

DESCRIPTIONS OF TWO LOTS OF THE LANDS OF WALTER LITVINUCK,  
FOURTH DISTRICT, QUEEN ANNES COUNTY, MD.

LOT 1

Beginning for the same at the intersection of the east side of Benton Road (50' wide) and the south side of Cedar Road (30' wide); and running, thence, by and with the south side of Cedar Road S 82 34 E - 290.00' to Lot 3, Plat 2 of the Litvinuck subdivision; thence, by and with said East 3 S 07 26 W - 105.00' to Lot 2 of this description; thence, by and with said Lot 2 N 82 34 W - 290.00' to the east side of Benton Road; thence, by and with the east side of said road N 07 26 E - 105.00' to the place of beginning. Containing in all 0.699 acres of land, more or less.

LOT 2

Beginning for the same at a point on the east side of Benton Road (50' wide), said point being the northwest corner of the herein described lands and the southwest corner of Lot 1 of this description; and running, thence, by and with said Lot 1 S 82 34 E - 290.00' to Lot 3, Plat 2 of the Litvinuck subdivision; thence, by and with said Lot 3 and with the lands of Theodor Sattelmaier S 07 26 W - 105.00' to the lands of Theodor Sattelmaier; thence, by and with said Sattelmaier lands N 82 34 W - 290.00' to the east side of Benton Road; thence, by and with the east side of said road N 07 26 E - 105.00' to the place of beginning. Containing in all 0.699 acres of land, more or less.

October 1, 1983.

William R. Nuttle.

DESCRIPTIONS OF TWO PARCELS OF THE WILLIAM H. CRONSHAW  
LANDS, FOURTH DISTRICT, QUEEN ANNES COUNTY, MD.

PARCEL 1

Beginning for the same at a point on the east side of Benton Road (50' wide), said point being the northwest corner of Revised Lot 3 as shown on a plat of the Subdivision of the Lands of C. Willard Thomas, recorded in the Land Records of Queen Annes County, Plat Book CWC 1, folio 5, and said point being, further, on the division line between Lots 45 and 46 as shown on plat entitled "Benton's Pleasure", dated January 30, 1947, and recorded in the Land Records of Queen Annes County, Liber ASG, Jr. 16, folio 374; and running, thence, by and with the east side of Benton Road N 07 26 E - 51.00' to the southwest corner of the lands of Theodore Sattlemaier; thence, by and with said Sattlemaier lands S 82 34 E - 290.00' and N 07 26 E - 184.00' to a new division line between the herein described lands and other lands of Cronshaw (Parcel 2); thence, by and with said Parcel 2 S 82 34 E - 300.00' to Lot 52 as shown on the plat of Benton's Pleasure; thence, by and with said Lot 52 S 07 26 W - 235.00' to Lot 4 as shown on Thomas subdivision plat; thence, by and with Lots 4 and 3 on said plat N 82 34 W - 590.00' to the place of beginning. Containing in all 1.956 acres of land, more or less.

PARCEL 2

Beginning for the same at a point on the south side of Cedar Road (30' wide), said point being the northwest corner of the herein described lands and the northeast corner of the lands of Walter Litvinuck, said point being, further, the north end of the division line between Lots 48 and 49 as shown on a plat entitled "Benton's Pleasure", dated January 30, 1947, and recorded in the Land Records of Queen Annes County, Liber ASG, Jr. 16, folio 374; and running, thence, by and with the south side of Cedar Road S 82 34 E - 300.00' to Lot 52 on the aforementioned plat; thence, by and with said Lot 52 S 07 26 W - 235.00' to a new division line between the herein described lands and other lands of Cronshaw (Parcel 1); thence, by and with said Parcel 1 N 82 34 W - 300.00' to the lands of Theodore Sattlemaier; thence, by and with said Sattlemaier lands and the lands of Walter Litvinuck N 07 26 E - 235.00' to the place of beginning. Containing in all 1.618 acres of land, more or less.

December 13, 1976.

William R. Nuttle.

DESCRIPTION OF PART OF THE WALTER LITVINUCK LANDS,  
FOURTH DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at a point on the east side of Benton Road (50' wide), said point being S 07 26 W - 105.00' from the intersection of the east side of Benton Road with the south side of Cedar Road (30' wide), and said point being, further, the easterly end of the division line between Lots 1 and 2 as is shown on a plat entitled "Subdivision Plat, Walter Litvinuck Lands", by William R. Nuttle, dated September 1983; and running, thence, by and with the east side of Benton Road N 07 26 E - 5.00' to a new division line between the herein described lands and the remaining lands of Lot 1; thence, by and with said new division line S 82 34 E - 290.00' to other lands of Litvinuck; thence, by and with said lands S 07 26 W - 5.00' to Lot 2; thence, by and with Lot 2 N 82 34 W - 290.00' to the place of beginning. Containing in all 0.033 acres of land, more or less.

July 12, 1995.

William R. Nuttle.

