

DESCRIPTIONS OF TWO LOTS OF THE IRENE DRUMMER LANDS,
GRASONVILLE, QUEEN ANNES COUNTY, MD.

LOT 1

Beginning for the same at a concrete monument on the northwest side of Drummer Drive, a 50' wide road shown on the subdivision plat of Section 1, Winchester Estates, said point being the southernmost corner of the herein described lands and the easternmost corner of the lands of William A. Cole; and running, thence, by and with said Cole lands N 31 51 20 W - 225.40' to an iron pipe and the lands of Delmarva Power & Light Co. (formerly the Baltimore & Eastern Railroad lands); thence, by and with the Delmarva Power & Light Co. lands N 65 20 10 E - 182.01' to an iron pipe and Lot 2 of this description; thence, by and with said Lot 2 S 31 51 20 E - 221.59' to an iron pipe and the northwest side of Drummer Drive; thence, by and with the northwest side of said road S 64 08 30 W - 181.57' to the place of beginning. Containing in all 0.926 acres of land, more or less.

LOT 2

Beginning for the same at an iron pipe on the northwest side of Drummer Drive, a 50' wide road shown on the subdivision plat of Section 1, Winchester Estates, said point being the easternmost corner of the herein described lands and the southernmost corner of the lands of Daniel J. McCarthy; and running, thence, by and with the northwest ~~sides~~ side of Drummer Drive S 64 08 30 W - 181.56' to an iron pipe and Lot 1 of this description; thence, by and with said Lot 1 N 31 51 20 W - 221.59' to an iron pipe and the lands of Delmarva Power & Light Co. (formerly the Baltimore & Eastern Railroad lands); thence, by and with said Delmarva Power & Light Co. lands N 65 20 10 E - 182.01' to an iron pipe and the aforementioned McCarthy lands; thence, by and with said McCarthy lands S 31 51 20 E - 217.78' to the place of beginning. Containing in all 0.911 acres of land, more or less.

July 12, 1973.

William R. Nuttle.

DESCRIPTIONS OF TWO LOTS OF THE DRUMMER LANDS, FIFTH DISTRICT, QUEEN ANNES COUNTY, MD.

HOUSE LOT

Beginning for the same at an iron pipe on the southeast side of the Delmarva Power and Light Co. Lands (formerly the Baltimore and Eastern Railroad lands), said point being S 65 20 10 W - 550.59' from an iron rod marking the westernmost corner of the lands of Alexander P. Marshall (Stuckey's); and running, thence, by and with a new division line between the herein described lands and other lands of Drummer S 31 51 20 E - 225.40' to an iron pipe, S 64 08 30 W - 100.55' to an iron pipe, and N 31 51 20 W - 227.51' to an iron pipe and the aforementioned Delmarva Power and Light Co. lands; thence, by and with said Delmarva lands N 65 20 10 E - 100.79' to the place of beginning. Containing in all 22,645 square feet of land, more or less.

Together with a right-of-way over other lands of Drummer to Evans Avenue.

COMMERCIAL LOT

Beginning for the same at an iron pipe on the southwest side of Evans Avenue (15' from the centerline of paving), said point being the southeast corner of the herein described lands and the northeast corner of the lands of Joseph Collier; and running, thence, by and with said Collier lands S 47 28 W - 243.35' to an iron pipe and a new division line between the herein described lands and other lands of Drummer; thence, by and with said new division line S 47 28 W - 135.62' to an iron pipe, N 24 39 50 W - 173.52' to an iron pipe, and N 65 20 10 E - 200.00' to an iron pipe and the southwest side of Evans Avenue; thence, by and with the southwest side of said road S 42 23 50 E - 103.78' to the place of beginning. Containing in all 29,980 square feet of land, more or less.

July 26, 1968.

William R. Nuttle
Registered Surveyor.

DESCRIPTION OF A PART OF THE IRENE E. DRUMMER LANDS,
FIFTH DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at an iron pipe on the north side of Drummer Drive as shown on the subdivision plat of "Winchester Estates", said point being the southwest corner of the lands of A. P. Marshall and the southeast corner of the herein described lands; and running, thence, by and with the north side of said road S 65° 08' 30" W - 220.00' to a new division line between the herein described lands and other lands of Drummer; thence, by and with said new division line N 31° 51' 20" W - 217.78' to the Delmarva Power & Light Co. lands (formerly the Baltimore and Eastern Railroad lands); thence, by and with said Delmarva lands N 65° 20' 10" E - 186.57' to the aforementioned Marshall lands; thence, by and with said Marshall lands S 04° 39' 50" E - 220.00' to the place of beginning. Containing in all 1.000 acres of land, more or less.

March 3, 1971.

William R. Nuttle.

