

DESCRIPTION OF PART OF ASHLAND LANDING FARM, THIRD DISTRICT,  
QUEEN ANNES COUNTY, MD.

Beginning for the same at a point in the centerline of Lands End Road, said point being the southernmost corner of the herein described lands and the easternmost corner of the lands of Thomas H. Gale; and running, thence, by and with said Gale lands the seven following courses and distances: (1) N 56 50 30 W - 28.32' to a concrete monument, (2) N 56 50 30 W - 846.97' to a concrete monument, (3) N 64 42 50 W - 252.37' to a concrete monument, (4) N 76 39 30 W - 612.94' to a concrete monument, (5) N 31 35 20 W - 797.12' to a concrete monument, (6) N 19 21 W - 414.44' to a concrete monument, and (7) N 57 45 W - 1042.30' to a point near the outer edge of a marsh on the south side of a small cove; thence, crossing said cove N 40 10 10 E - 98.94' to a point on the north side of said cove and the lands of Mary L. Chisholm; thence, by and with said Chisholm lands N 40 10 10 E - 165.15' to an iron pipe and N 43 38 40 W - 328.47' to an iron pipe and a new division line between the herein described lands and the remaining lands of Ashland Landing Farm; thence, by and with said new division line the five following courses and distances: (1) S 52 24 E - 1261.79' to an iron pipe, (2) S 14 34 E - 603.07' to an iron pipe, (3) S 46 00 E - 1001.39' to an iron pipe, (4) S 64 42 50 E - 519.87' to an iron pipe, and (5) S 56 50 30 E - 891.60' to the centerline of Lands End Road; thence, by and with the centerline of said road S 47 35 40 W - 51.63' to the place of beginning. Containing in all 13.538 acres of land, more or less.

Subject to the right-of-way of Lands End Road.

October 11, 1990.

William R. Nuttle.

DESCRIPTION OF PART OF ASHLAND LANDING FARM, THIRD DISTRICT,  
QUEEN ANNES COUNTY, MD.

Beginning for the same at a point in the centerline of Lands End Road, said point being the southernmost corner of the herein described lands and the easternmost corner of the lands of Thomas H. Gale; and running, thence, by and with said Gale lands the seven following courses and distances: (1) N 56°50'30"W - 28.32' to a concrete monument, (2) N 56°50'30"W - 846.97' to a concrete monument, (3) N 64°42'50"W - 252.37' to a concrete monument, (4) N 76°39'30"W - 612.94' to a concrete monument, (5) N 31°35'20"W - 797.12' to a concrete monument, (6) N 19°21'W - 414.44' to a concrete monument, and (7) N 57°45'W - 1042.30' to a point near the outer edge of a marsh on the south side of a small cove; thence, crossing said cove N 40°10'10"E - 98.94' to a point on the north side of said cove and the lands of Mary L. Chisholm; thence, by and with said lands N 40°10'10"E - 165.15' to an iron pipe and N 43°38'40"W - 328.47' to an iron pipe and a new division line between the herein described lands and the remaining lands of Ashland Landing Farm; thence, by and with said new division line the five following courses and distances: (1) S 52°24'E - 1261.79' to an iron pipe, (2) S 14°34'E - 603.07' to an iron pipe, (3) S 46°00'E - 1001.39' to an iron pipe, (4) S 64°42'50"E - 519.87', and (5) S 56°50'30"E - 891.60' to the centerline of Lands End Road; thence, by and with the centerline of said road S 47°35'40"W - 51.63' to the place of beginning. Containing in all 13.538 acres of land, more or less.

August 8, 1990.

William R. Nuttle.

3 mylar & 5 paper



Brunson - S<sup>o</sup>E

- ① Begin end of 35<sup>th</sup> line (S46°E-204p)  
w/ 36<sup>th</sup> line N35°E-100  
" 37<sup>th</sup> " S46°E-73.5  
" 38<sup>th</sup> " S42°W-99  
w/new line N46°W-61'4" to begin

- 41A 22P  
② Survey by MOC 1978

Begin I.P. on line between two Wheeler farms said  
I.P. being N40°45'W-3825.24 from I.P. on NW side Lands End Rd.  
near div. line

w/new line S55°11'44"W-249.48 to I.P.