DESCRIPTION OF A PART OF THE C. WILLARD THOMAS LANDS,  
FOURTH DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at a concrete monument on the west side of Benton Road (50' wide), said point being the northeast corner of the herein described lands and the southeast corner of the lands of Walter Litvinuck, and said point being, further, the easterly end of the division line between Lot 6 and Lot 7 of "Benton's Pleasure" as shown on a plat recorded in the Land Records of Queen Annes County, Liber A.S.G., Jr. 17, folio 2; and running, thence, by and with the west side of said road S 07 26 W - 50.00' to a new division line between the herein described lands and the remaining lands of Thomas; thence, by and with said new division line N 82 34 W - 250.00' and N 07 26 E - 20.00'; thence, still by and with said new division line to and through the boat slip on the shore of Cox Creek N 82 34 W - 414' more or less to the approximate original mean high water line of said creek; thence, to and by and with the mean high waters of said creek in a northerly direction 30' more or less to the aforementioned Litvinuck lands; thence, by and with said Litvinuck lands S 82 34 E - 10' more or less to a steel fence post, S 82 34 E - 202.33' to a concrete monument, and S 82 34 E - 451.85' to the place of beginning. Containing in all 0.572 acres of land, more or less.

September 4, 1973.

William R. Nuttle.

DESCRIPTIONS OF TWO PARCELS OF THE NELLIE R. HOPKINS  
LANDS, FOURTH DISTRICT, QUEEN ANNES COUNTY, MD.

PARCEL 1

Beginning for the same at an iron pipe on the north side of Cedar Road (30' wide), said point being the southeast corner of the herein described lands and a corner for other lands of Nellie R. Hopkins (Parcel 2 of this description), and said point being, further, N 82 34 W - 250.00' from an iron pipe marking the intersection of the north side of Cedar Road and the west side of Benton Road; and running, thence, by and with the north side of Cedar Road N 82 34 W - 229.37' to an iron pipe and N 82 34 W - 10' more or less to the mean high waters of Cox Creek; thence, by and with the mean high waters of said creek N 23 08 W - 120.65' to Parcel 2 of the Hopkins lands; thence, by and with said Parcel 2, along the division line between Lots 10 and 11 as shown on the subdivision plat of Benton's Pleasure, S 78 00 E - 10' more or less to an iron pipe and S 78 00 E - 291.67' to an iron pipe; thence, still by and with said Parcel 2 but leaving the division line between Lots 10 and 11, S 07 26 W - 79.87' to the place of beginning. Containing in all 0.561 acres of land, more or less.

PARCEL 2

Beginning for the same at an iron pipe on the north side of Cedar Road (30' wide), said point being the southeast corner of the herein described lands and the southwest corner of the lands of Carl H. Momberger, and said point being, further, N 82 34 W - 150.00' from an iron pipe marking the intersection of the north side of Cedar Road and the west side of Benton Road (50' wide); and running, thence, by and with the north side of Cedar Road N 82 34 W - 100.00' to an iron pipe and Parcel 1 of the Hopkins lands; thence, by and with said Parcel 1 N 07 26 E - 79.87' to an iron pipe, N 78 00 W - 291.67' to an iron pipe, and N 78 00 W - 10' more or less to the mean high waters of Cox Creek; thence, by and with the mean high waters of said creek N 01 20 W - 104.31' to Lot 12 of Benton's Pleasure, now or formerly owned by A. A. Sbordone; thence, by and with Lot 12 S 73 38 E - 20' more or less to an iron pipe and S 73 38 E - 401.72' to an iron pipe and the aforementioned Momberger lands; thence, by and with said lands S 07 26 W - 141.47' to the place of beginning. Containing in all 0.975 acres of land, more or less.

Note: These descriptions are based upon a survey and plat by Wirt D. Bartlett, 1966.

DESCRIPTIONS OF THREE PARCELS IN BENTONS PLEASURE, FOURTH DISTRICT, QUEEN ANNES COUNTY, MD.

PARCEL 49A

Beginning for the same at a point on the south side of Cedar Road (30' wide), said point being the northeast corner of Lot 48 and the northwest corner of Lot 49 as shown on the recorded subdivision plat of Bentons Pleasure; and running, thence, by and with the south side of Cedar Road S 82 3/4 E - 100.00' to Lot 50 of said subdivision; thence, by and with the west side of Lot 50 S 07 26 W - 235.00' to the lands of Theodor Sattelmaier; thence, by and with said Sattelmaier lands N 82 3/4 W - 100.00' to the aforementioned Lot 48; thence, by and with the east side of Lot 48 N 07 26 E - 235.00' to the place of beginning. Containing in all 0.539 acres of land, more or less.

PARCEL 50A

Beginning for the same at a point on the south side of Cedar Road (30' wide), said point being the northeast corner of Lot 49 and the northwest corner of Lot 50 as shown on the recorded subdivision plat of Bentons Pleasure; and running, thence, by and with the south side of Cedar Road S 82 3/4 E - 100.00' to Lot 51 of said subdivision; thence, by and with the west side of Lot 51 S 07 26 W - 235.00' to the lands of Theodor Sattelmaier; thence, by and with said Sattelmaier lands N 82 3/4 W - 100.00' to the aforementioned Lot 49; thence, by and with the east side of Lot 49 N 07 26 E - 235.00' to the place of beginning. Containing in all 0.539 acres of land, more or less.

