

DESCRIPTION OF THE JOAN BUTLER WEARY LANDS, FIFTH DISTRICT,
QUEEN ANNES COUNTY, MD.

Beginning for the same at a point in the centerline of Tilghman Neck Road, said point being the northeast corner of the herein described lands and the southeast corner of the lands of Benjamin C. Tilghman; and running, thence, by and with the centerline of said road S 05 24 W - 196.52', thence, N 80 39 20 W - 21.40' to an iron pipe; thence, by and with the lands of Oscar Handy and William Gould N 80 39 20 W - 689.69' to a concrete marker; thence, still by and with said Gould lands S 74 57 40 W - 75.62' to a stone; thence, by and with the lands of Harrison Smith, United Mortgage Co., Annie E. Pauls, and Ivory T. Gould S 50 24 50 W - 502.61' to a stone and the lands of Thomas Wilmer; thence, by and with said Wilmer lands S 05 16 50 W - 360.97' to a concrete marker and the lands of Lillian Lockerman; thence, by and with said Lockerman lands S 05 25 30 W - 511.29' to a concrete marker and S 05 25 30 W 33.08' to the centerline of DeCoursey Thom Road; thence, by and with the centerline of said road S 49 50 50 W - 545.85' and S 50 35 10 W - 545.60'; thence, S 48 40 E - 25.53' to an iron pipe and the lands of Stanley Smith; thence, by and with said Smith lands S 48 40 E - 867.46' to a concrete marker and the lands of Clara Stevens; thence, by and with said Stevens lands S 12 28 40 W - 34.25' to a stone and the lands of Clarence W. Miles; thence, by and with said Miles lands the nine following courses and distances: (1) N 84 33 10 W - 2403.86' to a stone, (2) N 33 39 W - 11.68' to a concrete marker, (3) N 84 18 30 W - 1633.50' to an iron pipe, (4) S 23 58 W - 229.52' to a concrete marker in the marsh at the head of Abbott's Cove, (5) S 47 42 50 W - 65.87' to a concrete marker in the marsh, (6) S 47 28 W - 418.63' to a concrete marker at the south edge of Abbott's Cove, (7) S 82 51 W - 307.40' to a point on the south side of said cove, (8) N 76 04 W - 327.22' to an iron pipe, and (9) N 76 04 W - 32.39' more or less to the mean high waters of the Chester River; thence, by and with the mean high waters of the Chester River and of Tilghman Creek the 35 following courses and distances:

1. N 10 53 30 W - 424.63' (Note: This line crosses the outlet to Abbott's Cove, now a tidal pond.)
2. N 39 46 50 E - 123.23'
3. N 03 50 30 W - 417.92'
4. N 20 02 40 W - 276.30'
5. N 34 53 10 W - 642.00'
6. N 00 42 20 W - 762.08'
7. N 46 54 10 E - 104.07'
8. N 70 42 20 E - 159.15'
9. N 45 02 30 E - 150.35'
10. N 81 25 20 E - 238.84'
11. S 13 04 10 W - 119.67'
12. S 53 46 40 E - 454.49'

13. N 55 18 10 E - 246.73'
 14. N 52 03 10 W - 366.54'
 15. N 15 52 00 W - 422.22'
 16. S 65 00 00 E - 678.18'
 17. N 72 20 00 E - 150.55'
 18. N 35 12 20 E - 549.53'
 19. N 47 33 40 E - 253.16'
 20. N 70 44 40 E - 147.91'
 21. S 59 00 20 E - 131.04'
 22. S 88 16 30 E - 392.52'
 23. N 69 59 20 E - 295.48'
 24. S 31 55 30 E - 203.75'
 25. N 81 09 00 E - 176.03'
 26. N 40 46 00 W - 151.18'
 27. N 42 45 20 E - 185.29'
 28. S 88 07 00 E - 314.73'
 29. N 84 55 20 E - 264.45'
 30. S 02 45 50 W - 182.63'
 31. S 69 09 00 E - 141.13'
 32. N 08 31 30 E - 117.50'
 33. N 70 34 20 E - 145.57'
 34. S 66 47 10 E - 371.54'
 35. N 72 54 00 E - 161.54'

to the center of a tidal stream at the head of Tilghman Creek; thence, by and with the centerline of said stream S 67 31 30 E - 54.10'; thence, N 17 36 E - 12.00' to a concrete marker at the edge of the marsh and the lands of Benjamin C. Tilghman; thence, by and with said Tilghman lands S 72 24 E - 494.43' to a concrete marker, S 72 14 30 E - 2066.32' to a concrete marker, and S 72 14 30 E - 28.71' to the place of beginning. Containing in all 391.885 acres of land, more or less, 5.8 acres of which are covered by the waters of Abbott's Cove.

