

DESCRIPTION OF PART OF THE FRANKLIN COMMODORE LANDS,
FIRST DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at an iron pipe at the intersection of the west side of Big Woods Road (50' wide) and the northwest side of the former Pennsylvania Railroad lands (33' from the centerline of tracks); and running, thence, by and with said railroad lands S 60 00 W - 273.18' to an iron pipe and a new division line between the herein described lands and other lands of Commodore; thence, by and with said new division line N 0 00 30 W - 436.56' to an iron pipe and N 89 59 30 E - 236.60' to an iron pipe on the west side of Big Woods Road; thence, by and with the west side of said road S 0 00 30 E - 300.00' to the place of beginning. Containing in all 2.000 acres of land, more or less.

Subject to a 10' wide right-of-way adjacent to and parallel to the first line (S 60 00 W - 273.18') of the above description.

June 8, 1982.

William R. Nuttle.

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January 5, 2001

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

Re: Franklin Commodore

Dear Bill:

In 1975 you did a survey for a parcel of land from Franklin Commodore, Sr. to his son, Franklin, Jr. (Copy enclosed).

This 2 acre parcel came off a 15 acre tract owned by Commodore, Sr.

Bill Roe owns an additional 15 acre parcel that is separated from Big Woods Road by the Commodore, Sr. and Commodore, Jr. parcel. The two 15 acre parcels having a common grantor in the early 1900's with Bill's parcel being the remainder of the grantor's land. The grantor received no right of way over the Commodore parcel.

My inquiry to you is whether you surveyed the 15 acre Commodore, Sr. parcel and was the designated 10 foot right of way on the plat solely for the Commodore, Sr. remaining lands or did it extend back to Bill Roe's parcel.

If you could give me a call on this I would appreciate it.

Sincerely,



Robert R. Price, Jr.

RRPJR/ds
Enclosure

WILLIAM R. NUTTLE
REGISTERED SURVEYOR
P.O. BOX 371
CHESTERTOWN, MARYLAND 21620
TELEPHONE 410-778-3490

January 8, 2001.

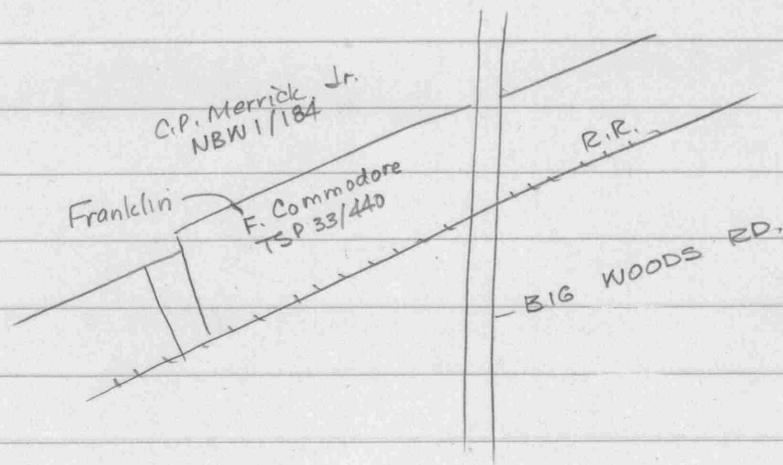
Mr. Robert R. Price, Jr.
103 Lawyers Row
Centreville, Md. 21617

Dear Bob:

According to my files I found the description of the original Commodore parcel in SS 7/ 496. Again, according to my notes, this description makes no mention of a right-of-way to the Roe property. My recollection is that Commodore requested this 10' right-of-way over the 2-acre lot for his own use.

Bill

MAP 24



Commodore - TSP 33/440

15 acres 50 p. - Parcel 4 WHC 4A/330

557/496

Begin E rd. at inter R/W R.R.

S 53° 30' W - 80.4 to post.

N 22° W - 28 " "

N 63° 30' E - 90 to E rd.

w/rd S 04° W - 32.5 to begin

OTHER LANDS OF COMMODORE

MD. 902

50'

MAG. NORTH
1975

I.P.

N89°59'30"E

236.60'

I.P.

436.56'

300.00'

BIG WOODS ROAD

2.000 ACRES ±

OTHER LANDS OF COMMODORE

N0°00'30"W

S0°00'30"E

I.P.

11.55'

S60°00'W

273.18'

10' RIGHT-OF-WAY

273.18'

11.55'

I.P.

PENNSYLVANIA RAILROAD

MD. 19

centerline of tracks

PLAT OF A SURVEY OF PART OF THE
FRANKLIN COMMODORE LANDS
1ST DISTRICT, QUEEN ANNES CO., MD.