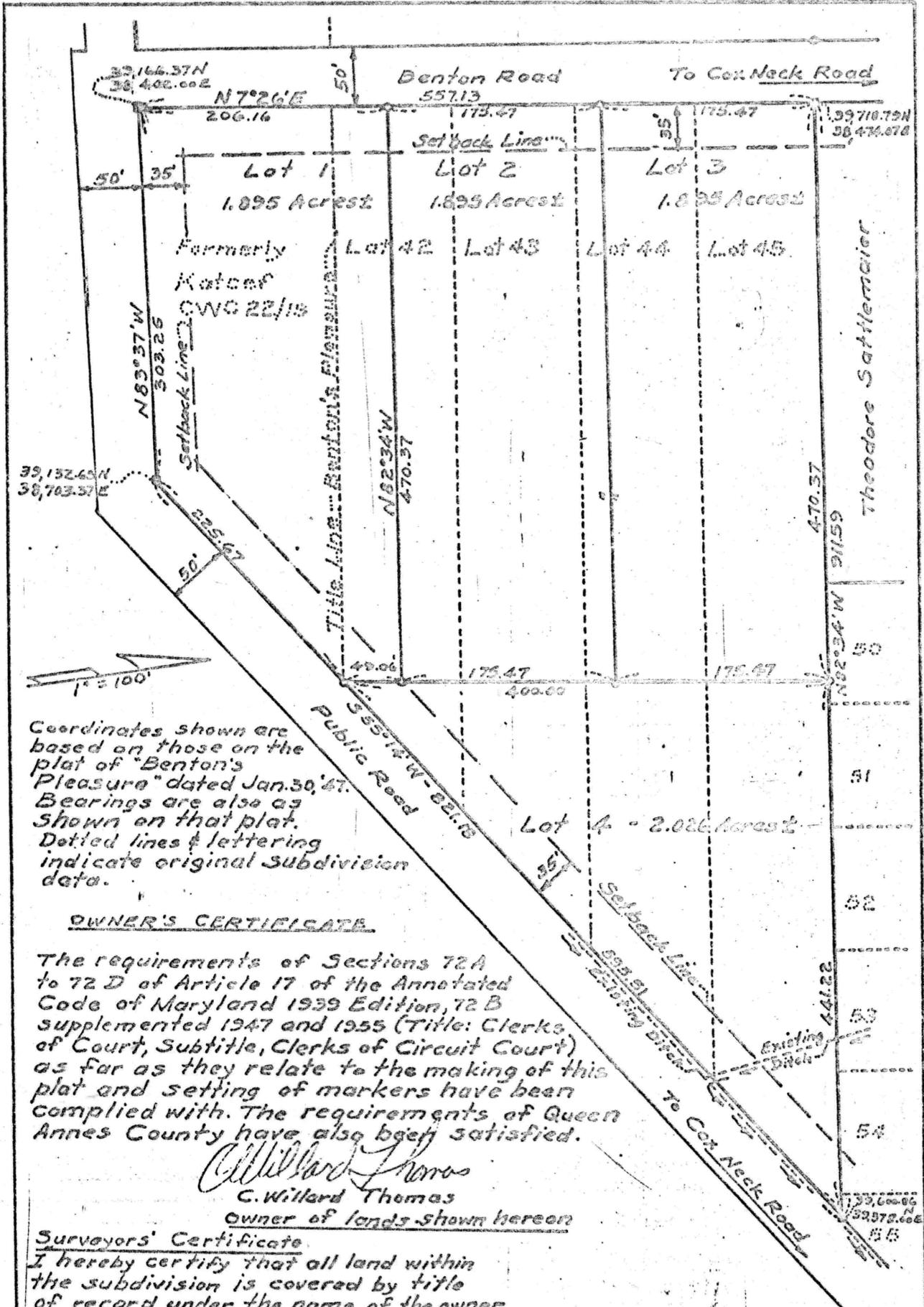
PARCEL 51A

Beginning for the same at a point on the south side of Cedar Road (30' wide), said point being the northeast corner of Lot 50 and the northwest corner of Lot 51 as shown on the recorded subdivision plat of Bentons Pleasure; and running, thence, by and with the south side of Cedar Road S 82 3/4 E - 100.00' to Lot 52 of said subdivision; thence, by and with the west side of Lot 52 S 07 26 W - 235.00' to the lands of Theodor Sattelmaier; thence, by and with said Sattelmaier lands N 82 3/4 W - 100.00' to the aforementioned Lot 50; thence, by and with said Lot 50 N 07 26 E 235.00' to the place of beginning. Containing in all 0.539 acres of land, more or less.

The below Plat is permanently filed in Liber C.W.C. No. 1, folio 5, a Plat Book for Queen Anne's County.

No 59537  
 Re 24658 Received For Record May 16, 1968

LIBER 34 PAGE 594



Coordinates shown are based on those on the plat of "Benton's Pleasure" dated Jan. 30, '47. Bearings are also as shown on that plat. Dotted lines & lettering indicate original subdivision data.

OWNER'S CERTIFICATE

The requirements of Sections 72 A to 72 D of Article 17 of the Annotated Code of Maryland 1939 Edition, 72 B supplemented 1947 and 1955 (Title: Clerks of Court, Subtitle: Clerks of Circuit Court) as far as they relate to the making of this plat and setting of markers have been complied with. The requirements of Queen Annes County have also been satisfied.

*C. Willard Thomas*  
 C. Willard Thomas  
 Owner of lands shown hereon

Surveyors' Certificate

I hereby certify that all land within the subdivision is covered by title of record under the name of the owner. Iron pipes marked thus:  $\circ$ , and concrete monuments marked thus:  $\square$ , are in place as shown.



