

DESCRIPTION OF A PART OF THE TUCKAHOE LAND DEVELOPMENT
CORP. 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 northwest corner of the herein described lands and the southwest corner of the 5.001-acre tract retained by Avalon Farms, Inc.; and running, thence, by and with said Avalon Farms lands S 72 45 40 E - 577.89' to an iron pipe and N 16 20 50 E - 374.90' to an iron pipe and a new division line between the herein described lands and other lands of Tuckahoe Land Development Corp.; thence, by and with said new division line N 60 55 50 E - 947.62' and N 81 29 20 E - 1855.55' to the lands of Joseph Jackson; thence, by and with said Jackson lands S 37 33 20 E - 147.71' to a stone and the lands of Herman Callahan, Jr.; thence, by and with said 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 - 279.55' to a second new division line between the herein described lands and other lands of Tuckahoe Land Development Corp.; thence, by and with said new division line N 87 05 30 W - 1170.67' to the east side of Md. Rte. 481; thence, by and with the east side of said road N 0 13 40 W - 400.17' and along an arc the chord of which is N 0 04 30 W - 31.01' to the place of beginning. Containing in all 35.000 acres of land, more or less.

Subject to a 30' right-of-way parallel to and adjacent to the first line of the above description (S 72 45 40 E - 577.89').

September 17, 1972.

William R. Nuttle.

DESCRIPTION OF A PART OF THE TUCKAHOE LAND DEVELOPMENT CORP.
LANDS, SIXTH DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at an iron pipe on the east side of Md. Rte. 481, said point being the northwest corner of the herein described lands and the southwest corner of the 5.001-acre tract retained by Avalon Farms, Inc.; and running, thence, by and with said Avalon Farms lands S 72 45 40 E - 577.89' to an iron pipe and N 16 20 50 E - 374.90' to an iron pipe and a new division line between the herein described lands and other lands of Tuckahoe Land Development Corp.; thence, by and with said new division line S 77 13 30 E - 286.95', N 60 41 40 E - 1508.78', and N 72 38 20 E - 940.95' to the lands of Joseph Jackson; thence, by and with said Jackson lands S 37 33 20 E - 426.20' to a stone and the lands of Herman Callahan, Jr.; thence, by and with said 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' to an iron pipe, and (6) S 03 14 20 E - 279.55' to a second new division line between the herein described lands and other lands of Tuckahoe Land Development Corp.; thence, by and with said new division line N 87 05 30 W - 1170.67' to the east side of Md. Rte. 481; thence, by and with the east side of said road, along a line 20' from the centerline, N 0 13 40 W - 400.17' and along an arc the chord of which is N 0 04 30 W - 31.01' to the place of beginning. Containing in all 34.580 acres of land, more or less.

Subject to a 30' right-of-way parallel to and adjacent to the first line of the above description (S 72 45 40 E - 577.89').

June 13, 1972.