DESCRIPTION OF A PART OF THE IRENE E. DRUMMER LANDS,
FIFTH DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at an iron pipe on the northwest side of Drummer Drive (50' wide) as shown on a subdivision plat of Winchester Estates recorded or to be recorded in the Land Records of Queen Annes County, said point being the easternmost corner of the herein described lands and the southernmost corner of Commercial Lot 1 as shown on said plat; and running, thence, by and with the northwest side of Drummer Drive S 64 08 30 W - 200.00' to an iron pipe and a new division line between the herein described lands and other lands of Drummer; thence, by and with said new division line N 31 15 20 W - 229.86' to an iron pipe and the lands of Delmarva Power and Light Co. (formerly the Baltimore and Eastern Railroad lands); thence, by and with said power company lands N 65 20 10 E - 200.48' to an iron pipe and the aforementioned Commercial Lot 1; thence, by and with said lot S 31 51 20 E - 225.40' to the place of beginning. Containing in all 1.039 acres of land, more or less.

October 15, 1968.

William R. Nuttle
Registered Surveyor.

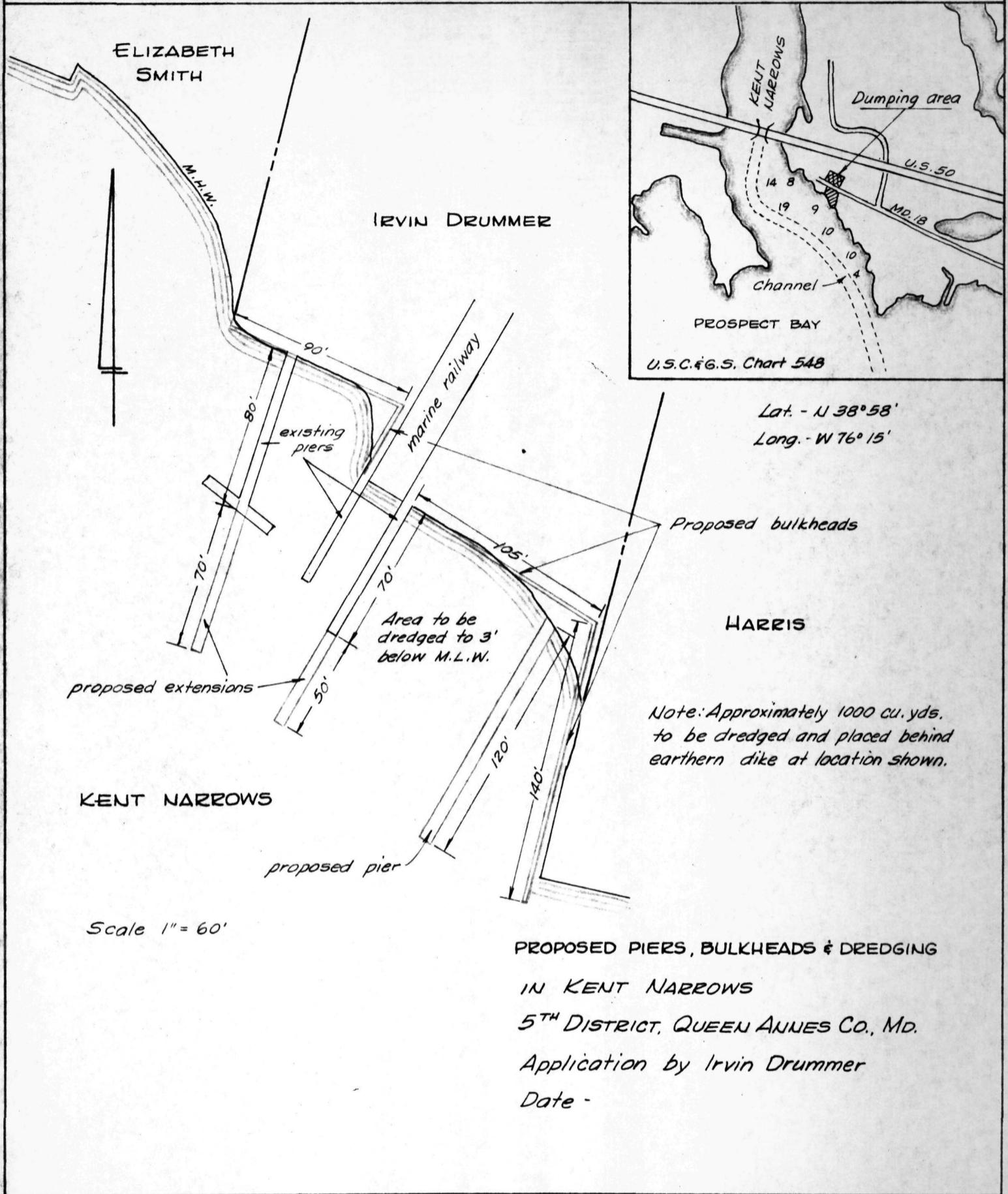
DESCRIPTION OF A PART OF THE DRUMMER LANDS, GRASONVILLE,
QUEEN ANNES COUNTY, MD.

Beginning for the same at a point on the north side of Md. Rte. 18, said point being the southeast corner of the lands of Robert Bamberry and the southwest corner of the herein described lands; and running, thence, by and with said Bamberry lands N 02 24 W - 160.00' to the northeast corner of said Bamberry lands and a new division line between the herein described lands and other lands of Drummer; thence, by and with said new division line N 74 31 E - 176.70' and S 02 24 E - 200.00' to the north side of Md. Rte. 18; thence, by and with the north side of said road S 87 36 W - 172.11' to the place of beginning. Containing in all 0.711 acres of land, more or less.