*John W. Williams*  
 Surveyor  
*Wirt D. Bartlett*  
 Wirt D. Bartlett  
 Engr. & Surveyor  
 Maryland Reg. No. 16766  
 9 April 1968

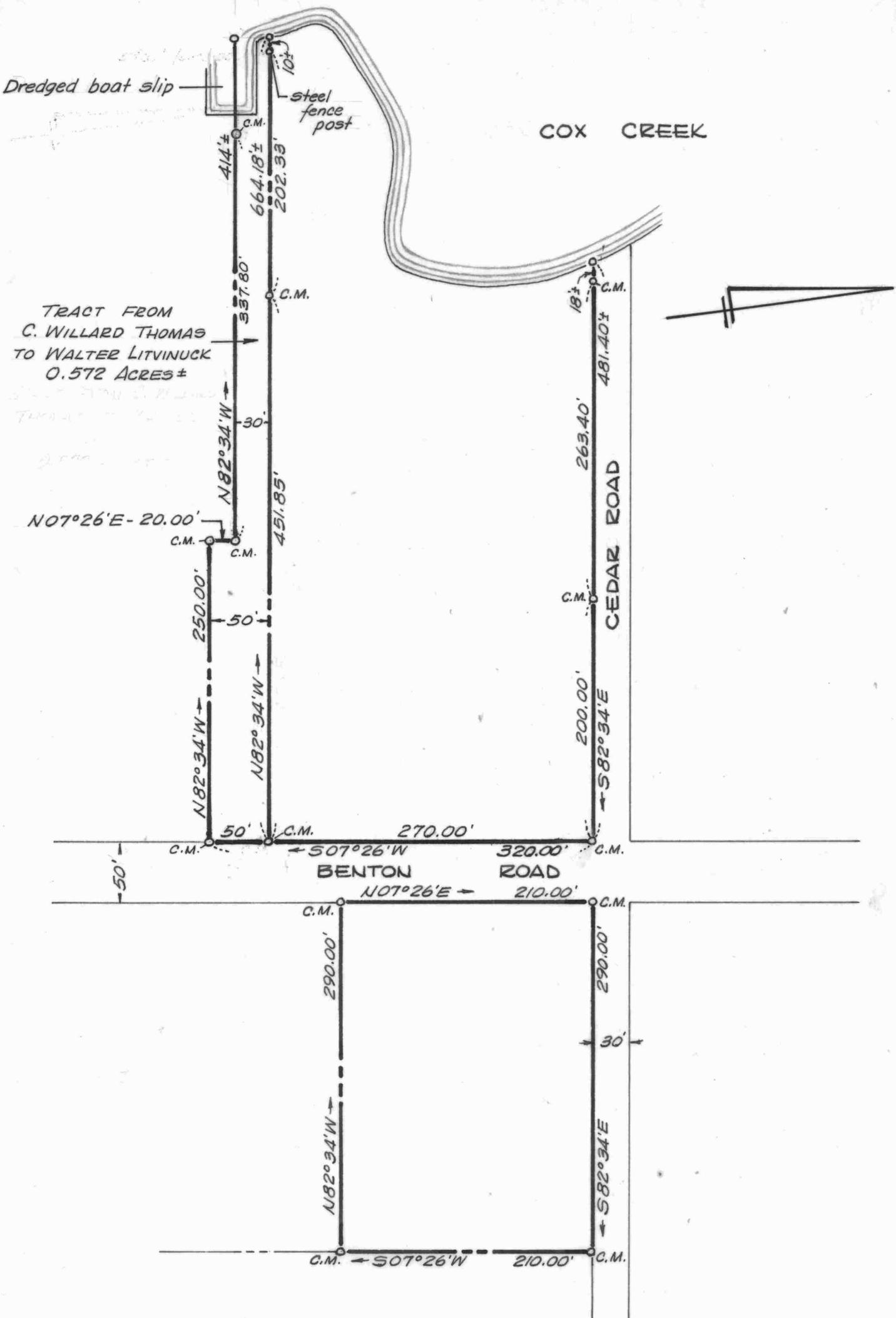
*James R. Morris*  
 Sanitarian  
 4-22-68  
 Approved:  
*James R. Morris*  
 Roads Engineer  
 4/16/68

The requirements of the Queen Annes County Dept. of Health have been met in preparing this plat.

*Robert D. ...*  
 Health Officer  
 4-22-68  
*Charles E. ...*  
 Queen Annes Co.  
 Planning & Zoning Comm.

Subdivision of the lands of C. Willard Thomas, Benton's Pleasure, Kent Island, Md.

