msa 5593-5-809

DESCRIPTIONS OF TWO PARCELS OF THE WILLIAM A. SKINNER LANDS, CRUMPTON, QUEEN ANNES COUNTY, MD.

PARCEL A

Beginning for the same at an iron pipe on the north side of Front Street (50' wide), said point being the southeast corner of the herein described lands and a corner of the lands of Robert Toland; and running, thence, by and with the north side of said road S 72 30 W - 80.00' to a new division line between the herein described lands and other lands of William Skinner (Parcel B); thence, by and with said new division line N 17 30 W - 120.00' to an iron pipe and the lands of Robert Toland; thence, by and with said Toland lands N 72 30 E - 80.00' to an iron pipe and S 17 30 E 120.00' to the place of beginning. Containing in all 0.220 acres of land, more or less.

PARCEL B

Beginning for the same at a point on the north side of Front Street (50' wide), said point being the southwest corner of the herein described lands and the southeast corner of the lands of James R. Skinner; and running, thence, by and with said James Skinner lands N 17 30 W - 378' more or less to the mean high waters of the Chester River; thence, by and with the mean high waters of the Chester River in a northeasterly direction 5' plus to the lands of Robert S. Toland; thence, by and with said Toland lands S 17 30 E - 45' more or less to an iron pipe and S 17 30 E - 213.09' to an iron pipe at the northwest corner of Parcel A of this description; thence, by and with said Parcel A S 17 30 E - 120.00' to the north side of Front Street; thence, by and with the north side of said road S 72 30 W - 5.00' to the place of beginning. Containing in all 0.043 acres of land, more or less.

January 21, 1977. William R. Nuttle.

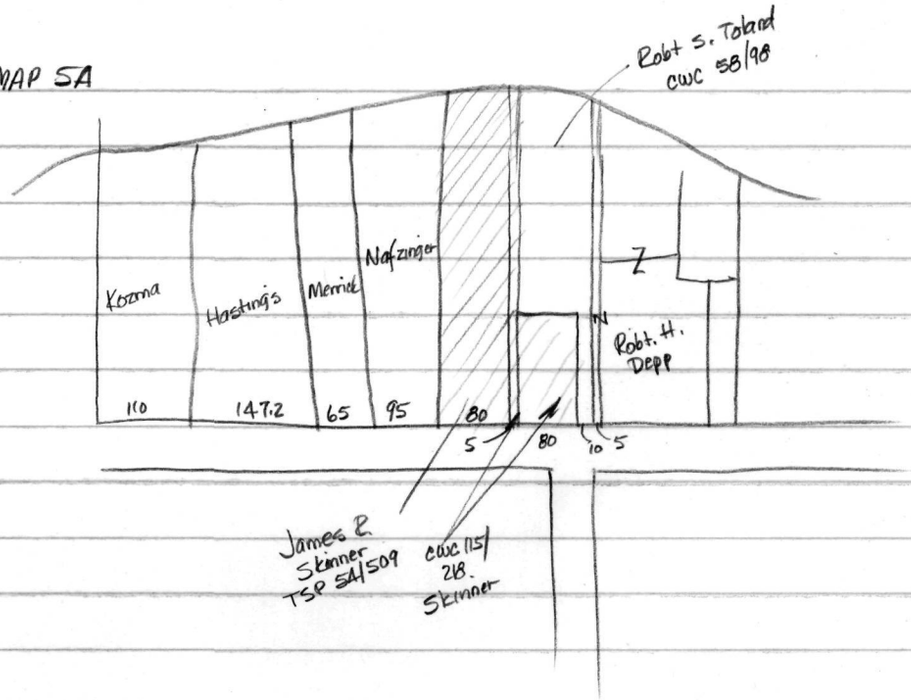
DESCRIPTION OF THE WILLIAM A. SKINNER LANDS, CRUMPTON, SEVENTH DISTRICT, QUEEN ANNES COUNTY, MD.