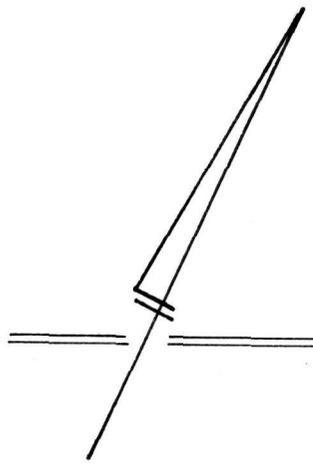
Note: This description was computed and described from data found on a plat entitled "Map Showing Survey of Lands of Joseph W. A. Evans", June 2, 1960, by Shew & Bartlett, Engineers.

October 27, 1968.

William R. Nuttle
Registered Surveyor.



U.S. RTE. 50



DELMARVA POWER & LIGHT CO.

2'±
60'

I.P. N65°20'10"E → 186.57' I.P.

217.78'

220.00'

OTHER LANDS OF DRUMMER

1.000 ACRES ±

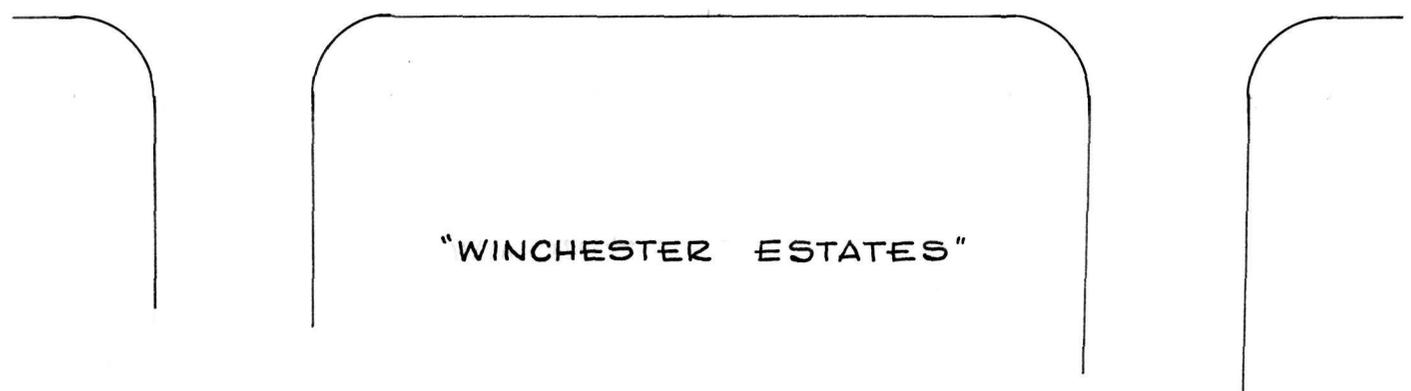
A. P. MARSHALL
"STUCKEY'S"

N91°51'20"W →

← S40°39'50"E

I.P. ← S64°08'30"W 220.00' I.P.

DRUMMER DRIVE



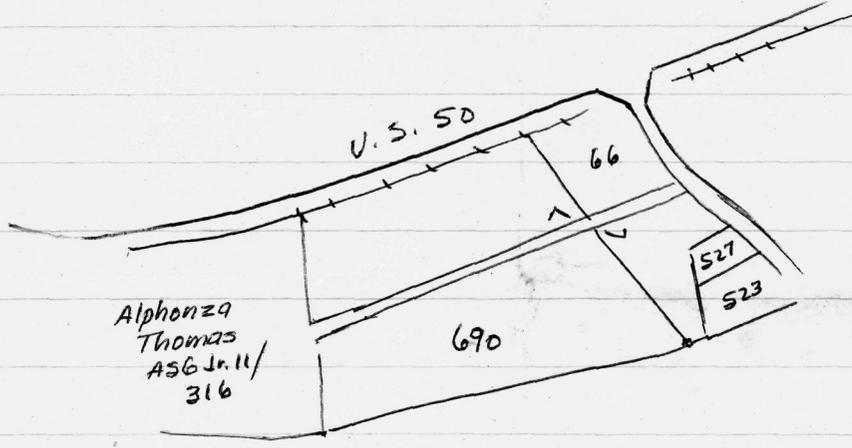
"WINCHESTER ESTATES"

PLAT OF A PART OF THE
IRENE DRUMMER LANDS
5TH DISTRICT, QUEEN ANNES CO., MD.
Scale 1"=60' Mar. 1971.
William R. Nuttle, Reg. Surveyor
Chestertown, Md.