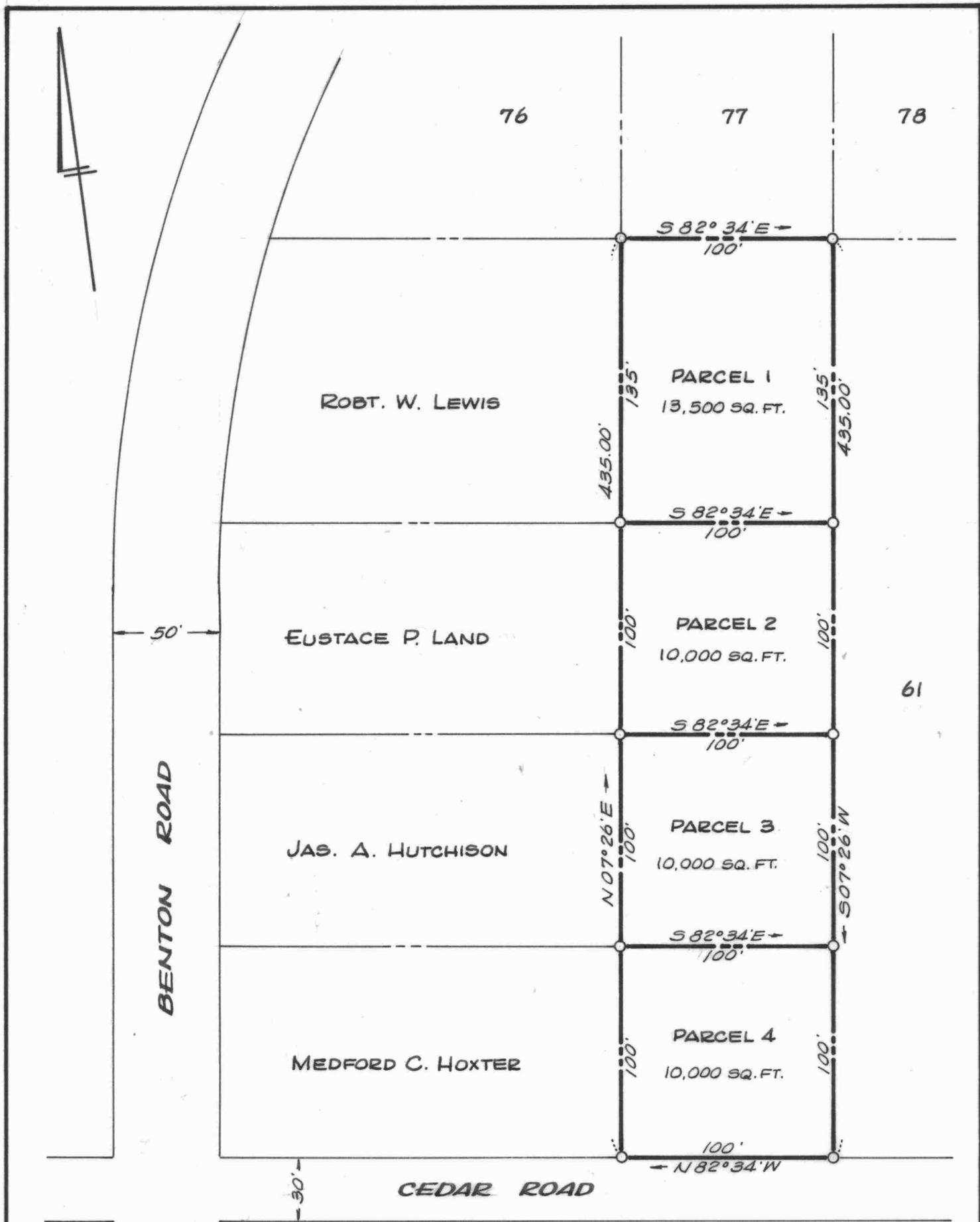




PLAT OF TWO TRACTS IN "BENTON'S PLEASURE"  
 FOR WALTER LITVINUCK  
 4<sup>TH</sup> DISTRICT, QUEEN ANNES CO., MD.