Subject to the right-of-ways of Tilghman Neck Road and DeCoursey Thom Road.

April 10, 1977.

William R. Nuttle.

Gould CWC 66/634 - survey by Fisher

Begin @ rd. at SE cor. Eliz Gould

w/same $N43^{\circ}20'W - 137$

$S48^{\circ}W - 118.5$

$N43^{\circ}20'W - 487$ to stone @ Waverly

w/same $N54^{\circ}E - 50'$ " "

$S82^{\circ}15'E - 480$ to " @ Moffitt

w/same $S02^{\circ}15'W - 155.5$ to I.P. in ditch

" $S82^{\circ}30'E - 183$ to @ rd.

w/same $S48^{\circ}W - 221.5$ to begin

MAP 43

Benj. C. Tilghman

Tilghman Cr.

Joan B. Weary et al.
CWC 68/685

Abbott
Cove

M51
P1

Clara R. Stevens

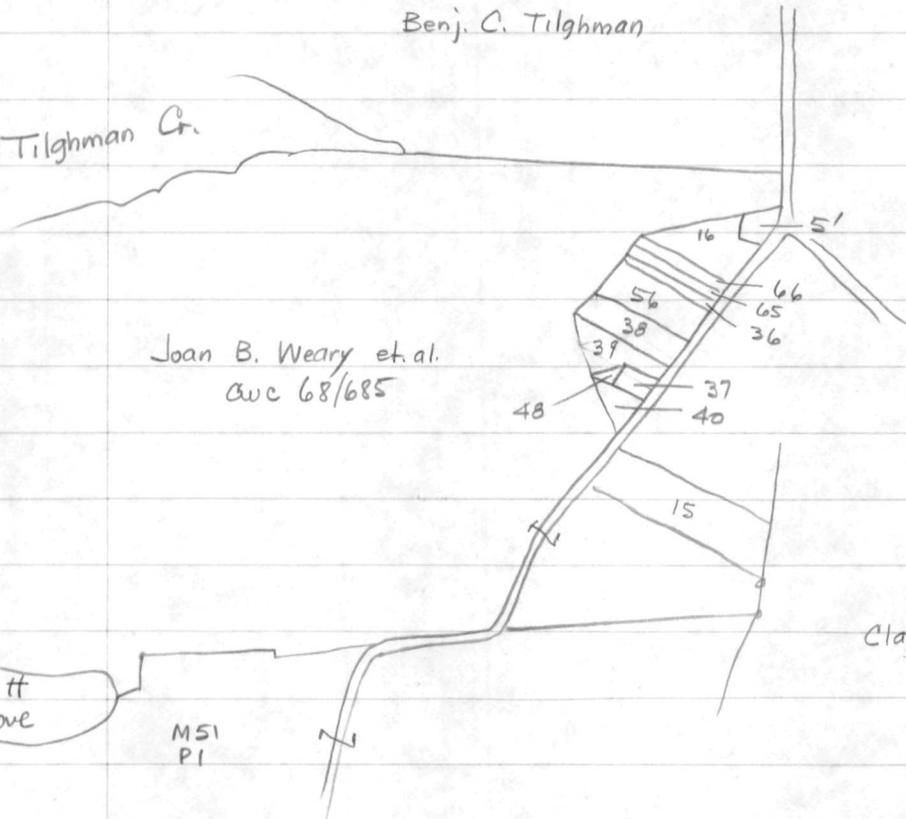
- 40 - Lillian Lockerman
- 48 - Margaret J. Davis
- 37 - Joan B. Weary
- 39 - Thomas Wilmer
- 38 - Ivory T. Gould
- 56 - Annie E. Pauls
- 36 - United Mortgage Co
- 65 - " "
- 66 - Harrison Smith
- 51 - Oscar Handy
- 16 - Wm. Gould
- 15 - Stanley Smith

51-1 - Clarence W. Miles

CWC 28/526 - school lot

CWC 66/634

5.98 ac.