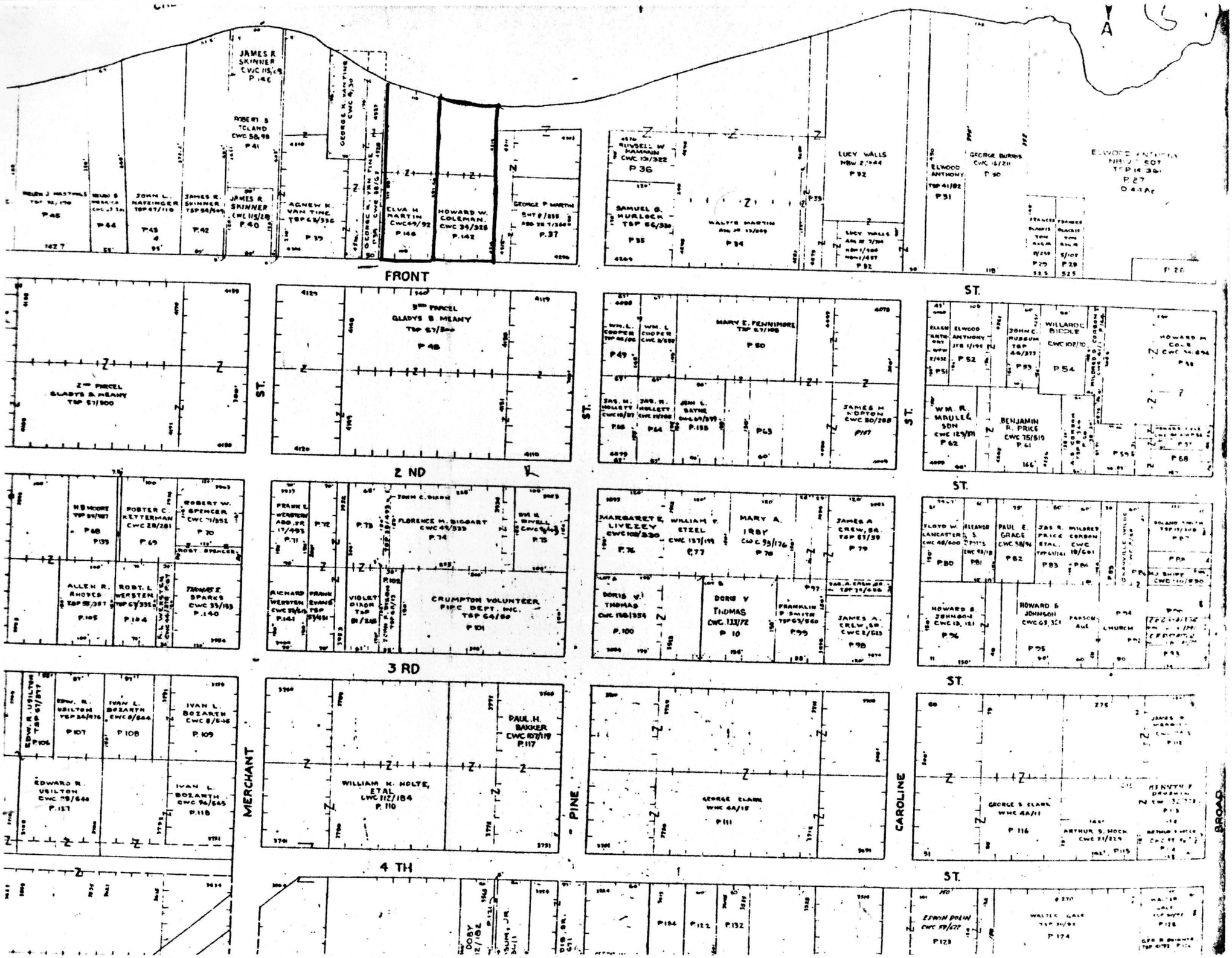
Beginning for the same at a point on the north side of Front Street (50' wide), said point being the southwest corner of the herein described lands and the southeast corner of the lands of James R. Skinner; and running, thence, by and with said James Skinner lands N 17 30 W - 378' more or less to the mean high waters of the Chester River; thence, by and with the mean high waters of said river in a northeasterly direction 5' more or less to the lands of Robert S. Toland; thence, by and with said Toland lands the four following courses and distances: (1) along a line parallel to and 5' measured perpendicular to the first line of this description S 17 30 E - 45' more or less to an iron pipe, (2) S 17 30 E - 213.09' to an iron pipe, (3) N 72 30 E - 80.00' to an iron pipe, and (4) S 17 30 E - 120.00' to an iron pipe on the north side of Front Street; thence, by and with the north side of said street S 72 30 W - 185.00' to the place of beginning. Containing in all 0.250 acres of land, more or less.

