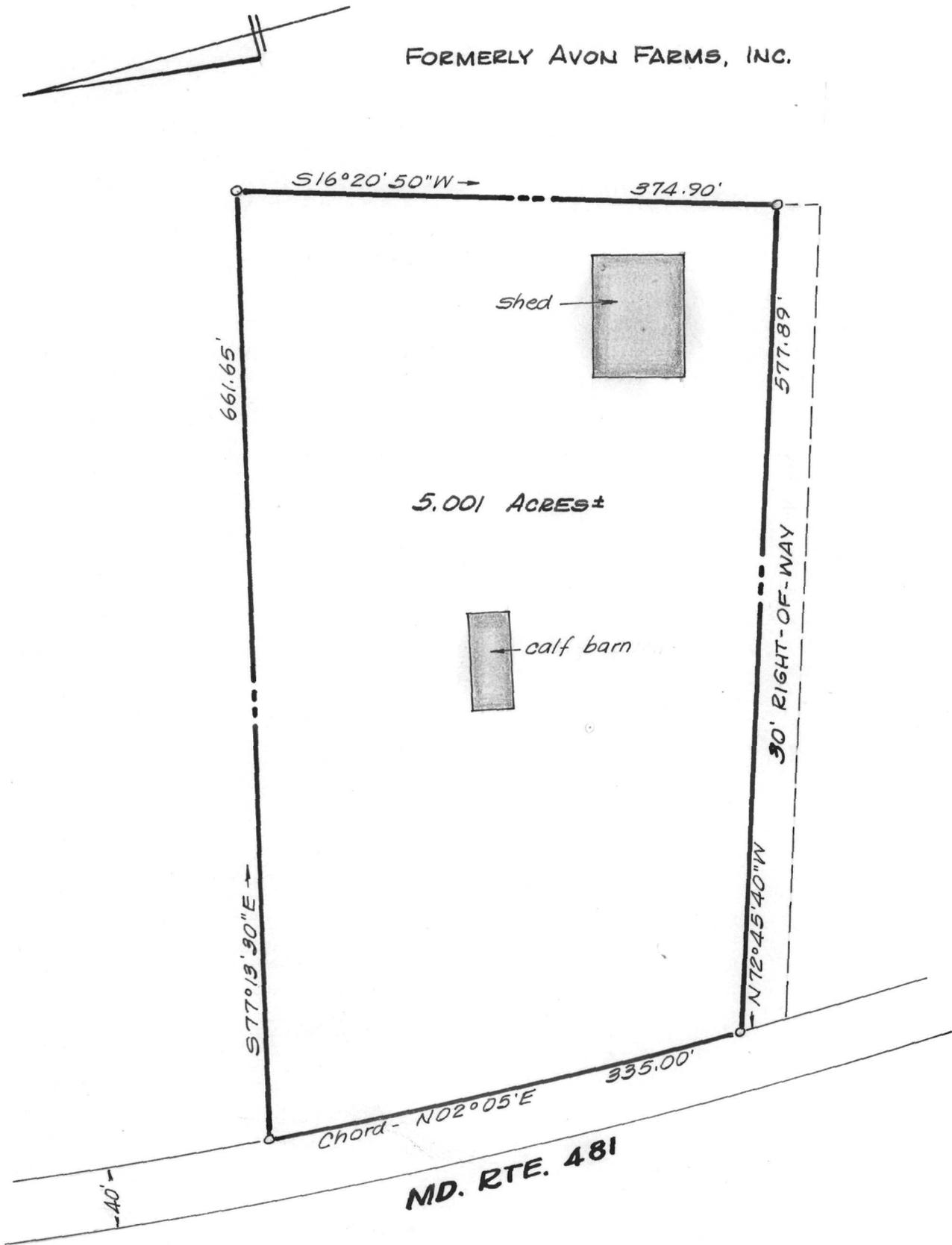


PLAT OF A PART OF
AVALON FARMS, INC.
 6TH DISTRICT, QUEEN ANNES CO., MD.
 Scale 1"=60' Nov. 1970.
 William R. Nuttle, Reg. Surveyor
 Chestertown, Md.

