

139 Crompton Road
Waynesboro, Virginia 22980
February 20, 1985

Mr. William Nuttle
P. O. Box 371
Chestertown, MD 21620

Dear Mr. Nuttle:

Here are four items each of which I hope will prove something of vital importance to you as a surveyor:

. a tax map from the Department of Assessments and Taxation in Queen Anne's County to show my Parcels 1 and 2 and my neighboring land owners.

: the deed for Parcels 1 and 2 from Benjamin Hitman to Julia Anne Covington and for the triangular "White Lot" or "Bromley Lambeth" in 1942.

. the deed by J. Fletcher Clark and Samuel Hambleton, trustees for Susan Martha Holbrook, to Frank W. Melvin, November 1923. It's a genealogist's dream (unfortunately, not my family). Maybe it will be much of what you need.

. the plat of the survey of "Costin Park" for Frank W. Melvin in 1925. This was sent to me by the attorney of one of the neighboring property owners who claimed the "White Lot" a few years ago. I don't know where this originated. This was the first time I had seen the plat, and I was startled to see this triangular piece of land carved out of my land. This has been resolved with said neighbor and the tax office.

I will continue to search either Clark/Hambleton-Melvin deed references or branch out to adjoining property. You could say that your wish is my command as I approach this research for a different reason. I appreciate your indulging my interest in and desire to do this.

Sincerely,

Anne C. Kidd

(Mrs. N. W. Kidd)

Phone: Waynesboro, VA (703) 942-4451
Wye Mills 822-6343 "Downtown" address: P. O. Box 57

DESCRIPTION OF THE ANN COVINGTON KIDD LANDS, THIRD DISTRICT,
QUEEN ANNES COUNTY, MD.

Beginning for the same at a point in the centerline of Poplar School Road, said point being the westernmost corner of the herein described lands and a corner for the lands of William H. Dudley; and running, thence, by and with said Dudley lands the twelve following courses and distances: (1) S 74 39 30 E - 32.72' to an iron pipe, (2) S 74 39 30 E - 264.05' to a marked 30" maple, (3) N 77 36 E - 434.01' to a marked 36" beech, (4) N 22 50 50 E 139.43' to a marked 18" hickory, (5) N 64 50 20 E - 116.96' to an iron pipe, (6) N 74 49 40 E - 152.20' to an iron pipe, (7) N 36 26 40 E - 56.20' to a marked 36" forked tree, (8) N 28 09 10 E - 169.20' to an iron pipe, (9) N 20 05 30 E - 778.38' to a marked 24" hickory, (10) N 37 19 E - 242.66' to an iron pipe, (11) S 85 06 E - 612.11' to an iron pipe, and (12) S 88 57 50 E 1189.20' to a granite stone and the lands of Phillip T. Callahan; thence, by and with said Callahan lands S 88 43 E - 1305.98' to a stone and the lands of James E. Ivins; thence, by and with said Ivins lands S 81 18 10 E - 878.36' to a stone and S 81 18 10 E - 23.10' to the centerline of Grange Hall Road; thence, by and with the centerline of said road the seventeen following courses and distances: (1) S 14 59 W - 96.52', (2) S 16 04 W - 658.67', (3) along a curve the chord of which is S 18 28 30 W - 167.06', (4) along a curve the chord of which is S 27 37 50 W - 170.29', (5) S 40 23 10 W - 172.46', (6) S 44 01 40 W - 497.69', (7) S 40 38 50 W - 318.43', (8) along an arc the radius of which is 1106.26' and the chord of which is S 49 53 20 W - 355.32', (9) S 59 07 50 W - 300.18', (10) S 62 05 20 W - 155.75', (11) S 63 24 30 W - 474.49', (12) S 64 19 50 W - 397.44', (13) along a curve the chord of which is S 68 15 50 W - 148.68', (14) along a curve the chord of which is S 78 54 10 W - 163.41', (15) along a curve the chord of which is S 86 38 40 W - 160.24', (16) S 88 54 10 W - 1555.26', and (17) N 89 50 40 W - 319.33' to the intersection of the centerline of Grange Hall road and the extension of the northeast side of Poplar School Road; thence, by and with the northeast side of Poplar School Road (50' wide) N 24 02 W - 1443.50' to a point; thence, N 28 50 W - 344.03' to the place of beginning. Containing in all 263.010 acres of land, more or less.

Subject to the right-of-way of Grange Hall Road and Poplar School Road.

Subject to the right-of-way of the existing power lines cutting across both the extreme easternmost and westernmost corners of the herein described lands.

June 23, 1987.

William R. Nuttle.

June 23, 1987.

Mrs. Ann C. Kidd
139 Crompton Road
Waynesboro, VA 22980

Dear Mrs. Kidd:

At long last.

