

DESCRIPTION OF PART OF THE PIERSON JONES LANDS, SEVENTH DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at a concrete monument on the southwest side of Md. Rte. 290 (70' wide), said point being the northeast corner of the herein described lands and the easternmost corner of the lands of James Ruffner; and running, thence, by and with the southwest side of said road S 25 49 40 E - 50.00' to a new division line between the herein described lands and other lands of Jones; thence, by and with said new division line S 64 13 10 W - 410.00' and S 82 15 20 W - 541.83' to the lands of Edgar Rogers; thence, by and with said Rogers lands N 16 31 30 W - 304.60' to a concrete monument and N 16 31 30 W - 0.50' to a stone and the lands of Robert Hopkins; thence, by and with said Hopkins lands and with the lands of F. J. Jennings N 64 05 10 E - 480.49' to a stone and the lands of James Ruffner; thence, by and with said Ruffner lands S 25 49 40 E - 420.00' to a concrete monument and N 64 13 10 E - 395.26' to the place of beginning. Containing in all 5.001 acres of land, more or less.

December 26, 1978.

William R. Nuttle.

DESCRIPTION OF PART OF THE PIERSON JONES LANDS, SEVENTH DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at a concrete monument marking the southernmost corner of the lands now or formerly of James Ruffner; and running, thence, by and with a new division line between the herein described lands and other lands of Jones S 21 55 10 E - 50.12' and S 72 00 30 W - 546.84' to the lands of Edgar Rogers; thence, by and with said Rogers lands N 16 31 30 W - 399.50' to a concrete monument and N 16 31 30 W - 0.50' to a stone and the lands of Robert Hopkins; thence, by and with said Hopkins lands and with the lands of F. J. Jennings N 64 05 10 E - 480.49' to a stone and the lands of Ruffner; thence, by and with said Ruffner lands S 25 49 40 E - 420.00' to the place of beginning. Containing in all 5.112 acres of land, more or less.

Together with a 50' right-of-way running from the above described lands to the southwest side of Md. Rte. 290, more particularly described as follows: Beginning for the same at the beginning point of the above description; and running, thence, by and with the southeast side of the lands of James Ruffner N 64 13 10 E 395.26' to a concrete monument on the southwest side of Md. Rte. 290 (70' wide); thence, by and with the southwest side of said road S 25 49 40 E - 50.00'; thence, S 64 13 10 W - 398.67' to the end of the 1st line (S 21 55 10 E - 50.12') of the above description; thence, by and with said 1st line reversed N 21 55 10 W - 50.12' to the place of beginning.

March 23, 1979.

William R. Nuttle.

DESCRIPTION OF A PART OF THE PIERSON C. JONES LANDS,
SEVENTH DISTRICT, QUEEN ANNES COUNTY, MD.

Beginning for the same at an iron pipe on the southwest side of, but not adjacent to, Md. Rte. 290, said point being the southwest corner of the lands of William E. Coleman, the southeast corner of the herein described lands, and on the line of the lands of Norman L. Dixon; and running, thence, by and with said Dixon lands S 71 27 20 W - 679.11' to an iron pipe and the lands of Edgar Rogers; thence, by and with said Rogers lands N 16 31 30 W - 108.40' to an iron pipe and a new division line between the herein described lands and other lands of Pierson C. Jones; thence, by and with said new division line N 71 32 30 E - 660.11' to an iron pipe at the northwest corner of the aforementioned Coleman lands; thence, by and with the west side of said Coleman lands S 26 35 40 E - 108.40' to the place of beginning. Containing in all 1.657 acres of land, more or less.

May 26, 1976.

William R. Nuttle.

DESCRIPTION OF THE EARL SPRY LANDS, SEVENTH DISTRICT,
QUEEN ANNES COUNTY, MD.

Beginning for the same at a concrete monument of the southwest side of Md. Rte. 290 (35' from the centerline), said point being a corner for the herein described lands and the easternmost corner of the lands of James Ruffner; and running, thence, by and with the southwest side of said road S 25 49 40 E - 448.94' to an iron pipe in the center of a paved drive and the lands of William E. Coleman; thence, by and with a newly established line of agreement between the herein described lands and the lands of Coleman S 64 38 40 W - 394.04' to an iron pipe and S 26 35 40 E - 108.40' to an iron pipe and the lands of Norman L. Dixon; thence, by and with said Dixon lands S 71 27 20 W - 679.11' to an iron pipe and the lands of Edgar Rogers; thence, by and with said Rogers lands N 16 31 30 W - 899.31' to a concrete monument and N 16 31 30 W - 0.50' to a stone and the lands of Robert Hopkins; thence, by and with said Hopkins lands and with the lands of F.J. Jennings N 64 05 10 E - 480.49' to a stone and the lands of James Ruffner; thence, by and with said Ruffner lands S 25 49 40 E - 420.00' to a concrete monument and N 64 13 10 E - 395.26' to the place of beginning. Containing in all 16.030 acres of land, more or less.

February 26, 1975.

William R. Nuttle.

REVISED

DESCRIPTION OF THE EARL SPRY LANDS, SEVENTH DISTRICT,
QUEEN ANNES COUNTY, MD.

