SC5593-5-435

HOWARD WOOD
ATTORNEY-AT-LAW
119 LAWYERS ROW
CENTREVILLE, MARYLAND
21617

TELEPHONE:
(301) 758-1460

August 29, 1985

Mr. William R. Nuttle
Chestertown, MD 21620

Re: Survey for Terene R. & Matthew T. Blackwood - "Fairview Farm", Spaniard Neck Road

Dear Bill:

Having allowed my vacation to intervene, I am at long last providing the following data which I hope will help you to make a new survey of the Blackwood Farm:

1. Blackwoods' only blueprint of Mr. Shew's survey of their farm dated July 13, 1932.

2. Copy of deed containing Mr. Shew's description from William T. Hufnal and wife to A. Temple Blackwood and wife, dated July 30, 1932 and recorded in Liber B.H.T. No. 15, folio 57.

3. Copy of/a recorded certificate of survey and plat made by James W. Thompson on April 17, 1858, describing the farm as Lot No. 7 of the William Emory lands, known as "Oakwood".

4. Copy of Map Showing Survey of a Farm or Tract of Land for John Leekley, made for John Leekley by Mr. Shew dated 3/26/66.

5. Copy of Deed from Catherine M. Higdon (a stray party) to John Leekley dated March 12, 1976 referring to No. 4 above and to your tracing made at my request for Mr. Leekley in November 1975.

6. Tracing paper copy of "Discrepancy Sheet" regarding Leekley boundary with Blackwood.

7. Copy of your tracing referred to in #5 recorded in Liber No. 102 , folio 655 . (Reduced scale, 4 sheets) .

8. Copy of recorded plat and certificate of survey made by James W. Thompson on April 17, 1858, describing the present Possum Point Farm of June LaMotte as Lot No. 6 of Oakwood.

9. Unrecorded Preliminary Plat of Possum Point Farm made by McCrone dated 4/26/85.

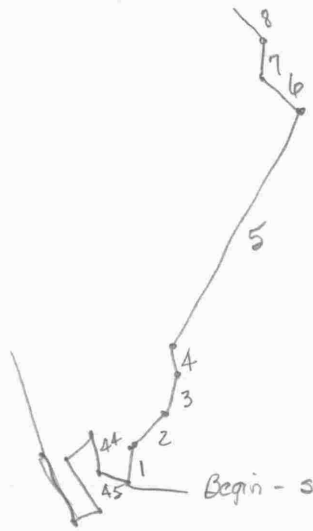
Please return these papers when you are finished with them; some are my only copies; others I must return to owners.

