SC5593-5-540

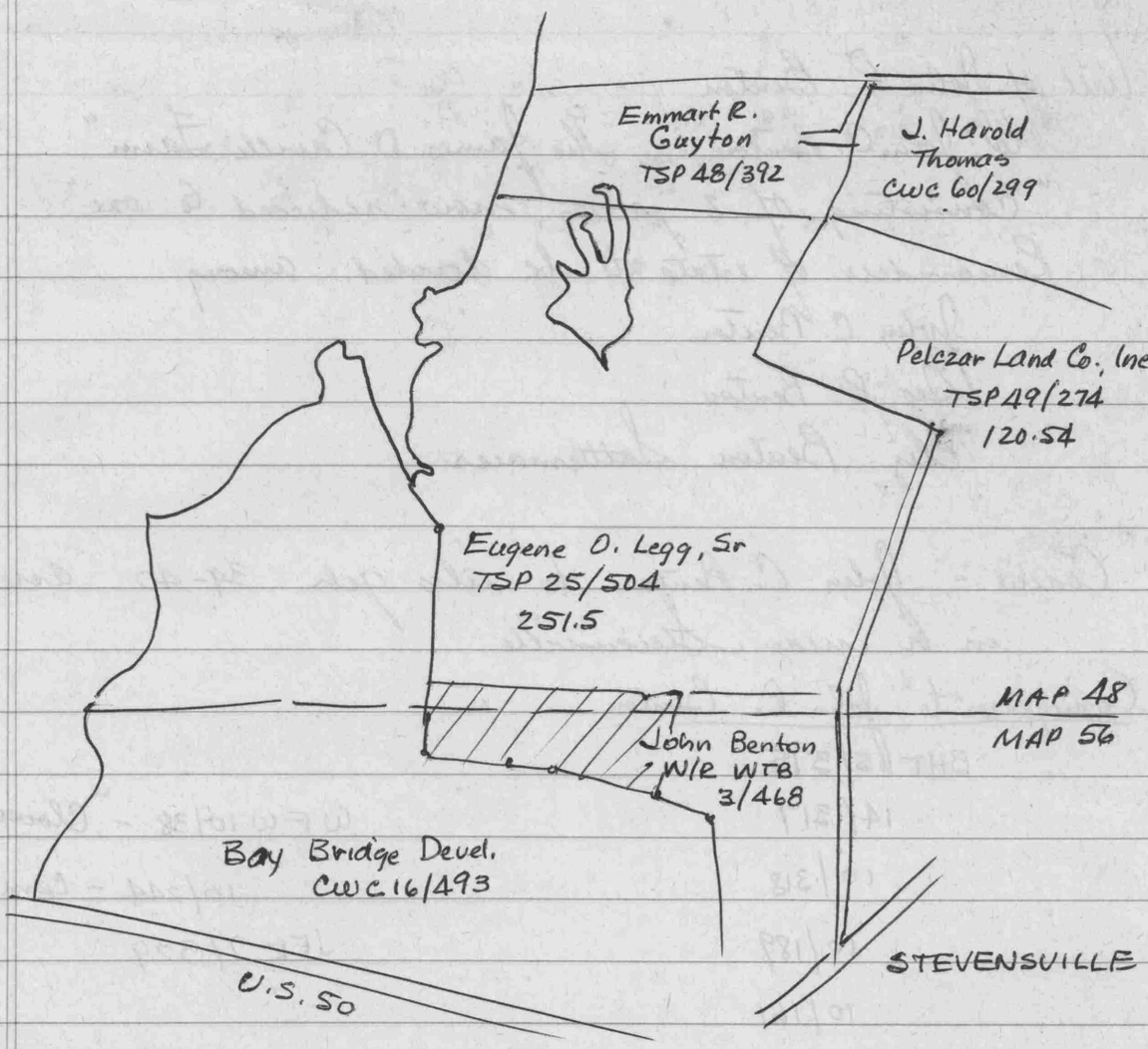
DESCRIPTION OF A PART OF THE PELCZAR LAND CO. LANDS,
FOURTH DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at a point on the west side of Md. Rte. 18 (80' wide), said point being the northeast corner of the herein described lands and the southeast corner of the lands of James Cockey; and running, thence, by and with the west side of Md. Rte. 18 along a curve the chord of which is S 04 12 50 E - 943.28' and S 14 40 E - 426.75' to the lands of others; thence, by and with the lands of others the five following courses and distances: (1) S 28 20 W - 294.07', (2) N 76 23 W - 193.60', (3) S 10 12 W - 108.50', (4) S 65 10 W - 514.60', and (5) S 55 32 W - 561.90' to the lands of Eugene O. Legg, Sr.; thence, by and with said Legg lands the four following courses and distances: (1) N 12 37 W - 189.40', (2) N 19 40 E - 1226.60', (3) N 62 18 W - 1503.80', and (4) N 27 25 E - 1091.90' to the lands of J. Harold Thomas; thence, by and with said Thomas lands S 64 30 30 E - 1237.70' to the aforementioned Cockey lands; thence, by and with said Cockey lands S 58 40 20 E - 514.96' to the place of beginning. Containing in all 71.836 acres of land, more or less.