Beginning for the same at a concrete monument on the southwest side of Md. Rte. 290 (35' from the centerline), said point being a corner for the herein described lands and the easternmost corner of the lands of James Ruffner; and running, thence, by and with the southwest side of said road S 25 49 40 E - 448.94' to an iron pipe in ^{the center of} a paved drive and the lands of William E. Coleman; thence, by and with said Coleman lands ~~S 65 57 20 W - 349.36'~~ to an iron pipe and S 26 35 40 E - ^{120.40'} ~~120.40'~~ to an iron pipe and the lands of Norman L. Dixon; thence, ^{708.40'} by and with said Dixon lands S 71 27 20 W - 679.11' to an iron pipe and the lands of Edgar Rogers; thence, by and with said Rogers lands N 16 31 30 W - 899.31' to a concrete monument and N 16 31 30 W - 0.50' to a stone and the lands of Robert Hopkins; thence, by and with said Hopkins lands and with the lands of F. J. Jennings N 64 05 10 E - 480.49' to a stone and the lands of James Ruffner; thence, by and with said Ruffner lands S 25 49 40 E - 420.00' to a concrete monument and N 64 13 10 E - 395.26' to the place of beginning. Containing in all ~~15.966~~ acres of land, more or less.

along
line
age
S64°3
3

16.030

26
February 18, 1975.

William R. Nuttle.

Rogers - CWC 48/432

Begin at SW cor. in E Chest. - Mill. Rd.

N 17° 30' E - 27.68 to stone

N 29° 30' E - 65.76 " " and Dr. F.N. Sheppard

w/same N 60° 30' E - 84.83 to stone and Palmer Hemmons

" " S 20° 05' E - 109.5 to E rd.

" rd S 72° 20' W - 73.86 to begin

1650
165
1815

Hopkins - CWC 46/218

Parcel 1 - survey by McCrone 1957

Begin stone on SW cor. of Geo. Squares and now
or formerly of Freddie John Jennings and on line
of Julian F. Coleman

w/ Coleman S 57° 27' W - 312.38 to stone at NW

cor. of Coleman and NE cor Rogers

w/ Rogers S 57° 27' W - 574.10 to C.M.

w/ Jennings S 57° 27' W - 42.10 to C.M.

S 32° 33' E - 711.13 to begin

Jennings - TSP 37/55

Lot known as "Chew or Biddle lot", adjoining
Green, Mickelson and Ind. 290 (formerly Squares property)
8 acres 1 rood 20 p.

Being ASG 4/467

WFW 11/439

WFW 8/235

WD 3/45

Begin stone at inter Broad & 9th Sts.

w/ 9th St S 59° 15' W - 34.4

N 30³/₄° W - 42.32 to stone in 7th St.

w/same N 59° 15' E - 34.4 to Broad

" " S 30³/₄° E - 12.04 to 5 lots sold off

" " S 59¹/₄° W - 7.28

S 30³/₄° E - 8.78

N 59¹/₄° E - 7.28 to Broad St.

w/same S 30³/₄° E - 12.96 to 3 lots sold off (cont)

Jennings (cont.)

w/lot. $S 59\frac{1}{4}^{\circ}W - 7.28$

$S 30\frac{3}{4}^{\circ}E - 7.03$

$N 59\frac{1}{4}^{\circ}E - 7.28$ to Broad St.

w/same $30\frac{3}{4}^{\circ}E - 1.51$ to begin

8 acres 1 rood 20 p.

ASG 15/447
TSP 55/493

Spry was property bought ~~from~~ by Elwood F. Coleman
from Palmer Hemmons and E.C. Porter
(BHT 11/429)

Begin into E's Ind. 290 and 544

w/rd. $N 27\frac{1}{2}^{\circ}W - 62$ to other lands of Palmer Hemmons

w/same $S 68^{\circ}W - 64$ to Rogers

" " $S 19\frac{1}{4}^{\circ}E - 55$ to E rd.

w/rd. $N 73\frac{1}{2}^{\circ}E - 72.68$ to begin $24\frac{3}{4}$ acres.

Being part of WFW 8/193

Begin at into E's

w/rd. $N 29^{\circ}05'W - 123$

$S 60^{\circ}30'W - 55.2$ to stone

$S 20^{\circ}05'E - 109.50$ to E rd.

$N 72^{\circ}20'E - 73.86$ to begin

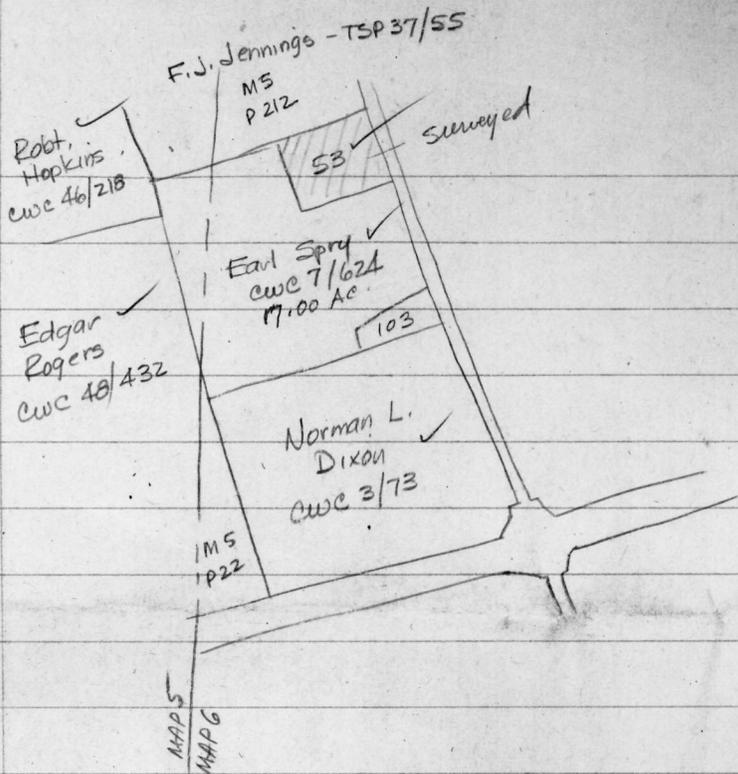
46.435 acres

S&E Lot belonging to school commissioners of O.A. Co.
the SE cor of which is on 1st line of above at pt.
65.32 from begin, having frontage of 8.40 p and
even width for depth of 15.76 at rd. to rd.

