

SKETCH SHOWING RELATIONSHIP

BETWEEN TWO SURVEYS

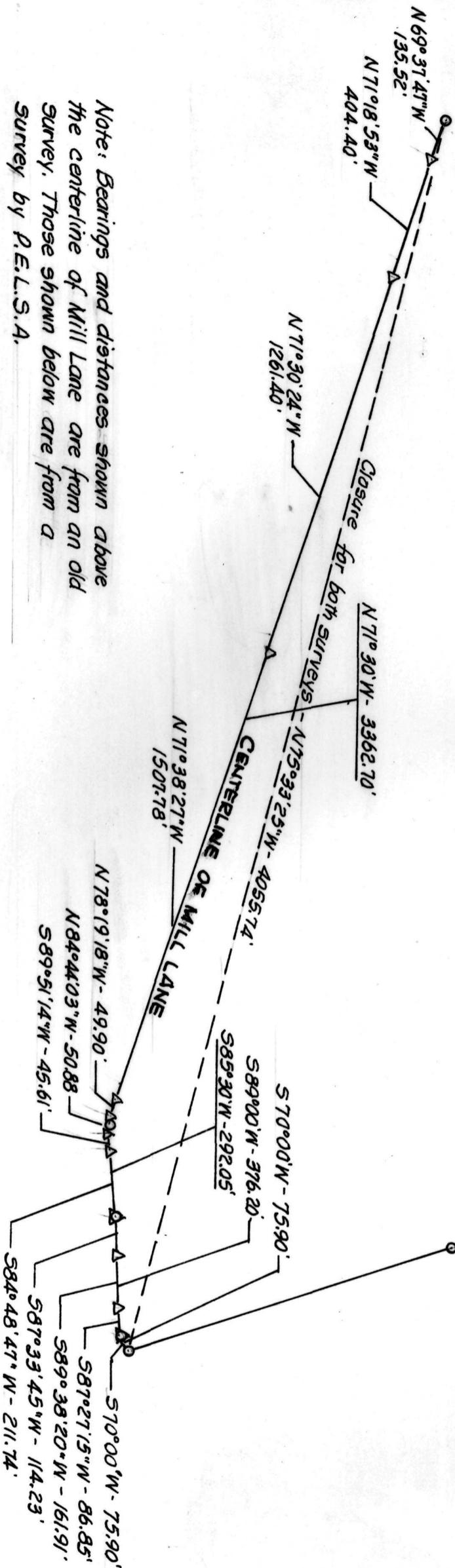
1ST DISTRICT, CECIL COUNTY, MD.

Scale 1"=400' Dec. 1997.

EMILY MANLOVE

Note: Courses adjacent to
Hurtt are identical in both
surveys

WOODLAND
HUETT



Note: Bearings and distances shown above
the centerline of Mill Lane are from an old
survey. Those shown below are from a
survey by R.E.L.S.A.

LAW OFFICES
WILSON & SEXTON
149 - 151 EAST MAIN STREET
ELKTON, MARYLAND 21921-5917

LEONARD EWING WILSON
DIRECT LINE: (410) 398-5112

TELEPHONE: (410) 398-5111

BRENDA A. SEXTON
DIRECT LINE: (410) 398-3332

FACSIMILE: (410) 398-5158

October 17, 1997

Attention: Ernest S. Cookerly, Esquire
Cokerly & Barroll, LLC
123 Court Street
Chestertown, Maryland 21620

Re: Your client: Woodrow Hurtt
Our file: R-2558

Dear Ernie:

Miss Manlove has conferred with me after having discussed the boundary line problem with her engineer and after having received certain information from the Maryland Agricultural Land Preservation Foundation.

I believe that I had indicated that Miss Manlove has not only placed her farm in the agricultural preservation district but has sold her development rights.

She feels that she has good legal title to the disputed property and does not believe that there has been use of the disputed property by your client which would amount to adverse possession.

In any event, the situation is so complicated that she must take the position that should your client contest legal title or equitable title through adverse possession it would be an easier course of action to take than to try to think about some sort of further boundary line agreement which would involve her sale of the development rights.

Very truly yours,



Leonard E. Wilson

LEW:ndb

cc: Miss Emily Manlove

COOKERLY & BARROLL, LLC

ATTORNEYS AT LAW

ERNEST S. COOKERLY
R. STEWART BARROLL
RICHARD O. COOKERLY

LEGAL ASSISTANTS
NANCY LEE JEWELL
REBECCA L. ROGERS

123 COURT STREET
CHESTERTOWN, MARYLAND 21620
(410) 778-2112
FAX (410) 778-1314

October 22, 1997

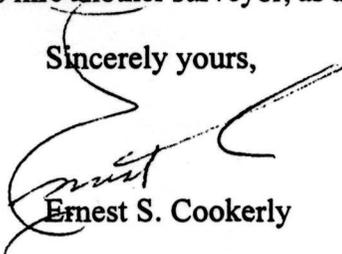
301-733-5423

Mr. Woodrow Hurtt
11403 Eastwood Court
Hagerstown, MD 21742

Dear Woody:

At long last I have received a response from the attorney representing Emily Manlove. For your information, there is a copy attached and obviously Miss Manlove doesn't intend to do anything about it. One reason being that she sold the development rights to the State of Maryland. Of course, if it's determined that she didn't own that property, then she may have to reimburse the State of Maryland. That is, of course, if you wish to press this by going to court and proving that the Scott survey is the true survey and you would have to hire another surveyor, as an expert, to prove the case.

Sincerely yours,



Ernest S. Cookerly

ESC/ljl

Enclosure

D:\LANA\LETTERS\ESCW-HURTT.WPD

HURTT 2

The P.E.L.S.A. survey makes no such adjustments in the lines adjacent to the Hurtt property, even though the markers set by them vary from an old hedgerow and fall out into a field. This is particularly puzzling to me inasmuch as they did adjust lines along the center of Mill Lane to conform to the existing roadbed. I am enclosing a sketch illustrating this.