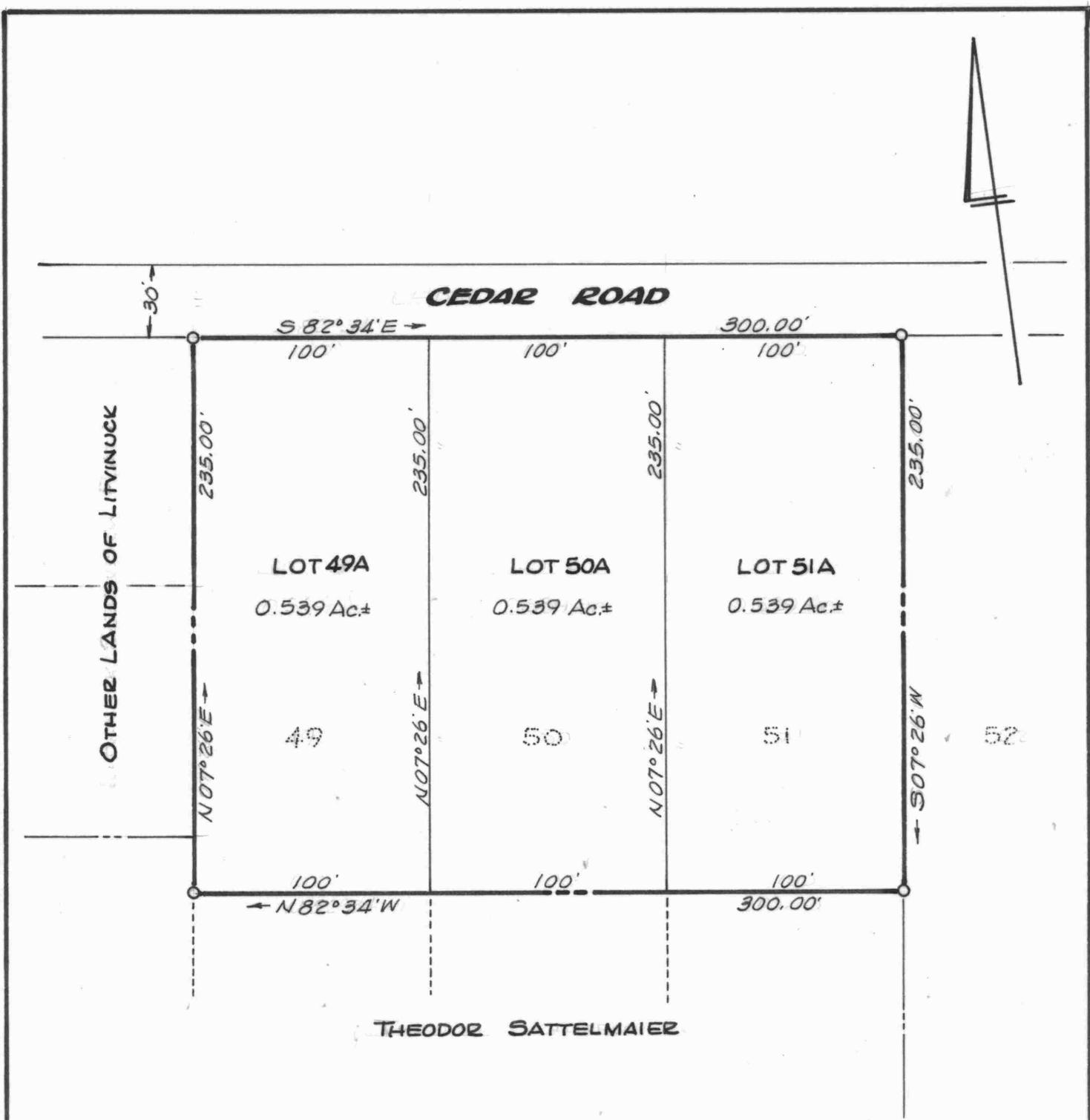
C.M. = concrete monument

Scale 1"=100' Nov. 1969, Sept. 1973.  
 William R. Nuttle, Reg. Surveyor  
 Chestertown, Md.



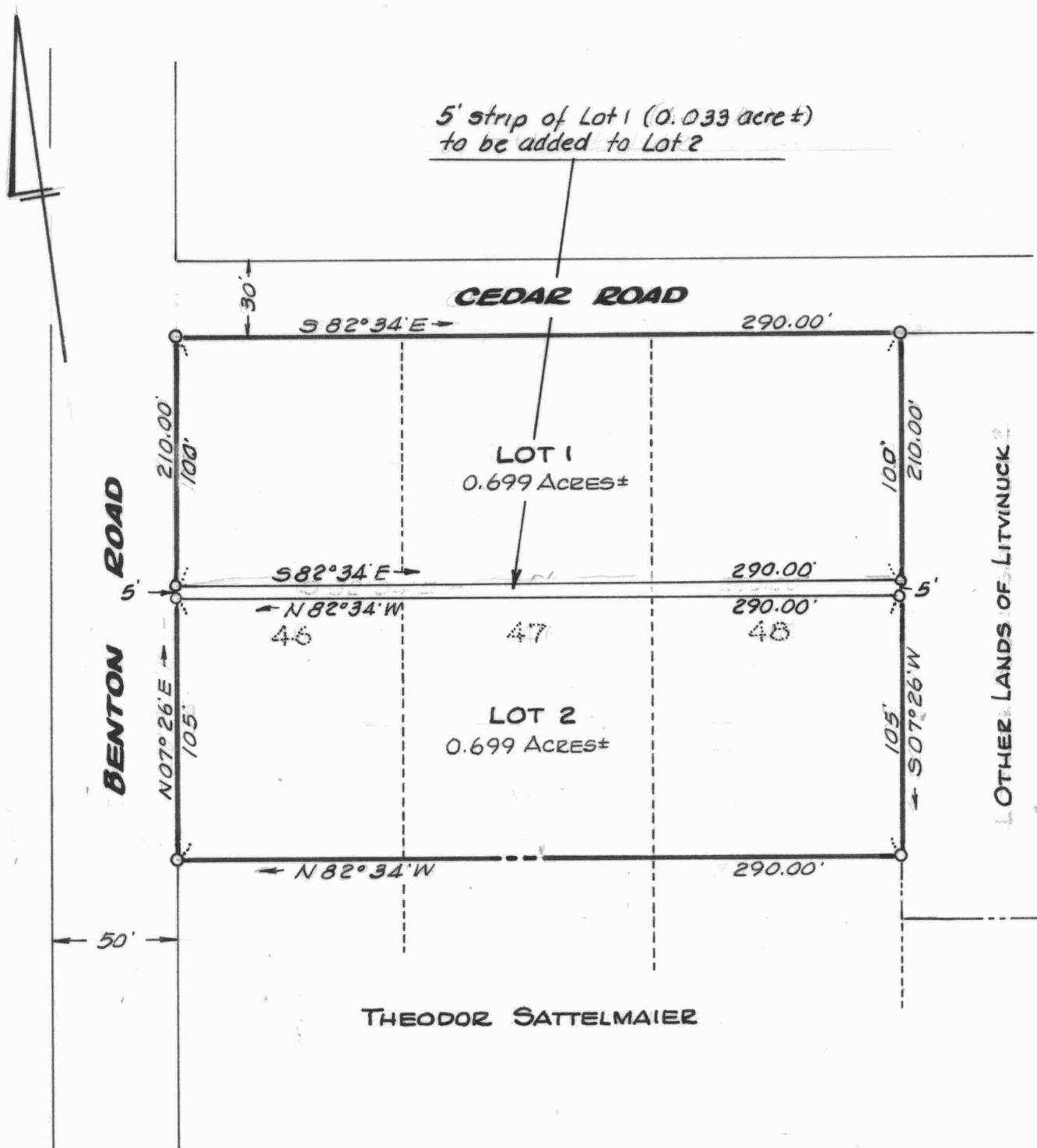
PLAT SHOWING DIVISION OF LOT 60  
**BENTONS PLEASURE**  
 4<sup>TH</sup> DISTRICT, QUEEN ANNES Co., MD.  
 Scale 1"=60'                      Mar. 1977.  
 William R. Nuttle, Reg. Surveyor  
 Chestertown, Md.