109.50

16.50
165
18/15
890
925

900



- ✓ 53 - James Ruffner CWC 57/749
- ✓ 103 - Wm. E. Coleman CWC 1/238

S&E 12' strip along
SE edge of prop.

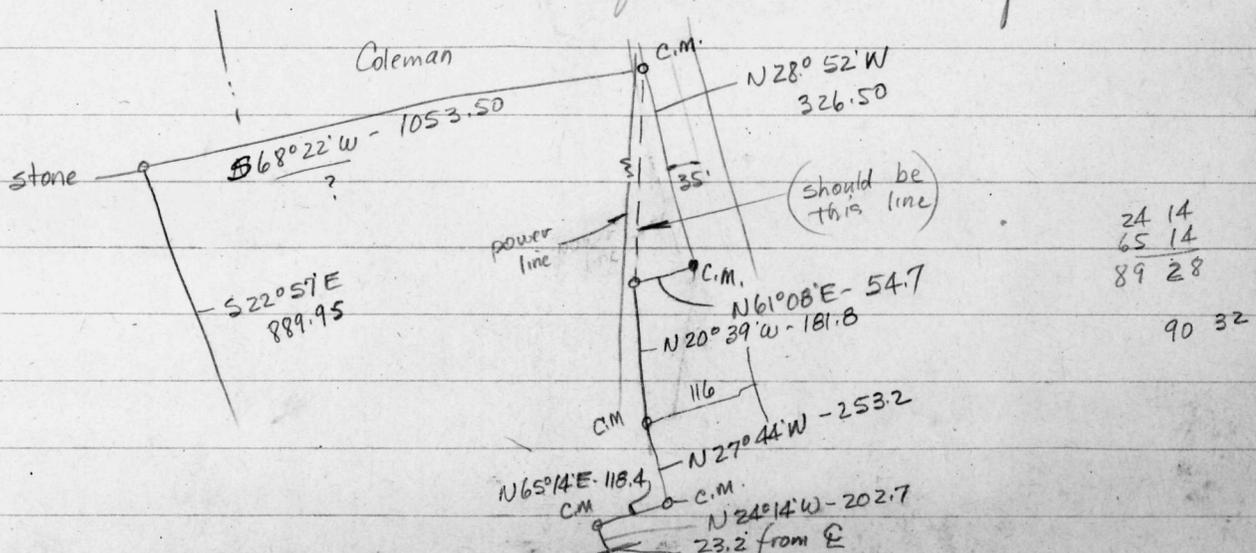
Spry - CWC 7/624 Coleman et al to Spry
Parcel on W side of rd. bounded N by Leslie Dickerson
and "Biddle Property", east by rd, south by
Edward C. Porter, west by "Mark Rogers property"
20 acres ±
S&E Coleman to Coleman TSP 26/56

Coleman - CWC 1/238 (same as S&E above)

Begin iron pin N 27° 30' W - 1026.32, S 62° 30' W - 35'
from inter Q's Ind. 290 and 544
w/ new line S 68° W - 350 to iron pin
w/ C. F. Coleman N 28° 16' W - 108.4 to iron pin
" " N 62° 30' E - 350 to " " on R/W
w/ rd S 27° 30' E 141.88 to begin

Ruffner CWC 57/749 - Nuttle survey May 1971 - 3.733 Ac.

Dixon - CWC 3/75 - Metcalfe plat 1963 from Coleman

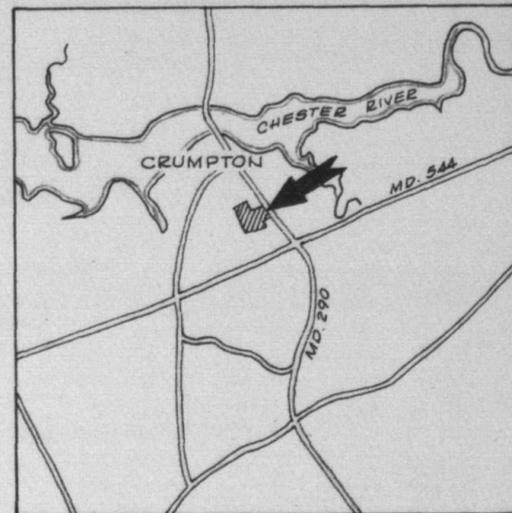


MAG. N0ETH
1971

F. J. JENNINGS

ROBERT HOPKINS

JAMES RUFFNER



stone
480.49'
N 64° 05' 10" E

S 25° 49' 40" E

420.00'

N 64° 19' 10" E

395.26'