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#19,106. QUEEN ANNE'S COUNTY, TO
WIT: Be it remembered that on the Twenty-fourth day of October, in the year
nineteen hundred and thirty eight, the following Deed was brought to be recorded,
to wit:-

THIS DEED, made this 12th day of October, 1938,
by and between George M. Moffett and Madeline B. Moffett, his wife, of Queen Anne's
County, State of Maryland, parties of the first part, and Josephine Dole Butler
and Gerald M. Butler, her husband, of Dade County, State of Florida, parties of the
second part;

WHEREAS, the said George M. Moffett is the owner in fee
simple of a tract of land or farm, known as "Blakeford", situate, lying and being on
Queenstown Creek, Chester River and Abbott's Cove, in the Fifth Election District of
Queen Anne's County aforesaid, and fully described in the deed from Mary Washington
Thom, et al., to the said George M. Moffett, bearing date the 19th day of March, 1935,
and recorded in Liber W. H. C. No. 1-A, folios 116, etc., a land record book for
Queen Anne's County aforesaid;

AND WHEREAS, the said Josephine Dole Butler is the own-
er in fee simple of a tract of land or farm, known as "Waverly", situate, lying and
being on Tilghman's Creek, Chester River and Abbott's Cove, in the Fifth Election
District of Queen Anne's County aforesaid, and fully described in the deed from James
E. Beckley and Ethel W. Beckley, his wife, to the said Josephine Dole Butler, bearing
date the 8th day of July, 1937, and recorded in Liber W. H. C. No. 5-A, folios 169,
etc., a land record book for Queen Anne's County aforesaid;

AND WHEREAS, there exists some doubt as to the location
of that part of the division line between said tracts of land or farms which borders
on said Abbott's Cove;

AND WHEREAS, it is desirable and to the interest of
both the parties to the first part and the parties of the second part that the said
division line (in its entirety) between said tracts of land or farms should be definite-
ly established;

NOW, THEREFORE, THIS DEED WITNESSETH, that for and in
consideration of the premises and of the several grants hereinafter made, it is mutu-
ally agreed by and between the parties hereto that the said division line between said
tracts of land or farms shall be as follows, to wit:

BEGINNING for the same at the point marked by a concrete
monument on the southerly side of Abbott's Cove where the said tract of land or farm
known as "Blakeford" and the said tract of land or farm known as "Waverly" corner on
Chester River at the end of the twenty first line of the said tract of land or farm
known as "Waverly" as shown on a certificate of survey and plat thereof (recorded or
intended to be recorded among the land records of Queen Anne's County aforesaid immedi-
ately preceding this deed) made by Shew & Bartlett, Engineers, in collaboration with William
H. Elliott, engineer, on the 23rd day of July, 1938, and running from thence (1) up
and with the low water line of the southerly shore of Abbott's Cove South 81° 19'
East, 607.7 feet to a concrete monument; thence (2) by same North 77° 36' East, 307.4
feet to a concrete monument; thence (3) by same North 42° 13' East, 425.4 feet to a
concrete monument set at the head of Abbott's Cove; thence (4) with "Blakeford" North
42° 25' East, 66 feet to a concrete monument set in the marsh; thence (5) by same
North 8° 15' East, 251.6 feet to a stone; thence (6) by same North 85° 45' East, 1633.5
feet to a concrete monument; thence (7) by same South 40° 45' East, 12.4 feet to an
ancient stone marked "R.T"; and thence (8) by same North 85° 45' East, 2405.8 feet
to another ancient stone and the land of (or formerly of) William Boyles.

AND the said George M. Moffett and Madeline B. Moffett,
his wife, do hereby grant and convey and forever quit claim unto the said Josephine
Dole Butler, her heirs and assigns, in fee simple, all that part (if any) of the said
tract of land or farm known as "Blakeford" which lies on the northerly side of the a-
bove described division line.

AND the said Josephine Dole Butler and Gerald M. Butler,
her husband, do hereby grant and convey and forever quit claim unto the said George
M. Moffett, his heirs and assigns, in fee simple, all that part (if any) of the said
tract of land or farm known as "Waverly" which lies on the southerly side of the above
described division line.

IN TESTIMONY WHEREOF, the said parties of the first and
second parts have hereunto subscribed their names and affixed their seals, the day and
year first above written:

*Original Expedit + delivered to Wm R. Horney, atty
Nov 7, 1938*

"WAVERLY"



JOHN HARRIS

"WAVERLY"

"HERMITAGE LOT"

Area: $1\frac{1}{2}$ Acres

372.43 - 551'25"E

MONUMENT
STONE

SCHOOL
LOT

STONE N39°W/E 502.73 STONE

228.50 (Total)

"HANDY LOT"

Area:
2 $\frac{3}{4}$ A.