I.P. = iron pipe & steel fence post

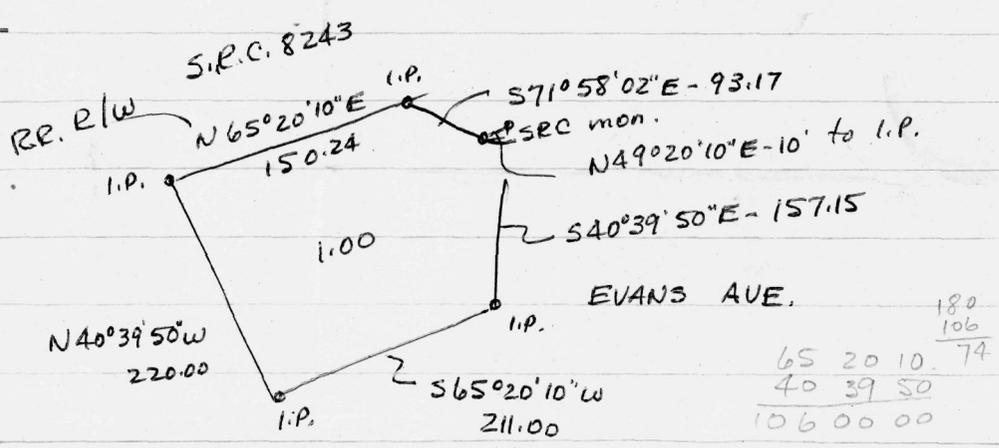
Drummen

Jay Map 58



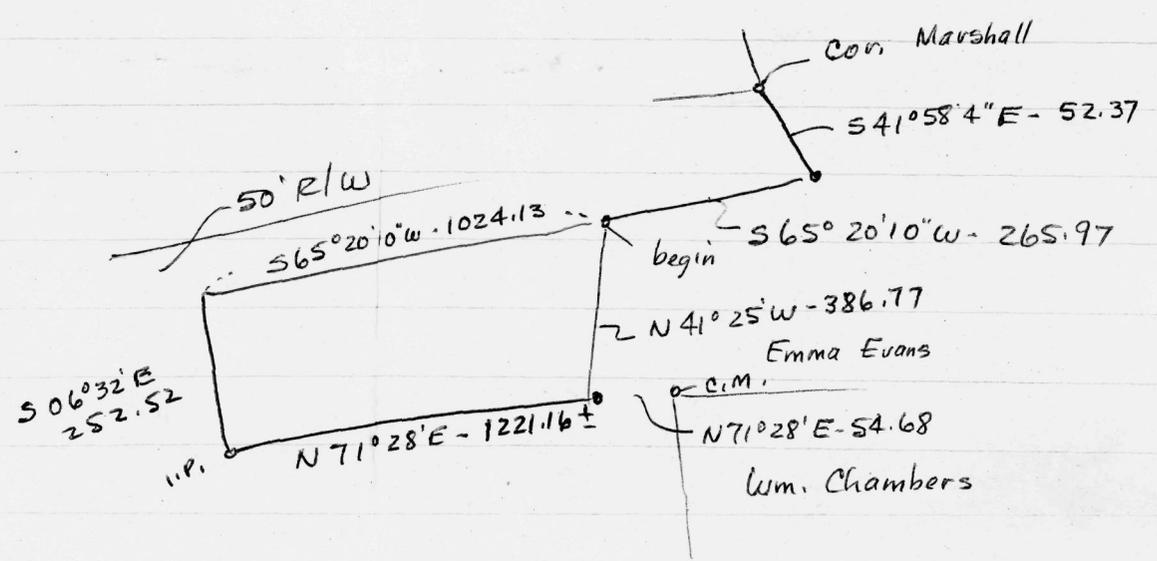
66 - Alexander P. Marshall TSP 43/112
 690 Irene E. Drummen CWC 21/421

TSP 43/112



Parcel 2 conveys 2' strip between R.R. & U.S. 50'

CWC 21/421



Drummed

Jarr ASG Jr. 7/52

Begin @ rd.

with @ rd. N87°18'W - 65.4 to Hofter

" same N08°21'W - 541.4 to Evans

" " N79°53'E - 67.7 to Penty

" " S08°19'E - 555.7 to begin

being part of Jewell to Jarr

79 01 40
08 15 30
87 17 10

79 53
08 21
88 14

Tyler TSP 68/285

Begin at pt. on state road on line of Jewell
and Wm. E. Reese

N87°18'W - 75

N08°19'W - 555.7 to Evans

S79°53'E - 67.7 to Reese

S08°15'E - 571.6

Drummer

Smith - TSP 70/43

Begin at cor. of Lawrence
W dir 100' along rd.

N 45 150' N dir.

" " E dir 100' to Lawrence

" " S " 150' to begin

Bambary - CWC 32/141 S & B 1960
- bounded on W. by Lee

Begin at I.P. on N side rd.

with rd. N 87° 36' E - 100

N 02° 24' W - 160'

S 87° 36' W - 143.15

S 17° 30' E - 165.72

\$

Lee TSP 4/507

Begin on pub rd. with
N 06° W - 105' ~~to~~ ^{with} Gary Hecker to Pentz

S 84° W - 97' 8"

S 06° E - 83' 4" to rd.

with rd. S 83° E - 100'

from Austin Jones
formerly Com. E. Reese

Auckland CWC 24/479

Begin on rd. at cor. Horney

N dir. 192 yds to Thos. Horney

W " 39 " Reese Rhodes

S " 184 " " pub rd.