Scale 1"=60'

Aug. 1975

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

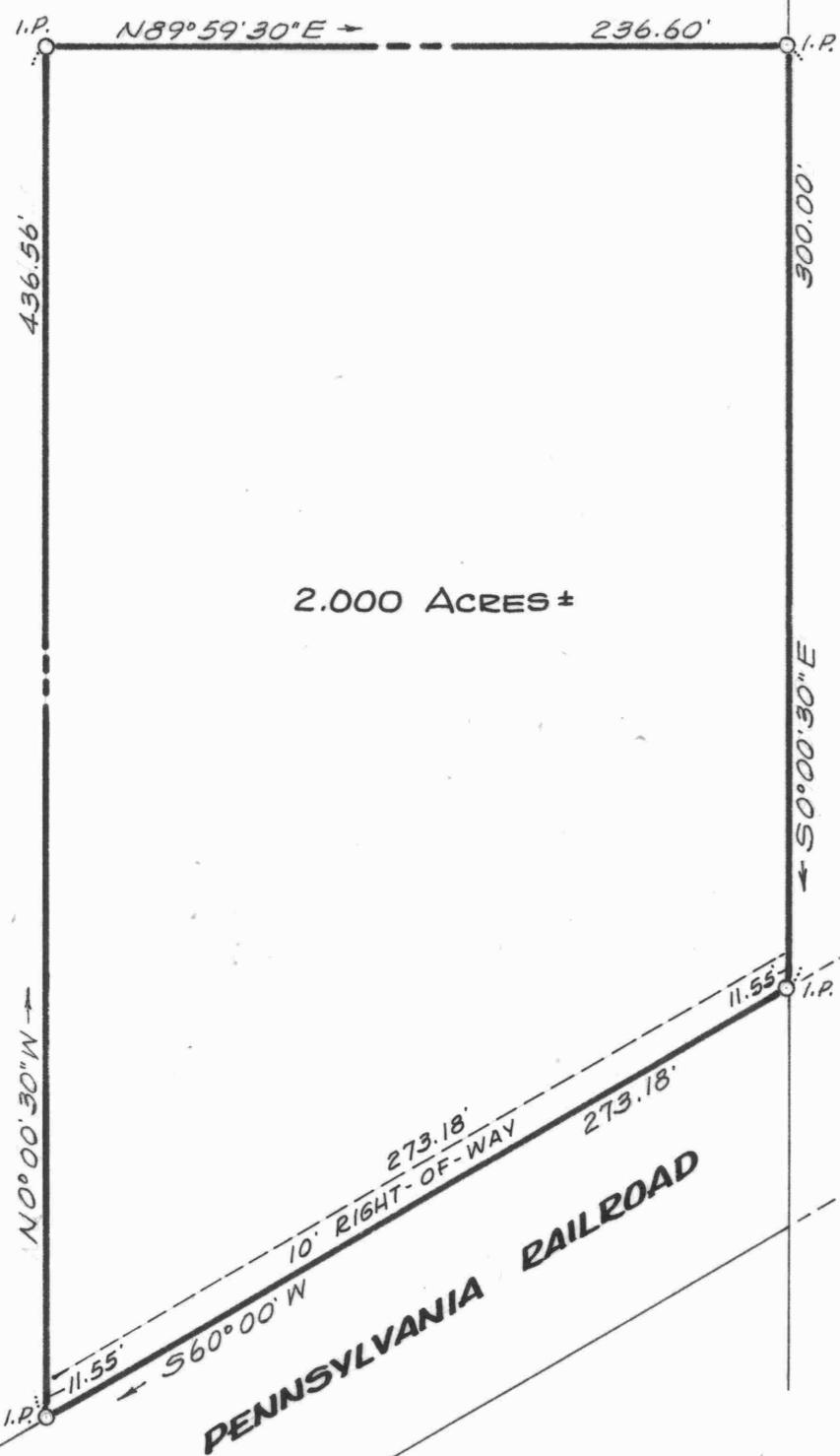
I.P. = iron pipe

for Franklin Commodore, Jr.



OTHER LANDS OF COMMODORE

OTHER LANDS OF COMMODORE



2.000 ACRES ±

BIG WOODS ROAD

PENNSYLVANIA RAILROAD

MD. 302

MD. 19

PLAT OF A SURVEY OF PART OF THE
FRANKLIN COMMODORE LANDS
 1ST DISTRICT, QUEEN ANNES CO., MD.
 Scale 1"=60' Aug. 1975
 William R. Nuttle, Reg. Surveyor
 Chestertown, Md.

I.P. = iron pipe

for Franklin Commodore, Jr.