S 25° 49' 40" E

MD. RTE. 290

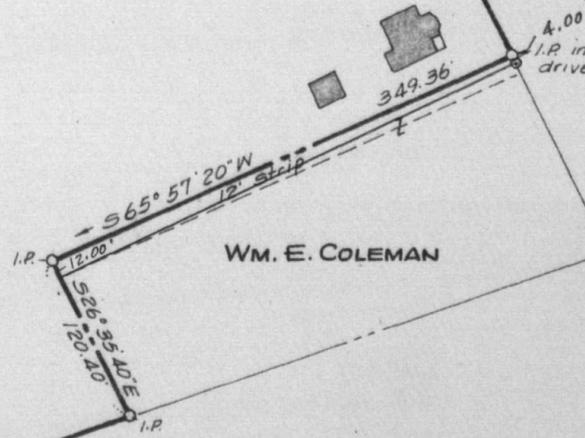
411.74'

15.966 ACRES±

Wm. E. COLEMAN

EDGAR ROGERS

NORMAN L. DIXON



899.18'

571° 27' 20" W

stone I.P.

Dixon deed line

Rogers deed line

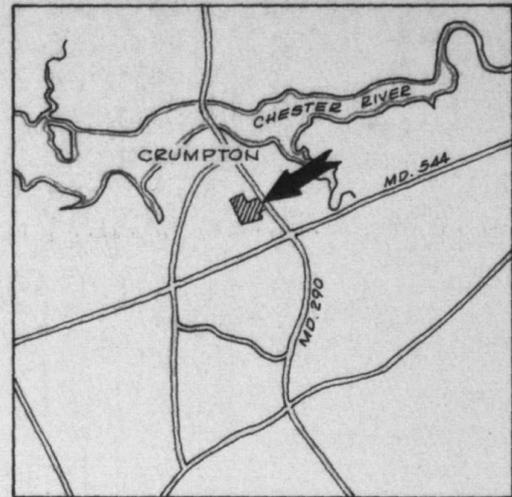
PLAT OF A SURVEY OF THE
EARL SPRY LANDS
7TH DISTRICT, QUEEN ANNES CO., MD.

Scale 1"=100' Feb. 1975.