N34°08'55"W-505.56 "

N40°51'32"W-921 ± to river, passing over I.P.

916.29 from begin

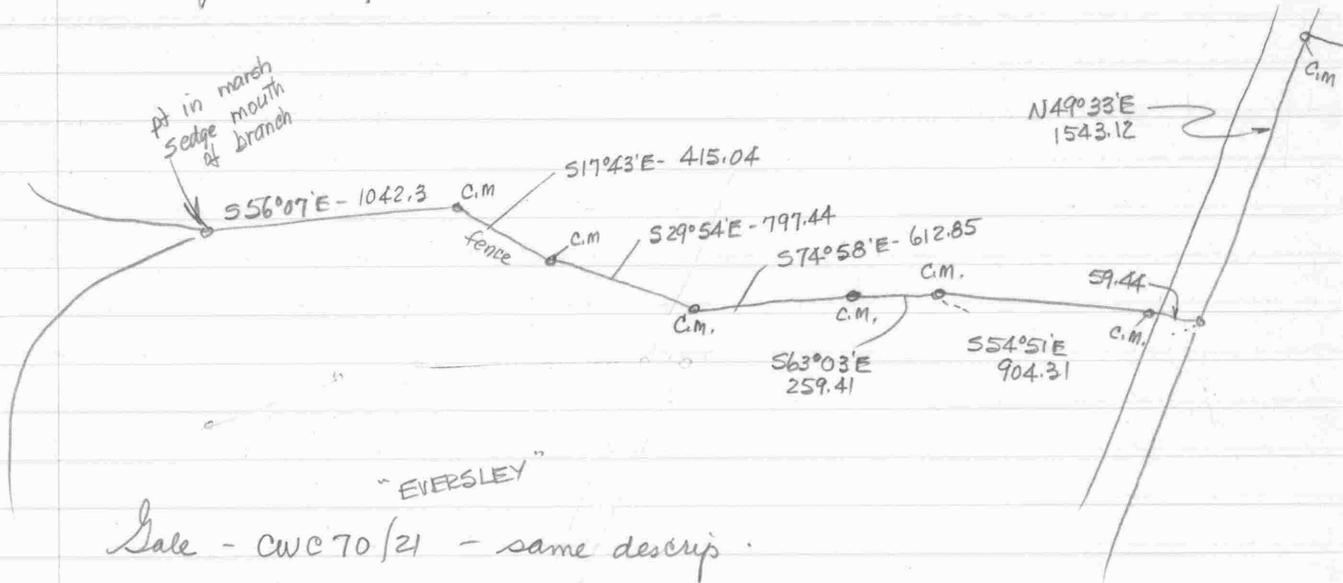
w/river in SE & NE dir. to original boundary

w/ SE dir. 515 ± to begin

293 A net ±

55 11 44  
34 08 55  
89 20 39  
88 80 39  
34 51 13  
54 29 26

Plot of "Eversley" - S & B 1963



Brunson - MWM 143/237

Begin stone on rd. near Chambers shop

N60°30'W - 64 to stone

N82°W - 43.5 " " marked "B"

N40°W - 52 " " " " "C"

N07°30'W - 19.5 " " " " "D"

N60°30'W - 70 to cove

w/s N30°W - 16

N83°W - 12

S83°W - 22

N78°W - 6

S86°30'W - 6

S65°W - 10

N62°W - 4

N86°30'W - 10

N46°W - 12

S70°W - 16.5 to river

w/s N07°E - 9

N04°30'W - 8

N30°W - 6

N78°W - 5

N50°W - 10

N26°W - 5

N08°E - 18

N46°E - 8

N55°E - 12

N68°E - 16

N49°E - 34

N33°E - 43

N66°E - 8

N81°E - 12

N53°E - 20

N80°E - 6

S82°E - 6

S50°E - 54 to Smith

S58°E - 8

S46°E - 204

N35°E - 100

S46°E - 73.5

S42°W - 194.5 to begin

Surveyed by  
Thompson 1858

PLOTTED  
1" = 660

903.31  
59.44  
843.87  
252.41  
1103.28

846.97  
252.37  
1099.34

904.31  
59.44  
844.87

335 3E 6P

(cont.)