Note: All of this property is part of TSP 12/349; part of it is also part of TSP 30/286.

September 27, 1976. William R. Nuttle.

MAP 5A


Robt S. Toland
CWC 58/98
Kozma
Hastings
Merrick
Nafzinger
Z
N
Robt. H.
Depp
110
147.2
65
95
80
5
80
10
5
James R.
Skinner
TSP 54/509
CWC 115/
218.
Skinner



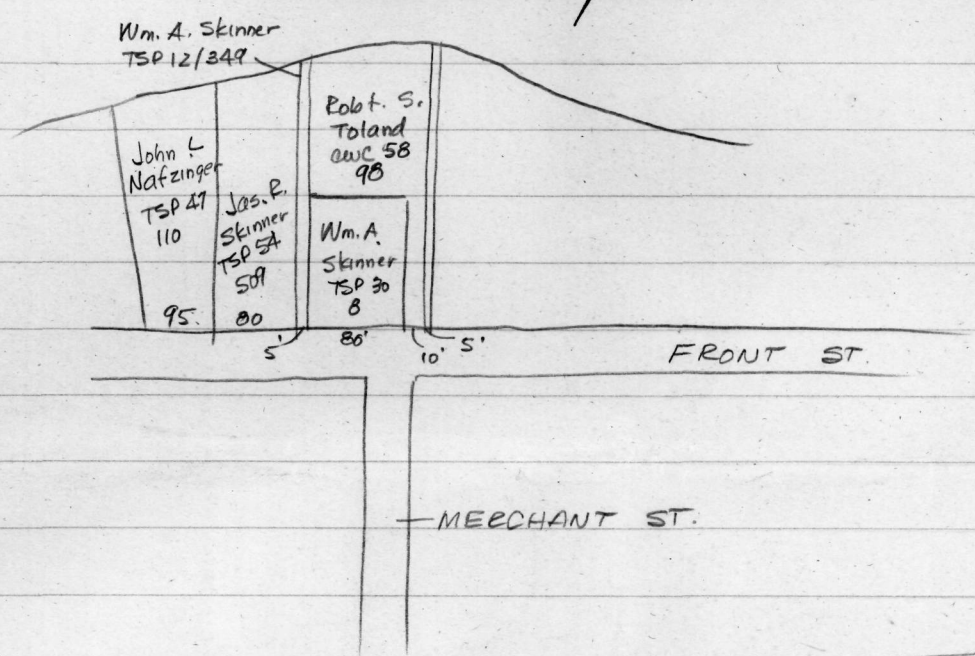
FRONT
ST.
2 ND
3 RD
4 TH
MERCHANT
PINE
CAROLINE
BROAD
JAMES R SKINNER CWC 115/29 P 146
ROBERT S TOLAND CWC 58/98 P 41
GEORGE K. VAN TINE CWC 4/30
JOHN L. HAFZINGER TSP 47/110 P 43
JAMES R. SKINNER TSP 54/509 P 42
JAMES R SKINNER CWC 115/28 P 40
AGNEW K. VAN TINE TSP 63/336 P 39
ELVA H MARTIN CWC 49/92 P 146
HOWARD W. COLEMAN CWC 34/325 P 142
GEORGE P MARTIN P 37
RUSSELL W HAMANN CWC 101/322 P 36
SAMUEL G. HURLOCK TSP 56/330 P 35
WALTER MARTIN P 34
LUCY WALLS NBW 2/244 P 32
ELWOOD ANTHONY TSP 41/82 P 31
GEORGE BURRIS CWC 16/211 P 30
ELWOOD ANTHONY NBW 2/507 TSP 14/361 P 27
P 26
2ND PARCEL GLADYS B. MEANY TSP 57/300
3RD PARCEL GLADYS B. MEANY TSP 57/300 P 48
WM. L. COOPER P 49
WM. L. COOPER CWC 2/552
MARY E. FENNIMORE TSP 57/108 P 50
JAS. H. HOLLETT P 66
JAS. H. HOLLETT P 64
JOHN L. BAYNE P 155
P 63
JAMES H NORTON CWC 50/288 P 107
ELLEN ANTHONY P 51
ELWOOD ANTHONY JTR 1/195 P 52
JOHN C. RUSSUM TSP 46/377 P 53
WILLARD C. BIDDLE CWC 102/70 P 54
HOWARD M COLE
WM. R. MAULE & SON CWC 129/371 P 62
BENJAMIN R. PRICE CWC 75/510 P 61
P 59
P 68
H B MOORE TSP 55/387 P 68 P 133