Note: This description does not represent a complete survey by me, but it is based upon surveys by J. B. Metcalfe and Fred Ward Associates and limited location work by me.

December 20, 1972.

William R. Nuttle.



TSP 25/504 - Walter L. Price to Eugene O. Legg, Sr. Farm comprised of several tracts - "Walter Price farm" "Home Farm of Chas. B. Downes", part of "Broad Creek", Gravelly Run Farm, bounded on south by Dr. Chas. E. Snyder, west by Gravelly Run Cr., NW by western Bay and Chesapeake Bay, N by Cook and Cockey farms, E by Back Lane or Downs Ave. - 252 ac.

Being JEG 8/100
JFR 8/273

Will of John R. Benton

to John C. Benton - "The James D. Caville Farm"

"consisting of 2 parcels now reduced to one"

Remainder of estate to be divided among

John C. Benton

Geo. R. Benton

Eliz. Benton Sattlemaier

Codicil - John C. Benton to also get 39-40 acres in or near Stevensville

Conveyances to John R. Benton

BHT 15/375

14/317

10/318

10/189

10/161

8/167

8/63

5/77

2/305

1/238

1/245

JFK 10/27

SS 1/142 ✓

SS 4/24

4/406

6/553

JEG 8/542

SS 1/23

SS 10/190

WFW 1/429, 430

2/242

2/377

6/102

7/22 ✓ cemetery

9/93 ✓

9/366 ✓

WFW 10/38 - "Cloverfields"

10/244 - cem. ✓

JFK 7/329

Through Grantee #3

Begin stone near church

N 45°E - 18 — 297

N 25°45'E - 89.8 — 1481.7

N 77°30'W - 146.67 — 2420.06

S 22°W - 40.8 — 673.2 61 acres 2R. 12P.