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

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

120.40
12
108.40



MAG. NORTH
1971

F. J. JENNINGS

ROBERT HOPKINS

JAMES RUFFNER

5.001 ACRES±

16.030 ACRES±
(Including tract conveyed to Dixon)

MD. RTE. 290

WM. E. COLEMAN

EDGAR ROGERS

NORMAN L. DIXON

TRACT BEING CONVEYED
TO NORMAN L. DIXON
1.657 ACRES±

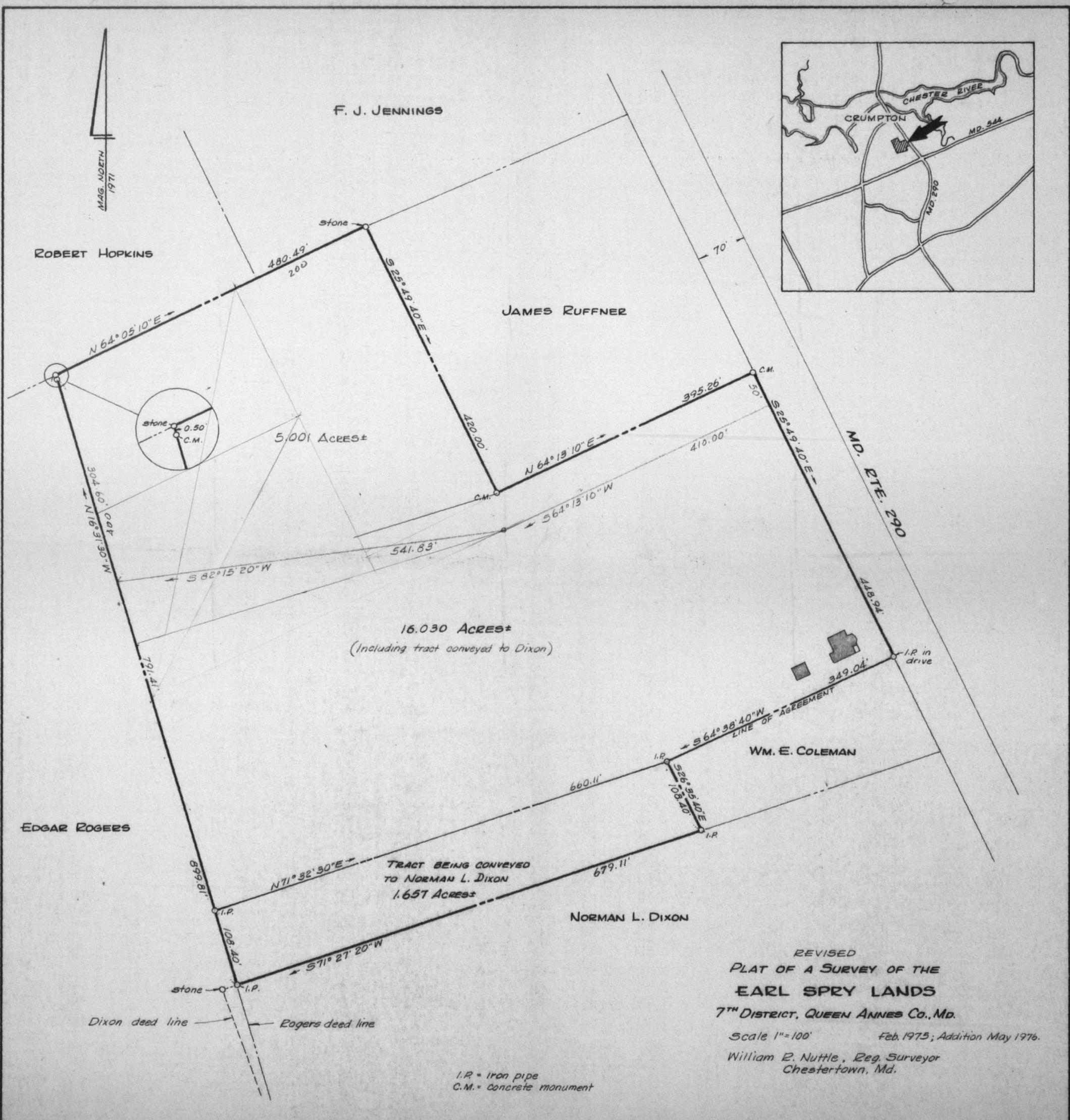
REVISED
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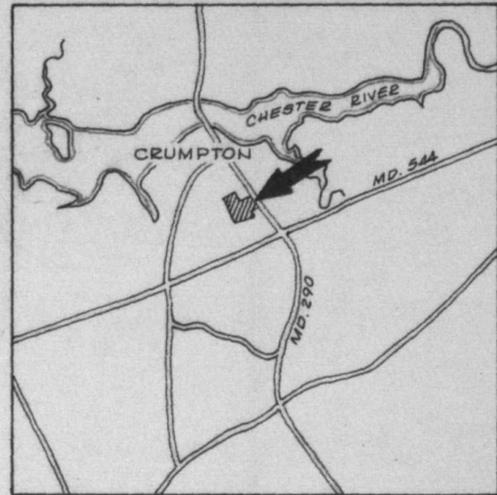
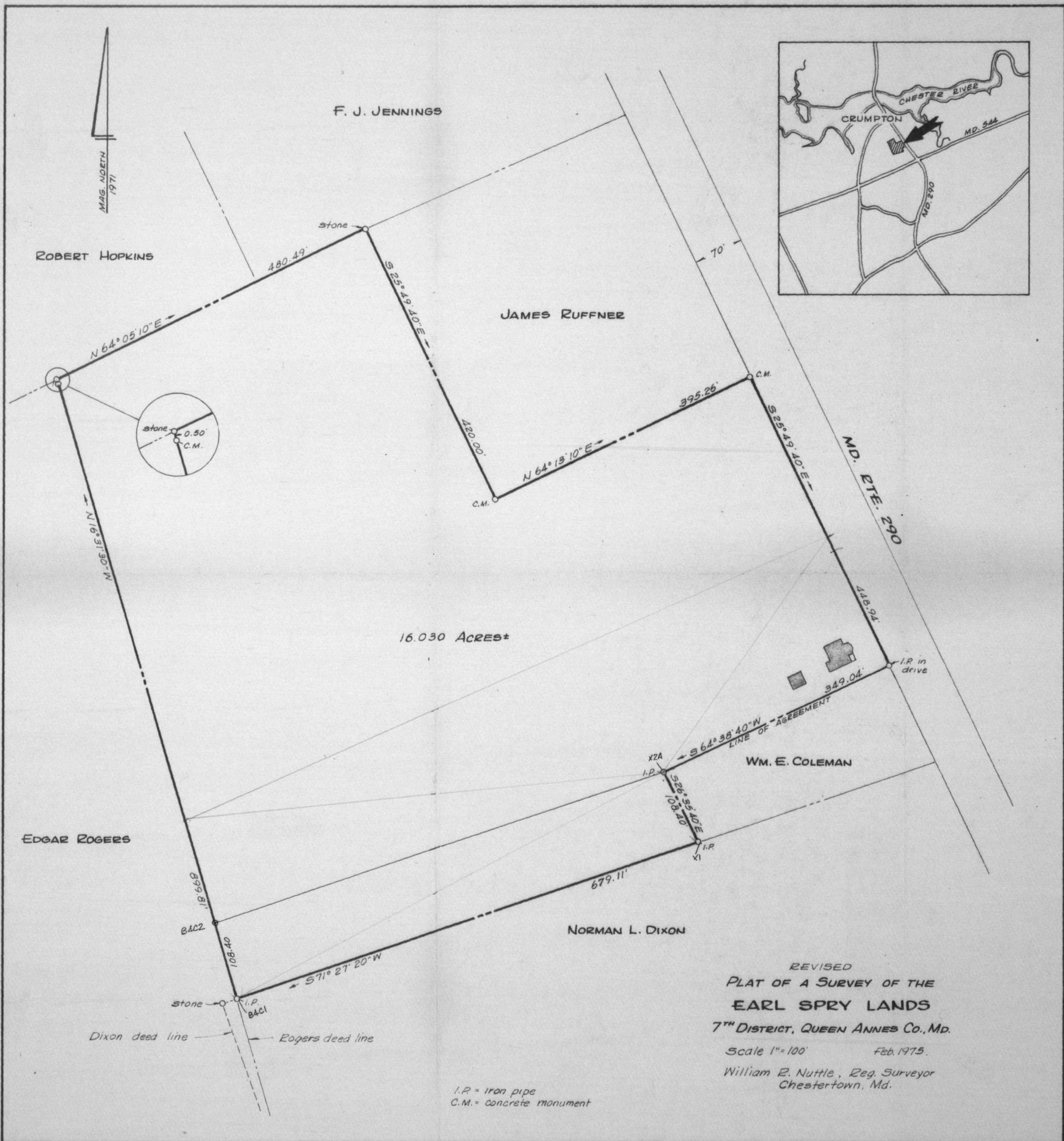
Scale 1"=100'

Feb. 1975; Addition May 1976.