FORMERLY AVON FARMS, INC.



PLAT OF THE REMAINING LANDS OF
AVALON FARMS, INC.

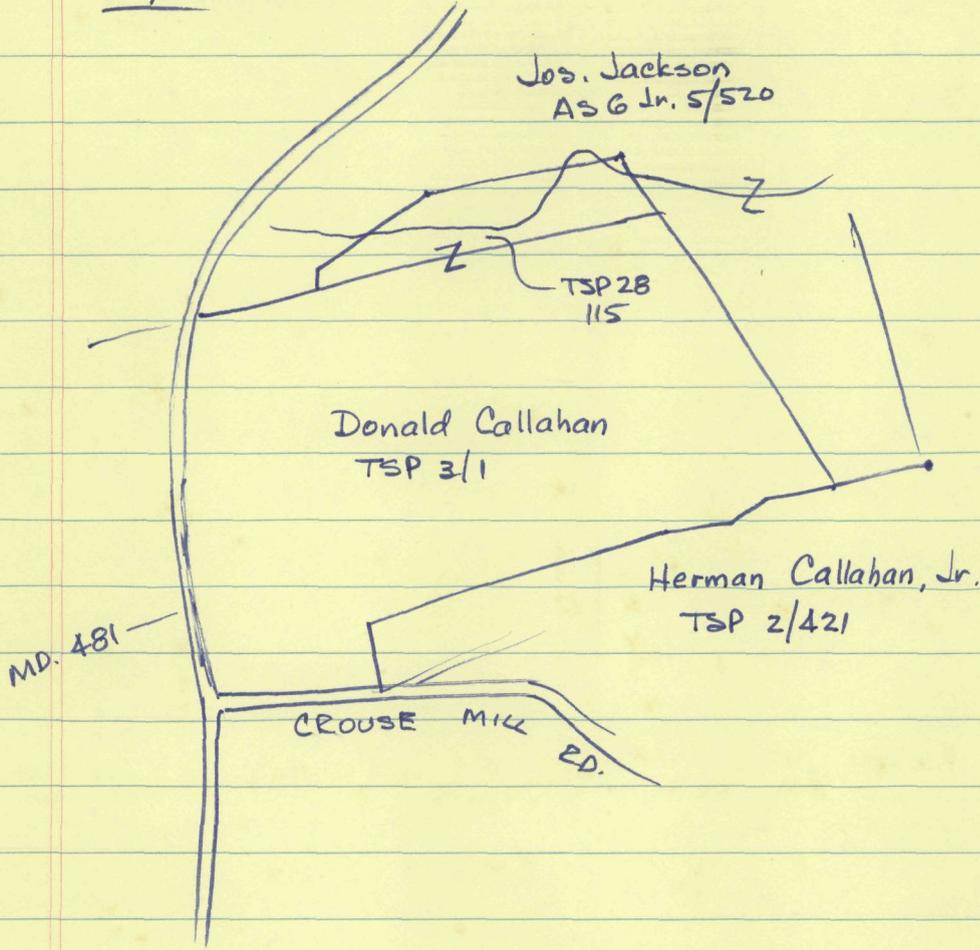
6TH DISTRICT, QUEEN ANNES CO., MD.

Scale 1" = 100'

Feb. 1972.

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

Map 62



TSP 3/1 - John Segar et ux to Donald E. Callahan et ux
Sept 7, 1951

Parcel 1 - Begin at end of 1st line of Leo Callahan
at stone, said stone being cor. of Tract #1

Clark to Jarrell
with Turner $S 79^{\circ} 30' W - 32$ ⁵²⁸ rd. to \odot rd.