S 70°E - 74.2 — 1224.3

S 18°W - 37.5 — 618.75

S 62°30'E - 55.5 to begin 915.75

165
132
297

1650
660
99
9.9
1.16
2420.06

1320
148.5
13.2
1481.7

660
13.2
673.2

1155
66
3.3
1224.3

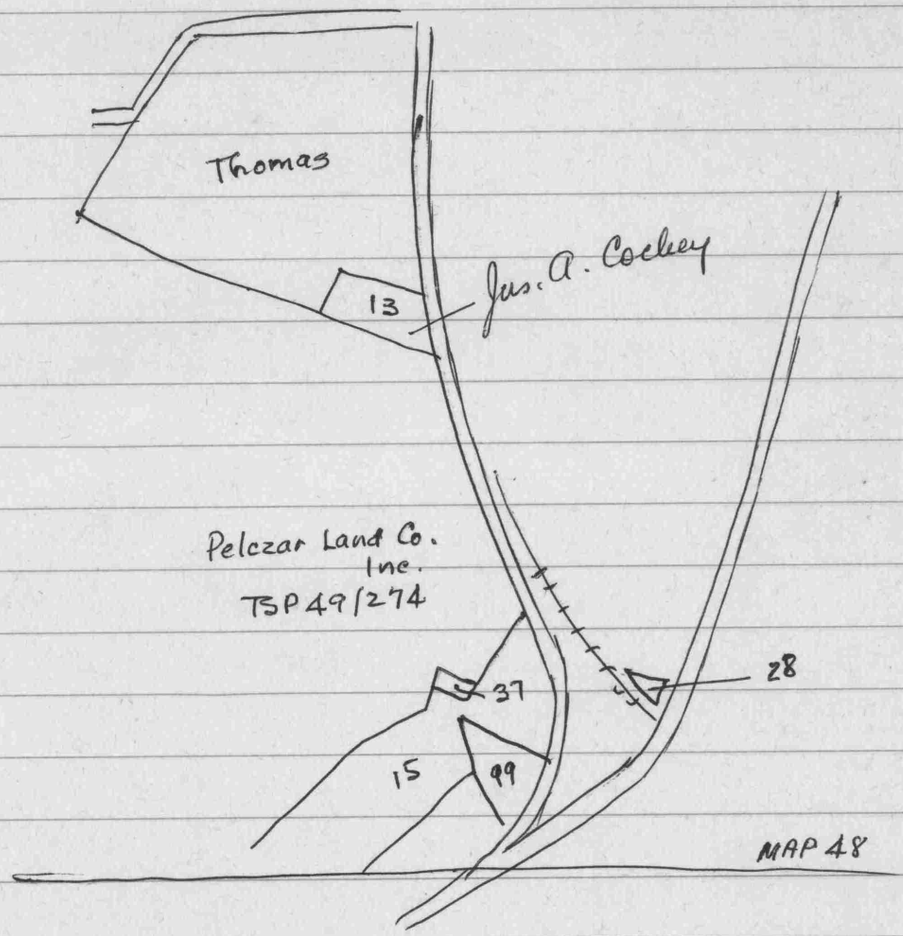
825
82.5
8.25
915.75

495
115.5
8.25
618.75

825
82.5
8.25
915.75

W. Evans Buchanan Co.
Suite 704
8720 Georgia Ave
Silver Springs Md. 20910

Gateway job



15- Harry C. Lowe CWC 53/487

37- " "

Fred Ward Associates
Oct. 14, 1971

Thomas - CWC 60/299

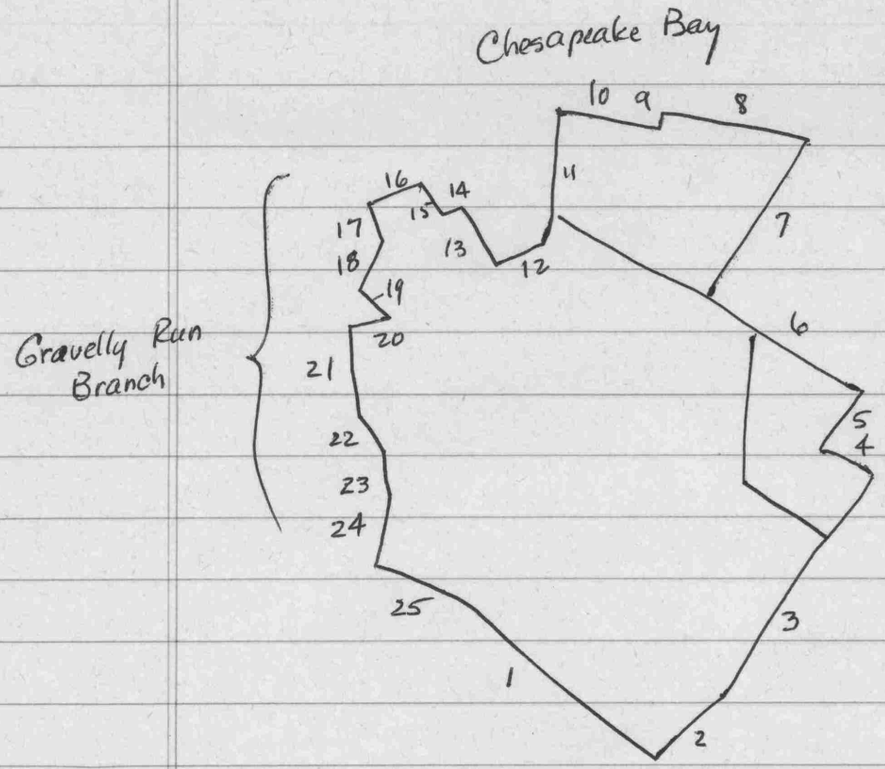
Begin C.M. on W side Love Pt. Rd.
22.78' from begin of 1st line
N 54° 11' 49" W - 746.12 to pipe at stone
N 23° 34' 01" E - 449.30 to C.M. on S side Walnut Rd.
with rd. N 82° 08' 01" W - 703.88' to C.M.
" rd. & fence S 31° 22' 22" W - 1103.22 to C.M.
with new div. line S 62° 48' 08" E - 1237.70 to C.M.
at SW cor. Jas. A. Cochey
" Cochey N 33° 03' 42" E - 200.11' to C.M.
S 56° 56' 18" E - 433.61 to I.P. & rd.
" rd. N 11° 04' 29" E - 642.82 to begin

Out of Polygon

31 22 22
62 48 08
94 10 30

179 59 60
94 10 30
85 49 30

93 70 30
29 30
40 30



1 - S62°30'E - 146.5 p. 2417.25
2 - N45°30'E - 18 297
3 - N26°30'E - 126 2079
4 - N68°30'w - 17.7 292.05
5 - N37°30'E - 40 660
6 - N68°30'w - 96 1584
7 - N21°30'E - 65.5 1080.75
8 - N85°30'w - 65 1072.5
9 - S17°30'w - 3½ 57.75
10 - N85°30'w - 48 792
11 - S10°30'E - 44 726
12 - S45°30'w - 23 379.50
13 - N54°30'w - 36 594
14 - S80°30'w - 4 66
15 - N58°30'w - 14 231