POSTER C. KETTERMAN CWC 28/281 P 69
ROBERT W. SPENCER CWC 71/352 P 70
ROBT. SPENCER
ALLEN R. RHODES TSP 55/387 P 105
ROBT. L WERSTEN TSP 67/332 P 104
THOMAS E. SPARKS CWC 33/153 P 140
FRANK E. WERSTEN ABD. JR 17/493 P 71
P 72
P 73
JOHN C. DIXON
FLORENCE M. BIGGART CWC 49/533 P 74
WM. H. BIVELL P 75
RICHARD WERSTEN CWC 33/613 P 141
FRANK EVANS TSP 53/451
VIOLET DIXON TSP 51/218
CRUMPTON VOLUNTEER FIRE DEPT. INC. TSP 64/50 P 101
MARGARET E. LIVEZEY CWC 108/330 P 76
WILLIAM F. ETZEL CWC 137/199 P 77
MARY A. IRBY CWC 95/176 P 78
JAMES A CREW, SR. TSP 57/59 P 79
DORIS V. THOMAS CWC 138/354 P 100
DORIS V THOMAS CWC 133/72 P 10
FRANKLIN P SMITH TSP 63/560 P 99
JAMES A. CREW, SR. CWC 2/523 P 98
FLOYD W. LANCASTER CWC 48/600 P 80
ELEANOR S. P 81
PAUL E. GRACE CWC 58/96 P 82
JAS. R. PRICE ETAL. TSP 61/161 P 83
MILDRED CORBON CWC 19/601 P 84
HOWARD S. JOHNSON CWC 13, 121 P 96
HOWARD S JOHNSON CWC 63, 321 P 95
PARSON AVE
CHURCH
P 94
P 93
EDW. R. USILTON TSP 57/377 P 106
EDW. R. USILTON TSP 36/476 P 107
IVAN L. BOZARTH CWC 8/544 P 108
IVAN L. BOZARTH CWC 8/546 P 109
EDWARD R. USILTON CWC 98/640 P 127
IVAN L. BOZARTH CWC 96/645 P 118
WILLIAM K. HOLTE, ETAL CWC 112/184 P 110
PAUL H. BAKKER CWC 107/119 P 117
GEORGE CLARK WHC 4A/15 P 111
GEORGE S CLARK WHC 4A/11 P 116
ARTHUR S. HOCK CWC 21/229 P 115
KENNETH F DRUSHIN
P 112
P 113
P 128
P 184
P 122
P 132
EDWIN POLIN CWC 59/622 P 123
WALTER GALE TSP 30/92 P 124