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

I.P. = Iron pipe
C.M. = Concrete monument





MAG. NORTH
1971

F. J. JENNINGS

ROBERT HOPKINS

JAMES RUFFNER

16.030 ACRES±

EDGAR ROGERS

WM. E. COLEMAN

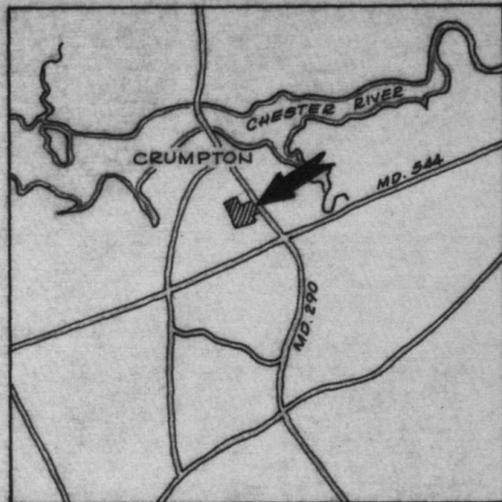
NORMAN L. DIXON

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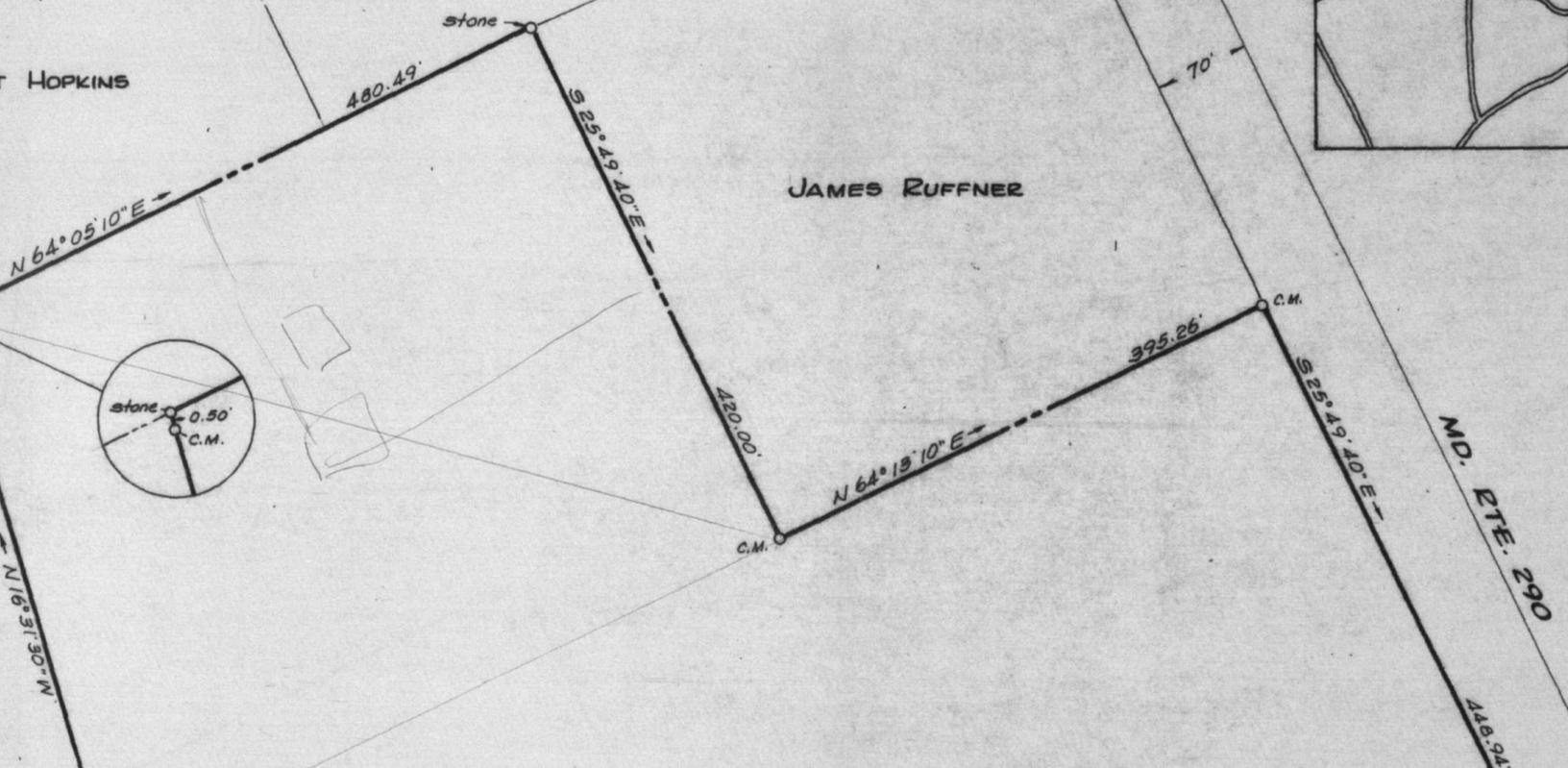