If the two sets of lines shown by Mr. Scott are correctly placed, I can only conclude that the P.E.L.S.A. survey is incorrect in rigidly holding a series of bearings and distances and ignoring physical evidence that indicates it should be otherwise.

Sincerely yours,

HURTT

December 22, 1997.

Ernest S. Cookerly, Atty.
123 Court Street
Chestertown, Md.

Dear Mr. Cookerly:

Mr. Woodland Hurtt contacted me about surveying his property in Cecil County to try to resolve a conflict between surveys done by P.E.L.S.A. and Michael Scott. After reviewing a description of the P.E.L.S.A. survey found in the easement to the Md. Agricultural Preservation Foundation, a copy of the Scott survey, and a copy of an old plat of what is now the Manlove property, I have come to the conclusion that a survey by me will reveal nothing more than is already known.

I have not yet walked the property lines in question, but I can make some general comments on the P.E.L.S.A. survey. The old survey followed by P.E.L.S.A. appears to be a good one for its time. It is a "compass survey", however, and as such has a built-in error. The practice in those days was to take a compass reading on each line and measure by use of a chain. Since compass readings were made to the nearest one-fourth of a degree, the angle between each line was accurate to only 15 minutes, providing nothing distracted the needle. Distances, even if accurately chained, were to the nearest foot and one-half. Consequently, the final bearings and distances did not close mathematically. The error of closure of that part of the old Manlove plat designated as No. 3 is about 31'.

To reproduce an old survey the surveyor must make a series of adjustments in order to end up with a description that is mathematically correct. These adjustments are judgement calls by the surveyor. They are based upon a number of factors: conformity with adjacent surveys, physical calls such as monuments, pipes, stones, etc., and physical conformations such as old fences, hedgerows, roadbeds, streams, etc. In an agricultural area old line fences and hedgerows are particularly important.

P.E.L.S.A Survey descrip

N 06° 02' 56" E - 118.45

N 37° 00' E - 1023.00

N 15° 00' W - 160.05

N 37° 51' 28" E - 3353.58

* S 63° 30' E - 285' ±

S 66° 00' E - 132.00

N 77° 30' E - 405.90

N 88° 45' E - 1320.00

w/ Lester & Hunt - S 01° 00' E - 3803.25

S 05° 15' E - 198.00

S 00° 15' E - 217.80 ✓

S 11° 15' W - 478.50 ✓

S 23° 15' W - 268.95 ✓

S 18° 30' W - 52.80 ✓

S 04° 00' E - 313.50 ✓

S 18° 00' E - 1080.75 to @ Mill Lane ✓

w/e S 70° 00' W - 75.90

S 87° 27' 15" W - 86.85

S 89° 38' 20" W - 161.91

S 87° 33' 45" W - 114.23

S 84° 48' 47" W - 211.74

S 89° 51' 14" W - 45.61

N 84° 44' 03" W - 50.88

N 78° 19' 18" W - 49.90

N 71° 38' 27" W - 1507.78

N 71° 30' 24" W - 1261.40

N 71° 18' 53" W - 404.40

N 69° 37' 47" W - 135.52 to intersection

w/e rd. N 33° 24' 24" E - 341.55

w/ Craig N 55° 00' W - 523.05

N 38° 09' 48" W - 503.36

N 33° 30' W - 165.00

N 38° 00' W - 244.20

N 31° 45' W - 194.70

N 40° 15' W - 214.50 to begin

Description closes

502.65 Ac. ±

Old deed from bend in Mill Lane to Hurtt line

2224.20 }
S 71° 30' E - 1138.50 } 3362.70
N 85° 30' E - 292.05
N 89° E - 376.20
N 70° E - 75.90 3988.44 8927.54
S 75° 33' 25" E - 4055.72

P.E.L.S.A. descrip from bend to Hurtt line

S 70° W - 75.90 ✓
S 87° 27' 15" W - 86.85 ✓
S 89° 38' 20" W - 161.91 ✓
S 87° 33' 45" W - 114.23 ✓
S 84° 48' 47" W - 211.74 ✓
S 89° 51' 14" W - 45.61 ✓
N 84° 44' 03" W - 50.88 ✓
N 78° 19' 18" W - 49.90 ✓
N 71° 38' 27" W - 1507.78 ✓
N 71° 30' 24" W - 1261.40 ✓
N 71° 18' 53" W - 404.40
W 69° 37' 47" W - 135.52 6011.56 1072.44
S 75° 33' 25" E - 4055.74

Conclusion - P.E.L.S.A. pivoted their survey on the intersection of Mill Lane and New Cut Rd, held the completed bearing and distance from that point along the center of the road to the Hurtt line, and established the Hurtt line from that.

S 75° 33' 25" E - 4055.72

N 18° 00' W - 1080.75

N 04° 00' W - 313.50

N 18° 30' E - 52.80

N 23° 15' E - 268.95

N 1° 15' E - 478.50

N 0° 15' W - 217.80

N 05° 15' W - 198

N 01° 00' W -

Old deed description

N66°W - 132

S15½°E - 3448.50

S14°W - 2696.10

S71½°E - 1138.50

N85°30'E - 292.05

N89°E - 376.20

N70°E - 75.90

N18°W - 1080.75

N04°W - 313.50

N18½°E - 52.80

N23°15'E - 268.95

N11¼°E - 478.50

N0°15'W - 217.80

N05°15'W - 198

N01°W - 3803.25

S88°45'W - 1320

S77½°W - 405.90

5016.85 5026.04

E.C. = S57°05'37"W - 31.02

W.L.B.

DGS FILE No. 07-01-91-14 .