DESCRIPTION OF THE DORIS C. LOVELAND LANDS, THIRD DISTRICT,  
QUEEN ANNES COUNTY, MD.

Beginning for the same at a point in the centerline of Lands End Road, said point being the southernmost corner of the herein described lands and a corner for the lands of Mary L. Chisholm; and running, thence, by and with said Chisholm lands the seven following courses and distances: (1) N 56°50'30"W - 20.00' to an iron pipe, (2) N 56°50'30"W - 871.60' to an iron pipe, (3) N 64°42'50"W - 519.87' to an iron pipe, (4) N 46°00'W - 1001.39', (5) N 14°34'W - 603.07' to an iron pipe, (6) N 52°24'W - 1261.79' to an iron pipe, and (7) N 43°38'40"W - 1415.08' to the mean high waters of the Chester River; thence, by and with the mean high waters of said river the seven following courses and distances: (1) N 54°12'30"E - 348.41', (2) N 40°31'20"E - 450.89', (3) N 27°40'10"E - 216.95', (4) N 46°05'20"E - 156.40', (5) N 69°31'50"E - 312.04', (6) N 60°02'E - 270.89', and (7) N 78°48'E - 181.55' to the lands of William B. Wheeler; thence, by and with said Wheeler lands the six following courses and distances: (1) S 41°33'30"E - 62' more or less to an iron pipe, (2) S 41°33'30"E - 916.39' to an iron pipe, (3) S 34°51'10"E - 505.51' to an iron pipe, (4) N 54°29'40"E - 249.43' to an iron pipe, (5) S 41°27'10"E - 3825.10' to an iron pipe, and (6) S 41°27'10"E - 25.00' to the centerline of Lands End Road; thence, by and with the centerline of said road S 47°35'40"W - 1515.47' to the place of beginning. Containing in all 233.717 acres of land, more or less.

*Subject to R/W of Lands End Rd.*

February 7, 1991.

William R. Nuttle.

DESCRIPTION OF A 50' RIGHT-OF-WAY OVER THE LANDS OF ASHLAND LANDING FARM, THIRD DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at a point in the centerline of Lands End Road, said point being the southernmost corner of Ashland Landing Farm and the easternmost corner of the lands of Thomas H. Gale; and running, thence, by and with said Gale lands N 56 50 30 W - 28.32' to a concrete monument, N 56 50 30 W - 846.97' to a concrete monument, and N 64 42 50 W - 252.37' to a concrete monument; thence, leaving said Gale lands and crossing the lands of Ashland Landing Farm the four following courses and distances: (1) N 64 42 50 W - 272.30', (2) N 46 00 W - 1023.70', (3) N 14 34 W - 600.00', and (4) N 52 24 W - 920.00' to the easternmost corner of a 30.001-acre tract, part of Ashland Landing Farm; thence, by and with said tract N 43 38 40 W - 328.47'; thence, leaving said tract and running parallel to and 50' from the first seven courses of this description, the five following courses and distances: (1) S 52 24 E - 1261.79', (2) S 14 34 E - 603.07', (3) S 46 00 E - 1001.39', (4) S 64 42 50 E - 519.87', and (5) S 56 50 30 E - 891.60' to the centerline of Lands End Road; thence, by and with the centerline of said road S 47 35 40 W - 51.63' to the place of beginning. Containing in all 4.718 acres of land, more or less.

December 18, 1985.

William R. Nuttle.