Note: Dotted lines & numbers represent the original lots in "Benton's Pleasure".

**SUBDIVISION PLAT**  
**WALTER LITVINUCK LANDS**  
 4<sup>TH</sup> DISTRICT, QUEEN ANNES CO., MD.  
 Scale 1"=60'                      Sept. 1983.  
 William R. Nuttle, Reg. Surveyor  
 Chestertown, Md.



5' strip of Lot 1 (0.033 acre ±)  
to be added to Lot 2

**CEDAR ROAD**

**BENTON ROAD**

**OTHER LANDS OF LITVINUCK**

**LOT 1**  
0.699 ACRES ±

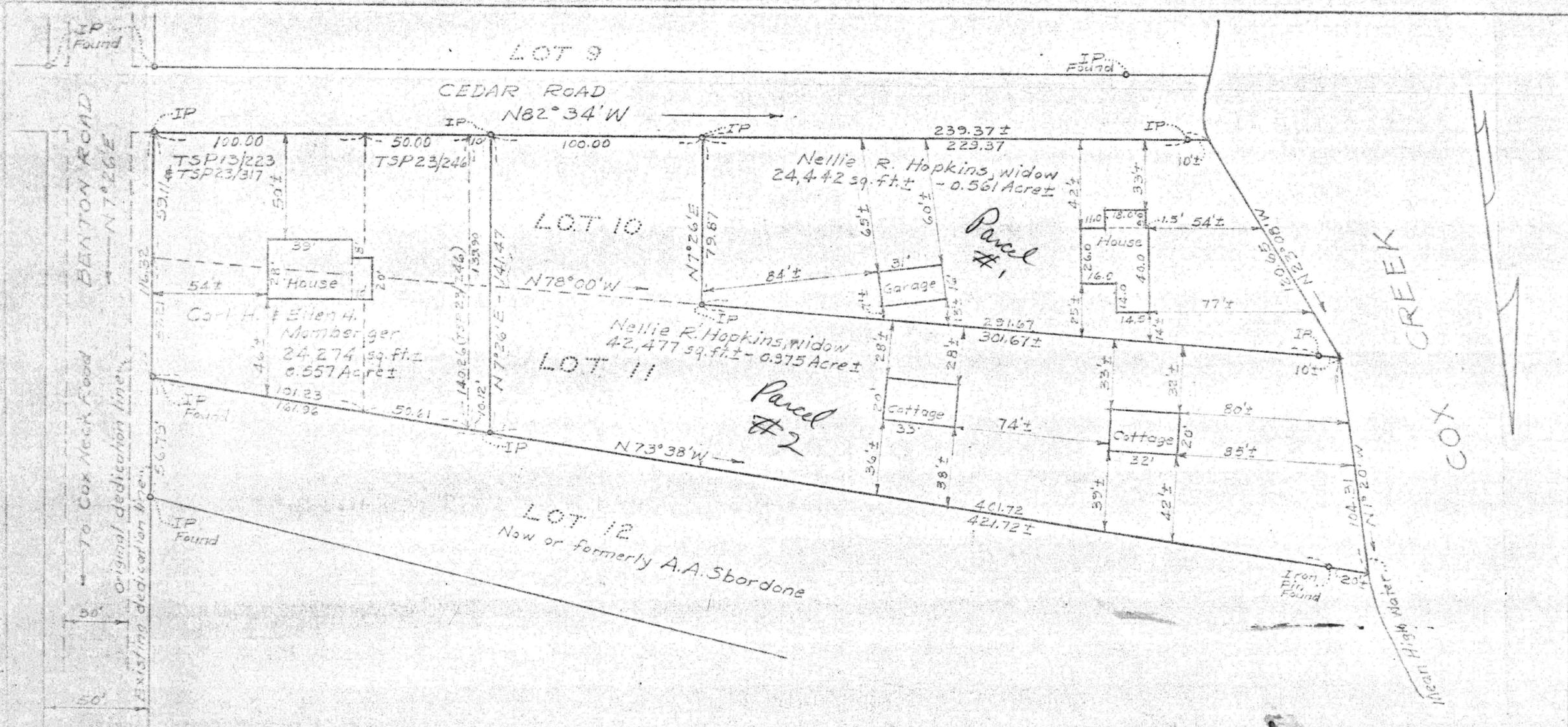
**LOT 2**  
0.699 ACRES ±

**THEODOR SATTELMAIER**

Note: Dotted lines & numbers represent  
the original lots in "Benton's Pleasure."