James Skinner
Crumpton

Aug. 30, 1976

Has lot on Front St. in Crumpton - got it from father who reserved a 5' strip to river
Now getting remainder of father's property - father sold lot off. to Toland

Map 5A - Parcels 40 & 145
Toland lot - parcel 41



TSP 30/8 - Wm A. Skinner from Russell
see TSP 4/286
Begin C.M. on N side Front St. at pt. N72°30'E - 75'
from SE cor. Lot #2 as shown on plat TSP 4/286
N 72°30'E - 90' to C.M. on div. line of lands to be conveyed to Armstrong
w/ Armstrong N 17°30' W - 403' ± to river
w/ river SW dir. 91.5' ± to other lands of Wm. Skinner
w/ same S 17°30'E - 115' ± to hub
" 390' ± to Front St. & begin
275 in TSP 13/47
Being Skinner to Russell TSP 13/46

Being part of TSP 12/349

252.7
170
422.7

Nafzinger - TSP 47/110

Begin C.M. at SE cor. Eyler, said pt being - 72°30'E - 317.7 from C.M. at NE cor. of inter of Front & Market

w/ Eyler N 20°30'W - 256.0 to point

" 57'± to river

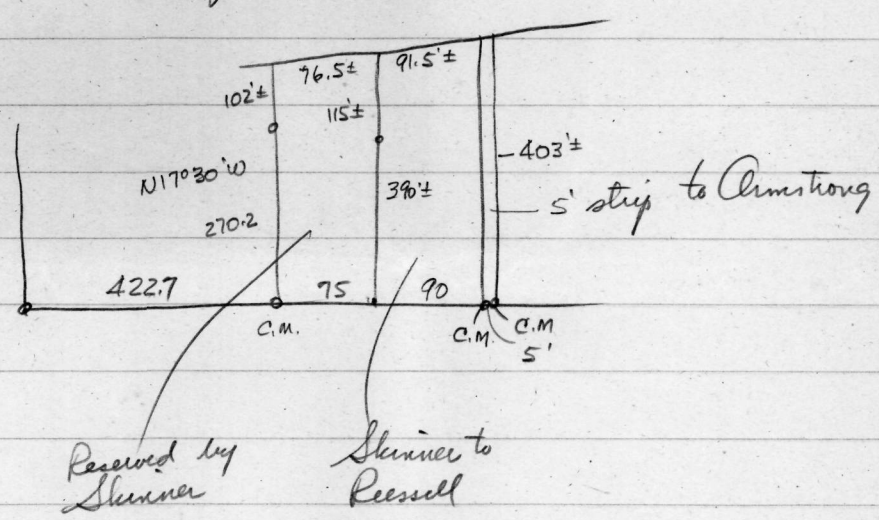
w/ river E dir. 95'± to Skinner

w/ same S17°30'E - 403'± to C.M. on Front St.

" S72°30'W 95' to begin

Being eastern part of Lot 2 of Good lands as shown on plat TSP 4/284

TSP 13/49 - Metcalfe plat



TSP 13/46 - Boundary line agreement between Skinner, Armstrong, & Russell - conveys lot to Russell and apparently conveys 5' strip to Armstrong