THIS DEED OF EASEMENT made this 21st day of February, 1995, by and between EMILY MORGAN MANLOVE, party of the first part, Grantor, and the STATE OF MARYLAND, to the use of the DEPARTMENT OF AGRICULTURE on behalf of the MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, party of the second part, Grantee, and containing covenants intended to be real covenants running with the land,

WITNESSETH:

WHEREAS, Title 2 of Subtitle 5 of the Agriculture Article, Annotated Code of Maryland, created the Maryland Agricultural Land Preservation Foundation for the purpose of preserving agricultural land and woodland; and

WHEREAS, by authority of Agriculture Article, Section 2-504(3), Annotated Code of Maryland, the Grantee may purchase agricultural preservation easements to restrict land to agricultural use; and

WHEREAS, the Grantor owns the hereinafter described tract(s) or parcel(s) of land located in an agricultural preservation district established pursuant to Agriculture Article, Section 2-509, Annotated Code of Maryland, and desires to sell an agricultural preservation easement to the Grantee to restrict the land to agricultural use.

NOW, THEREFORE, in consideration of the sum of FOUR HUNDRED NINETY EIGHT THOUSAND SIX HUNDRED FIFTY DOLLARS AND NO CENTS (\$498,650.00) and other valuable consideration, the receipt of which is hereby acknowledged, the Grantor for the Grantor, the successors, personal representatives and assigns of the Grantor, does grant and convey, to the State of Maryland, for the use of the Grantee, its successors and assigns, an agricultural preservation easement in, on and over the hereinafter described tract(s) or parcel(s) of land, subject to the covenants, conditions, limitations and restrictions hereinafter set forth, so as to constitute an equitable servitude thereon, that is to say:

All that certain tract(s) or parcel(s) of land situate, lying and being in the First (1st) Election District of Cecil County, Maryland, and as more particularly described in accordance with a survey dated December 19, 1994 performed by the Pelsa Company, Professional Land Surveyors, as follows:

BEGINNING for the same at a point on the easterly side of Freeman's Mill Pond, said point being a common corner with the lands of Samuel P. & Phyllis B. Craig, (W.A.S. 272/91);

THENCE, running along or near the Bank of Freeman's Mill Pond North 06° 02' 56" East 118.45 feet to a point;

THENCE, North 37° 00' 00" East 1023.00 feet running near the Bank of Freeman's Mill Pond and crossing Mill Lane to a point;

THENCE, North 15° 00' 00" West 160.05 feet to a point in or near the bed of Scotchman Creek;

THENCE, running by various metes and bounds along Scotchman Creek and the Landward boundary of wetlands as per Maryland Department of Natural Resources Wetland Boundaries Map for Cecil County 7362 feet more or less having a tie bearing of North 37° 51' 28" East 3353.58 feet to a point on the division line with land of Irene Paulovitz, (W.A.S. 179/429);

THENCE, running along the division line with land of Irene Paulovitz the following four (4) courses and distances 1) South 63° 30' 00" East 285 feet more or less 2) South 66° 00' 00" East 132.00 feet to a point 3) North 77° 30' 00" East 405.90 feet to a point 4) North 88° 45' 00" East 1320.00 feet to a point on the division line with lands of Nelson Jester, (W.A.S. 199/192);

THENCE, running along the division line with the said land of Nelson Jester and lands of Julian Hurtt, (N.D.S. 330/477), the following (8) courses and distances 1) South 01° 00' 00" East 3803.25 feet to a point 2) South 05° 15' 00" East 198.00 feet to a point 3) South 00° 15' 00" East 217.80 feet to a point 4) South 11° 15' 00" West 478.50 feet to a point 5) South 23° 15' 00" West 268.95 feet to a point 6) South 18° 30' 00" West 52.80 feet to a point 7) South 04° 00' 00" East 313.50 feet to a point 8) South 18° 00' 00" East 1080.75 feet to a point in or near the centerline of Mill Lane;

THENCE, running with the center line of Mill Lane the following (12) courses and distances 1) South 70° 00' 00" West 75.90 feet to a point 2) South 87° 27' 15" West 86.85 feet to a point 3) South 89° 38' 20" West 161.91 feet to a point 4) South 87° 33' 45" West 114.23 feet to a point 5) South 84° 48' 47" West 211.74 feet to a point 6) South 89° 51' 14" West 45.61 feet to a point 7) North 84° 44' 03" West 50.88 feet to a point 8) North 78° 19' 18" West 49.90 feet to a point 9) North 71° 38' 27" West 1507.78 feet to a point 10) North 71° 30' 24" West 1261.40 feet to a point 11) North 71° 18' 53" West 404.40 feet to a point 12) North 69° 37' 47" West 135.52 feet to a point in the intersection of Mill Lane and New Cut Road;

THENCE, North 33° 24' 24" East 341.55 feet running along the centerline of Mill Lane to a common corner with lands of Samuel & Phyllis Craig, (W.A.S. 272/91);

THENCE, running along the division line with the said lands of Samuel & Phyllis Craig the following (6) six courses and distances 1) North 55° 00' 00" West 523.05 feet to a point 2) North 38° 09' 48" West 503.36 feet to a point 3) North 33° 30' 00" West 165.00 feet to a point 4) North 38° 00' 00" West 244.20 feet to a point 5) North 31° 45' 00" West 194.70 feet to a point 6) North 40° 15' 00" West 214.50 feet to the point of beginning.

Containing within the said metes and bounds 502.65 acres of land, more or less.

BEING or intending to be all those same lands which by Deed dated December 13, 1979 and recorded among the Land Records of Cecil County in Liber No. N.D.S. 45, folio 47, were granted and conveyed by Emily M. Manlove, Personal Representative of the Estate of Laura Veach Clark unto Emily Morgan Manlove.