" rd. $S 05^{\circ} 30' W - 47$ ^{775.50} ✓

$S 08^{\circ} E - 2.84$ ^{46.86} ✓

$S 04^{\circ} 30' W - 33$ ^{544.50}

South - 0.76 ^{12.54} to Cherry tree on line
of Leon Callahan

with Callahan $N 15^{\circ} 30' E - 96.32$ ^{1589.28} to begin

11.69

Parcel 2 - tract known as Baker's Chance
on left side rd. from Puthsburg to Queen Anne
also on left side of rd. from said rd.
to Crouse's Mill, adjoining Chas. H. Dean,
Samuel Carter, and others

116 acres

Being Eaton to Jarrell - WHC 74/97
also being part of last will & test. of Chas. Jarrell
" " lands conveyed by Eaton ASG 18/576

21.66
18.17
3.49

2521
2166
3.55

3.52

116
11
128
140
128
12

TSP 28/115 - ~~F~~ Emmo O. Nichols to Donald E. Callahan
 May 21, 1956

Woodland bounded by Leo B. Callahan farm
 and T. B. Turner farm and others

Begin at stone at NW cor. of Leo Callahan
 it being cor. of track nearest pub. rd.

N43°15'E - ^{668.25} 40.5 to stone

N85°15'E - ^{1204.50} 73 to gran. stone at cor. of
 T. B. Turner

S39°E - ^{701.25} 42.5 to stone cor. of Leo Callahan

S53°W - 81 " "