Plat filed in TSP 25/506 from Eftenso JP1/79

16 - S52°30'w - 19 313.5
17 - S44°30'E - 12 198
18 - S05°30'w - 18 297
19 - S62°30'E - 12 198
20 - S76°30'w - 14 231
21 S01°45'w - 35.8 590.7
22 S20°45'E - 12 198 260 ac. 1 R. 8 P.
23 S09°45'E - 28 462
24 South 35 577.5
25 S72°15'E - 32 528

26 30
79 45
106 15

Guyton - TSP48/392

Begin NE cor
S26°30'w - 67.12 with Arthur Cockey
N79°45'w - 111.6 ± to bay with Price
with bay
S86°E - 120 to begin

WHC 6/244 - Benton to Downes

Begin end of old division fence at cor. of fence running along private rd. leading to Home farm of Downes

with fence N16°W - 10

N75°W - 150.5

S27°W - 41

S67½°E - 65

with div. fence to begin

40 acres ±

JEG 1/453 - Benton to Downes

Begin at end of old div. fence where it intersects fence along rd.

N16°W - 10 165 ✓

N75°W - 150.5 2483.25

S27°W - 41 676.5

S67½°E - 65 1072.5

S88°E - 63 1039.5

S85°E - 40 660 to begin

39 acres 3 roods 20 p.

1650
825
8.25
2483.25

660
16.5
676.5

990
82.5
1072.5

990
49.5
1039.5

495
33
528

SCD 2/146 Ringgold to Downes

Begin stone near large gum

West 20 yds

S 264⅔"

E - 22⅓

N 264¾

264
3
792

JEG 8/115 - Price to Downs

Begin div. line between Downs & Benton

N10½°E - 308' along lane

N02°W - 1595 to boundary in corn field

S10½°W - 308' to div. between Downs & Benton

E 2° S - 1694 to begin

11 acres.

1650
660
99
8.5
2417.5

Out & in

WHC 6/142

Begin end of old div. fence at side of private rd.