AND the Grantor covenants for and on behalf of Grantor, the personal representatives, successors and assigns of the Grantor, with the Grantee, its successors and assigns, to do and refrain from doing upon the above described land all and any of the various acts set forth, it being the intention of the parties that the said land shall be preserved solely for agricultural use in accordance with the provisions of the Agriculture Article, Title 2, Subtitle 5, Annotated Code of Maryland, and that the covenants, conditions, limitations and restrictions hereinafter set forth, are intended to limit the use of the above described land and are to be deemed and construed as real covenants running with the land.

COVENANTS, CONDITIONS, LIMITATIONS AND RESTRICTIONS

- A. Subject to the reservations hereinafter contained, the Grantor for the Grantor, the successors, personal representatives, successors

Error of Closure
N 89° 38' 27" E
161.93'

TM 57

PA

N.O.S. 330 477

NO TITLE EXAMINATION

THIS DEED OF DISTRIBUTION, made this 21st day of January, 1991, by and between JOHN C. HUNTINGTON, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF JULIAN W. HURTT, late of Kent County, State of Maryland, of the first part; and WOODLAND HURTT of Frederick County, State of Maryland, of the second part.

WHEREAS, the said Julian W. Hurtt, late of Kent County, Maryland, departed this life, testate, on the 29th day of May, 1990, leaving a Last Will and Testament dated September 15, 1989, and which is duly recorded among the Testamentary Records of said County in Will Book J.L.A. No. 13, Folio 231, etc.; and

WHEREAS, by Item Eighth of the said Last Will and Testament, the said Julian W. Hurtt nominated and appointed John C. Huntington, Jr. as the Personal Representative of his estate; and

WHEREAS, the said John C. Huntington, Jr. has heretofore duly qualified in the Orphans' Court for Kent County, Maryland, as Personal Representative of the Estate of Julian W. Hurtt and Letters of Administration upon his Estate have heretofore been granted by the said Orphans' Court for Kent County, Maryland, (see Estate Folder No. 5689 filed therein) unto the said John C. Huntington, Jr.; and

WHEREAS, at the time of his death, the said Julian W. Hurtt was seized and possessed of certain real estate situate, lying and being in Cecil County, Maryland; and

WHEREAS, by the decedent's Last Will and Testament, the property hereinafter described was devised and bequeathed unto the said Woodland Hurtt, subject to the provisions of Item Second of the Will; and

WHEREAS, pursuant to Section 9-104 and Section 9-105 of the 1974 Volume of Estates and Trusts of the Annotated Code of Maryland, the hereinafter described property is being conveyed to Woodland Hurtt, beneficiary under the Last Will and Testament of the said Julian W. Hurtt.

NOW THEREFORE, THIS DEED WITNESSETH, that for and in

LAW OFFICES OF
COOKERLY & COOKERLY
CHESTERTOWN, MD. 21620
TELEPHONE 776-2112

three-quarter degrees East sixteen perches; thence North twelve and a half
 degrees East eighteen perches; thence North four and a half degrees East
 eighteen perches; thence North three degrees West fifty-one perches; thence
 North one and a half degrees West one hundred and sixty-nine and nine-tenth
 perches to the said Ferry Road; thence South sixty-seven degrees East
 twenty-eight and eight-tenths perches; thence South thirty-one degrees East
 fifty-two perches; thence South thirty-two and a half degrees East
 eighty-eight perches; thence South thirty-two and three quarter degrees
 West eighty-seven perches; thence due East one hundred and thirty-four
 perches to the land formerly owned by Henry Cazier; thence South eighty-one
 and a half degrees West four and nine-tenth perches; thence South fifteen
 degrees West twelve and four-tenth perches; thence South twenty-eight
 degrees East eight perches; thence South two and a half degrees East
 fifteen perches to the road leading to the Roman Catholic Chapel; thence
 North eighty-eight degrees West twenty-six and three-tenths perches; thence
 North eighty-nine degrees West twenty-three perches; thence South
 eighty-seven and a half degrees West eighty-two and nine-tenth perches back
 to the said Ferry Road and thence with said Ferry Road South one half of a
 degree East eighty-four perches to the beginning, containing two hundred
 and nineteen acres two roods and four perches of land more or less. And
 beginning for the second of said tracts or parcels of land at the aforesaid
 stone at the intersection of the Public Road from Bohemia Ferry to Cecilton
 with the Public Road leading from Freeman's Mill being the beginning of the
 tract first herein mentioned and running from thence South two degrees East
 forty-four perches by and with said Ferry Road to the land of Commodore
 Jones' Heirs; thence South eighty and a quarter degrees East forty-eight
 perches by said land of Commodore Jones' heirs; thence South seventy-eight
 and a half degrees East twenty-two perches by and with said land; thence
 South seventy-six degrees East six perches; thence South seventy-seven and
 a half degrees East seven and six-tenth perches; thence South sixty-three
 and a quarter degrees East eight perches; thence South seventy-two and a

219.525

LAW OFFICES OF
 COOKERLY & COOKERLY
 CHESTERTOWN, MD. 21620
 TELEPHONE 778-2112

N 1230E 297.0

N 430E 297.0

N 3W 841.50

N 130W

2,805.35

S 67E

475.20

531E

858

S 3230E

1452.0

S 3245W

435.50

E 451 2,211.00

S 8130W

80.85

S 15W

204.60

S 28E

132.0

S 2° 30' E

247.50

N 89W

433.75

N 87W

379.50

S 87 30 W

1,367.85

S 1° 30' E

1,386.00

330 480

$S 72^{\circ} 30' E$ 146.85
 half degrees East eight and nine-tenth perches to the late Henry Cazier's
 $N 33^{\circ} E$ 99
 land; thence North thirty-three degrees East six perches by and with said
 $N 36^{\circ} 30' E$ 688.05
 Cazier's land; thence North thirty-six and a half degrees East forty-one
 $N 2^{\circ} 30' E$
 and seven-tenths perches; thence North two and a half degrees East
 744.15
 forty-five and one-tenth perches; thence North three-quarters of a degree
 495
 West thirty perches; thence North three-quarters of a degree East
 643.5
 thirty-nine perches to the Chapel Road; thence North eighty-eight degrees
 433.95
 West twenty-six and three-tenths perches by and with said road; thence
 $N 89^{\circ} W$ 379.5
 North eighty-nine degrees West twenty-three perches still along said Road;
 $S 87^{\circ} 30' W$ 1367.85
 thence South eighty-seven and a half degrees West eighty-two and
 $S 0^{\circ} 30' E$ 1386
 nine-tenths perches back to the said Ferry Road and thence South one-half
 of a degree East eighty-four perches by and with said road to the place of
 beginning, containing one hundred and twelve acres and one rood of land,
 more or less.