with rd E " 39 " to begin

formerly Pentz
formerly Warren E. Reese

Drummer

Map 58

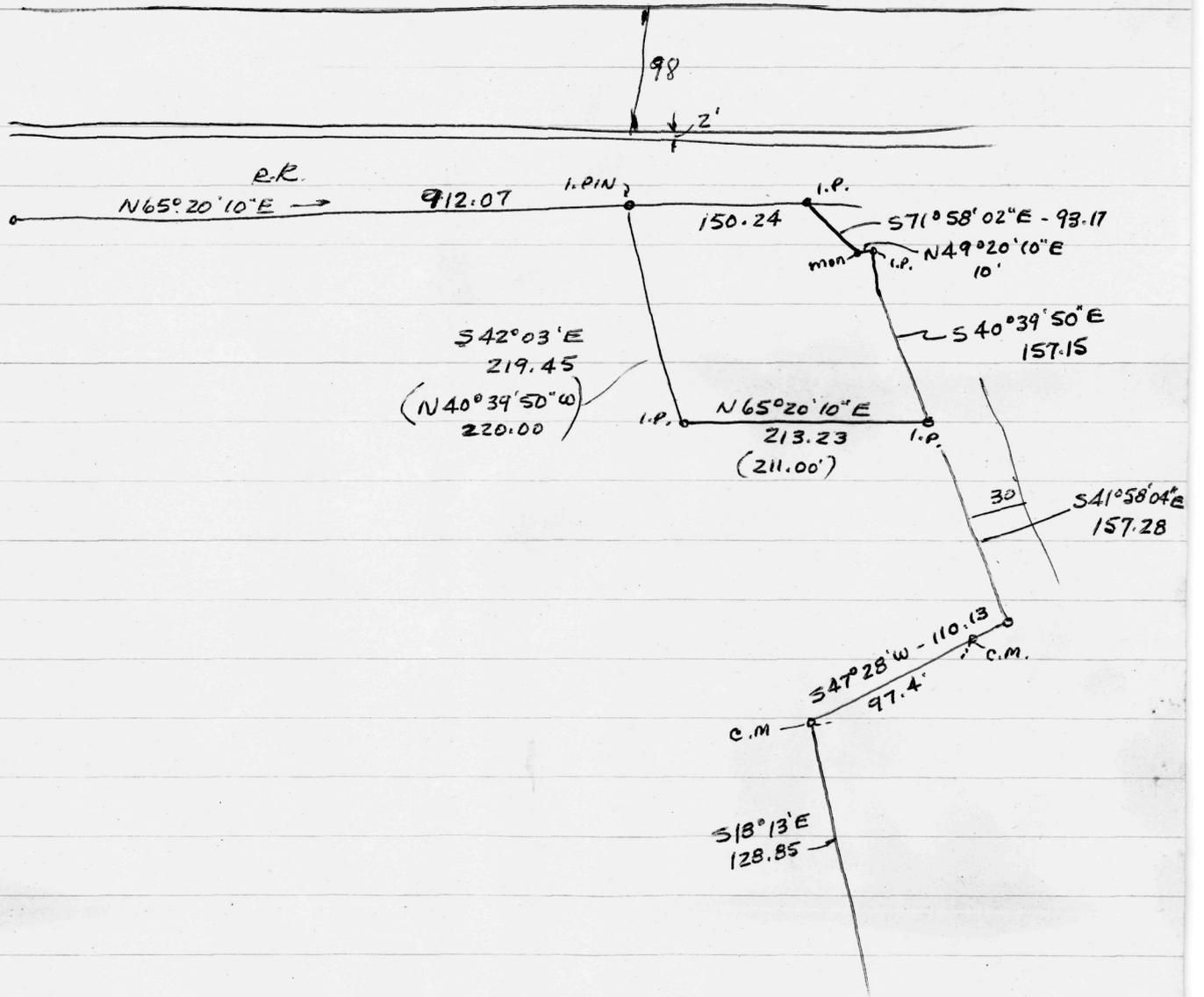


- ✓ 97 - Edward E. Smith CWC 2/557
- 306 - Thos. Ewing NBW 7/508
- ✓ 307 Albert D. Smith TSP 70/43
- ✓ 309 Robt. E. Lee TSP 4/507
- ✓ 310 Robt. C. Auckland CWC 24/479
- 311 Marion Larr ASG Jr. 7/52
- 523 Emma Evans BHT 10/315
- 527 Henry F. Stringer TSP 72/413
- ✓ 526 Irene E. Drummer CWC 38/29
- ✓ 590 Roy E. Radcliffe, Jr. TSP 70/245
- ✓ 573 Bobby F. Bamberg CWC 32/141

