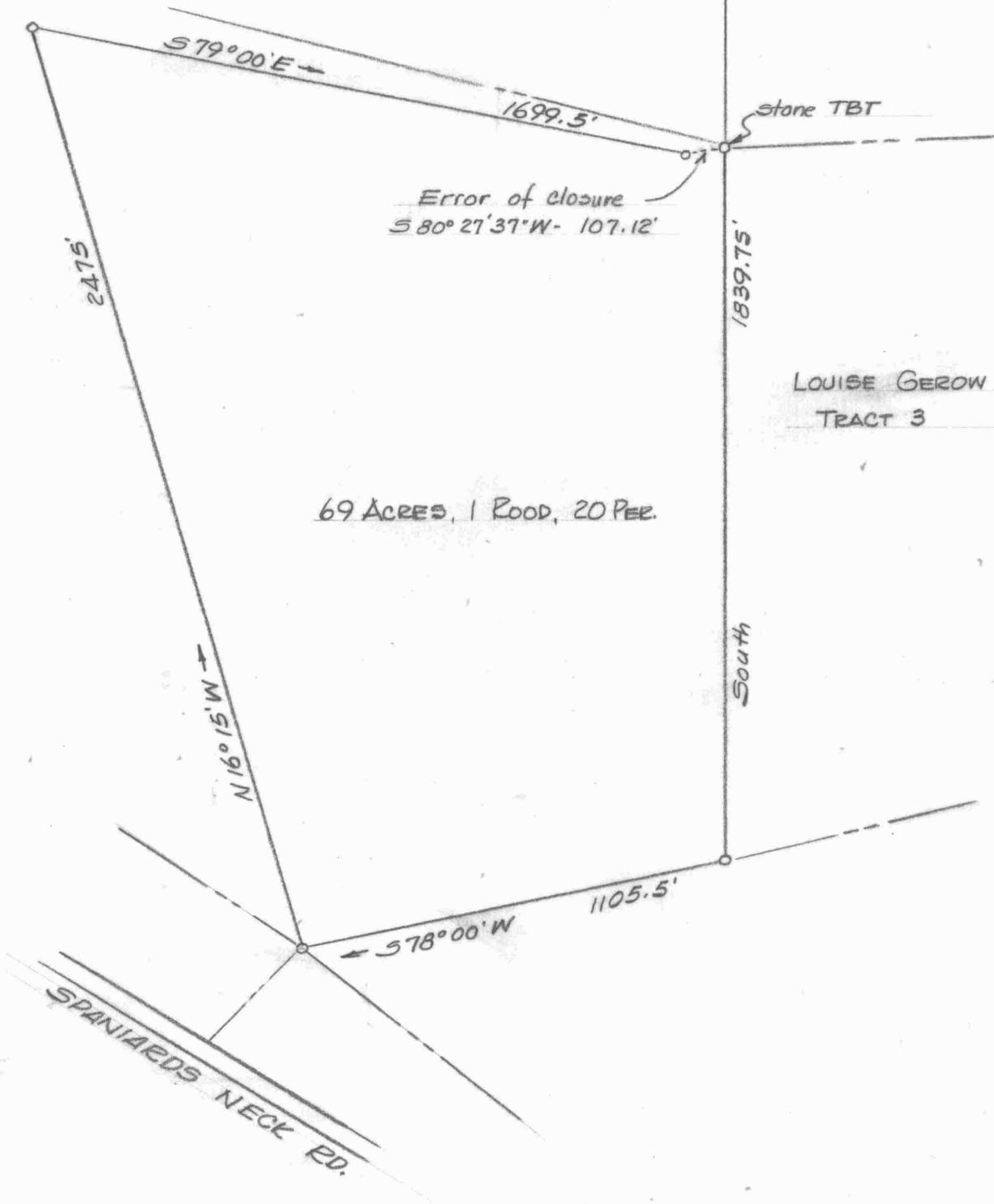
Tim Watson marked line on

S side - Check it out.

3 weeks ±



GEORGE WILSON



Error of closure
S 80° 27' 37" W - 107.12'

stone TBT

LOUISE GEROW
TRACT 3

69 ACRES, 1 ROOD, 20 PER.

South

SPANIARDS NECK RD.

DEED DESCRIPTION
TURNER & DEWING LANDS

Scale 1" = 400' Dec. 1978

iron pipe

GEORGE D. WILSON

S 71° 50' 30" E

1699.47'

stone marked "TBT"

1839.38'

65.091 ACRES±

LOUISE F. GEROW

woods road

S 06° 49' 30" W

1054.12'

376.71'

stone

S 84° 50' 50" W

large stone

CHARLES A. WATSON

HENDERSON SUDLER

JOHN LEEKLEY

JOHN LEEKLEY

1

7.5'

2

3

4

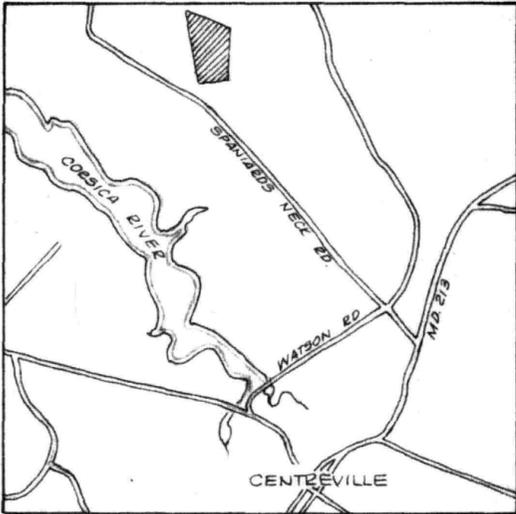
CENTERLINE OF 15' RIGHT-OF-WAY

SPANIARDS NECK ROAD

GEORGE YOUNG

N 08° 02' 40" W

2475.00'



CENTERLINE OF RIGHT-OF-WAY

NO.	BEARING	DIST.
1	S 22° 55' 50" W	309.23'
2	S 01° 15' 00" W	324.78'
3	S 36° 44' 50" W	157.41'
4	S 51° 26' 40" W	132.68'

PLAT OF A SURVEY OF THE
 TURNER & DEWING LANDS
 3RD DISTRICT, QUEEN ANNES Co., MD.

Scale 1" = 200' May 1979.
 William E. Nuttle, Reg. Surveyor
 Chestertown, Md.