

DESCRIPTION OF LOT 2 OF THE GEORGE C. PHILLIPS LANDS,
SEVENTH DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at a point on the west side of the road and the inside of the circle at the northerly end of the state road called Chester River Heights Road, said point being opposite to and 20' from Station 8 75.74 9 12.42 as shown on S.R.C. Plat #12474; and running, thence, by and with the right-of-way of said road S 14 13 20 W - 100.70' and S 25 28 40 W - 92.79' to an iron pipe and Lot 3 as shown on the plat entitled "Division of Part of the George C. Phillips Lands"; thence, by and with Lot 3 N 55 23 W - 119.63' to an iron pipe and Lot 1 on said plat; thence, by and with said Lot 1 N 32 44 40 E - 238.21' to an iron pipe and the aforementioned state road; thence, by and with said road along an arc the radius of which is 80', and the arc length of which is 99.80', and the chord of which is S 21 31 E - 93.45' to the place of beginning. Containing in all 0.505 acres of land, more or less.

June 9, 1972.

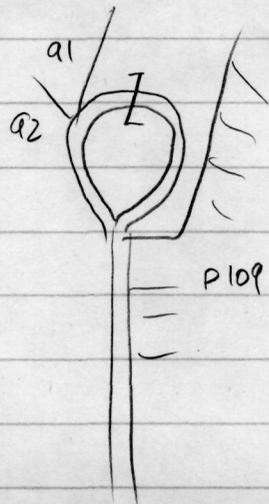
William R. Nuttle.

Anthony J. Poole Jr. Rte 1 Box 73

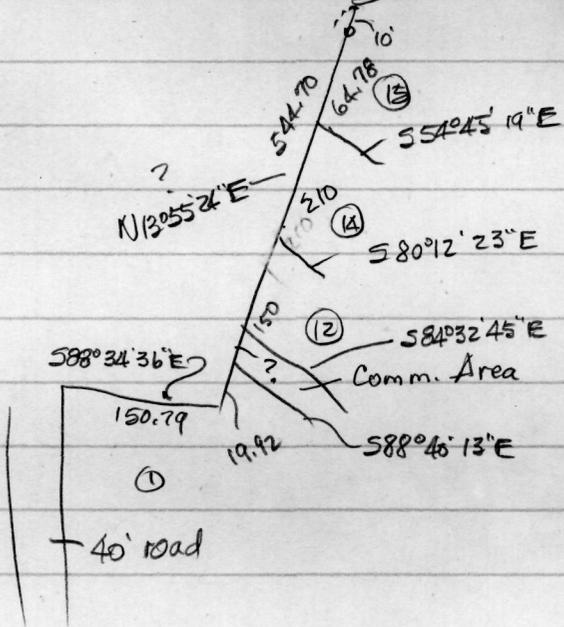
MUM 201/511 - Aug 29, 1983 from Geo. Clarke Phillips
CWC 55/305 - Phillips to Clark - 3 1/2 strips May 22, 1971

Survey by me of Edward Atherton - created Clark & Shelton lots

MAP 1



P109 - Chester River Heights
 Plat mwm 207/803
 Deed " 246/654
 Plat Bk 6/19



CHESTER RIVER HEIGHTS

note - bearings on plat
 are fuzzy

DESCRIPTION OF THE GEORGE C. PHILLIPS LANDS, SEVENTH DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at a point where the division line between the herein described lands and the lands of Shelton intersects the northwest side of the revised loop at the northerly end of Chester River Heights Road (40' wide); and running, thence, by and with said Shelton lands N 31 51 10 E - 52.91' to an iron pipe in the paving at the southernmost corner of the lands of Marion Clark; thence, by and with said Clark lands N 31 51 10 E 302.40' to an iron pipe and N 31 51 10 E - 10' more or less to the mean high waters of Unicorn Branch; thence, by and with the mean high waters of Unicorn Branch S 55 32 10 E - 98.29' and S 48 31 40 E - 208.74' to the lands of Chester River Boat Sales, Inc.; thence, by and with said Chester River Boat Sales lands S 17 26 10 W - 12' more or less to a concrete monument, S 17 26 10 W - 534.70' to an iron pipe, and N 85 03 50 W - 128.68' to an iron pipe on the east side of Chester River Heights Road (80' wide at this point); thence, by and with said road as it was revised in 1972 the seven following courses and distances: (1) N 01 43 20 E - 29.65', (2) N 36 02 E - 99.92', (3) N 27 26 E - 151.51', (4) along an arc the radius of which is 252.00' and the chord of which is N 09 28 30 E - 155.40', (5) along an arc the radius of which is 1167.82' and the chord of which is N 67 12 30 W - 199.80', (6) S 54 04 W - 104.69', and (7) along an arc the radius of which is 248.81' and the chord of which is S 50 25 50 W - 31.52' to the place of beginning. Containing in all 2.266 acres of land, more or less.