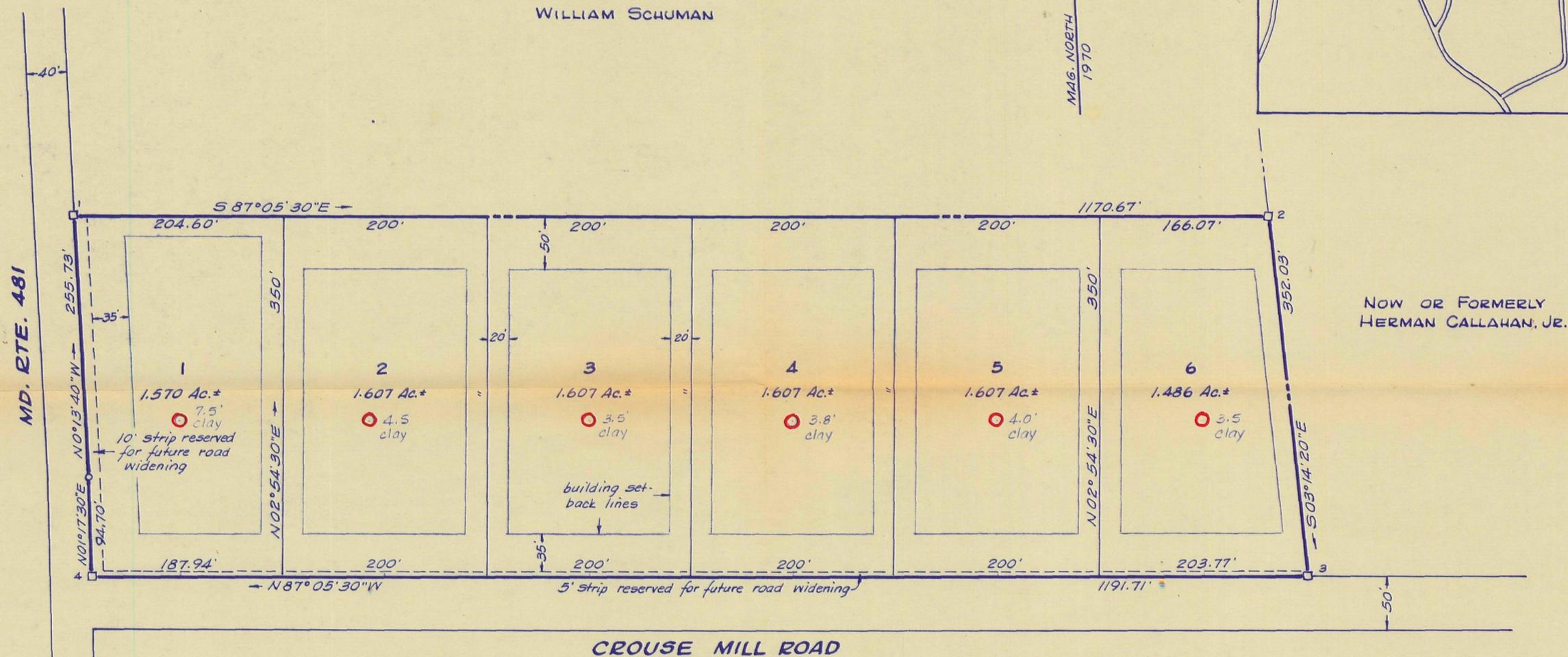
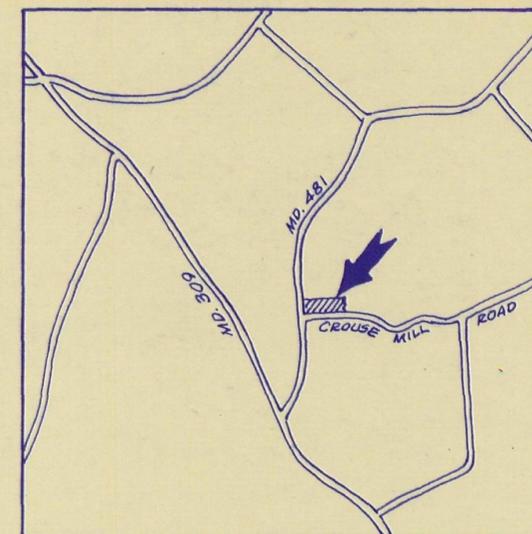
William R. Nuttle.

COORDINATES

NO.	NORTH	EAST
1	4572.19	5017.20
2	4512.79	6186.36
3	4161.32	6206.25
4	4221.79	5016.07

WILLIAM SCHUMAN

MAG. NORTH
1970



○ Percolation test hole
Numbers show depth
dug before water was
encountered

Approved by the Queen Annes County
Health Department.

Approved by the Queen Annes County
Planning and Zoning Commission.

This plat represents a survey by me, and the
land shown is in title to the owner represented
below.

William R. Nuttle Surveyor
Owner

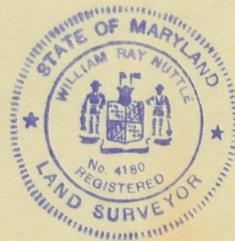
SUBDIVISION PLAT

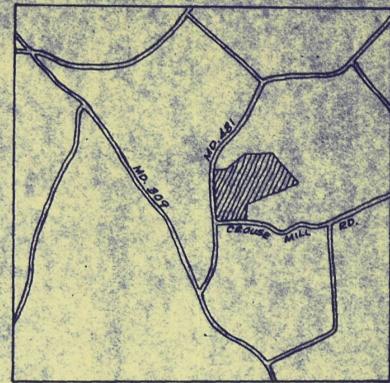
TUCKAHOE LAND DEVELOPMENT CORP.