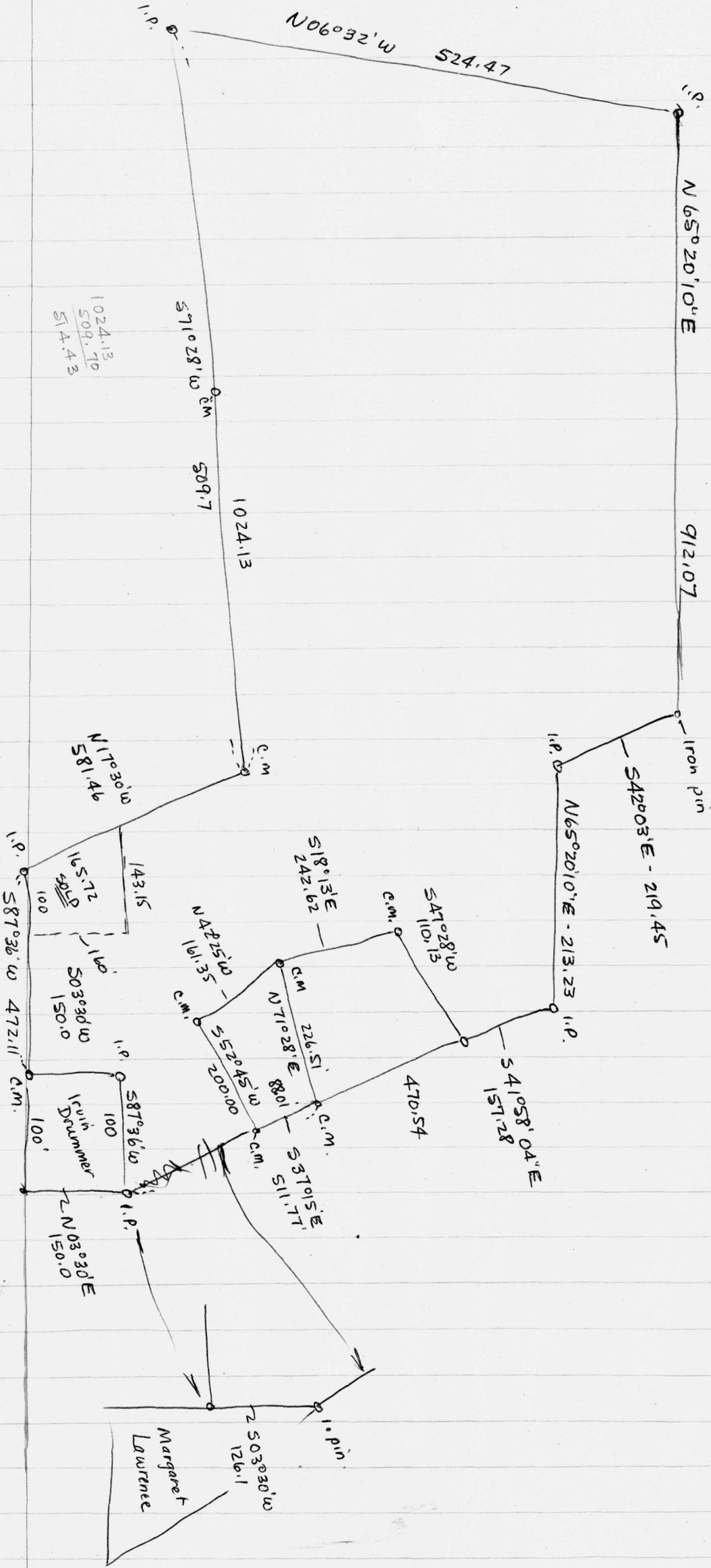
Evans to Drummer apparently all land in Sect. 2

Smith - CWC 2/557 - S & B 1960
 Begin W side road, said point N 37° 15' W - 511.77
 from inter NW cor of Lawrence & rd.
 S 52° 45' W - 200' to C.M.
 N 42° 25' W - 161.35 " " 2/3 Evans
 N 71° 28' E - 226.51 " " " "
 with rd. S 37° 15' E - 88.01 to begin

Radcliffe TSP 70/245 - S & B 1960
 Begin on W side Evans Ave (30'), S 37° 15' E - 405.83
 from C.M. at SE cor. Evans
 with rd. S 37° 15' E - 105.94 to iron pin
 S 52° 45' W - 200'
 N 37° 15' W - 105.94
 N 52° 45' E - 200' to begin