With many thanks,

Howard

Howard Wood

Plat 551/462

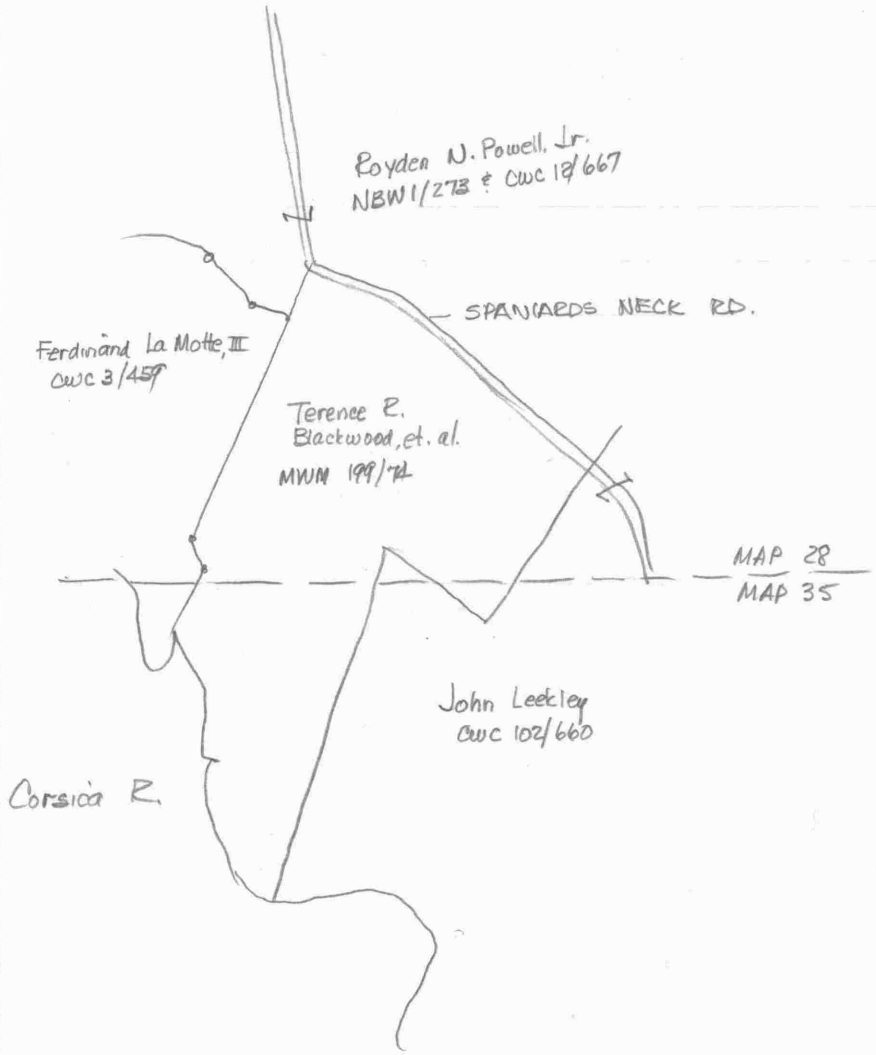


1. N04°E - 18
2 N27°E - 8
3 North 10
4 N10°W - 6
5 N32°E - 124
6 N64°W - 15
7. N05°E - 6
8. N30°W - 7

Corsica — Begin - stone on creek — ℄ creek to begin

556/191 - Line of agreement
Begin stone in private road into Savin farm and along N bank of stream at sycamore
N 37° 30'W - 83 to stone at base of lge R.O.
" to ℄ stream

Powell - NBW1/273 - 215 Ac± - gen. descrip - many S&E



La Motte CWC 3/459

197 A 3R 39 P

Being W/R from Ferdinand La Motte Jr. Sept. 1960

ECW 1/252 - see ASG Jr 4/217)

WHC 1A/1)

551/460 - one line changed 556/191

see next page

LANDS OF
LLOYD T. EMORY
B.H.T. 31/63
PARCEL 1 - POPLAR GROVE (DEED REF. J.E.G. 1118)

N 08° 15' E 42.9'
N 43° 15' E 92.4
N 38° 30' E 165'
N 17° 15' E 277'
N 27° 45' E 194.4'
N 19° 45' E 138.6'
N 35° 30' E 280.5'
N 54° E 254.1'
N 62° 15' E 194.1'
N 70° 30' E 330'
N 54° E 262.5'
N 36° E 99'
N 05° 30' E 257.4'
N 21° E 136.9'
N 44° 30' E 189.2'
N 30° 30' E 257.4'
N 03° E 99'

THESE BEARINGS AND DISTANCES TAKEN FROM JAN. 30 1962 PLAT ENTITLED, "MAP SHOWING LAND CALLED 'POPLAR GROVE' AND 'OAKWOOD' PLATTED FROM DEEDS S.S. 1/463 (DATED 4-17-1888) AND J.E.G. 1118 (DATED 9-15-1900) FOR LLOYD T. EMORY" PREPARED BY SHEW & BARTLETT

N 14° 30' E 264'
N 32° 15' E 61.6'
N 05° W 118'
N 62° 30' E 132'
N 37° E 211.2'
N 56° 45' E 178'
N 77° 45' E 102.6'
N 60° 30' E 333.3'
N 42° E 66'

PARCEL 2
AS SHOWN ON PLAT OF POPLAR GROVE AND OAKWOOD PREPARED BY SHEW & BARTLETT - DEED REF. J.E.G. 1118
N 50° 17' 22" E
1475.89'

Also 3 M. N. of B/H 72. Bd't chords mfm To M + Og U.S. Tablet set 5/15/1880

EMORY CREEK

MEAN HIGH WATER LINE

CORSICA RIVER

"POSSUM POINT FARM"
FORMERLY KNOWN
AS "OAKWOOD"
192.4 Ac. ±

OLD DEED LINES OF "OAKWOOD" TAKEN FROM PLAT AND DEED FILED 7-8-06 IN LIBER 35 NO. 1, FOLIO 460

LANDS OF
ROYDEN N. POWELL
N.B.W. 11/273 & C.W.C. 12/667

THIS PROPERTY LINE REPRESENTS LINE OF AGREEMENT BETWEEN FRANCIS M. SAVAGE AND FERDINAND LA MOTTE III AND FRANCIS A. EMORY AND ROYDEN N. POWELL DATED 4-3-01 AND ALSO RECORDED IN LIBER S.S. NO. 34 FOLIO 372

N 14° 26' 03" E 1426.8'

EX. FENCELINE

EX. FENCE POST

S 35° 18' E

SPANIARD NECK ROAD

TO LANDS END ROAD & CONQUEST

TO CENTREVILLE

EX. LANE

S 40° 17' 22" W
2059.26'

SURVEY INFORMATION ALONG BLACKWOOD PROPERTY LINE TAKEN FROM JULY 13, 1932 PLAT ENTITLED "MAP SHOWING SURVEY OF A TRACT OF LAND IN 'SPANIARD'S NECK' CALLED LOT NO. 7 OF WILLIAM EMORY'S 'OAKWOOD' TRACT PREPARED FOR A. TEMPLE BLACKWOOD"

S 03° 01' 22" W 98.85'
S 08° 41' 22" W 169.85'
S 34° 30' 22" W 130.95'
S 32° 50' 22" W 157.42'