N 16° W - 10 165

N 75° W - 150.5 2483.25

S 27° W - 41 676.5

S 67½° E - 65 1072.5 ✓

S 19° W - 36 594 ✓

S 59° E - 66.7 1100.55 ✓

S 01° W - 10 165 ✓

S 76° E - 22.2 366.3 ✓

S 05° E - 11 181.5 ✓

" West 57° E - 19.7 325.05

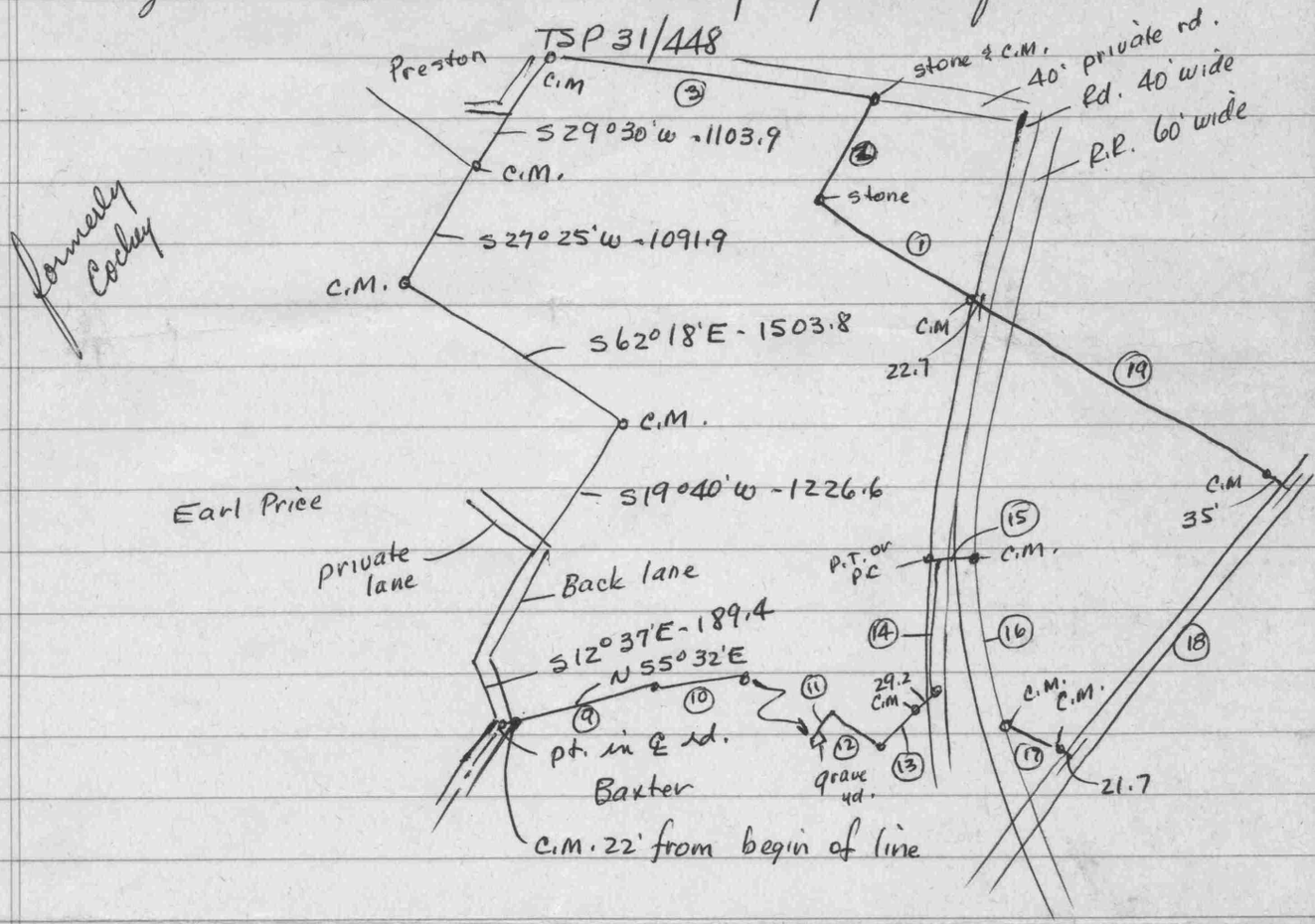
N 02° E - 23½ 387.75 ✓

S 88° E - 14.8 244.20 ✓

N 09° E - 53.5 to begin 882.75 ✓

80 acres

Pelczar - TSP 49/274 - see survey by Metcalfe 1953



1 - N 55°55'W - 768.90

2 - N 21°46'E - 449.30

3 - N 83°56'W - 703.80

9 - N 55°32'E - 561.90

10 - N 65°10'E - 514.60

11 - N 10°12'E - 108.50

12 - S 76°23'E - 193.60

13 - N 28°20'E - 323.40

14 - N 14°40'W - 405.30

15 - N 75°08'E - 80.20

Ch. 16 - S 23°43'E - 742.20

17 - S 57°52'E - 208.30

18 - N 30°19'E - 1876.50

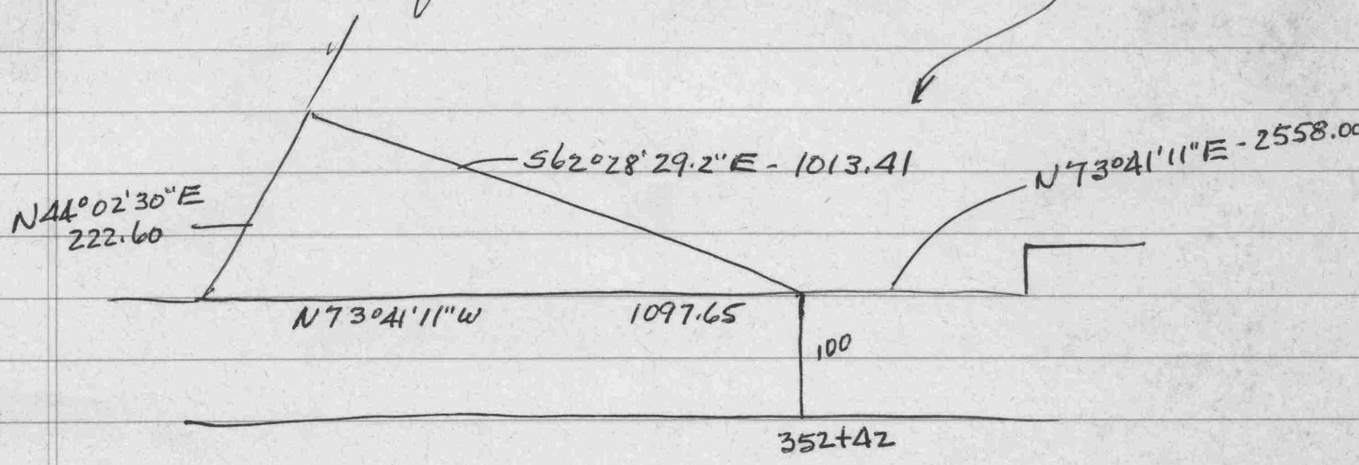
19 - N 57°08'W - 1703.70

Net acreage - 161.010

323.40
29.2
294.20

561.90
22
539.90

Bay Bridge Devel. Co. to SRC
CWC 50/139
Court case - Circuit Court Case # 3196
2.48 acres in fee
0.04 reversible easement } Plat 39957
for target area