Subject to a 30' right-of-way the centerline of which is described as follows: Beginning at an iron pipe at the end of the first line (N 31 51 10 E - 52.91') of this description and running in a southeasterly direction 20' more or less to the northwest side of Chester River Heights Road.

August 19, 1983.

William R. Nuttle.

Shelton

WHC 3A/31 - Fannie M. Felton et ux to Edward S. Atkinson et ux May 18, 1936

Begin at locust in fence between herein and other lands of Felton at SE cor of herein

N01°W - 255'6"

S88°30'W - 28'

N01°30'W - 750'

N32°45'E - 600' to River

with River N54°W - 85'

leaving river N88°30'E - 380' to begin

13.29 acres ±

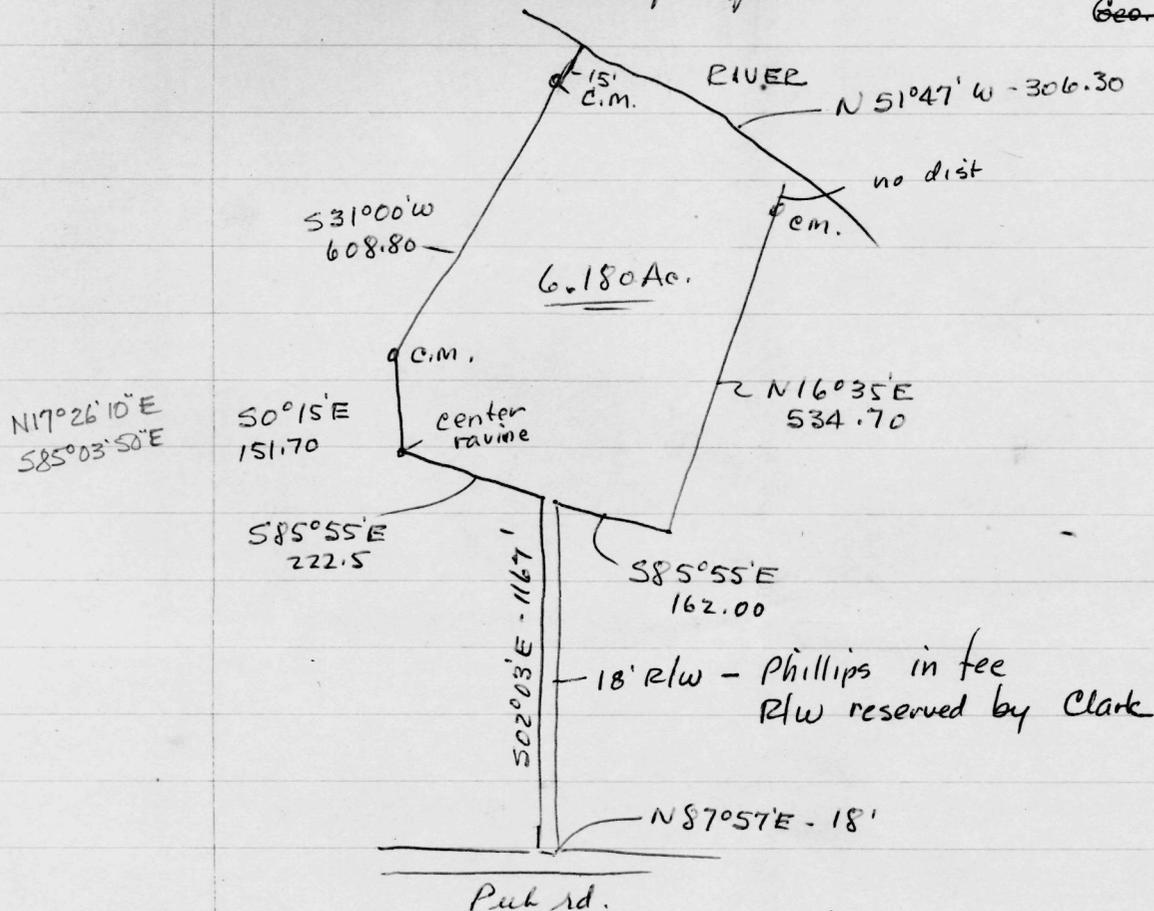
Together with 14' R/W ^{over Felton} & beginning at pt.

S88°30'W - 36' from begin pt. above

S04°10'E - 313' ± to pub rd.