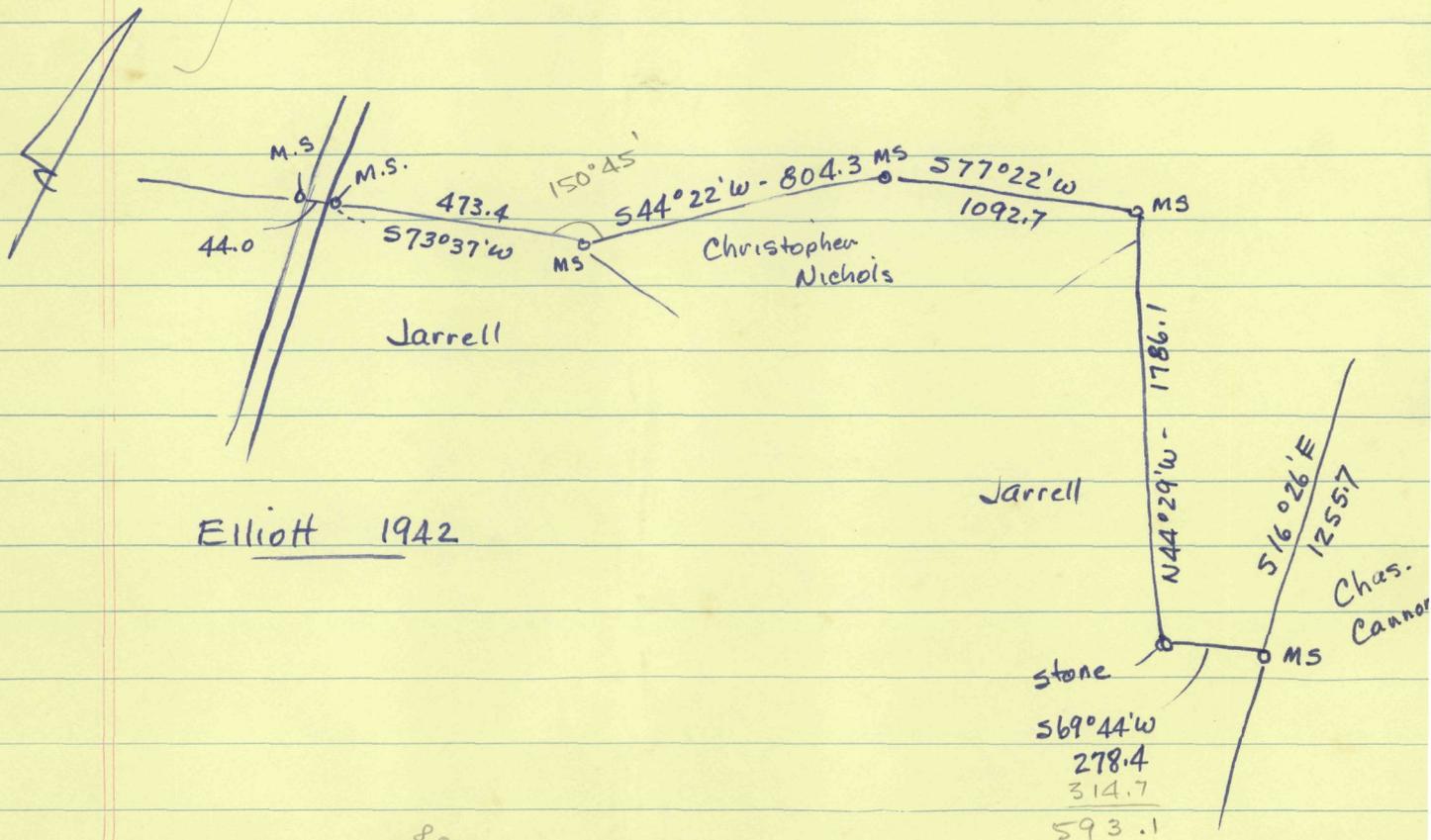
N82°30'W - ²³¹ 14

N64°30'W - ^{412.50} 25 to begin

13.825

ASG 5/520

Begin at stone on W side of Q.A. - Ruth. Rd.
 with Jarrell 573°37'W - 496.07



Elliott 1942

805.508
 282.04
 248.31
 275.23

TSP 2/421

Tract 1

60 41 40
15
60 56 40

Begin at stone on Thos. Turner land

with same N 58° 30' E - 18 ²⁹⁷

N 78° 45' E - 26 ⁴²⁹

N 64° 30' E - 18 ²⁹⁷

N 72° 45' E - 38 ⁶²⁷ to Cannon

S 42° 30' E - 16 ^{267.30}/₅ to stake or stone

with Cannon & Chance ^{1709.40} S 01° 30' W - 103.6 to Turner

with road Wash ^{2590.50} 157 to Mulliken

N 06° 15' W - 41.2 ^{679.80} to Turner

N 58° 15' E - 69 ^{1150.87}/₄ to begin

85 acres

06 15
58 15
64 30

179 60
64 30
115 30

Tract 2 - 106 acres, being Tract 5 WHC 7A/97

Both tracts being Item 7 of will of Farrell

60 41 40
3 14 26
63 56 00

179 60
63 56
106 04

DESCRIPTION OF A PART OF AVALON FARMS, INC. LANDS,
SIXTH DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at an iron pipe on the east side of Md. Rte. 481 (40' wide), said point being the three following courses and distances from the intersection of the east side of said Md. Rte. 481 and the centerline of Crouse Mill Road, which is the southwest corner of Avalon Farms, Inc. lands: (1) N 01 17 30 E - 119.72', (2) N 0 13 40 W - 655.90', and (3) N 0 04 30 W - 31.01'; and thence, from said beginning point, along the east side of Md. Rte. 481 following an arc the chord of which is N 02 05 E - 335.00' to an iron pipe and a new division line between the herein described lands and other lands of Avalon Farms; thence, by and with said new division line S 77 13 30 E - 661.65' to an iron pipe, S 16 20 50 W - 374.90' to an iron pipe, and N 72 45 40 W - 577.89' to the place of beginning. Containing in all 5.001 acres of land, more or less.

Together with a 30' right-of-way running adjacent to and parallel to the fourth line of the above description.

October 12, 1971.

William R. Nuttle.