**SUBDIVISION PLAT**  
**WALTER LITVINUCK LANDS**  
4<sup>TH</sup> DISTRICT, QUEEN ANNES CO., MD.

Scale 1"=60'      Sept. 1983; July 1995.  
William R. Nuttle, Reg. Surveyor  
Chestertown, Md.



I hereby certify that I have surveyed Lots 10 & 11 (now divided into three parcels) for the purpose of locating the lines and the improvements thereon, and that the improvements are located as shown.

Wirt D. Bartlett  
 Wirt D. Bartlett  
 Engr. & Surveyor  
 Md. Reg. No. 1676

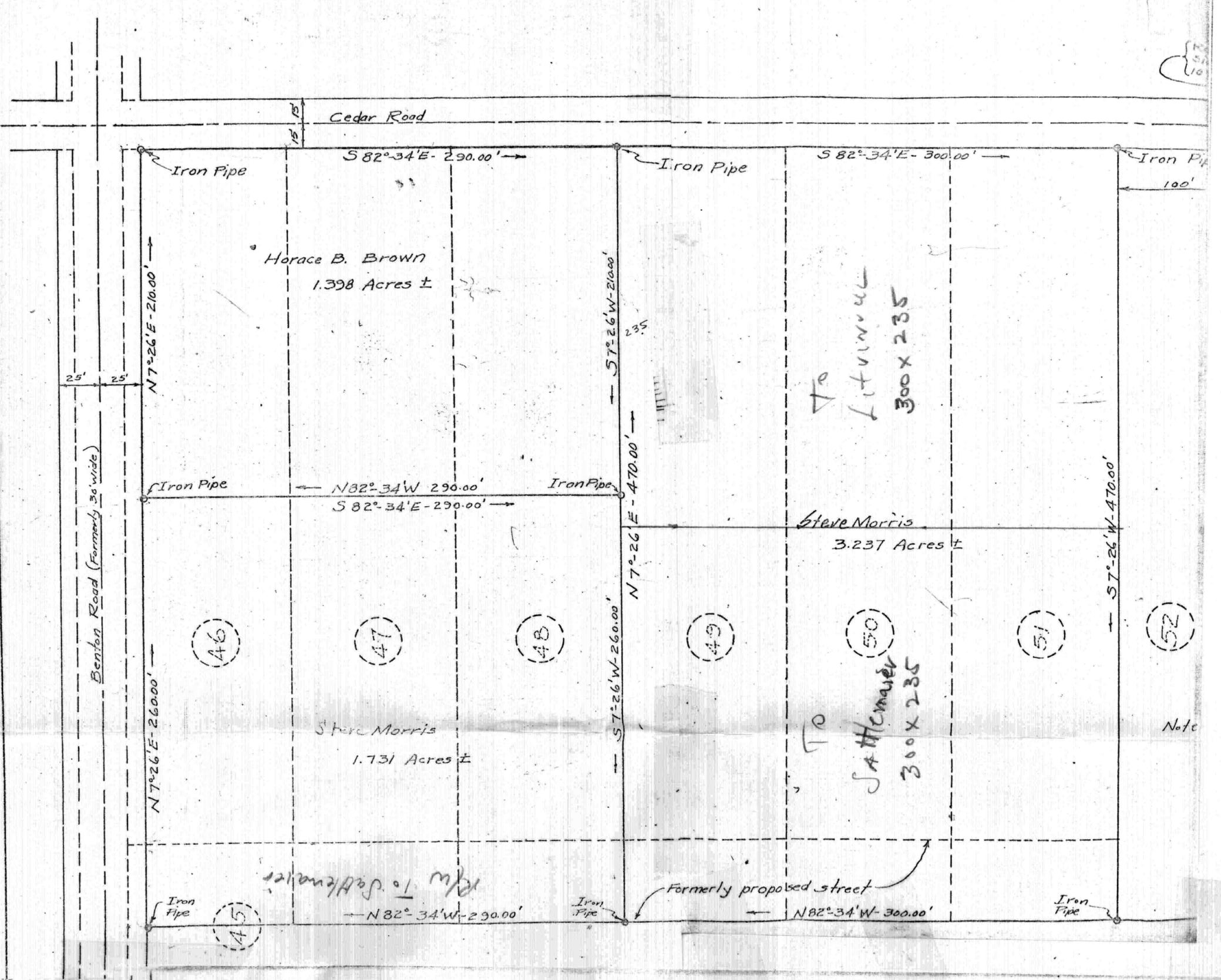
Note:

1. Original conveyance of Lots 10 & 11 to Hopkins is recorded in A.S.G., Jr. 16/600
2. Area of 10 foot strip being added to Mamberger is 1,406 sq. ft. ± and is included in the 24,274 sq. ft. ± shown above.

SURVEY PLAT

Location: Benton's Pleasure, a subdivision in Cox Neck, Kent Island, Fourth Election District, Queen Annes County, Maryland.

Scale: one inch equals 50 feet.



PLAT OF SURVEY

showing changes in certain lots of Benton's Pleasure,  
 a subdivision in Coxes Neck, Kent Island, Fourth  
 Election District, Queen Anne's County, Maryland.  
 Plat of subdivision recorded in Liber ASG Jr. No. 16 Folio 374.

Scale: one inch equals 50 feet

Approved:

*Wint W. Bartlett*  
 Engr. & Surveyor  
 Maryland Reg. No. 1676

*John W. Williams*  
 Surveyor  
 July 1954