---

TSP 13/334 Harris to Skinner

Begin C.M. at SE cor Lot 2 of Good lands

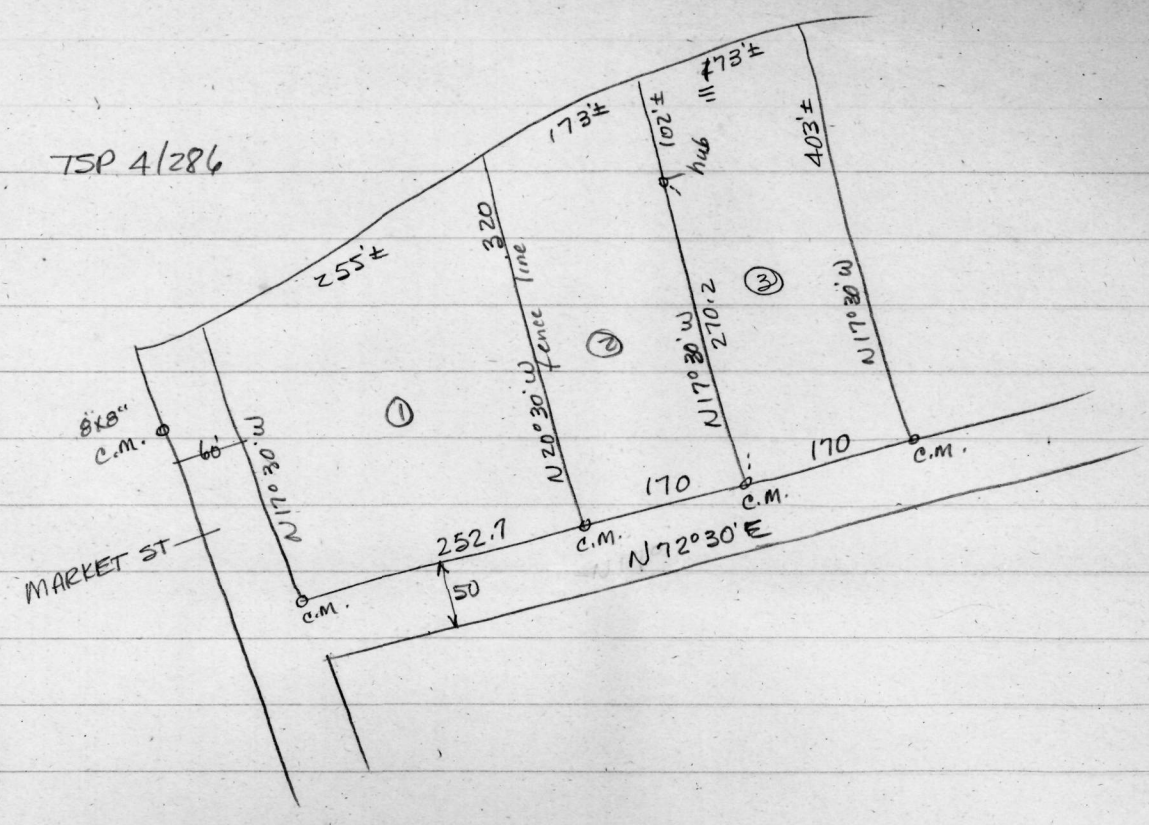
N 17°30'W - 270.2 to hub

" 102'± to river

w/ river SW dir. 10' to new line

w/ same S17°30'E - 372.2'± to Front St.

w/ rd. N72°30'E - 10' to begin



Maule to Toland - CWC 58/98

Begin C.M. at cor Armstrong

w/same N17°30' W 403'± to river

w/same SW dir. 91.5'±

w/Skinner S17°30'E - 270'± to point which lies

N17°30'W 120'± from N side Front St.

w/new line N 72°30'E - 80'±

S17°30'E -120'± to Front (leaving 10' strip)

w/Front N 72°30'E - 10' to begin

Being TSP 39/135 Skinner to Maule

Being part of TSP 30/8

Skinner TSP 12/349

Description of Lot 3 in Metcalfe plat TSP 4/286

Skinner TSP 54/509

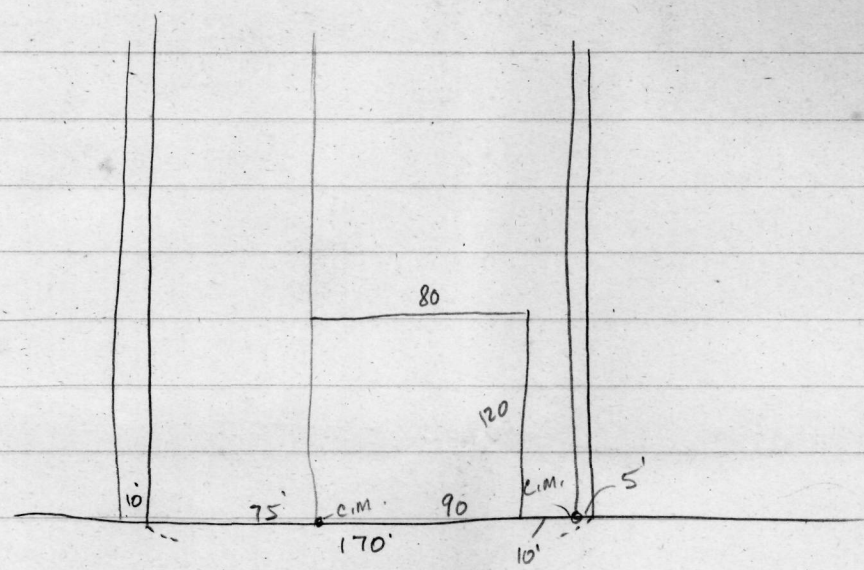
Begin C.M. at SW cor. of herein and SE cor. Harris on N side rd.

w/Harris N17°30' W - 372.2'± to river

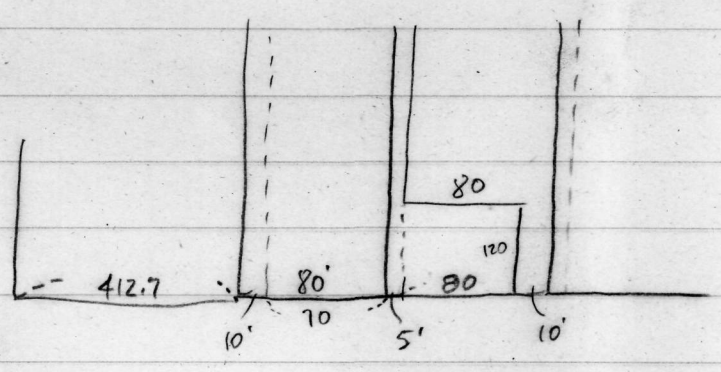
w/river NE dir. 81.5'± (said point being 5' SW of lands conveyed to Maule (now Toland)

w/new line S17°30'E - 390'± to Front St.