212.250

Total
331.775A

BEING the same land conveyed to Julian W. Hurtt from James F. Hurtt and Ruth M. Hurtt, his wife, by deed dated September 23, 1938, and recorded among the Land Records for Cecil County, Maryland, in Liber W.E.B. No. 10, Folio 484.

BEING MOREOVER the same land of which the said Julian W. Hurtt died seized and possessed on May 29, 1990, and by his Last Will and Testament devised the same to Woodland Hurtt.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the said lot or parcel of land and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Woodland Hurtt, his heirs and assigns, in fee simple.

IN WITNESS WHEREOF, the said party of the first part, Personal

330 478

consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, (the actual consideration is \$0.00) the receipt whereof is hereby acknowledged, the said John C. Huntington, Jr., Personal Representative aforesaid, does grant and convey unto the said Woodland Hurtt, his heirs and assigns, in fee simple,

All that property situate, lying and being in Cecil County, Maryland, and described as follows, that is to say, being Parcel No. 22 described in said Partition and Division as "The Bronxson Farm" which said Farm consists of all that tract of land in Sassafras Neck in Cecil County, Maryland, and is described as the same farm which William McKnight, deceased, by his Last Will and Testament devised to his daughter, Catherine K. Burton, for life and which is composed of two tracts, pieces or parcels of land which were conveyed to the said William Knight in his life time, one by Charles A. Bryan and wife, by deed dated on the 24th day of March, 1859, and recorded in Liber W.H.R. No. 2, Folio 30, etc., one of the Land Record Books for Cecil County aforesaid, and the other by Ebenezer Clark and wife, by deed dated on the 24th day of May, 1860, and recorded in said Land Record Book folio 451 etc., and which are described as follows, to wit:

BEGINNING for the first of said tracts or parcels of land at a stone set in the ground in the middle of Bohemia Ferry Road to Cecilton at the point where the road from Freeman's Mill intersects said Ferry Road and running thence by and with said Mill road South ^{S 87° W 660.0} eighty nine degrees West forty perches, thence South ^{S 83° 15' W} eighty-three and a quarter degrees West ^{445.50} twenty-seven perches; thence South ^{S 79° 15' W} seventy-nine and a quarter degrees west ^{330.0} twenty perches; thence South ^{S 62° 30' W} sixty-two and a half degrees West ^{1320.0} eighty perches to the land formerly owned by the heirs of Philip Thomas; thence ^{N 16° 30' W} North sixteen and a half degrees West ^{165.00} ten perches; thence North ^{N 21° W} twenty-one degrees West ^{165.00} ten perches; thence North ^{N 18° 30' W} eighteen and a half degrees West, ^{313.50} nineteen perches; thence North ^{N 17° W} seventeen degrees West ^{462.0} twenty-eight perches; thence North ^{N 4° 45' W} four and three-quarter degrees West ^{287.50} fifteen perches; thence North ^{N 10° E} ten degrees East ^{115.50} seven perches; thence North ^{N 21° 45' E} twenty-one and ^{264.0}

LAW OFFICES OF
COOKERLY & COOKERLY
CHESTERTOWN, MD. 21820
TELEPHONE 778-2112



W.M. D. CULLEN
WAS 248/151
187.00A
P. 8

KENNETH M. COLFRIN
RRC. 62/286
276.06A
P. 16

IRENE PAULOVITZ
WAS 119/429
226.90A
P. 18

W. HARRISON MECHLING
WAS. 72/347
202.39A
P. 19

HELENA DU PONT WRIGHT
WAS 249/435
48.30A
P. 16

HELENA DU PONT WRIGHT
WAS 249/435
48.30A
P. 16

RUSSELL PRICE
REC. 23/171
REC. 59/377
334.62A
P. 25

GARRETT C. BILLMIRE
WAS. 1/492
121.00A
P. 20 A.

FOUR G'S ASSOC., INC.
NDS 10/318
461.46A
P. 20

RICHARD TITTER
NDS 59/644
22.63A
P. 60

EMILY M. MANLOVE
NDS 48/47
818.01A
P. 61

A. FELIX DUPONT
WAS 121/124
115.63A
P. 1
TOTAL 174.50A.

(PAR I)
110.02A.