DESCRIPTION OF PART OF ASHLAND LANDING FARM, THIRD DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at a point at the mean high waters on the north side of a branch of White Cove, said point being the end of the seventh line (N 40 10 10 E - 98.94') of the survey of Ashland Landing Farm by William R. Nuttle, 1982, and said point being, further, N 40 10 10 E - 98.94' from the beginning of the S 56 07 E - 1042.30' line in the survey of the lands of Thomas H. Gale by Shew & Bartlett, 1963; and running, thence, by and with the mean high waters of White Cove and of the Chester River the seventeen following courses and distances:

1. N 70 34 40 W - 174.38'
2. S 82 42 10 W - 155.09'
3. N 89 27 20 W - 161.67'
4. N 75 02 00 W - 232.82'
5. S 59 36 00 W - 195.00'
6. N 44 41 30 W - 98.96'
7. N 82 46 00 W - 148.00'
8. N 35 15 30 W - 163.80'
9. S 78 25 40 W - 151.95'
10. N 60 33 10 W - 102.08'
11. N 01 43 10 W - 191.00'
12. N 19 12 20 W - 133.52'
13. N 53 10 20 W - 222.20'
14. N 02 56 00 E - 158.43'
15. N 13 59 20 E - 177.34'
16. N 46 22 50 E - 220.99'
17. N 58 15 40 E - 401.51' to a new division line between the herein described lands and the remainder of Ashland Landing Farm; thence, by and with said new division line S 43 38 40 E - 1743.55' and S 40 10 10 W - 165.15' to the place of beginning. Containing in all 30.001 acres of land, more or less.

Together with a right-of-way over the remaining lands of Ashland Landing Farm to Lands End Road.

January 3, 1983.

William R. Nuttle.

DESCRIPTION OF ASHLAND LANDING FARM, THIRD DISTRICT,  
QUEEN ANNES COUNTY, MD.

Beginning for the same at a point in the centerline of Lands End Road, said point being the southernmost corner of the herein described lands and on the line of the lands of Thomas H. Gale; and running, thence, by and with said Gale lands the seven following courses and distances: (1) N 56 50 30 W - 28.32' to a concrete monument, (2) N 56 50 30 W - 846.97' to a concrete monument, (3) N 64 42 50 W - 252.37' to a concrete monument, (4) N 76 39 30 W - 612.94' to a concrete monument, (5) N 31 35 20 W 797.12' to a concrete monument, (6) N 19 21 W - 414.44' to a concrete monument, and (7) N 57 45 W - 1042.30' to a point in a marsh near the mean high waters on the south side of White Cove; thence, crossing said cove N 40 10 10 E - 98.94' to a point on the mean high waters on the north side of said cove; thence, by and with the mean high waters of White Cove and of the Chester River the twenty-four following courses and distances:

1. N 70 34 40 W - 174.38'
2. S 82 42 10 W - 155.09'
3. N 89 27 20 W - 161.67'
4. N 75 02 00 W - 232.82'
5. S 59 36 00 W - 195.00'
6. N 44 41 30 W - 98.96'
7. N 82 46 00 W - 148.00'
8. N 35 15 30 W - 163.80'
9. S 78 25 40 W - 151.95'
10. N 60 33 10 W - 102.08'
11. N 01 43 10 W - 191.00'
12. N 19 12 20 W - 133.52'
13. N 53 10 20 W - 222.20'
14. N 02 56 00 E - 158.43'
15. N 13 59 20 E - 177.34'
16. N 46 22 50 E - 220.99'
17. N 58 15 40 E - 401.51'
18. N 54 12 30 E - 348.41'
19. N 40 31 20 E - 450.89'
20. N 27 40 10 E - 216.95'
21. N 46 05 20 E - 156.40'
22. N 69 31 50 E - 312.04'
23. N 60 02 00 E - 270.89'
24. N 78 48 00 E - 181.55'

to the lands of William B. Wheeler;  
thence, by and with said Wheeler lands the six following courses  
and distances: (1) S 41 33 30 E - 62' more or less to an iron

pipe, (2) S 41 33 30 E - 916.39' to an iron pipe, (3) S 34 51 10 E 505.51' to an iron pipe, (4) N 54 29 40 E - 249.43' to an iron pipe, (5) S 41 27 10 E - 3825.10' to an iron pipe, and (6) S 41 27 10 E - 25.00' to the centerline of Lands End Road; thence, by and with the centerline of said road S 47 35 40 W - 1567.10' to the place of beginning. Containing in all 277.256 acres of land, more or less.