w/rd S72°30'W - 80'± to begin

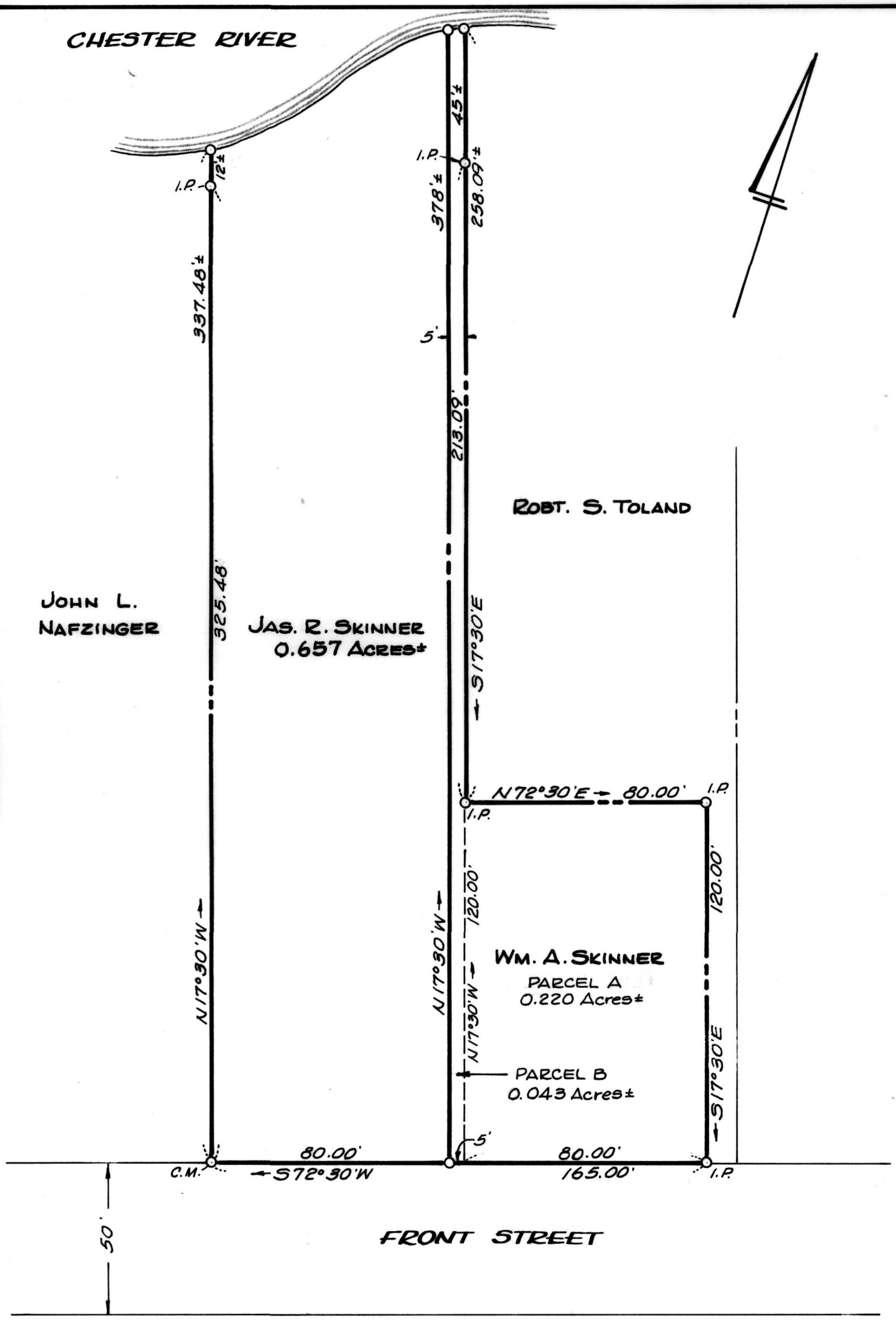


Summary - Wm. Skenna bought all of Lot 3 TSP 12/319
He sold 90' to Russell and 5' to Armstrong, leaving 75'
He bought back the Russell tract, making it 165' wide
He sold all of Russell tract except for 80×120' lot, making 155' on road
He bought 10' from Lot 2 making rd. frontage 165
He sold 80' to son leaving 85' frontage