(P/O PAR. III)

PHILIP J. WHELAN
WAS 377/703
17.50A
P. 48

H. GORDON LUTHERINGER
WAS 158/332
10.00A
P. 17

ANN W. SWEARS
WAS 271/700
16.163A
P. 47

SARAH WHELAN
WAS 563/134
16.006A
P. 45

WICK H. MULLORI
WAS 245/131
15.99A
P. 46

SAMUEL C. WHELAN
WAS 263/142
16.981A
P. 44

HUGH D. WHELAN
WAS 263/139
16.404A
P. 45

SAMUEL F. CRAIG
WAS 272/11
280.0A
P. 34

RICHARD W. YEATMAN
WAS 306/754
15.98A
P. 40

JOHN P. WHELAN
WAS 262/505
16.0A
P. 42

WILMINGTON MANOR
METHODIST CHURCH
WAS 19/576
9.83A
P. 32

EDGAR L. DAVIS
WAS. 93/540
258.64A
P. 6

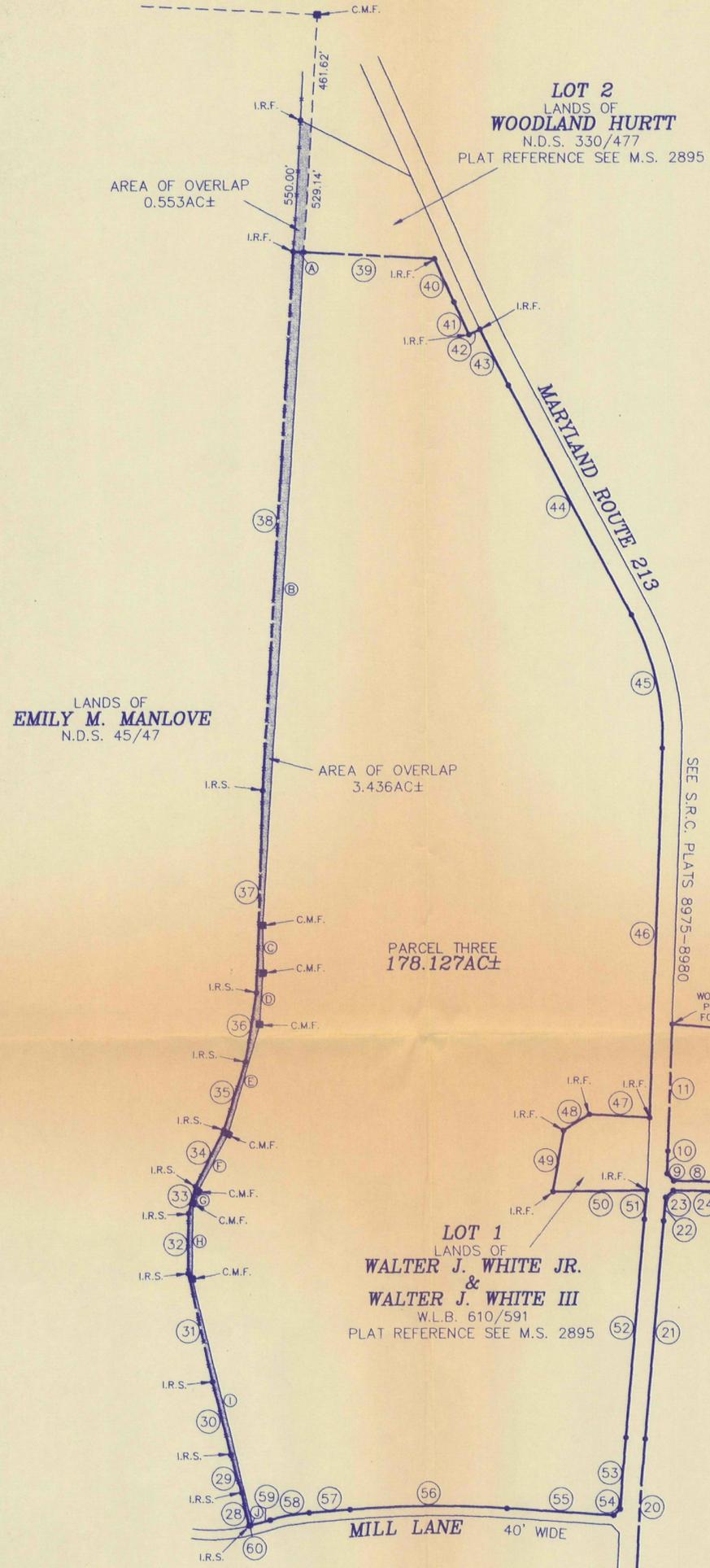
L. WICKS DAVIS
CK. 8/379
290.45A
P. 8

FOUR G'S ASSOC., INC.
NDS 10/318
402.54A
P. 7

JOHN E. PIERSON
REC. 23/47
74.83A
P. 17

DWIGHT O. RATH
WAS 341/380
601.22A
P. 3

CHARLOTTE W. DENNETT
RRC III/261
215.209A
P. 12



COURSES & DISTANCES OF PARCEL ONE

LINE	DIRECTION	DISTANCE	RADIUS	LENGTH
1	S 84°59'36" E	2084.66'		
2	S 14°45'24" W	265.23'		
3	S 17°46'39" E	193.02'		
4	S 01°28'21" W	168.70'		
5	N 84°25'48" W	329.88'	8076.02'	329.90'
6	N 85°16'00" W	701.81'	10020.00'	701.95'
7	N 87°16'25" W	855.86'		
8	N 88°41'30" W	176.89'		
9	N 43°00'34" W	40.77'		
10	N 02°33'06" E	94.61'	5769.58'	94.62'
11	N 02°04'55" E	532.21'		

COURSES & DISTANCES OF PARCEL TWO

12	S 05°28'59" W	662.83'		
13	S 03°58'59" W	495.00'		
14	S 07°13'59" W	744.15'		
15	S 41°13'59" W	758.26'		
16	N 62°47'05" W	285.10'		
17	N 74°12'05" W	1350.99'		
18	N 04°26'08" E	231.40'	2904.79'	231.46'
19	N 02°09'10" E	280.76'		
20	N 03°33'18" E	558.82'	11419.16'	558.88'
21	N 04°57'25" E	908.62'		
22	N 04°28'54" E	95.70'	5769.58'	95.70'
23	N 48°10'07" E	43.79'		
24	S 88°41'30" E	176.74'		
25	S 87°16'25" E	855.37'		
26	S 85°16'00" E	699.01'	9980.00'	699.15'
27	S 84°26'56" E	336.83'	8116.02'	336.85'