LANDS OF
TERENCE R. BLACKWOOD, ET AL
M.W.M. 199/75

SHORELINE COURSES & DISTANCES

NO.	BEARING	DISTANCE
1	N 42° 55' 58" W	141.77'
2	S 49° 27' 02" W	72.85
3	S 8° 55' 54" E	142.52
4	S 42° 49' 01" E	81.00
5	S 36° 49' 24" E	70.32
6	S 74° 21' 27" W	21.23
7	N 40° 31' 52" W	138.03'
8	N 18° 31' 40" W	94.50
9	N 14° 15' 35" W	139.06
10	N 7° 02' 19" W	223.26
11	N 17° 40' 01" W	216.52
12	N 28° 15' 20" W	147.41'
13	N 32° 39' 07" W	156.21
14	N 33° 09' 00" W	195.58
15	N 45° 58' 36" W	148.00
16	N 65° 58' 17" W	195.21
17	N 88° 57' 09" W	105.36
18	N 59° 42' 11" W	100.59'
19	N 47° 41' 58" W	177.08
20	S 75° 18' 25" W	214.00
21	S 54° 20' 25" W	313.93'
22	N 87° 13' 23" W	223.75
23	S 89° 18' 45" W	156.13'
24	S 70° 31' 05" W	148.15'
25	S 48° 28' 25" W	127.18
26	S 39° 55' 45" W	106.08
27	N 48° 56' 57" W	92.54'
28	N 16° 44' 03" W	206.29'
29	N 41° 35' 23" W	172.14
30	N 16° 14' 53" W	156.52
31	N 13° 04' 07" W	54.79'
32	N 19° 37' 16" W	103.19'
33	N 3° 15' 36" W	135.74'
34	N 9° 18' 11" E	114.46
35	N 34° 08' 49" E	47.37'
36	N 71° 02' 56" E	25.69
37	S 49° 51' 16" E	85.01
38	N 54° 39' 38" E	155.74
39	N 61° 46' 03" E	143.75
40	N 76° 27' 17" E	103.00
41	N 54° 08' 25" E	140.77'
42	N 28° 53' 30" E	124.85
43	N 1° 18' 06" E	86.32
44	N 1° 09' 25" E	90.34'
45	N 15° 38' 16" E	73.06
46	N 61° 01' 04" E	71.80'
47	N 24° 29' 51" E	119.69
48	N 12° 43' 03" E	160.60
49	N 79° 43' 36" E	58.28
50	N 32° 46' 28" E	64.40
51	N 42° 07' 01" E	130.53
52	N 89° 14' 08" E	128.14
53	N 2° 54' 28" W	122.87'
54	N 8° 55' 12" E	102.00
55	N 19° 17' 11" E	96.92'
56	N 10° 16' 55" E	91.89'
57	S 71° 07' 19" E	97.88
58	S 36° 56' 57" E	66.33'
59	S 18° 50' 22" E	52.23'
60	S 14° 21' 09" E	178.09'
61	S 22° 28' 11" E	79.28'
62	S 25° 07' 31" E	160.61'
63	S 2° 52' 44" E	43.26
64	S 31° 12' 27" E	139.68
65	S 28° 23' 45" E	132.83
66	S 13° 57' 37" E	68.30'
67	S 51° 17' 30" E	110.11'
68	S 64° 28' 08" E	222.66
69	N 61° 21' 43" E	72.78
70	S 80° 29' 42" E	74.15'
71	N 74° 49' 07" E	115.33
72	S 35° 14' 15" E	8.06

POPLAR GROVE PARCEL 2

NO.	BEARING	DISTANCE
1	N 31° 34' 24" E	63.42'
2	N 6° 52' 17" E	38.10'
3	N 53° 17' 45" E	47.08'
4	N 36° 02' 00" E	97.72'
5	N 56° 23' 37" E	62.32'
6	N 10° 20' 15" W	78.68
7	N 20° 00' 31" E	43.14'
8	N 61° 08' 11" E	88.44
9	N 52° 36' 05" E	50.98
10	N 41° 00' 50" E	104.71'
11	N 42° 00' 53" E	103.43'
12	N 67° 20' 19" E	76.87
13	N 51° 37' 48" E	154.45'
14	N 28° 12' 38" E	117.02
15	N 50° 50' 40" E	46.67
16	N 68° 05' 27" E	45.42'
17	N 70° 30' 28" E	130.00
18	N 82° 53' 22" E	73.45'
19	N 57° 53' 22" E	29.09'
20	N 86° 36' 52" E	84.98
21	S 84° 16' 37" E	64.03
22	S 71° 07' 36" E	3.18
23	S 50° 17' 22" W	1475.89

Preliminary
SUBJECT TO CHANGE

PLAT OF A SURVEY OF THE LANDS
OF
FERDINAND & LA MOTTE, III
&
JUNE M. LA MOTTE
THIRD DISTRICT
QUEEN ANNES COUNTY, MARYLAND

McCRONE
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
ANNAPOLIS, MARYLAND
EASTON · SALISBURY · ANNAPOLIS · CHESTERTOWN · GRASONVILLE · FREDERICK

DATE	4-24-85
JOB NO.	7.07-4.00325
FOLDER REF.	1818
DATE	
REVISION	
SCALE	1" = 200'
DRAWN BY	JONES
APPROVED	MMTH/LH

SHEET NO.
FILE NO. PLAT 16 2195

Plat 16 2195

FORM XTE