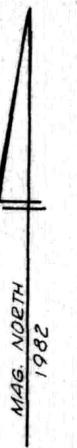
Subject to the right-of-way of Lands End Road.

134 Heron Pt  
Chest.

1673

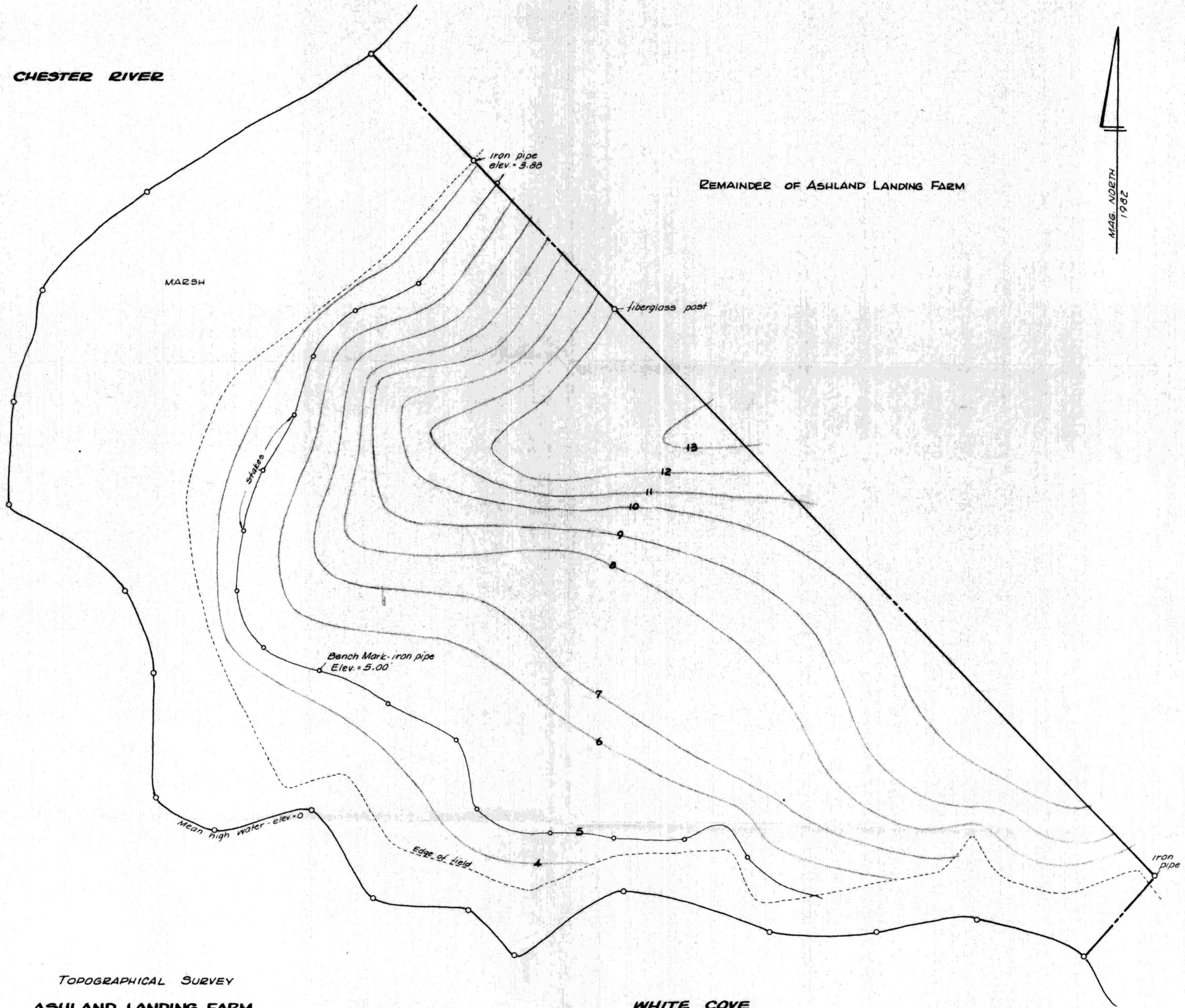
Mrs. S. C. Loveland  
Jr.