I think that some explanation as to how I arrived at some of these lines is in order. The plat that you sent of Costin Park plots with an unusually good closure. The problem is that a number of the lines do not represent that which is actually there. My guess is that Mr. Blain forced a closure to conform to the original description of Costin Park and a later survey of land that was sold off. The problem area is in Lines 1-10 on my plat.

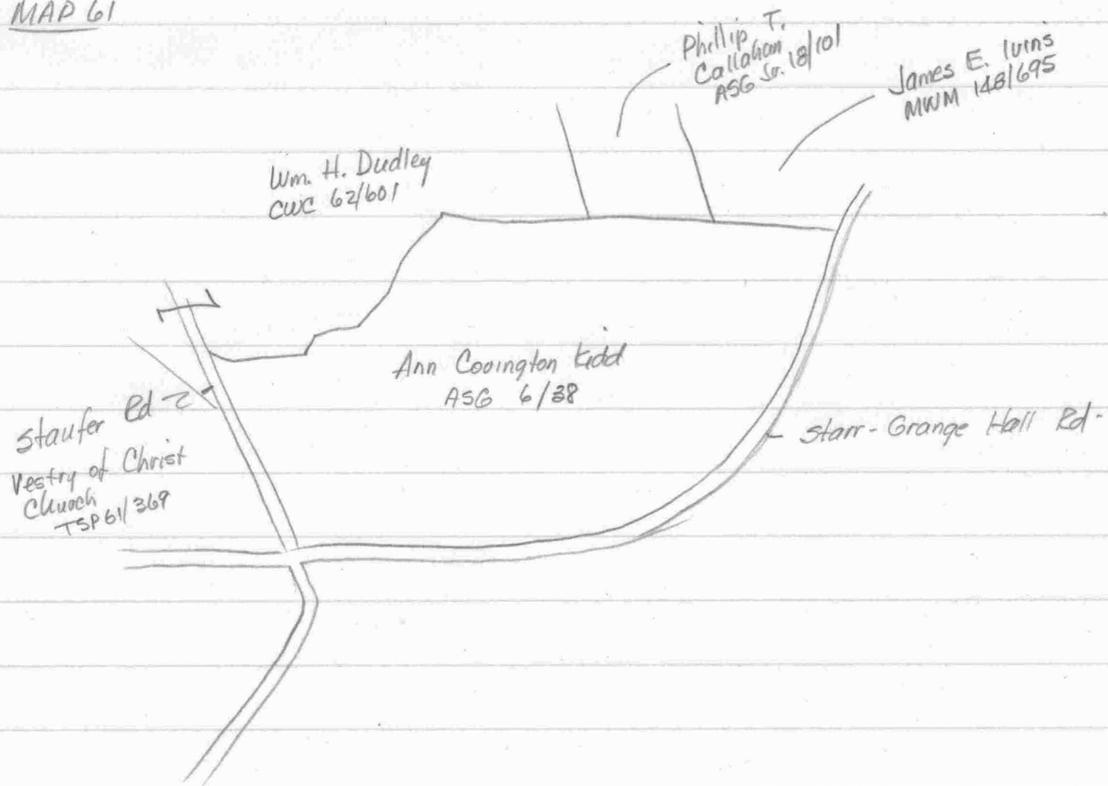
The Dudley deed description has the same general configuration as that of the Blain plat with the exception of the several jogs in the vicinity of Line 9, and it calls for following "Holbrook's fence". If I were to reproduce the Blain lines based upon the stones along the Callahan and Ivins properties and the existing roads, the lines would cut off a corner of your field and take in a good part of Dudley's field. The general shape of your deed lines so closely follows the remnants of the old fence along Lines 1-7 on my plat that I am convinced that this was the intent of both your deed and the Dudley deed. The lines that I have shown are a compromise based upon both deeds and the lines of possession.

You mentioned permanent markers during our phone conversation the other night. Although I do not like to do this, I used several trees as corners because they represented various bends in the fence line; and I gave right much weight to the lines of possession in my decisions. I used iron pipes with fiberglass posts to mark the missing corners. These are considered permanent markers although you were probably referring to concrete monuments. The monuments can be used, but I do not recommend them. The cost of putting them in would be over \$30 per monument. A much better solution would be to have some one set wooden posts next to the pipes so that they can be easily found. The pipes should last over 50 years unless they are disturbed.

If you have any questions, please give me a call. I would be happy to walk the lines with you if you so desire, but it would be best after the corn has been harvested. Again, I apologize for the long delay.