1097.65
2558
3655.65

380.13
222.60
157.53

S22 - X7A

7963
6915

5802
1986.73
610
575
35

A-B - N51°52'20"E - 118.29
B-C - N16°24'20"W - 35
D - ~~C-A~~ A-C - N37°57'32"E - 135.21

340.779
155.594
496.373
2.48
493.893

EMMART R. GUYTON

J. HAROLD THOMAS

JAMES COCKEY

EUGENE O. LEGG, SR.

1091.90'

S64°30'30"E

1237.70

S59°40'20"E - 514.96'

N27°25'E

N62°18'W

1503.80'

71.836 ACRES ±

MD. RTE. 18 (40' wide)

Chord - S04°12'50"E - 943.28
(computed closure)

426.75'

S14°40'E

294.07'

S28°20'W

N76°23'W - 193.60

S10°12'W - 108.50'

N19°40'E

S65°10'W - 514.60

561.90

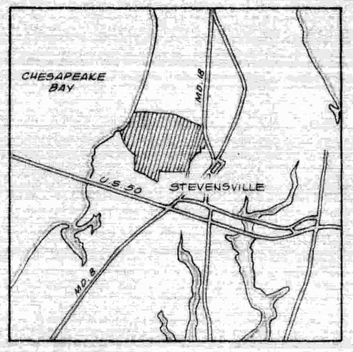
S55°32'W

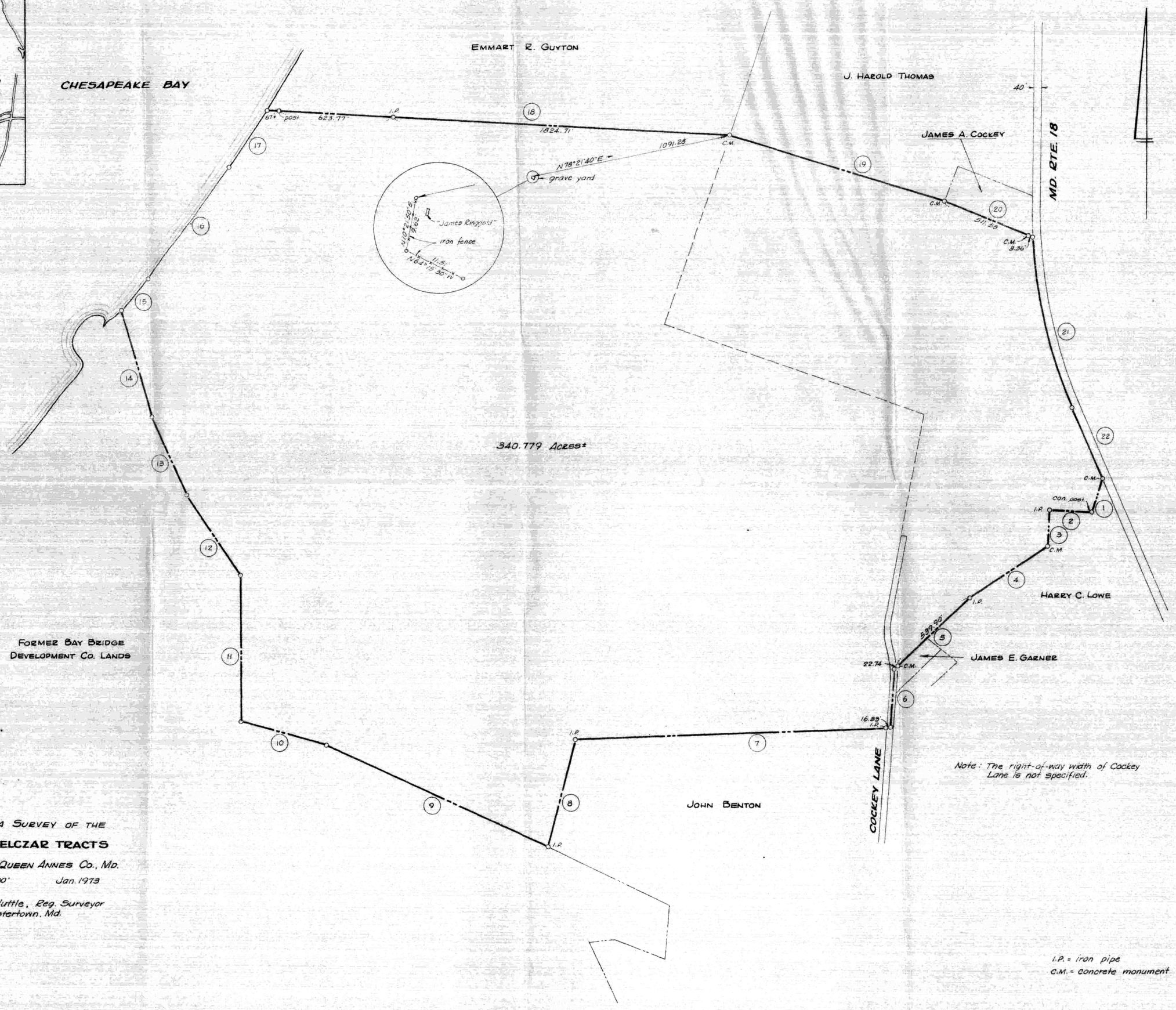
1226.60'