COURSES & DISTANCES OF PARCEL THREE

28	N 11°41'05" W	141.79'		
29	N 16°11'05" W	165.00'		
30	N 13°41'05" W	313.50'		
31	N 12°11'05" W	462.00'		
32	N 00°03'55" E	247.50'		
33	N 14°48'55" E	115.50'		
34	N 26°33'55" E	264.00'		
35	N 17°18'55" E	297.00'		
36	N 09°18'55" E	297.00'		
37	N 01°48'55" E	841.50'		
38	N 03°18'55" E	2253.35'		
39	S 86°41'05" E	584.55'		
40	S 23°47'05" E	198.34'		
41	S 24°30'59" E	148.67'	5819.58'	148.67'
42	N 64°45'06" E	50.00'		
43	S 26°32'52" E	261.67'	5769.58'	261.69'
44	S 27°50'50" E	1082.84'		
45	S 12°52'57" E	571.15'	1105.92'	577.69'
46	S 02°04'55" W	1546.63'		
47	N 86°35'02" W	248.77'		
48	S 58°03'54" W	125.56'		
49	S 10°00'29" W	260.00'		
50	N 89°23'39" E	386.60'		
51	S 04°21'37" W	118.51'	5689.58'	118.51'
52	S 04°57'25" W	908.62'		
53	S 04°12'45" W	298.87'	11499.16'	298.88'
54	S 47°17'02" W	38.78'		
55	N 86°10'23" W	441.77'		
56	S 89°42'08" W	650.20'	4520.00'	650.76'
57	S 85°34'40" W	168.87'		
58	S 79°14'50" W	164.00'	743.67'	164.33'
59	S 74°25'22" W	83.06'	1580.00'	83.07'
60	S 76°16'09" W	7.60'	640.00'	7.60'

COURSES & DISTANCES ALONG LINE SURVEYED BY P.E.L.S.A.

LINE	DIRECTION	DISTANCE
A	S 86°41'05" E	43.51'
B	S 03°33'46" W	2812.49'
C	S 00°41'14" E	198.00'
D	S 04°18'46" W	217.80'
E	S 15°48'46" W	478.50'
F	S 27°48'46" W	268.95'
G	S 23°03'46" W	52.80'
H	S 00°33'46" W	313.50'
I	S 13°26'14" E	1056.08'
J	S 75°46'48" W	8.22'