Sincerely yours,

MAP 61



Dudley - CWC 62/601

- Begin E rd. in line drawn $N 31^{\circ} 15' W \cdot 16.8^{277.2}$ from stone on SE side branch and on NE side of rd.
- W rd. $N 31^{\circ} 15' W \cdot 7.2$
- $N 12^{\circ} W \cdot 111.6$
- $S 13^{\circ} 45' E \cdot 61.4$ to marked W.O.
- $S 86^{\circ} 45' W \cdot 66.4^{1095.6}$ to gem in Holbrooks fence
- w/ fence $S 87^{\circ} 30' W \cdot 6 \quad 99$
- $N 87^{\circ} 15' W \cdot 35.5 \quad 585.75$
- $S 38^{\circ} 20' W \cdot 40 \quad 660$
- $S 22^{\circ} W \cdot 19.2 \quad 316.8$
- $S 34^{\circ} 30' W \cdot 3.4 \quad 56.1$
- $S 73^{\circ} W \cdot 9.2 \quad 151.8$
- $S 65^{\circ} 15' W \cdot 7.5 \quad 123.75$
- $S 17^{\circ} 15' W \cdot 8.4 \quad 138.6$
- $S 76^{\circ} 30' W \cdot 25.6 \quad 422.4$
- $N 79^{\circ} W \cdot 18^{29.7}$ to begin

Parcel 2

Begin red oak

N 28° 21' W - 459.9 to end.

S 76° 46' E - 227.5

S 03° 06' W - 326.2 to begin

0.84 Ac.

Parcel 3

N 82° 19' W - 911 to stone

N 88° 27' W - 1305 to stone

N 88° 25' W - 1189.2 " "

w/ fence N 85° 45' W - 570.2 east of stone on to

" S 41° 36' W - 61.3

S 87° 20' E - 4009.5 to begin

4.59 Ac.

loans N 81° 18' 10" W - 901.46 to stone

A21A-X3 - N 85° 31' 30" W - 1189.20

CW 02° 53' 30"

N 82° 51' 30" W

N 44° 16' 30" E

87 85
85 45
02 40

82 51 30

N 89° 55' E - 507.4 ✓

N 89° 35' E - 332.3 ✓

N 89° 10' E - 1311.6 ✓

N 63° 57' E - 1220.4 ✓

N 18° 12' W - 670 to stone ✓

S 89° 09' E - 935 to rd. ✓

N 45° 38' E - 276.9 ✓

N 43° 16' E - 463.1 ✓

N 16° 31' E - 485.5 ✓

N 15° 11' E - 244.4 ✓

N 20° 35' E - 304.9

N 04° 38' E - 31 (12.6 east of stone on W side rd.)

N 87° 20' W - 4009.5 to fence

w/ fence S 41° 36' W - 12.9 ✓

N 85° 01' W - 91 ✓

S 41° 23' W - 217.4 ✓

S 20° 14' W - 664.4 ✓

S 24° 28' W - 169.2 ✓

S 36° 45' W - 56.2 ✓

S 75° 08' W - 152.2 ✓

S 67° 33' W - 124.9 ✓

S 19° 49' W - 139.2 ✓

S 78° 41' W - 419.9 ✓

N 76° 46' W - 69.5

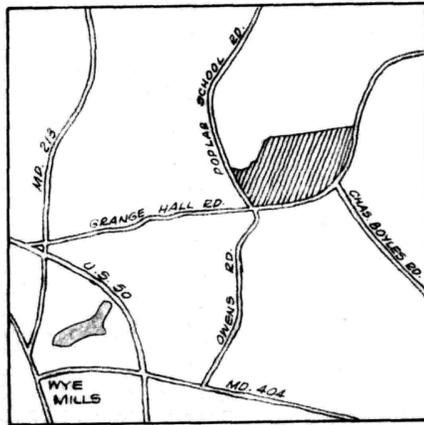
S 03° 06' W - 326.2 to red oak on E side road. at top slope
on S side Williams Branch