DESCRIPTION OF A PART OF AVALON FARMS, INC. LANDS,
SIXTH DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at an iron pipe on the east side of Md. Rte. 481 (40' wide), said point being the southwest corner of Parcel A of Avalon Farms, Inc. and a corner for other lands of Avalon Farms, Inc.; and running, thence, by and with the east side of said road along an arc the chord of which is N 02 07 20 E - 100.00' to a new division line between the herein described lands and the remainder of the aforementioned Parcel A; thence, by and with said new division line S 77 48 10 E - 465.56' to other lands of Avalon Farms, Inc.; thence, by and with said lands S 12 11 50 W - 130.97' to an iron pipe and N 73 39 10 W - 449.24' to the place of beginning. Containing in all 1.200 acres of land, more or less.

November 19, 1970.

William R. Nuttle.

DESCRIPTION OF THE DONALD E. CALLAHAN LANDS, SIXTH DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at a point on the east side of Md. Rte. 481 (40' wide), said point being the northwest corner of the herein described lands and the southwest corner of the lands of Joseph Jackson; and running, thence, by and with said Jackson lands the four following courses and distances: (1) N 81 07 30 E - 471.55' to a stone, (2) N 51 52 30 E - 804.30', N 84 52 30 E - 1092.70', and (4) S 37 33 20 E - 1785.97' to a stone and the lands of Herman Callahan, Jr.; thence, by and with said Herman Callahan lands the six following courses and distances: (1) S 75 07 50 W - 314.76', (2) S 69 31 30 W - 297.00', (3) S 72 57 50 W - 429.00', (4) S 60 56 40 W - 297.00', (5) S 60 41 40 W - 1150.87', and (6) S 03 14 20 E - 656.72' to the centerline of Crouse Mill Road; thence, by and with the centerline of said road N 87 05 30 W - 1193.69' to the easterly side of Md. Rte. 481; thence, by and with the east side of said road the four following courses and distances: (1) along a curve the chord of which is N 01 17 30 E - 119.72', (2) N 0 13 40 W - 655.90', (3) along a curve the chord of which is N 02 49 30 E - 524.22', and (4) N 05 52 40 E - 1068.39' to the place of beginning. Containing in all 142.496 acres of land, more or less.

- Being the same lands described in the two following deeds:
- (1) John Segar, et. ux. to Donald E. Callahan, et. ux., dated September 7, 1951, and recorded in the Land Records of Queen Annes County, Liber TSP 3, folio 1.
 - (2) Emma O. Nichols to Donald E. Callahan, dated May 21, 1956, and recorded in the Land Records of Queen Annes County, Liber TSP 28, folio 115.

PARCEL A

Beginning for the same at a point on the east side of Md. Rte. 481 (40' wide), said point being the northwest corner of the herein described lands and the southwest corner of the lands of Joseph Jackson, and said point being, further, the beginning point of the above description; and running, thence, by and with said Jackson lands N 81 07 30 E - 471.55' to a stone and N 51 52 30 E - 283.00' to a new division line between the herein described lands and other lands of Callahan; thence, by and with said new division line S 12 11 50 W - 1850.49' and N 73 39 10 W - 449.24' to the east side of Md. Rte. 481; thence, by and with the east side of said road along a curve the chord of which is N 03 42 30 E - 372.82' and N 05 52 40 E - 1068.39' to the place of beginning. Containing in all 19.902 acres of land, more or less.

WILLIAM R. NUTTLE
Registered Surveyor
CHESTERTOWN, MD. 21620

December 7, 1983.

David C. Bryan, Atty.
Centreville, Md. 21617

Dear Dave:

You ought to know better than to embarrass a surveyor by asking him to justify his survey. The public will find out just how little we know.

I have shown the general position of Parcel 1, TSP 3/1 and of TSP 28/115 on the enclosed plat. Both are described by metes and bounds and both have a considerable error of closure. Parcel 2 is just described as 116 acres at the intersection of the two roads. There were pretty good descriptions of the Jackson and Herman Callahan farms, which I relied upon fairly heavily. The final acreage came out rather close, all things considered. My recollection is that the existing fences back up the lines that I established.

I hope that this will help.