MAG. NORTH
1971

F. J. JENNINGS

ROBERT HOPKINS

JAMES RUFFNER



16.030 ACRES±
(Including tract conveyed to Dixon)

*Revision lines
778-5580*

EDGAR ROGERS

WM. E. COLEMAN

NORMAN L. DIXON

TRACT BEING CONVEYED
TO NORMAN L. DIXON
1.657 ACRES±

Dixon deed line Rogers deed line

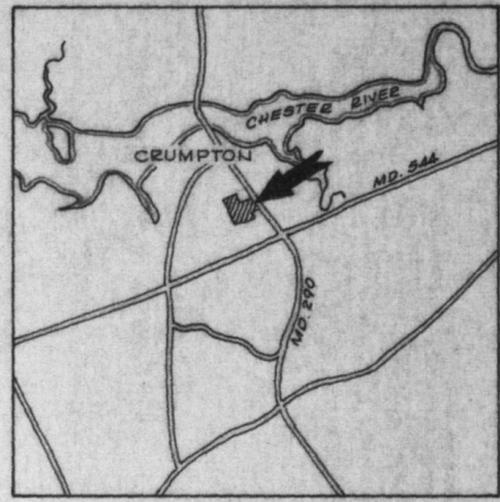
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7TH DISTRICT, QUEEN ANNES CO., MD.

Scale 1"=100'

Feb. 1975; Addition May 1976.

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

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



F. J. JENNINGS

ROBERT HOPKINS

JAMES RUFFNER

5.001 ACRES±

16.030 ACRES±
(Including tract conveyed to Dixon)

EDGAR ROGERS

WM. E. COLEMAN

NORMAN L. DIXON

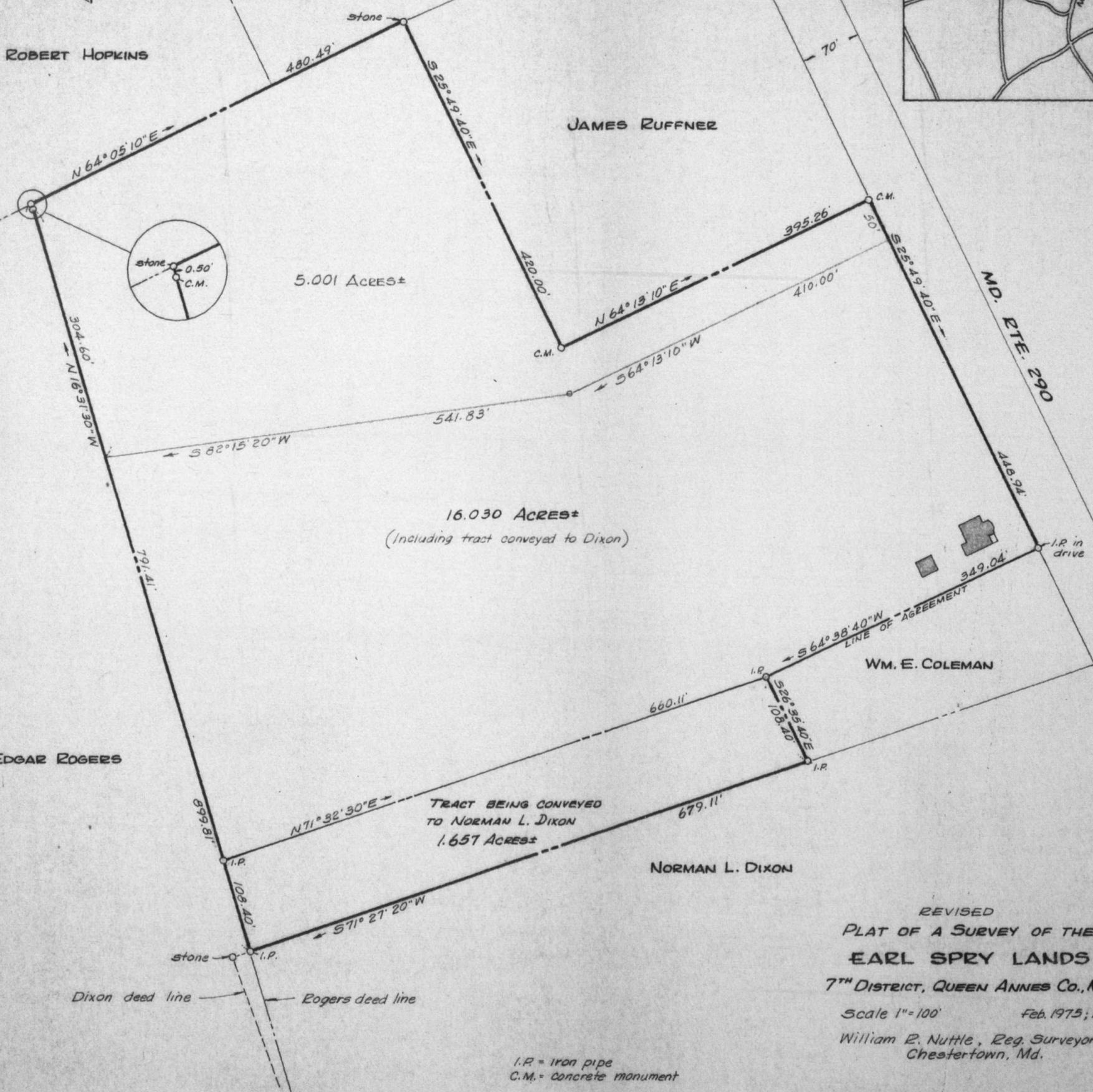
TRACT BEING CONVEYED
TO NORMAN L. DIXON
1.657 ACRES±

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7TH DISTRICT, QUEEN ANNES CO., MD.