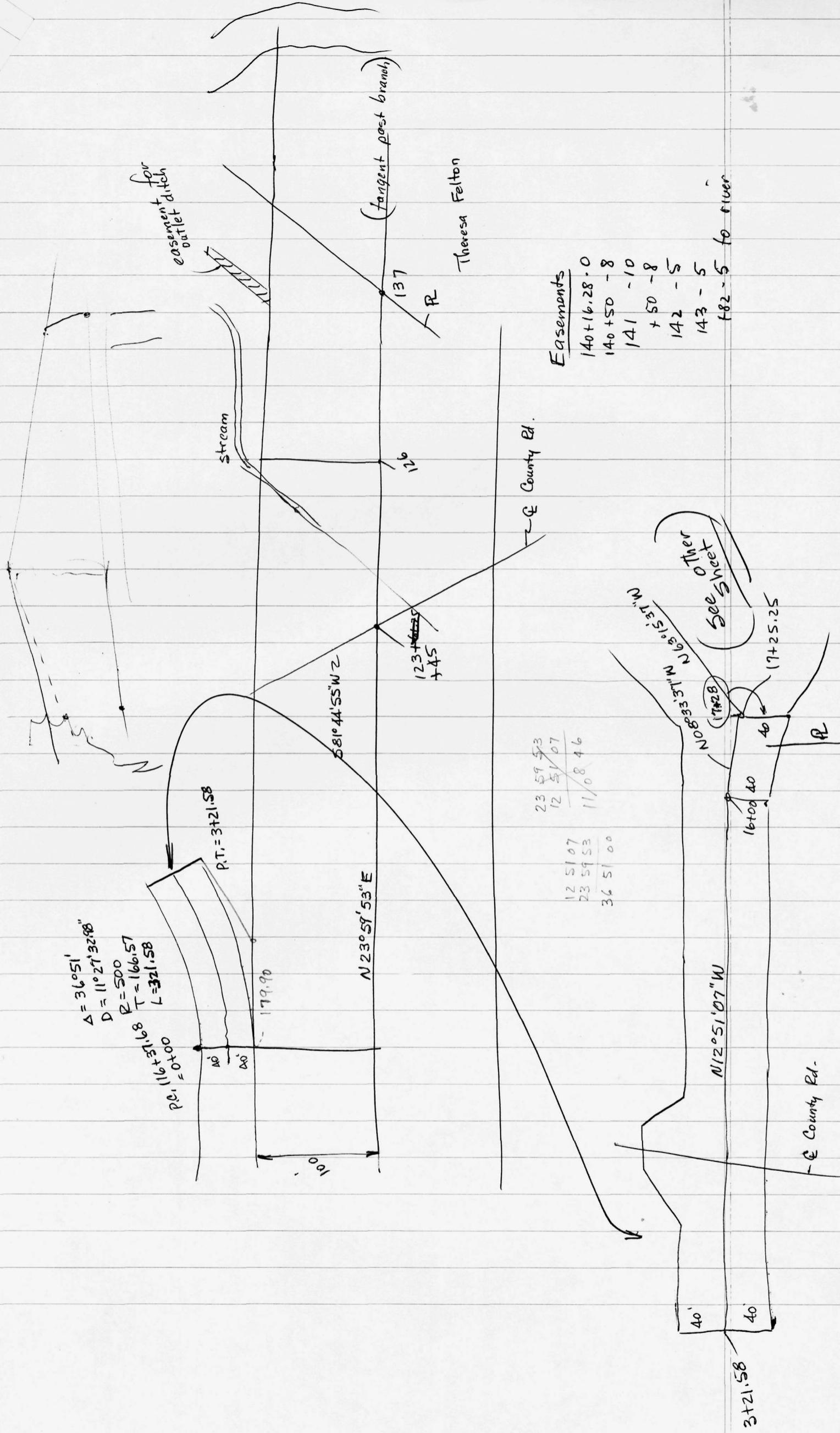
Phillips - Mitcalfe plat 1946

April 1946
Geo. E. Clark



31
51 47
82 47
82 46 60
31 03 13
51 43 47

$\Delta = 36^{\circ}51'$
 $D = 11^{\circ}27'32.98''$
 $R = 500$
 $T = 166.57$
 $L = 321.58$
 $P.C. = 116^{\circ}16'37.168''$
 $P.T. = 321.58$



Easements
 140 + 16.28 = 0
 140 + 50 = 8
 141 = 10
 + 50 = 8
 142 = 5
 143 = 5
 182 = 5 to river

