

SC 55 93-5-454

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110 E. LEXINGTON STREET
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BALTIMORE 2, MD.

July 19, 1965

Mr. William Nuttle
Chestertown, Maryland

Dear Mr. Nuttle:

I learned from Vachel A. Downes, attorney in Centreville, Maryland, that you do surveying work in the vicinity of Kent Island. I have a farm on Kent Island consisting of 41 acres that I might consider dividing into building lots, suitable roads, etc., to comply with the zoning laws of Queen Anne's County. Before I take any action, I would like to make a preliminary investigation and get certain information which might help me to come to the proper conclusion.

I had the farm surveyed when I purchased it sometime ago, but I have never had it divided into lots and roads. I understand in order for the lots to be sold on this property that the lots would have to be one acre and fronting on the road 205' wide for a single lot; subdivided into ten or more lots, they could be 150' in width. The farm is in A-1 zoning.

Could you give me an idea what it would cost to set up a development on the 41 acres?

Call me in my office any day during the week, or you can call me at home any evening except Monday. My home phone number is Mu. 5-5248.

Very truly yours,



Samuel J. Aaron

SJA:aj

July 23, 1965.

Mr. Samuel J. Aaron
Aaron & Aaron
110 E. Lexington St.
Baltimore 2, Md.

Dear Mr. Aaron:

I talked to Mr. Downes Friday morning, and he told me that he thought the property you were referring to in your letter of July 19 was the Herman Reiser property on Cox's Neck. I had the opportunity to look at the property and the deed description on Friday.

Queen Annes County has recently (June 1) come out with their new subdivision regulations. In it they state that one of the requirements is a certificate of survey by the surveyor meeting certain standards of accuracy. This means that you would have to have a new survey of your property before subdividing. This would have to be done regardless. In addition the subdivider will be required to set aside 10% of his land area for public use. In all probability you will only be able to place on record a maximum of 35 lots.

As to the cost of subdividing, I estimate the outline survey to cost \$300 - \$350 and the preliminary plan, record plat, and lot stake-out to run about \$40 per lot. If the zoning board requires street profiles, topography, etc. this could run into more money. For the purpose of helping you decide the feasibility of subdividing, you had better figure on \$1500 - \$2000 in surveying costs.

If I can be of any future help, please call on me.

Sincerely yours,

William R. Nuttle

Baron
 BP 58/475
 71/406
 CWC 6/28
 NBW 2/4
 TSP 4/52

Herman Reiser property - owner at least until 1948

ASG 5/33 K. & A.

K. & A 1932

Begin water Emma Lewis' Cove

- with Coulter S84°11'W - 40± to iron pipe in marsh
- " " 573.82 " post
- " S02°32'W - 323.44 " "
- " Mulosh S83°52'W - 124.48 to an angle iron
- " Guen S84°21'W - 348.64 " stake
- " Grollman N02°13'W - 284.88 " "
- " " S84°54'W - 172.7 to post in ditch
- " Ulrich N09°16'E - 110.54 " "
- " " N88°05'W - 172.69 " stake on E side rd.
- " " N08°52'E - 472.47 " post
- " Hazelton S81°14'E - 220.68 " stake against cor post
- " " N03°06'W - 319.08 " "
- " another " S79°42'E - 59.66 " "
- " " & Church N06°37'W - 254.83 " post
- " Hazelton N03°28'W - 180.92 " stake
- " Watkins N02°28'E - 118.42 " "
- " Smith N02°49'E - 116.75 " post
- " Hazelton S85°48'E - 79.91 " "
- " " N08°57'E - 173.54 " "
- " White S89°25'E - 124.55 " stake
- " " N03°29'E - 84.6 " " and S side rd.
- " " S85°49'E - 634.79 " iron pipe at W side another private road.
- " rd. (W side) S04°51'W - 941.72 to post and S side 3rd priv. rd.
- " S side rd. S86°37'E - 332.1 " stake at water of Emma Lewis' Cove

with cove to begin

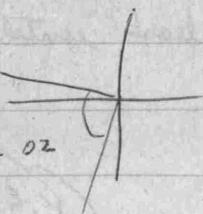
41.987 acres ±

Subject to R/W JFR 10/316

BHT 15/194

71 30

104 02



71 30
 104 02

 175 32
 179 60
 175 32

 04 28

89 60
 71 30

 18 30

Handwritten notes on the right margin, including '2/1/25', '1/1/25', and other illegible scribbles.

Handwritten notes and calculations on the main page, including various numbers and phrases like 'total', 'point', and 'line'. Some numbers are circled or underlined.