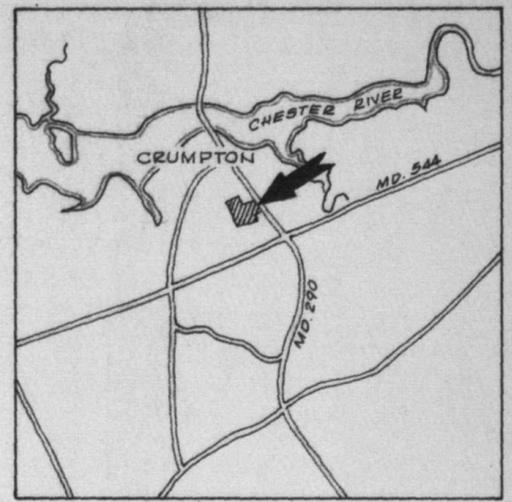
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William B. Nuttle, Reg. Surveyor
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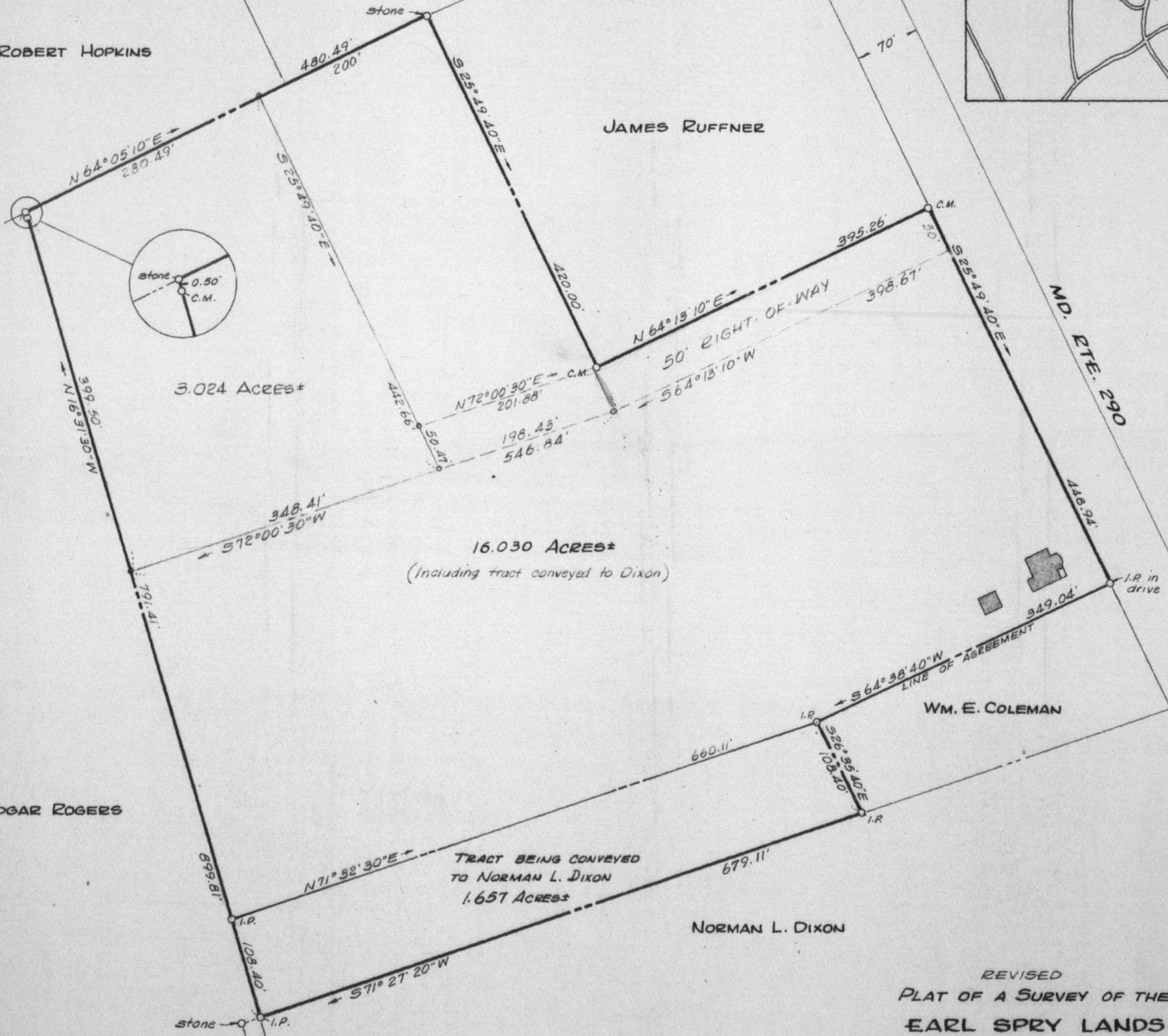
MAG. NORTH
1971



F. J. JENNINGS

ROBERT HOPKINS

JAMES RUFFNER



3.024 ACRES±

16.030 ACRES±
(Including tract conveyed to Dixon)

TRACT BEING CONVEYED
TO NORMAN L. DIXON
1.657 ACRES±

REVISED
PLAT OF A SURVEY OF THE
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