CHESTER RIVER



REMAINDER OF ASHLAND LANDING FARM

MARSH



iron pipe  
elev. = 3.88

fiberglass post

shakes

Bench Mark - iron pipe  
Elev. = 5.00

Mean high water - elev. = 0

Edge of field

iron pipe

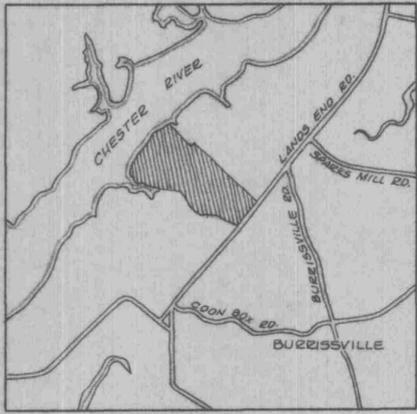
TOPOGRAPHICAL SURVEY  
ASHLAND LANDING FARM  
3<sup>RD</sup> DISTRICT, QUEEN ANNES CO., MD.

WHITE COVE

Scale 1"=100'      March 1983

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

for Mary Loveland



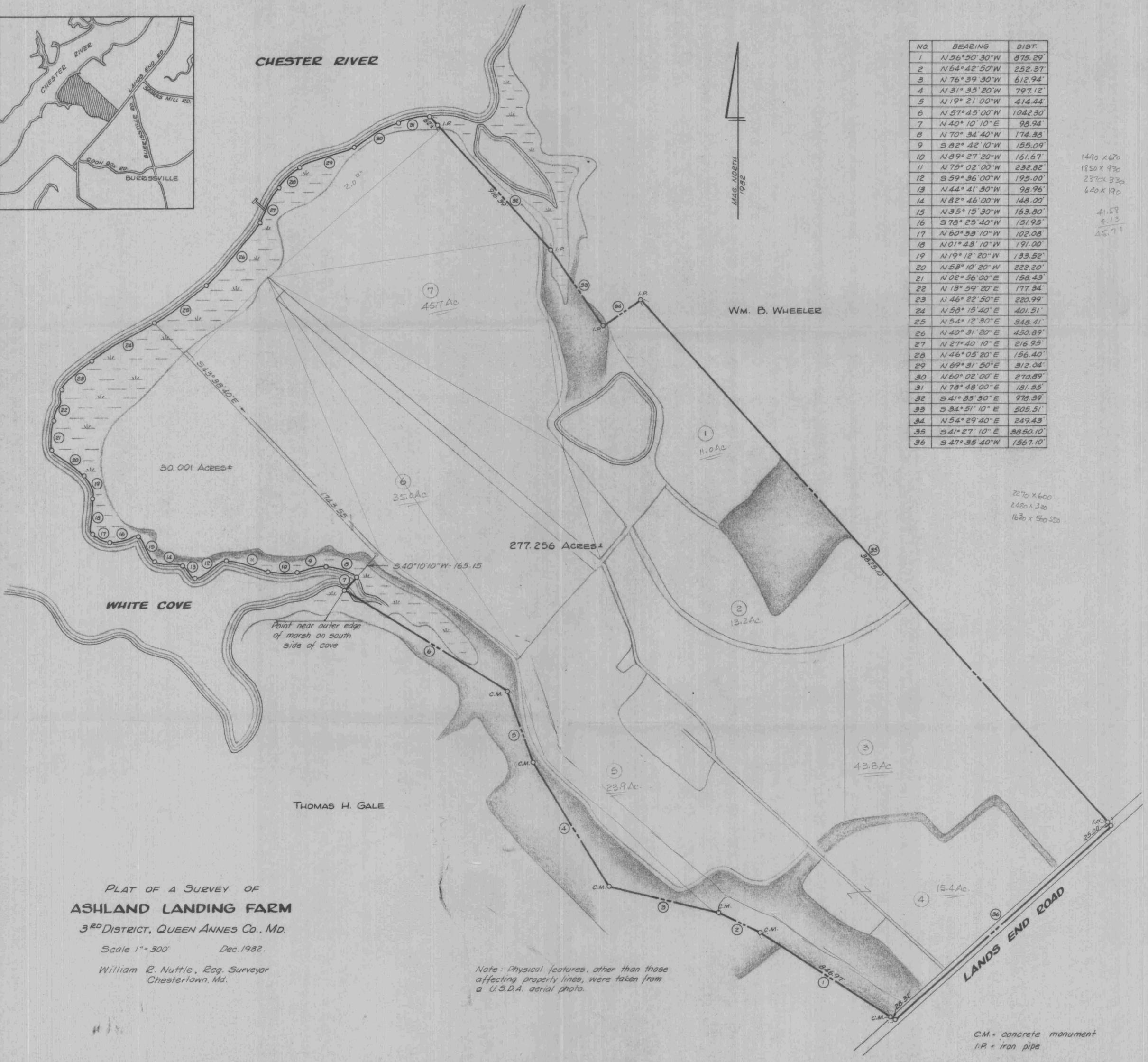
CHESTER RIVER

MAS. NOETH 1982

NO.	BEARING	DIST.
1	N 56° 50' 30" W	875.29'
2	N 64° 42' 50" W	252.37'
3	N 76° 39' 30" W	612.94'
4	N 31° 35' 20" W	797.12'
5	N 19° 21' 00" W	414.44'
6	N 57° 45' 00" W	1042.30'
7	N 40° 10' 10" E	98.94'
8	N 70° 34' 40" W	174.38'
9	S 82° 42' 10" W	155.09'
10	N 89° 27' 20" W	161.67'
11	N 75° 02' 00" W	232.82'
12	S 59° 36' 00" W	195.00'
13	N 44° 41' 30" W	98.96'
14	N 82° 46' 00" W	148.00'
15	N 35° 15' 30" W	163.80'
16	S 78° 25' 40" W	151.95'