6TH DISTRICT, QUEEN ANNES Co., Md.

Scale 1"=100' Dec. 1972.

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

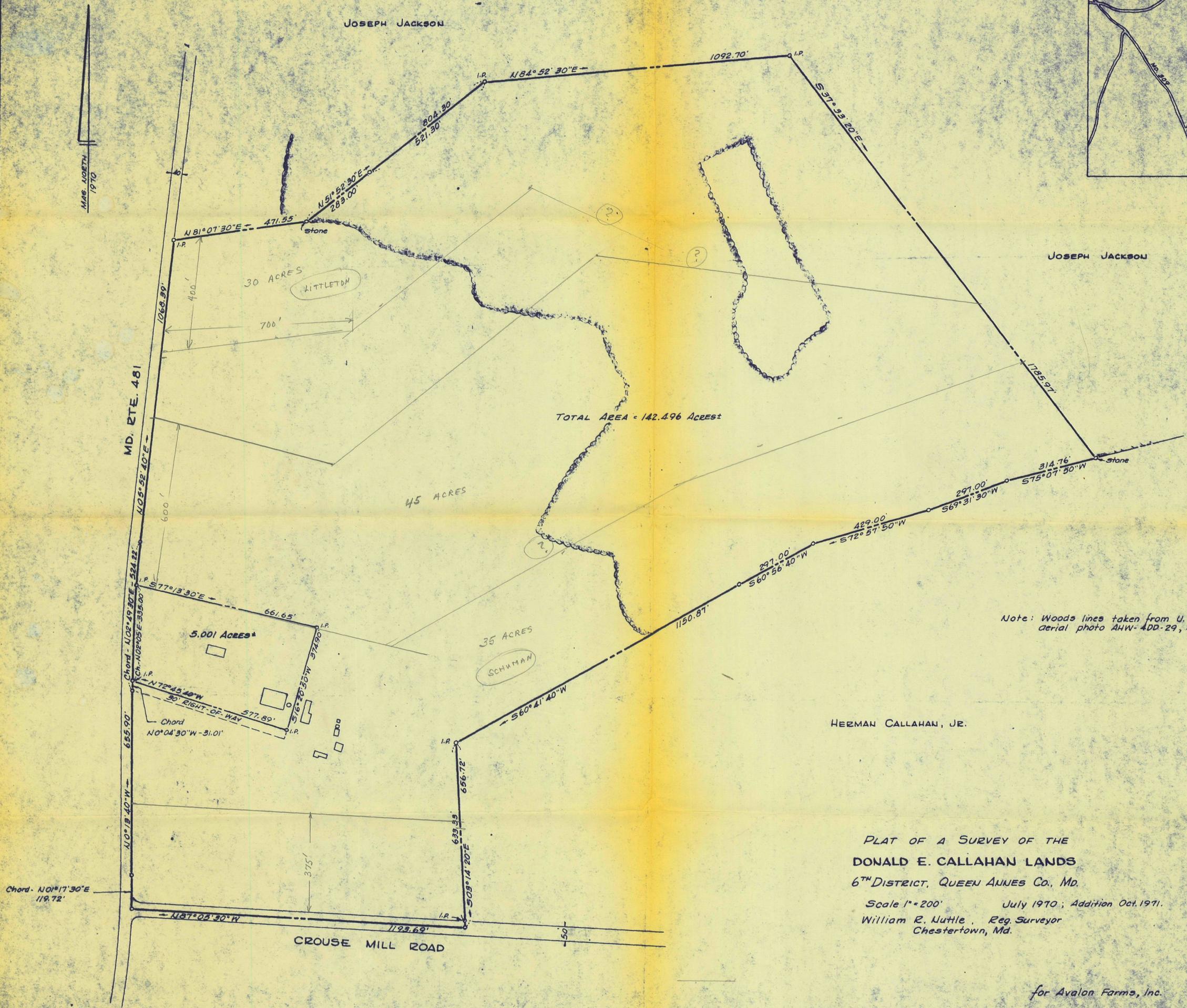




JOSEPH JACKSON

JOSEPH JACKSON

HERMAN CALLAHAN, JR.



TOTAL AREA = 142.496 Acres±

Note: Woods lines taken from U.S.D.A. aerial photo AHW-4DD-29, 4-17-64.