Note: This sketch is based upon a survey by J.B. Metcalfe in 1953, a survey by Fred Ward Associates in 1971, and location of monuments on Cockey line.

A SKETCH OF PART OF THE
PELCZAR LAND CO. LANDS
4TH DISTRICT, QUEEN ANNES CO., MD.
Scale 1" = 300' Dec. 1972.

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





NO.	BEARING	DIST.
1	S19°37'00"W	194.15'
2	N85°06'20"W	224.76'
3	S01°25'50"W	205.17'
4	S56°26'00"W	514.87'
5	S46°48'40"W	562.64'
6	S04°17'40"W	321.79'
7	S87°48'40"W	1710.40'
8	S14°21'10"W	596.07'
9	N65°27'20"W	1326.91'
10	N74°36'50"W	486.75'
11	N00°17'20"W	795.64'
12	N34°09'20"W	522.20'
13	N24°44'20"W	465.30'
14	N16°24'20"W	610.00'±
15	N39°54'30"E	233.73'
16	N36°46'00"E	746.28'
17	N33°11'10"E	372.74'
18	S86°53'40"E	2515.48'±
19	S73°24'10"E	1237.98'
20	S67°33'00"E	514.89'
* 21	S12°53'20"E	953.00'
22	S23°25'00"E	421.92'