23	59	53
12	51	07
<hr/>		
12	51	07
23	59	53
<hr/>		
36	51	00

See sheet
 Theresa Felton

321.58

MAG. NORTH
1972

CLARK

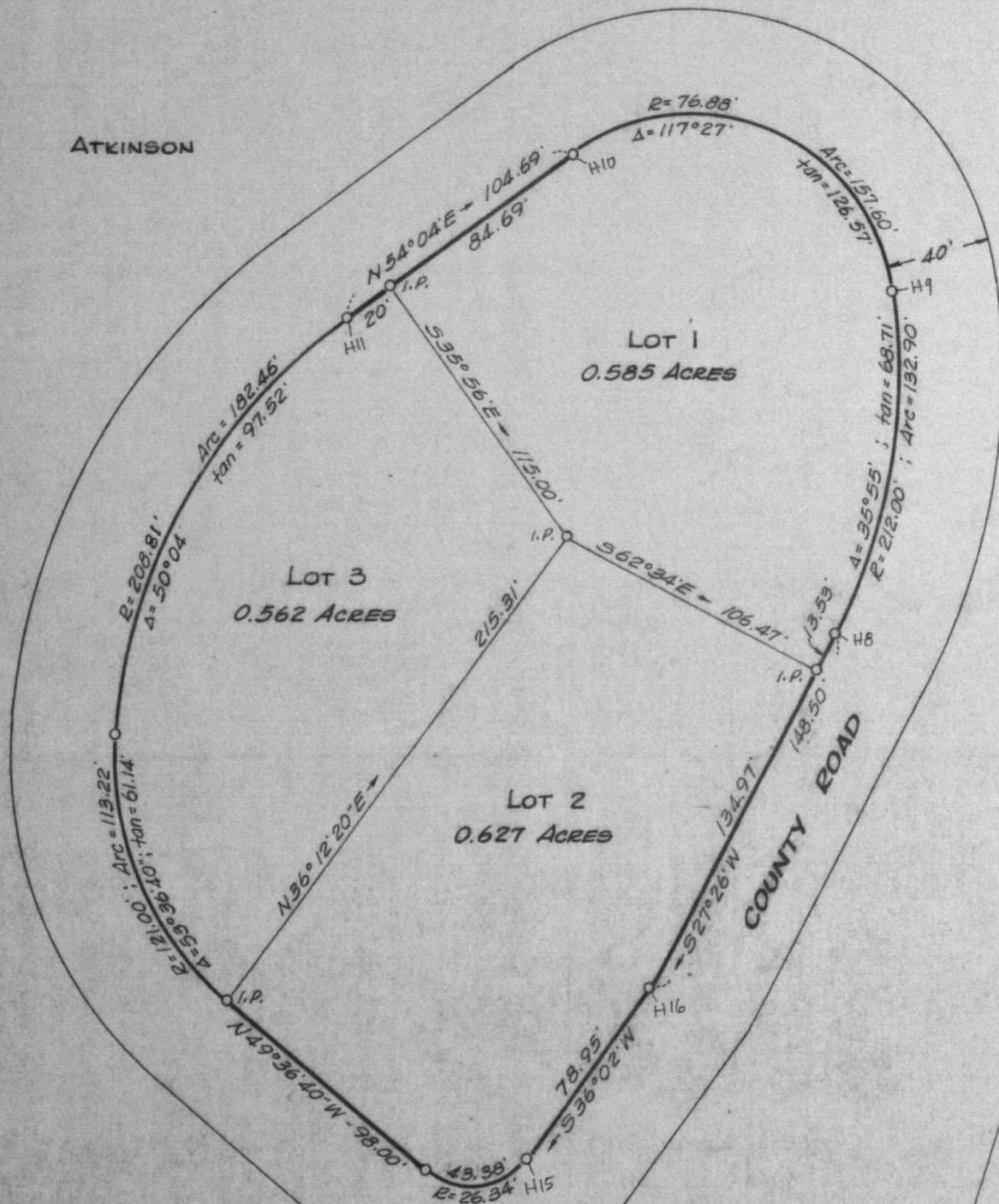
OTHER LANDS OF PHILLIPS

ATKINSON

SHELTON

MAULE

CHESTER RIVER
BOAT SALES



Note: The road shown is a county road acquired from the State Roads Commission by S.R.C. Plat N^o 12474. The existing paving does not conform to the right-of-way shown on that plat, and the County Roads Dept. has agreed to recognize a right-of-way measured 20' on each side of the centerline of the present paving. The right-of-way shown on this plat conforms to this agreement.

REVISED PLAT OF DIVISION OF PART OF THE
GEORGE C. PHILLIPS LANDS

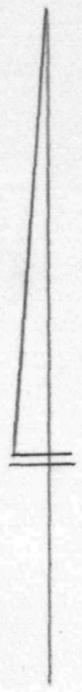
7TH DISTRICT, QUEEN ANNES CO. MD.

Scale 1"=50'

Sept. 1972.