(Total) 624.00 - 553'34"

SAMUEL HOLLIS

PUBLIC ROAD

MONUMENT
STONE

STONE

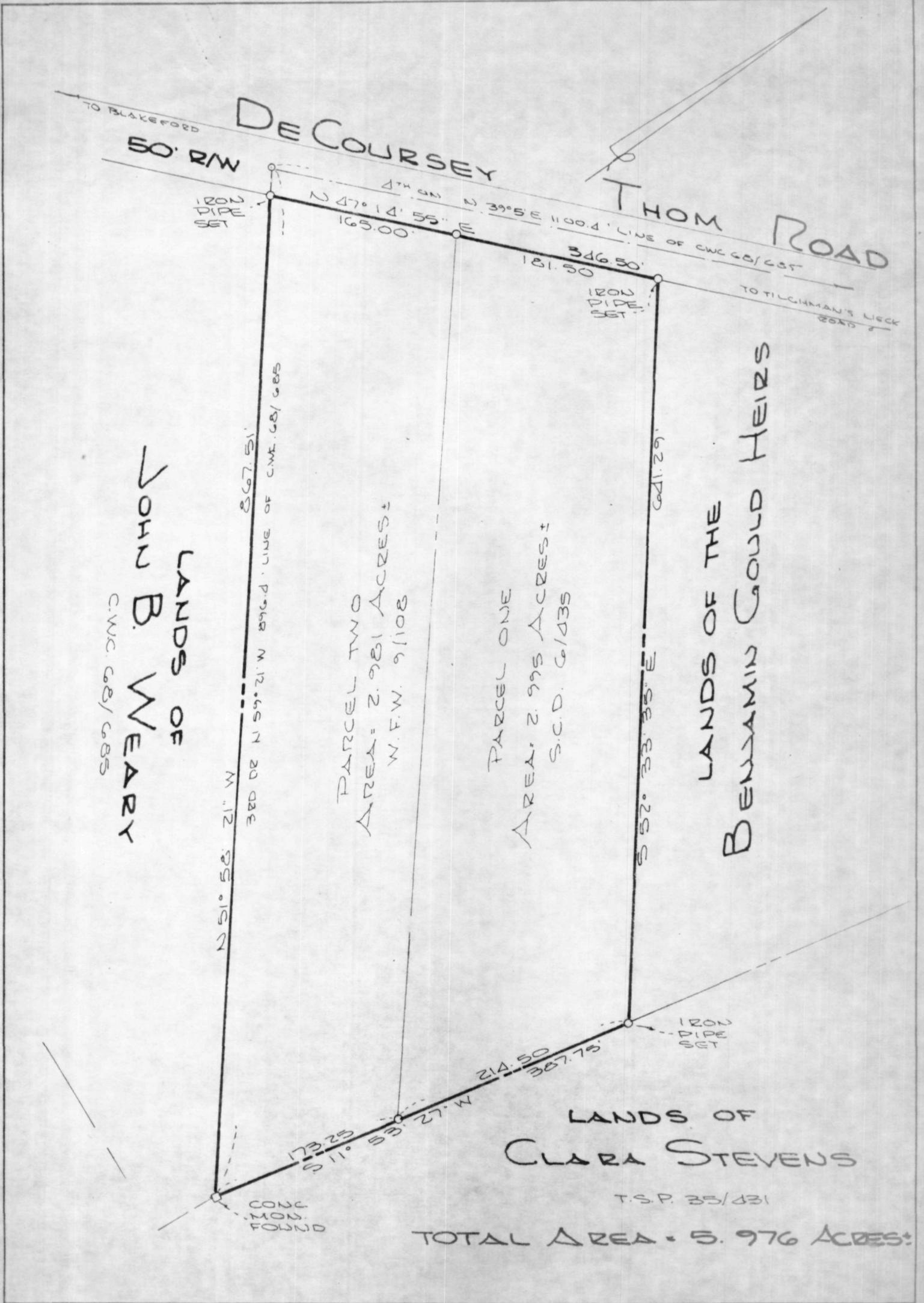
STONE

TO
CENTREVILLE

MONUMENT
STONE

241.73 - 526'35"W

LOTS



LANDS OF
JOHN B. WEARY
 C.W.C. 68/685

PARCEL TWO
 AREA: 2.981 ACRES
 W.F.W. 9/108

PARCEL ONE
 AREA: 2.995 ACRES
 S.C.D. 6/135

LANDS OF THE
BENJAMIN GOULD HEIRS

LANDS OF
CLARA STEVENS

T.S.P. 35/131

TOTAL AREA = 5.976 ACRES

FORM #2

SURVEY OF THE LANDS OF
ALEXANDER GREEN
 FIFTH DISTRICT, QUEEN ANNE'S
 COUNTY, MARYLAND

J. R. McCRONE, JR., INC.
 REGISTERED PROFESSIONAL ENGINEERS
 AND SURVEYORS
 ANNAPOLIS, MARYLAND
 PRINCE FREDERICK CHESTERTOWN
 TRAPPE LEONARDTOWN BOWIE

DRAWN BY WHITEHILL
 SCALE 1" = 100'
 DATE FEB. 1978
 JOB NO. E-6862
 FOLDER 755