* Chord ; radius = 2607.93'±

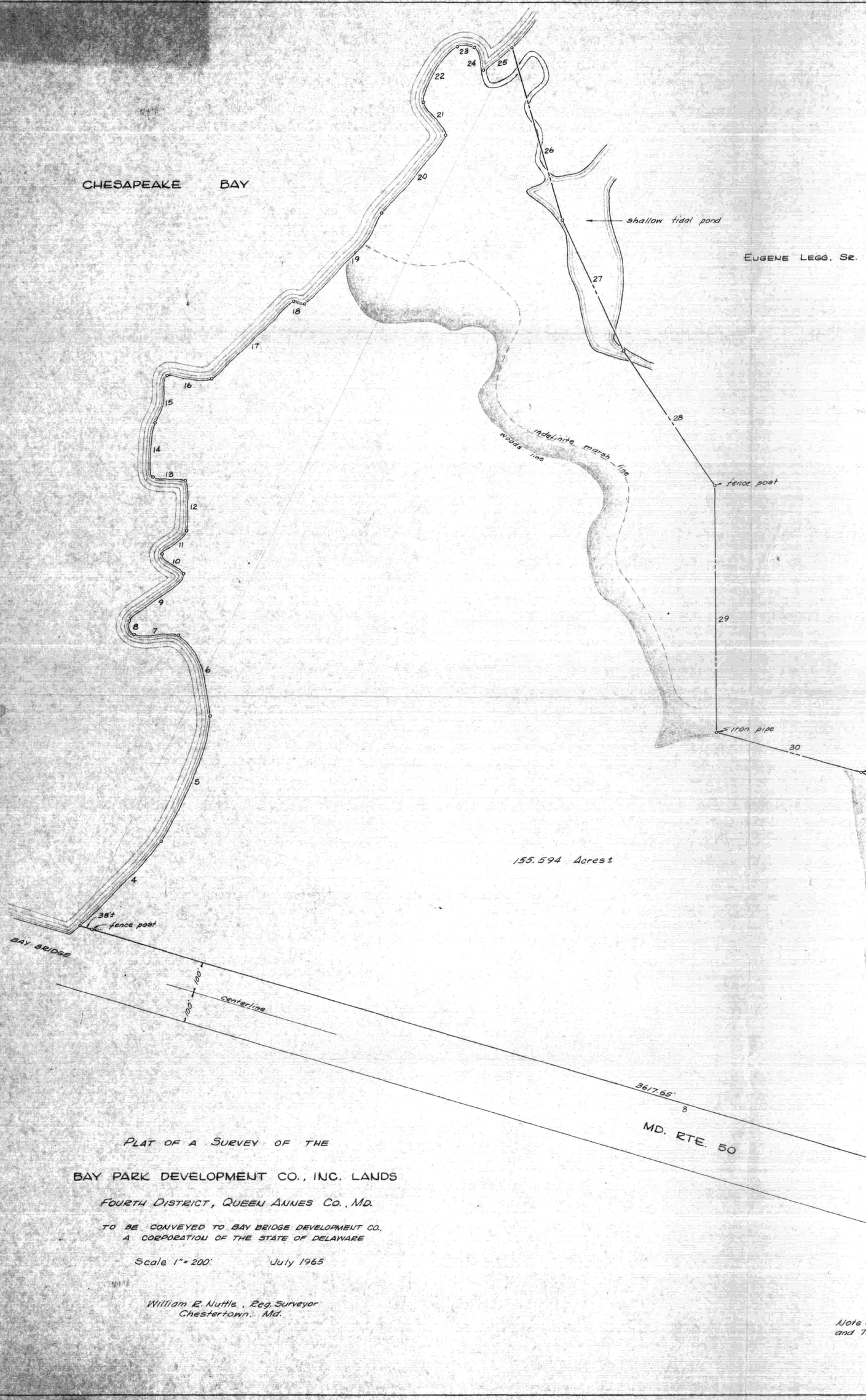
PLAT OF A SURVEY OF THE

LEGG & PELCZAR TRACTS

4TH DISTRICT, QUEEN ANNES CO., MD.

Scale 1" = 300' Jan. 1973

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



NO.	BEARING	DIST.
1	N 73° 41' 00" W	583.07'
2	S 16° 19' 00" W	20.00'
3	N 73° 41' 00" W	3655.65±
4	N 44° 02' 30" E	380.18'
5	N 21° 27' 20" E	431.93'
6	N 21° 03' 10" W	283.95'
7	S 89° 36' 10" W	144.00'
8	N 20° 41' 40" W	48.10'
9	N 49° 32' 00" E	232.65'
10	N 46° 42' 40" W	94.79'
11	N 46° 50' 50" E	109.66'
12	N 01° 48' 50" W	158.08'
13	N 82° 52' 30" W	104.81'
14	N 02° 18' 10" E	174.14'
15	N 15° 26' 50" E	157.70'
16	S 85° 53' 10" E	139.36'
17	N 47° 39' 50" E	365.26'
18	S 78° 01' 30" E	33.73'
19	N 40° 58' 30" E	382.78'
20	N 39° 41' 40" E	328.80'
21	N 34° 18' 10" W	129.53'
22	N 31° 42' 50" E	209.24'
23	S 87° 59' 30" E	57.04'
24	S 22° 20' 30" E	78.92'
25	N 51° 52' 20" E	118.29'
26	S 16° 24' 20" E	575.00±
27	S 24° 44' 20" E	465.30'
28	S 34° 09' 20" E	522.20'
29	S 00° 17' 20" E	795.64'
30	S 74° 36' 50" E	486.75'
31	S 65° 27' 20" E	1326.91'
32	S 64° 16' 20" E	732.52'
33	S 05° 01' 40" W	289.90'
34	N 69° 24' 20" W	290.80'
35	S 84° 11' 50" W	146.91'
36	S 25° 28' 40" E	403.20'
37	S 64° 06' 20" W	103.22'
38	S 25° 52' 00" E	160.27'
39	S 73° 41' 00" E	35.72'
40	S 63° 08' 20" W	73.07'

PLAT OF A SURVEY OF THE

BAY PARK DEVELOPMENT CO., INC. LANDS

FOURTH DISTRICT, QUEEN ANNES CO., MD.

TO BE CONVEYED TO BAY BRIDGE DEVELOPMENT CO.
A CORPORATION OF THE STATE OF DELAWARE

Scale 1" = 200' July 1965

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

Note: See S.R.C. Plats 20926, 7119, and 7120 for information on U.S. Rte. 50.