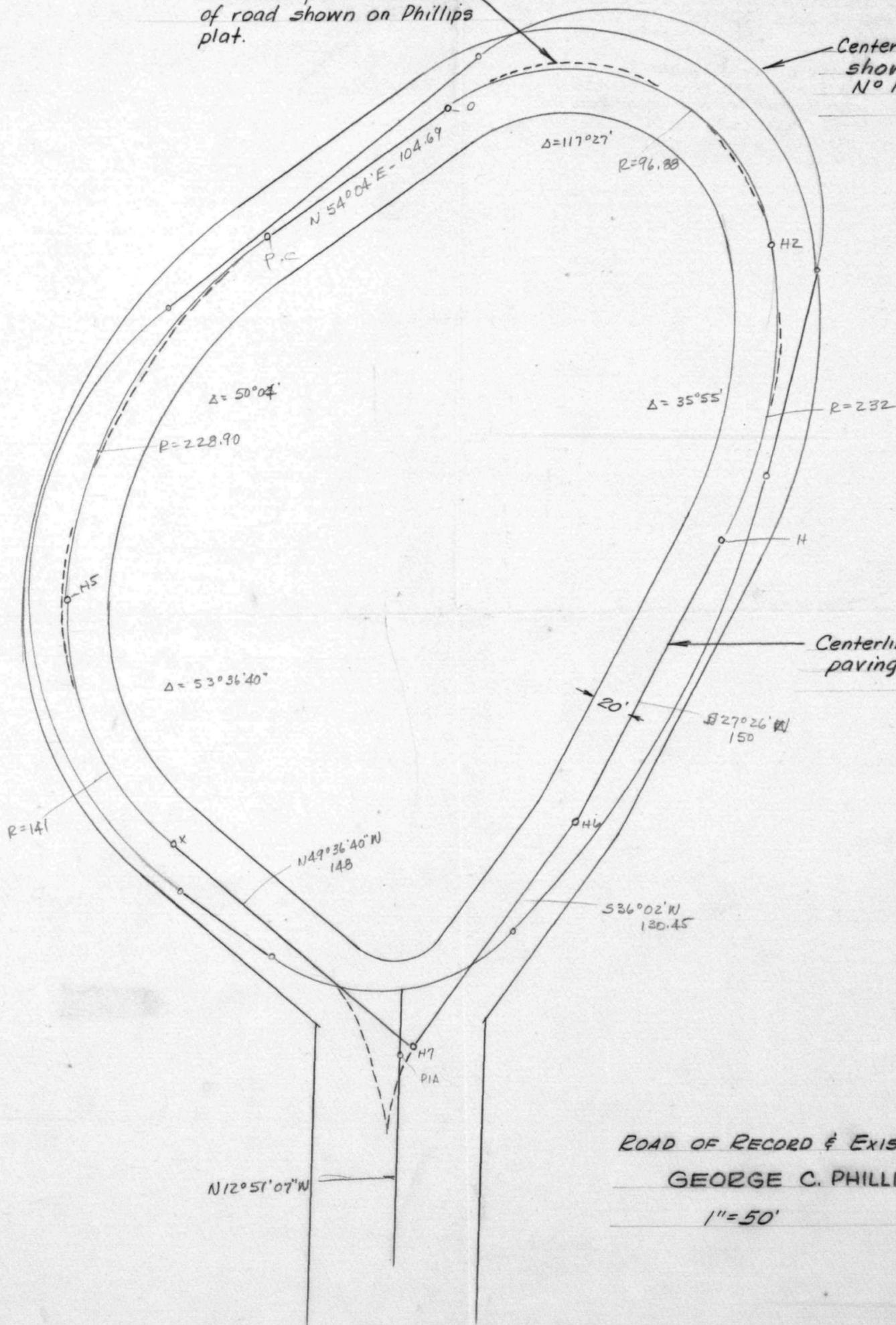
William R. Nuttle, Reg. Surveyor
Chestertown, Md.

I.P. = iron pipe



Deviation of existing paving centerline from centerline of road shown on Phillips plat.

Centerline of 40' road shown on S.R.C. Plat No 12474.



ROAD OF RECORD & EXISTING PAVING
GEORGE C. PHILLIPS LANDS
1" = 50' Sept. 1972

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

UNICORN BRANCH



MARION CLARK

SHELTON

PHILLIPS SUBDIVISION
(Owned by Anthony Poole)

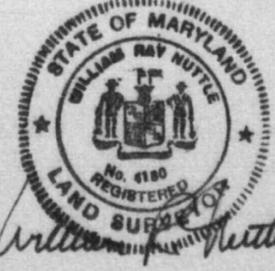
CHESTER RIVER HEIGHTS

COMMUNITY AREA

SURVEY AND HOUSE LOCATION
ANTHONY J. POOLE LANDS
7TH DISTRICT, QUEEN ANNES CO., MD.

Scale 1"=60' April 1991.

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



William E. Nuttle #4180
April 17, 1991.