Drummer



550.59
100.79
651.38

912.07
651.38
260.69

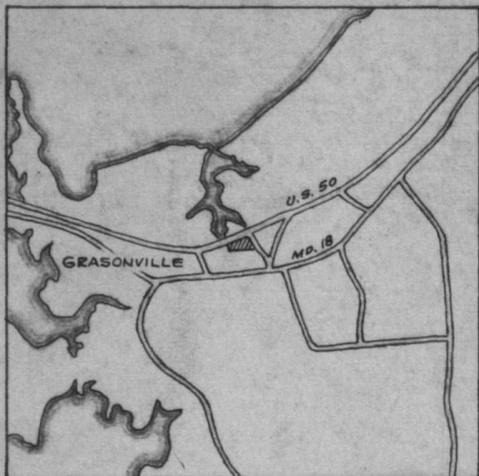
1024.13
509.70
514.43

2.5

18
2.5
90
36
450
241.36
241.81

Survey of lands of Jos. W. A. Evans
June 1960
S & B

Margaret
Laurence

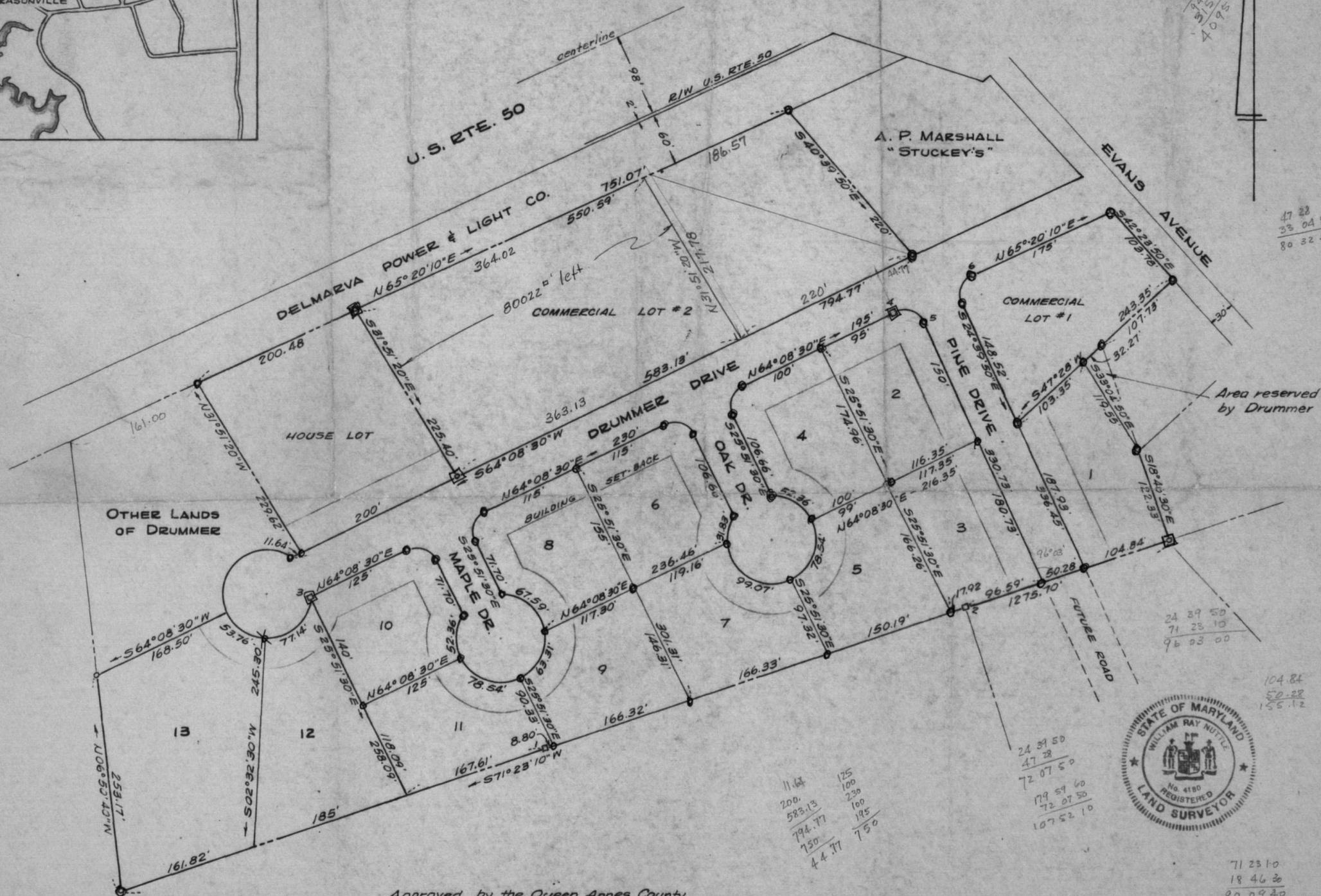


COORDINATES

NO.	NORTH	EAST
1	4213.50	4769.26
2	4376.15	5252.17
3	4392.25	4497.85
4	4719.36	5172.75
5	4707.54	5205.68
6	4761.93	5263.24

CURVE DATA

NO	DEF. ANGLE	RADIUS	TANGENT	ARC LENGTH
4-5	91° 11' 40"	24.48	25.00'	38.96'
cut-de-sacs	300° 00' 00"	50.00'	—	261.80'
all others	90° 00' 00"	25.00'	25.00'	39.27'



Approved by the Queen Annes County Health Department.

Approved by the Queen Annes County Planning & Zoning Commission.

This is to certify that this plat represents a survey by me and that the monuments shown actually exist in accordance with Section 60, Article 17, Annotated Code of Md.

William R. Nuttle, #4180

Owner

Note: All roads 50' wide
Building set-back - 35'

SUBDIVISION PLAT
WINCHESTER ESTATES
GRASONVILLE, QUEEN ANNES Co., Md.
Scale 1"=100' Aug. 1968
William R. Nuttle, Reg. Surveyor
Chestertown, Md.