17	N 60° 53' 10" W	102.08'
18	N 01° 43' 10" W	191.00'
19	N 19° 12' 20" W	133.52'
20	N 53° 10' 20" W	222.20'
21	N 02° 56' 00" E	158.43'
22	N 13° 59' 20" E	177.34'
23	N 46° 22' 50" E	220.99'
24	N 58° 15' 40" E	401.51'
25	N 54° 12' 30" E	348.41'
26	N 40° 31' 20" E	450.89'
27	N 27° 40' 10" E	216.95'
28	N 46° 05' 20" E	156.40'
29	N 69° 31' 50" E	312.04'
30	N 60° 02' 00" E	270.89'
31	N 78° 48' 00" E	181.55'
32	S 41° 33' 30" E	978.39'
33	S 34° 51' 10" E	505.51'
34	N 54° 29' 40" E	249.43'
35	S 41° 27' 10" E	3850.10'
36	S 47° 35' 40" W	1567.10'

1490 X 670  
1850 X 930  
2370 X 330  
640 X 190  
  
41.58  
+ 1.3  
45.71

2270 X 600  
2480 X 320  
1630 X 550 S50



**PLAT OF A SURVEY OF  
ASHLAND LANDING FARM**

3<sup>RD</sup> DISTRICT, QUEEN ANNES CO., MD.

Scale 1" = 300' Dec. 1982.

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

Note: Physical features, other than those affecting property lines, were taken from a U.S.D.A. aerial photo.