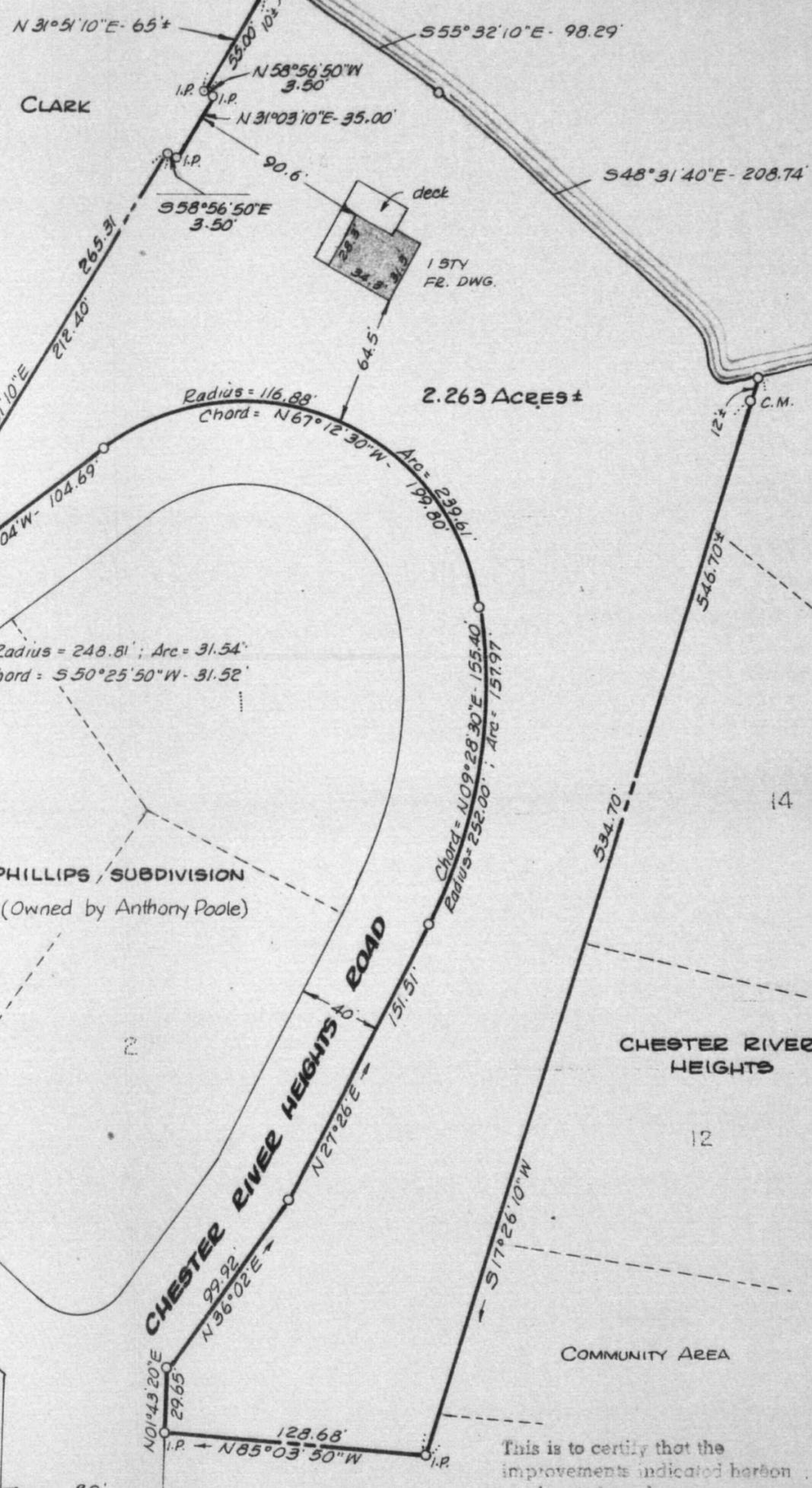
i.p. = iron pipe
C.M. = Concrete monument

30' RIGHT-OF-WAY

2.263 Acres ±

Note: FIRM Map 240054-0004B shows the strip adjacent to the water as Zone A9; the remainder is Zone C.

Note: This road was part of the state roads system, shown on SRC Plat #12474. It was then transferred to Queen Annes County, and the right-of-way was later revised to create a 40' wide road generally centered on the existing paving.





UNICOEN BRANCH

MARION CLARK

SHELTON

30' RIGHT-OF-WAY

PHILLIPS SUBDIVISION

CHESTER RIVER HEIGHTS ROAD

CHESTER RIVER BOAT SALES, INC.

2.266 ACRES ±

1 STY FE. DWG.

MAG. NORTH
1972

Note: This road was part of the state roads system, shown on SRC Plat #12474. It was then transferred to Queen Annes County, and the right-of-way was later revised to create a 40' wide road generally centered on the existing paving.

SURVEY AND HOUSE LOCATION

GEORGE C. PHILLIPS LANDS

7TH DISTRICT, QUEEN ANNES CO., MD.

Scale 1"=60'

Aug. 1989.