FOR DEED REFERENCE SEE: N.D.S. 330/477

I.R.S. - DENOTES IRON ROD SET
 I.R.F. - DENOTES IRON ROD FOUND
 C.M.F. - DENOTES CONCRETE MONUMENT FOUND

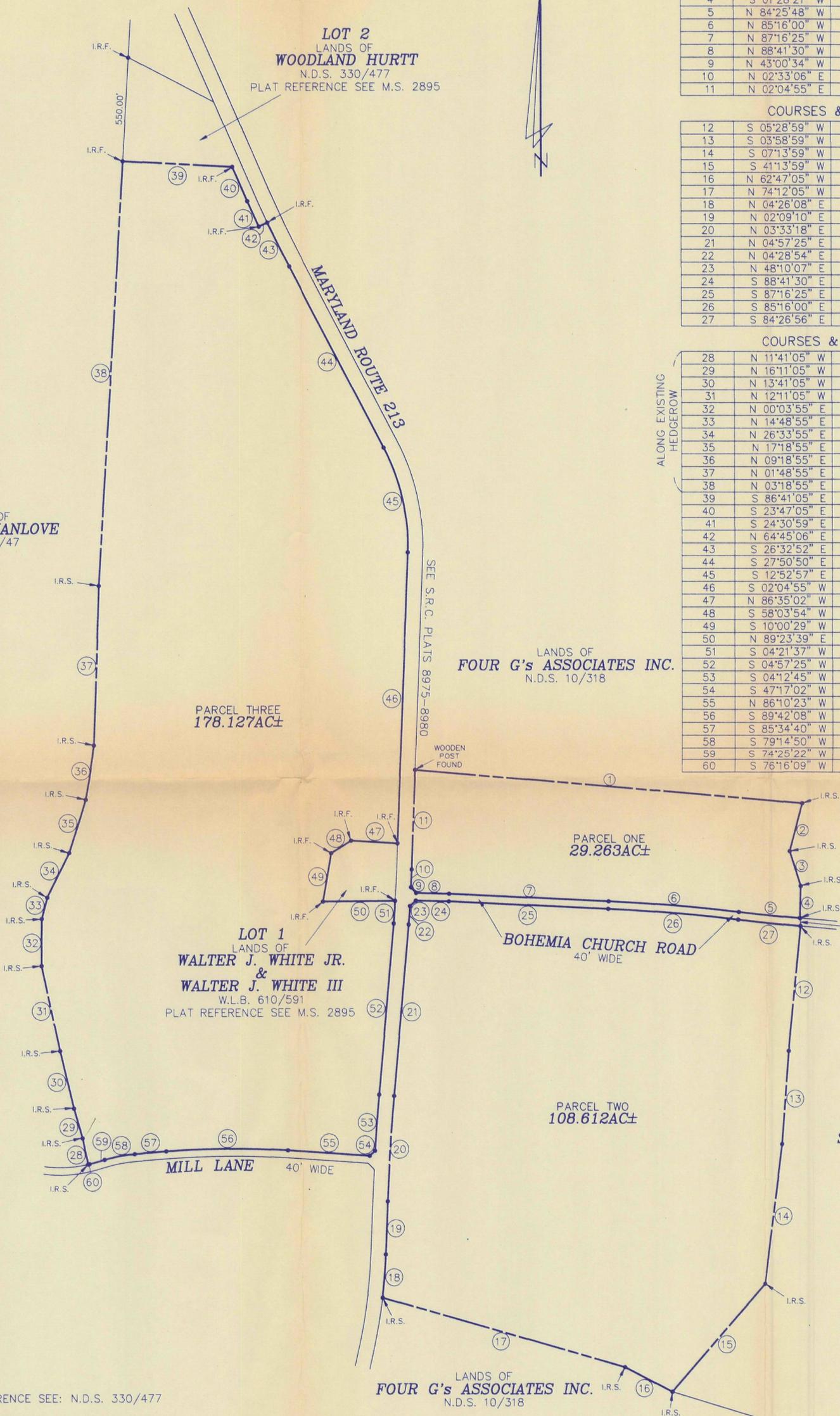
DATE SHOWN

OUTLINE SURVEY
 OF THE LANDS OF,
WOODLAND HURTT
 FIREST ELECTION DISTRICT, CECIL COUNTY, MARYLAND

DATE	7-2-97	SCALE	1"=400'
JOB NO.	1202	DRAWN BY	RAN
FOLDER REF	C-313		
DATE		REVISION	

MICHAEL SCOTT INC.
 207 MAPLE AVENUE CHESTERTOWN, MD 21620 (410)778-2310

DATE SEAL



COURSES & DISTANCES OF PARCEL ONE

LINE	DIRECTION	DISTANCE	RADIUS	LENGTH
1	S 84°59'36" E	2084.66'		
2	S 14°45'24" W	265.23'		
3	S 17°46'39" E	193.02'		
4	S 01°28'21" W	168.70'		
5	N 84°25'48" W	329.88'	8076.02'	329.90'
6	N 85°16'00" W	701.81'	10020.00'	701.95'
7	N 87°16'25" W	855.86'		
8	N 88°41'30" W	176.89'		
9	N 43°00'34" W	40.77'		
10	N 02°33'06" E	94.61'	5769.58'	94.62'
11	N 02°04'55" E	532.21'		

COURSES & DISTANCES OF PARCEL TWO

12	S 05°28'59" W	662.83'		
13	S 03°58'59" W	495.00'		
14	S 07°13'59" W	744.15'		
15	S 41°13'59" W	758.26'		
16	N 62°47'05" W	285.10'		
17	N 74°12'05" W	1350.99'		
18	N 04°26'08" E	231.40'	2904.79'	231.46'
19	N 02°09'10" E	280.76'		
20	N 03°33'18" E	558.82'	11419.16'	558.88'
21	N 04°57'25" E	908.62'		
22	N 04°28'54" E	95.70'	5769.58'	95.70'
23	N 48°10'07" E	43.79'		
24	S 88°41'30" E	176.74'		
25	S 87°16'25" E	855.37'		
26	S 85°16'00" E	699.01'	9980.00'	699.15'
27	S 84°26'56" E	336.83'	8116.02'	336.85'

COURSES & DISTANCES OF PARCEL THREE

28	N 11°41'05" W	141.79'		
29	N 16°11'05" W	165.00'		
30	N 13°41'05" W	313.50'		
31	N 12°11'05" W	462.00'		
32	N 00°03'55" E	247.50'		
33	N 14°48'55" E	115.50'		
34	N 26°33'55" E	264.00'		
35	N 17°18'55" E	297.00'		
36	N 09°18'55" E	297.00'		
37	N 01°48'55" E	841.50'		
38	N 03°18'55" E	2253.35'		
39	S 86°41'05" E	584.55'		
40	S 23°47'05" E	198.34'		
41	S 24°30'59" E	148.67'	5819.58'	148.67'
42	N 64°45'06" E	50.00'		
43	S 26°32'52" E	261.67'	5769.58'	261.69'
44	S 27°50'50" E	1082.84'		
45	S 12°52'57" E	571.15'	1105.92'	577.69'
46	S 02°04'55" W	1546.63'		
47	N 86°35'02" W	248.77'		
48	S 58°03'54" W	125.56'		
49	S 10°00'29" W	260.00'		
50	N 89°23'39" E	386.60'		
51	S 04°21'37" W	118.51'	5689.58'	118.51'
52	S 04°57'25" W	908.62'		
53	S 04°12'45" W	298.87'	11499.16'	298.88'
54	S 47°17'02" W	38.78'		
55	N 86°10'23" W	441.77'		
56	S 89°42'08" W	650.20'	4520.00'	650.76'
57	S 85°34'40" W	168.87'		
58	S 79°14'50" W	164.00'	743.67'	164.33'
59	S 74°25'22" W	83.06'	1580.00'	83.07'
60	S 76°16'09" W	7.60'	640.00'	7.60'

LANDS OF
EMILY M. MANLOVE
N.D.S. 45/47

LOT 2
LANDS OF
WOODLAND HURTT
N.D.S. 330/477
PLAT REFERENCE SEE M.S. 2895

LANDS OF
FOUR G's ASSOCIATES INC.
N.D.S. 10/318

PARCEL THREE
178.127AC±

PARCEL ONE
29.263AC±

LOT 1
LANDS OF
WALTER J. WHITE JR.
&
WALTER J. WHITE III
W.L.B. 610/591
PLAT REFERENCE SEE M.S. 2895

PARCEL TWO
108.612AC±

LANDS OF
SCOTT W. SAWYER et ux.
N.D.S. 138/837

FOR DEED REFERENCE SEE: N.D.S. 330/477

I.R.S. - DENOTES IRON ROD SET
I.R.F. - DENOTES IRON ROD FOUND

DWG. NAME -

OUTLINE SURVEY

OF THE LANDS OF,

WOODLAND HURTT

FIRST ELECTION DISTRICT, CECIL COUNTY, MARYLAND

DATE
7-2-97
JOB NO.
1202
FOLDER REF
C-313

SCALE
1" = 400'
DRAWN BY
RAN

DATE REVISION

MICHAEL SCOTT INC.
207 MAPLE AVENUE CHESTERTOWN, MD 21620 (410)778-2310

DATE SEAL