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



CHESTER RIVER

MARY L. CHISHOLM  
30.001 Ac.±  
Zoned CS

WHITE COVE

CRITICAL AREA DESIGNATION  
RCA

REMAINING LANDS OF DORIS C. LOVELAND  
233.717 Ac.±  
Zoned CS

THOMAS H. GALE  
Zoned CS

PART OF LOVELAND PROPERTY  
TO BE ADDED TO CHISHOLM TRACT  
13.538 Ac.±

The 50' Right-of-Way running from  
Lands End Road to the original Chisholm  
tract is included within the 13.538  
acres being conveyed to Chisholm.

After this plat has been approved in accordance with this  
Part, the word "lot" as applied to any land within the sub-  
division as finally approved shall be deemed for purposes  
of this Ordinance to mean a lot as shown on the Final  
Plat. Any prior size or configuration of all or any part of  
the land within such subdivision, or the prior status of such  
land as a "lot" is superseded by the final approval.

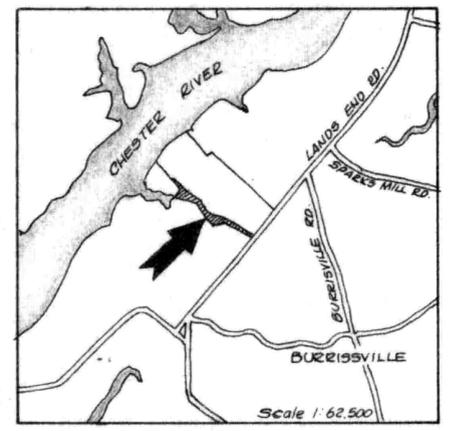
Uniform Acknowledgement Act  
State of Maryland  
County of Queen Anne  
On this \_\_\_\_\_ day of \_\_\_\_\_, 1990, before me, the undersigned  
officer, personally appeared \_\_\_\_\_  
known to me (or satisfactorily proven) to be the person whose  
name is subscribed to the within instrument and acknowledge  
that he executed the same for the purposes therein contained.  
In witness thereof I hereunto set my hand and official seal.

Notary Public

Owners Certificate  
This is to certify that the undersigned is the owner  
of the land described in the annexed plat, and that  
I have caused the land to be surveyed and subdivided  
as indicated hereon for the uses and purposes set  
forth herein. I also certify that to the best of my  
knowledge that all recorded and unrecorded easements,  
restrictions, reservations or covenants have been indicated  
on the annexed plat, I hereby acknowledge and adopt  
the same as my act this \_\_\_\_\_ day of \_\_\_\_\_ 1990.

Doris C. Loveland

WILLIAM B. WHEELER  
Zoned CS



NO.	BEARING	DIST.
1	N 56° 50' 30" W	875.29
2	N 64° 42' 50" W	252.37
3	N 76° 39' 30" W	612.94
4	N 31° 35' 20" W	797.12
5	N 19° 21' 00" W	414.44
6	N 57° 45' 00" W	1042.30
7	N 40° 10' 10" E	264.09
8	N 43° 38' 40" W	328.47
9	S 52° 24' 00" E	1261.79
10	S 14° 34' 00" E	603.07
11	S 46° 00' 00" E	1001.39
12	S 64° 42' 50" E	519.87
13	S 56° 50' 30" E	891.60
14	S 47° 35' 40" W	51.63

Existing lands of Loveland	247.255 Ac.±
Existing lands of Chisholm	30.001 "
Remaining lands of Loveland	233.717 "
Total lands of Chisholm	43.539 "
Final buildable area of Loveland	233.717 "
Final buildable area of Chisholm	43.539 "
Final Loveland lands in critical area	95 "
Final Chisholm lands in critical area	38 "

ADMINISTRATIVE SUBDIVISION  
**LOVELAND & CHISHOLM LANDS**

3<sup>RD</sup> DISTRICT, QUEEN ANNES COUNTY, MD.

Scale 1" = 300.

Sept. 1990.

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



I.R. = Iron pipe with cap  
C.M. = concrete monument