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

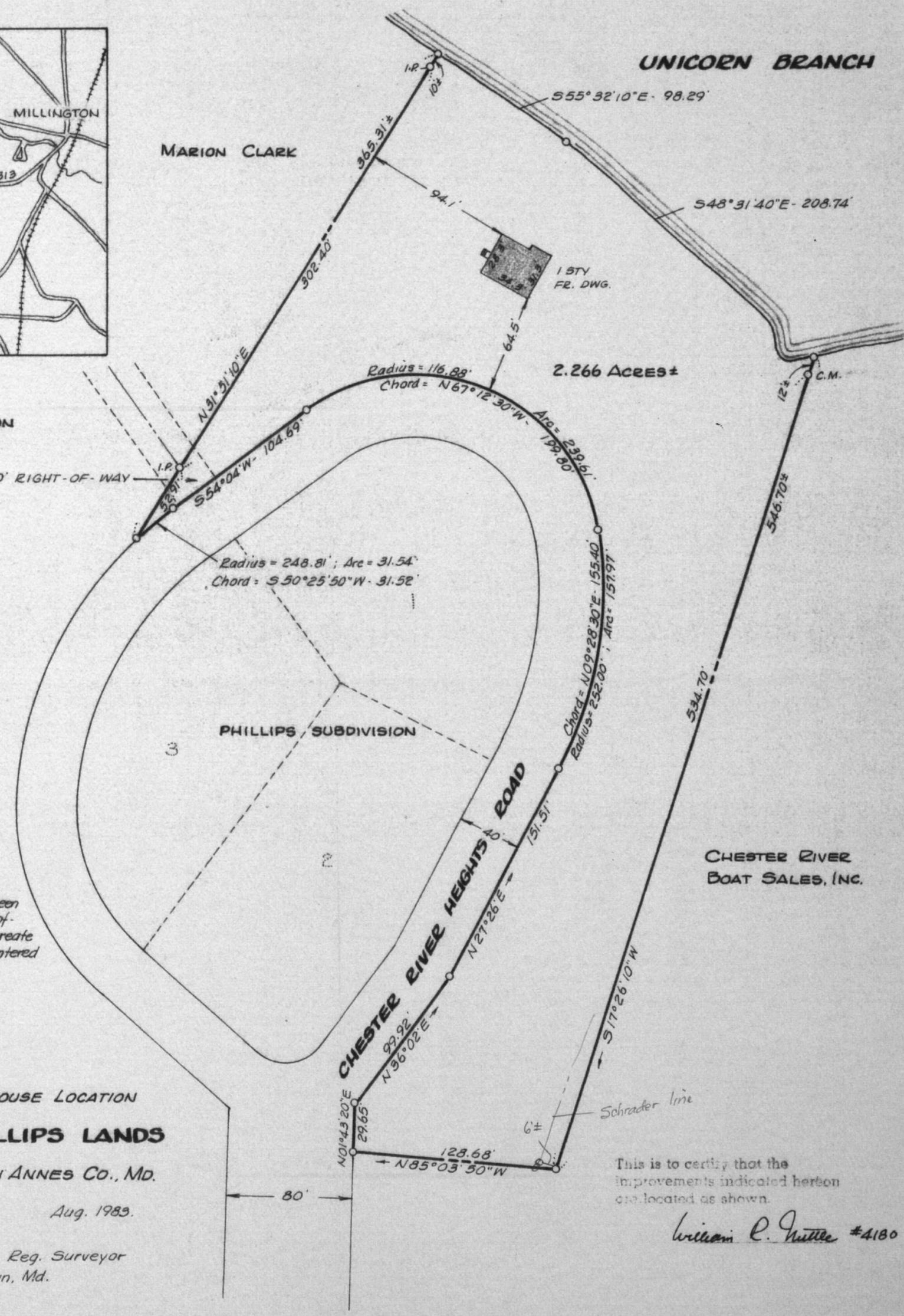
80'

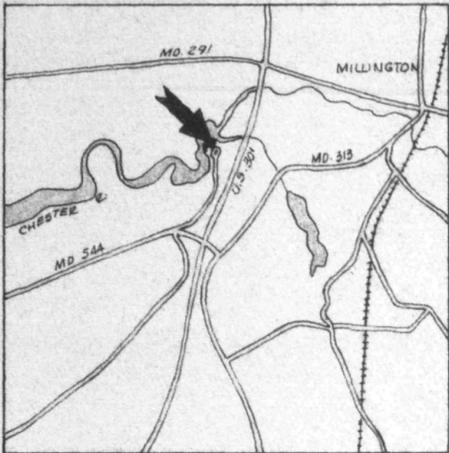
Schrader line

This is to certify that the improvements indicated hereon are located as shown.