40
10
85
20
155

P



PLAT OF A SURVEY OF THE

JAMES R. & WM. A. SKINNER LANDS

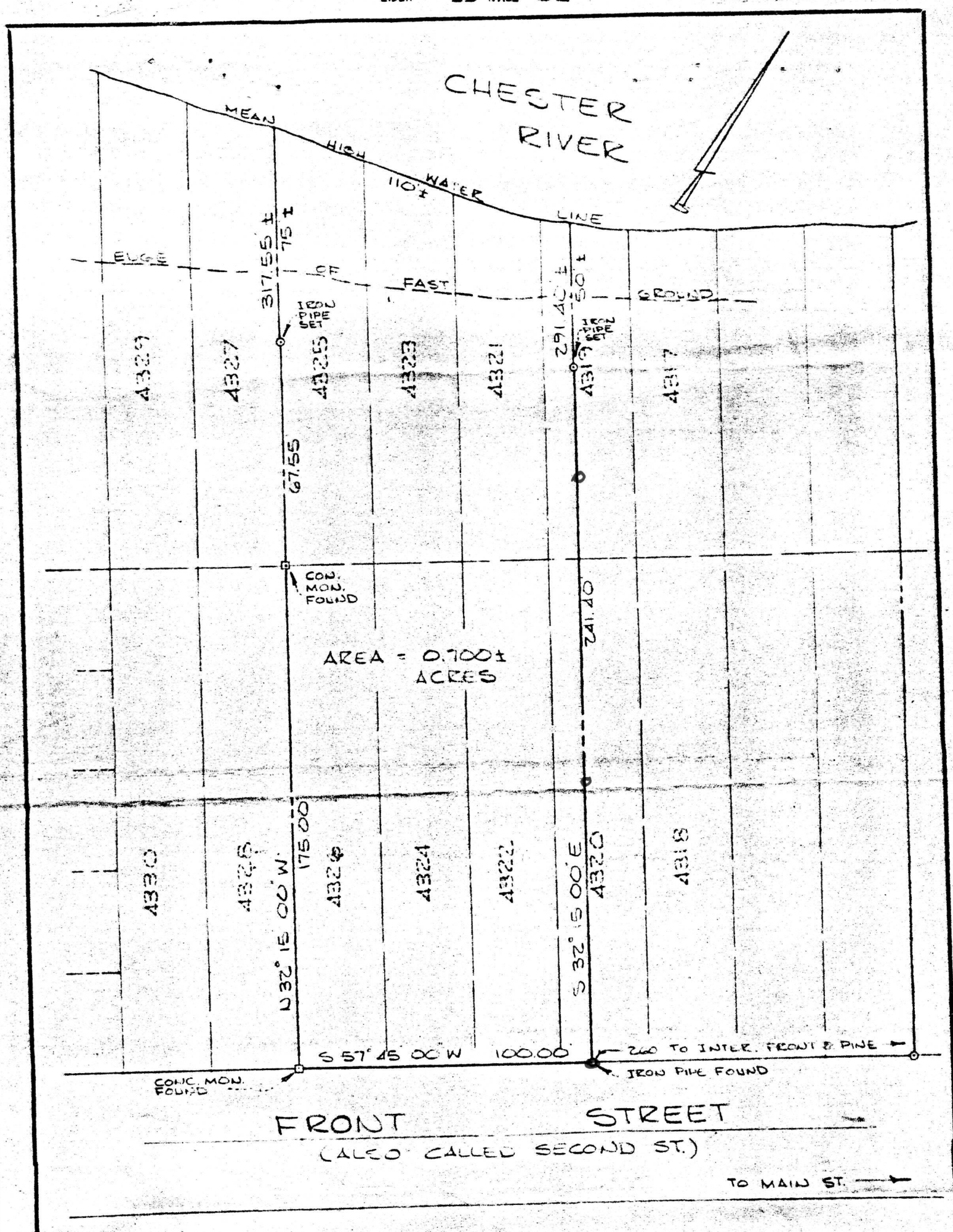
CRUMPTON, QUEEN ANNES CO., MD.

Scale 1" = 40' Sept. 1976.

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

I.P. = iron pipe

C.M. = concrete monument



SURVEY OF A PART OF THE
HOWARD W. OLEMAN LANDS
CRUMPTON
7TH DIST., QUEEN ANNE'S CO., MD.

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

DRAWN BY JL
SCALE 1" = 40
DATE 6/70
JOB NO. E-5733
FOLDER 109

BRUNING 40-21 12194

SUBDIVISION PLAT RECORDED IN PLAT BOOK PAGE