71 23 10
18 46 30
90 09 40
179 59 60
90 09 40
89 50 20

24 39 50
71 23 10
96 03 00

104.84
50.28
155.12

47 28
33 04 50
80 32 50

11.64
200.
583.13
794.77
750
44.77

125
100
230
100
195
750

24 39 50
47 28
72 07 50
179 59 60
72 07 50
107 52 10

315
111
54
125
181

153
150
145
140
135
130
125
120
115
110
105
100
95
90
85
80
75
70
65
60
55
50
45
40
35
30
25
20
15
10
5
0

SECTION I, WINCHESTER ESTATES

CURVE DATA

NO.	DEF. ANGLE	RADIUS	TANGENT	ARC LENGTH
14-15	08°00'00"	639.24'	44.70'	89.25'
18-19	"	589.24'	41.20'	82.27'
16-17	300°00'00"	50.00'	—	261.80'

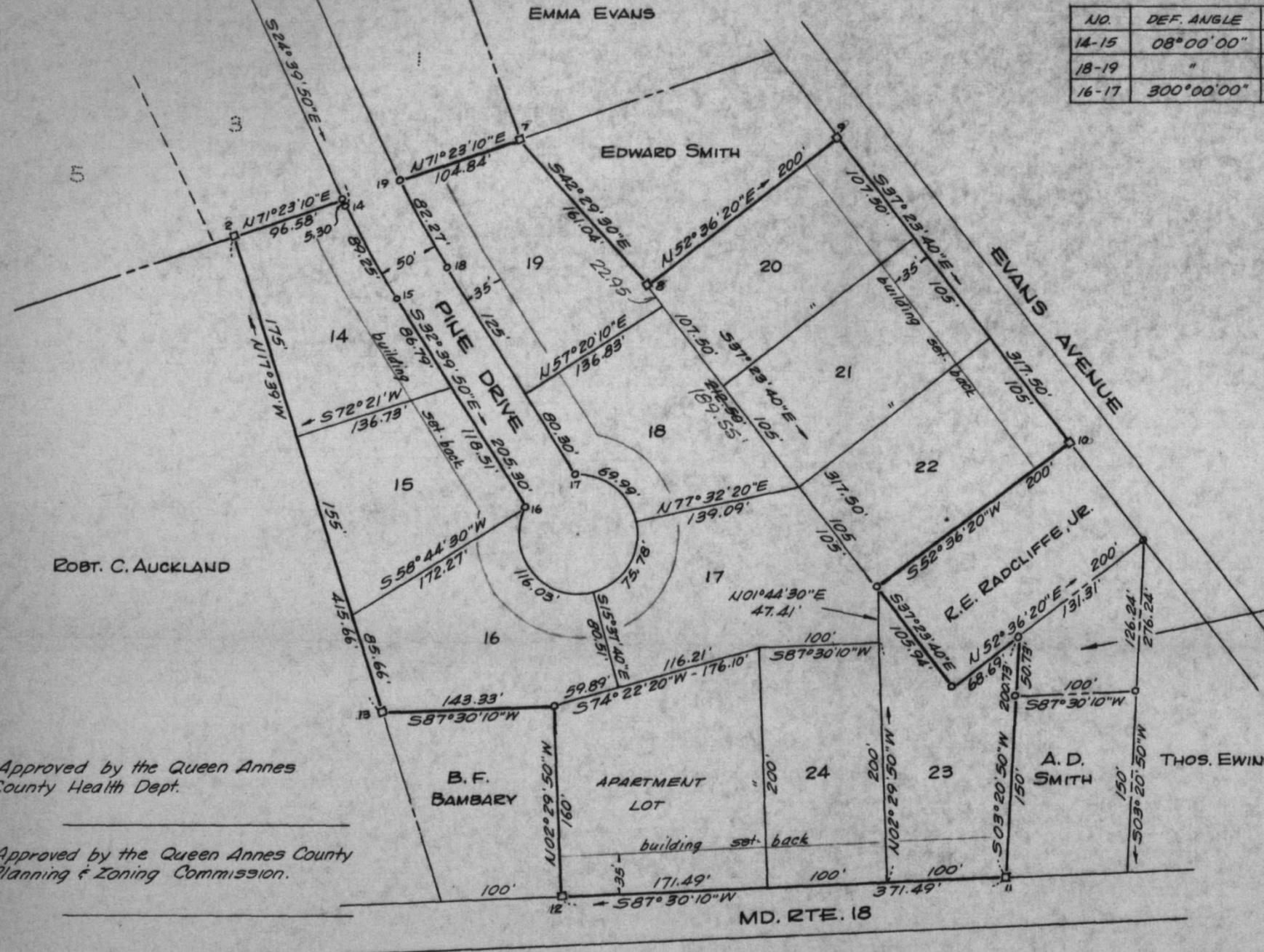
COORDINATES

NO.	NORTH	EAST
2	4376.15'	5252.17'
7	4456.49'	5490.71'
8	4337.74'	5599.49'
9	4459.21'	5758.38'
10	4206.96'	5951.20'
11	3842.66'	5899.50'
12	3826.46'	5528.35'
13	3980.06'	5378.19'

All above points marked by concrete monuments.

AREA RETAINED BY DRUMMER

Note: Evans Avenue and Md. Rte. 18 were established from existing property corners and not from the present paving.



ROBT. C. AUCKLAND

Approved by the Queen Annes County Health Dept.

Approved by the Queen Annes County Planning & Zoning Commission.

This is to certify that this plat represents a survey by me and that the monuments shown actually exist in accordance with Section 60, Article 17, Annotated Code of Maryland

William R. Nuttle
Surveyor

Owner



SECTION TWO

WINCHESTER ESTATES

GRASONVILLE, QUEEN ANNES CO., MD.

Scale 1"=100' Dec. 1968

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