S 24° 05' E - 1443.5 to begin

254.6 Ac.

Christ Church - TSP 64/369

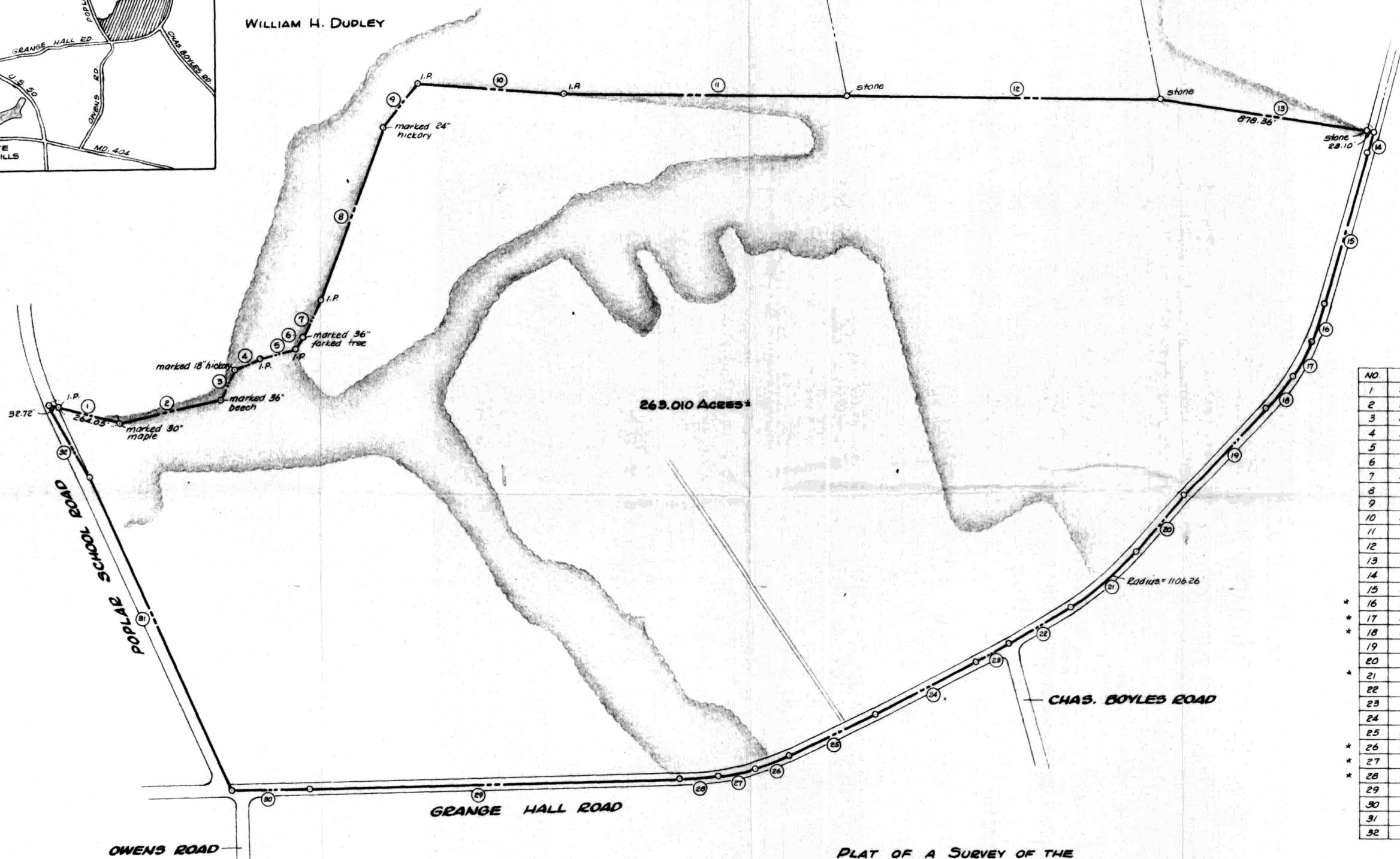
McCormick plat of 1961 - shows property line running along
NE side of Stauffer Rd.



WILLIAM H. DUDLEY

PHILLIP T. CALLAHAN

JAMES E. IVINS



NO.	BEARING	DIST.
1	S 74° 39' 30" E	296.77'
2	N 77° 36' 00" E	434.01'
3	N 22° 50' 50" E	139.43'
4	N 64° 50' 20" E	116.96'
5	N 74° 49' 40" E	152.20'
6	N 36° 26' 40" E	56.20'
7	N 28° 09' 10" E	169.20'
8	N 20° 05' 30" E	778.38'
9	N 37° 19' 00" E	242.66'
10	S 85° 06' 00" E	612.11'
11	S 88° 57' 50" E	1189.20'
12	S 88° 43' 00" E	1305.98'
13	S 81° 18' 10" E	901.46'
14	S 14° 59' 00" W	96.52'
15	S 16° 04' 00" W	658.67'
* 16	S 18° 28' 30" N	167.06'
* 17	S 27° 37' 50" W	170.29'
* 18	S 40° 23' 10" W	172.46'
19	S 44° 01' 40" W	497.69'
* 20	S 40° 38' 50" W	318.43'
* 21	S 49° 53' 20" W	355.32'
22	S 59° 07' 50" W	300.18'
23	S 62° 05' 20" W	155.75'
24	S 63° 24' 30" W	474.49'
25	S 64° 19' 50" W	397.44'
* 26	S 68° 15' 50" W	148.68'
* 27	S 78° 54' 10" W	163.41'
* 28	S 86° 38' 40" W	160.24'
29	S 88° 54' 10" W	1555.26'
30	N 89° 50' 40" W	319.33'
31	N 24° 02' 00" W	1443.50'
32	N 28° 50' 00" W	344.03'

* Chord of a curve

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

I.P. - iron pipe + fiberglass post

PLAT OF A SURVEY OF THE
ANN COVINGTON KIDD LANDS
3RD DISTRICT, QUEEN ANNES CO., MD.

Scale 1"=300' June 1987.

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