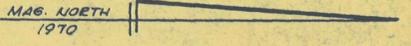
PLAT OF A SURVEY OF THE
DONALD E. CALLAHAN LANDS
6TH DISTRICT, QUEEN ANNES CO., MD.

Scale 1" = 200' July 1970; Addition Oct. 1971.
William R. Nuttle, Reg. Surveyor
Chestertown, Md.

for Avalon Farms, Inc.

I.P. = iron pipe

MAR. 10TH 1970



JOSEPH JACKSON

MD. RTE. 481

CROUSE MILL ROAD

I.P. = iron pipe

Chord - N01°17'30"E
119.72'

N0°13'40"W - 655.90'

Chord - N02°49'30"E - 524.22'

N05°52'40"E - 1068.39'

Ch - N02°05'E - 335.00'

Chord
N0°04'30"W - 31.01'

Chord
N72°45'40"W - 577.80'

Chord
M. 50°02'00"E - 116.15'

5.001 Acres ±

375'

503°14'20"E - 633.33'

656.72'

S60°17'40"W - 150.87'

150.87'

227.00'

227.00'

429.00'

S72°57'50"W

297.00'

S69°31'50"W

297.00'

S75°07'50"W

314.76'

Shore

1785.97'

1092.70'

S37°33'20"E

804.30'

527.50'

N51°52'30"E - 804.30'

471.55'

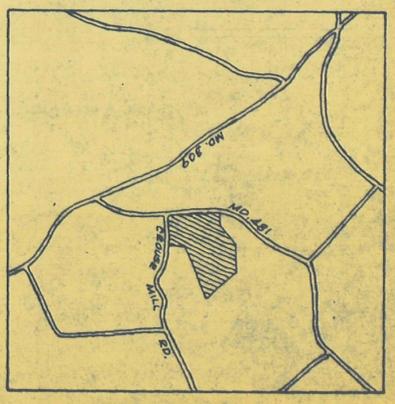
N81°07'30"E

TOTAL AREA = 142.496 Acres ±

*Abstract \$1472
Tuckahoe Land Development Corp.
by
John E. Little
and
William E. Luttie*

HERMAN CALLAHAN, JR.

JOSEPH JACKSON

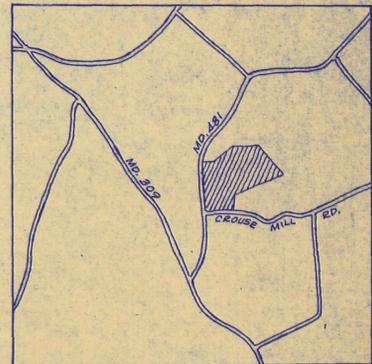


PLAT OF A SURVEY OF THE
DONALD E. CALLAHAN LANDS
6TH DISTRICT, QUEEN ANNES CO., MD.
Scale 1" = 200'
July 1970; Addition Oct. 1971.
William E. Luttie, Reg. Surveyor
Chester town, Md.

for Avalon Farms, Inc.

Note: Wooded lines taken from U.S.D.A.
Aerial Photo ADW-4DD-29, 4-17-64.

MAS. LOETH
1970



JOSEPH JACKSON

TRACT A - 30.001 Acres±

JOSEPH JACKSON

TRACT B - 17.382 Acres±

TRACT C - 45.001 Acres±

Lines traversed and
marked
Mar. 16, 1983

MD. RTE. 481

Chord - N04°57'30"E - 158.38'

5.001 Acres±

RALPH LAWRENCE

WILLIAM SCHUMAN - 35.000 Acres±

HERMAN CALLAHAN, JR.

Note: Woods lines taken from U.S.D.A.
aerial photo AHW-400-29, 4-17-64.

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DONALD E. CALLAHAN LANDS
6TH DISTRICT, QUEEN ANNES CO., MD.

Scale 1" = 200' July 1970; Addition Oct. 1971; Oct. 1972.
William R. Nuttle, Reg. Surveyor
Chestertown, Md.

for Avalon Farms, Inc.

Chord - N01°17'30"E
119.72'

TRACT D - 10.168 Acres±

CROUSE MILL ROAD

87 05 30
88 65 30
03 14 20
83 51 10

I.P. = iron pipe

72 45 40
16 20 50
89 06 30