William E. Nuttle #4180

I.P. = iron pipe
C.M. = concrete monument





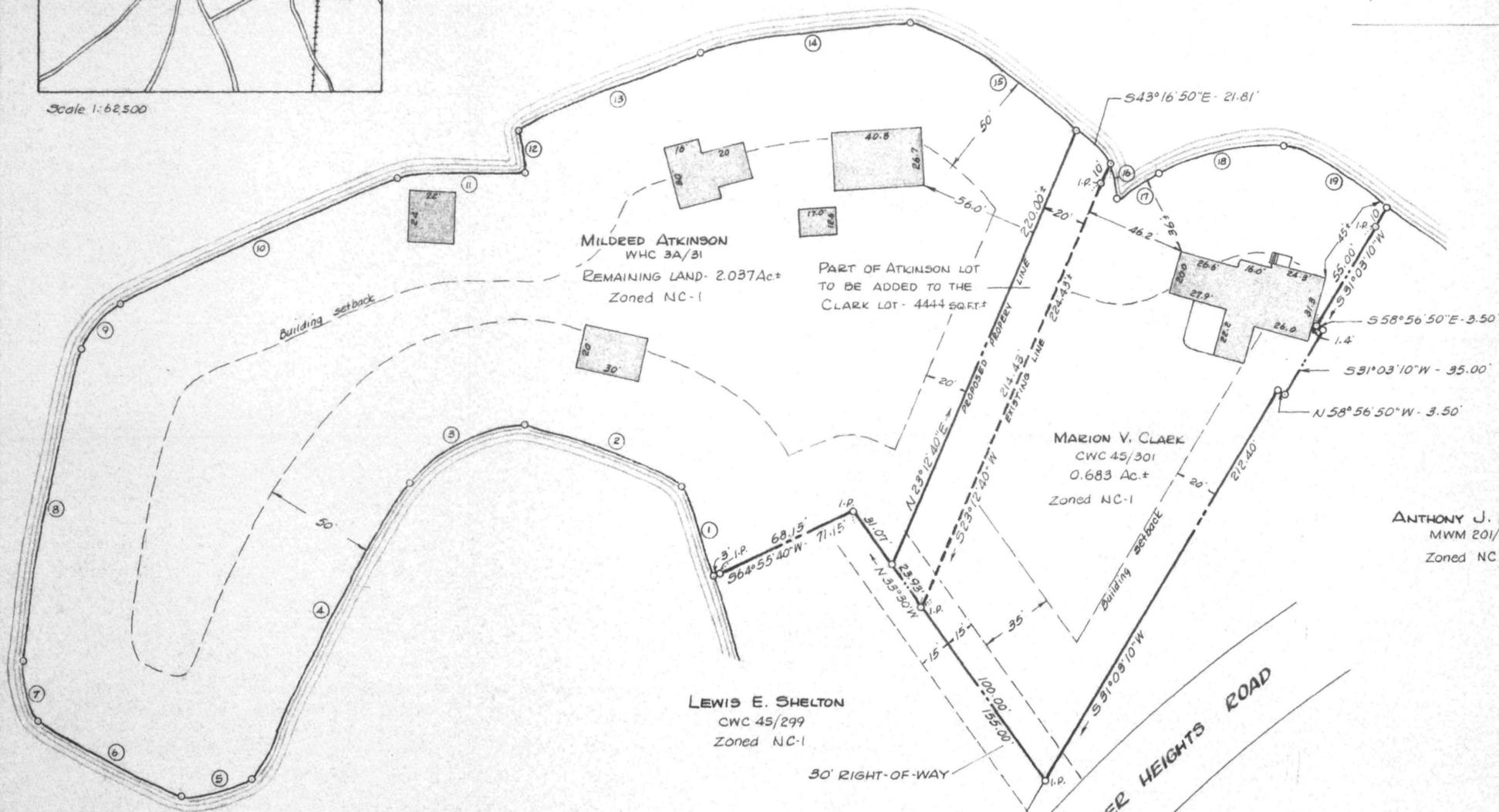
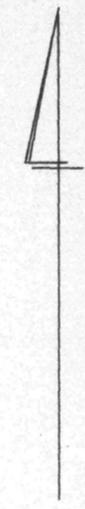
Scale 1:62,500

State of Maryland
 County of Kent
 On this _____ day of _____, 1988 before me, the undersigned officer, personally appeared _____ known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes herein contained.
 In witness whereof I hereunto set my hand & seal.

 Notary Public.

CHESTER RIVER

This is to certify that the undersigned is the owner of the land shown hereon, and I have caused the land to be surveyed and subdivided for the purposes indicated.



WATER COURSES

NO.	BEARING	DIST.
1	N 22° 47' 20" W	44.41'
2	N 68° 15' 00" W	78.94'
3	S 63° 25' 40" W	59.91'
4	S 28° 16' 40" W	155.34'
5	S 76° 14' 10" W	34.30'
6	N 62° 44' 30" W	75.07'
7	N 14° 52' 40" W	29.21'
8	N 10° 46' 00" E	147.70'
9	N 41° 02' 00" E	27.71'
10	N 65° 55' 50" E	141.87'
11	N 87° 52' 10" E	60.27'
12	N 09° 19' 40" W	19.68'
13	N 67° 01' 30" E	92.62'
14	N 82° 09' 10" E	99.92'
15	S 57° 01' 40" E	91.71'
16	S 17° 33' 00" E	17.41'
17	N 57° 12' 00" E	24.66'
18	N 78° 13' 00" E	59.11'
19	S 58° 24' 00" E	55.10'

ANTHONY J. POOLE
 MWM 201/511
 Zoned NC1

**PROPERTY LINE ADJUSTMENT
 ATKINSON & CLARK LANDS
 7TH DISTRICT, QUEEN ANNES CO., MD.**

Scale 1"=40' Sept. 1988.

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



After this plat is finally approved and recorded, any prior size or configuration of all or any part of the land shown on this plat, or the prior status of any such land as a "lot" under any zoning ordinance or subdivision regulations, is superseded by the size and configuration of the lots shown on this plat.

Final Atkinson lot	
Gross area	88,736 sq. ft.
Buildable area	29,280 sq. ft.
Final Clark lot	
Gross area	34,195 sq. ft.
Buildable area	12,960 sq. ft.

I.P. = iron pipe