

MSA 5593-8-95



OTHER LANDS
OF ALLEN

HARBOUR NORTH
YACHT BASIN, INC.

N 74° 45' 30" E → 171.80'

78

253.55'

253.55'

79

1.000 Acres ±

N 15° 14' 30" W →

→ S 15° 14' 30" E

80

→ S 74° 45' 30" W 171.80'

84

83

82

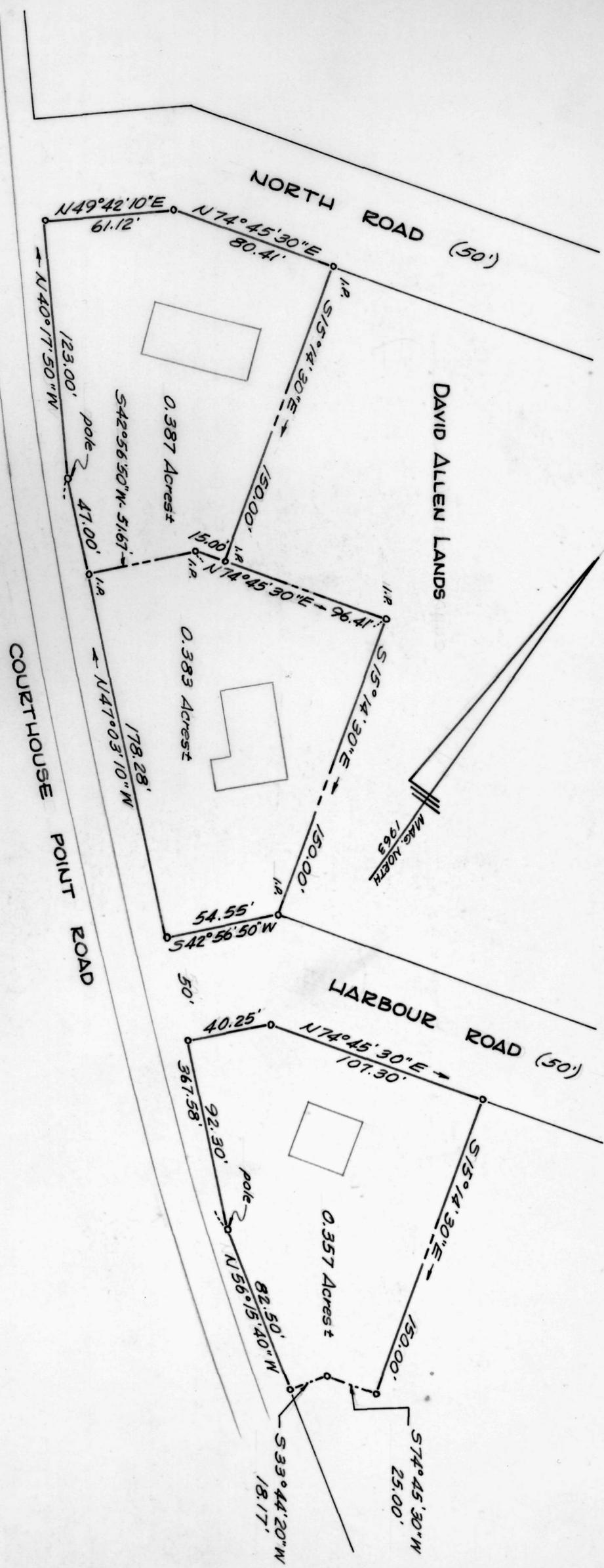
81

SECTION 2, ELK RIVER BASIN

PLAT OF A PART OF THE
DAVID W. ALLEN LANDS
2ND DISTRICT, CECIL COUNTY, MD.

Scale 1"=60' June 1966

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



PLAT OF A SURVEY OF THREE LOTS
 FORMERLY A PART OF THE
 DAVID W. ALLEN LANDS
 2ND DISTRICT, CECIL COUNTY, MD.

Scale 1" = 60' Aug. 1964.

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

DESCRIPTION OF A PART OF THE DAVID W. ALLEN LANDS
SECOND ELECTION DISTRICT, CECIL COUNTY, MARYLAND

Beginning for the same at an iron pipe, the southeast corner of the herein described lands and the southwest corner of a lot recently conveyed from David W. Allen to _____; and said point being further N 84 45 20 E - 2,253.80 from an iron pipe marking the southeast corner of Lot 12 as shown on Section #1 of the Court House Cove subdivision. And running, thence, by and with the northerly side of a 30 right-of-way the two following courses and distances: (1) S 85 40 30 W - 2.22 and S 68 49 10 W - 100.28 to an iron pipe and the easterly side of a lot recently conveyed or intended to be conveyed from David W. Allen to _____; thence, by and with the easterly side of said lot N 02 30 W - 268 more-or-less to the mean high water of Herring Creek; thence by and with the meanderings of said creek in a southeasterly direction 100 more or less to the westerly side of the first mentioned lot; thence by and with said lot the two following courses and distances: (1) S 04 19 30 E 13.85 more or less to an iron pipe and (2) S 04 19 30 E - 186.15 to the place of the beginning. Containing in all 0.514 acres of land, more or less.

Being a part of the David W. Allen lands as described in a deed from Deris P. Scott, Trustee, et al, dated September 6, 1962 and recorded in the Land Record Books of Cecil County liber WAS 124, folio 351.

Together with a 30 right-of-way from the above described lands, through other lands of David W. Allen, lands of Harbour North Yacht Basin, Inc., and River Road as shown on the aforementioned Court House Cove subdivision plat, the centerline of which is described as follows: Beginning at a point S 04 19 30 E - 15.00 from the beginning point of the above description and running the eleven following courses and distances: (1) S 68 49 20 W - 155.53, (2) N 89 25 50 E - 149.22, (3) N 77 08 10 W 166.22, (4) N 66 28 30 W 271.02, (5) S 48 29 00 W 381.42, (6) S 81 41 00 W 180.70, (7) S 80 59 20 W 215.47, (8) S 70 56 30 W 164.73, (9) N 81 25 00 W 100.30, (10) N 51 29 50 W 265.12, (11) S 73 51 20 W 411.54 to a point, which is 20 feet from the iron pipe marking the southeast corner of Lot #12, Court House Cove subdivision and the end of River Road as shown on said subdivision plat: thence, along River Road of said Court House Cove Subdivision to the public road, known as Court House Point Road.

William R. Nuttle
Registered Surveyor

DESCRIPTION OF A PART OF THE DAVID W. ALLEN LANDS,
SECOND DISTRICT, CECIL COUNTY, MD.

Beginning for the same at the southeast corner of the lands of Harbour North Yacht Basin, Inc., said point being a corner of the David W. Allen lands and on the northwest line of Lot 84, Section 2, Elk River Basin; and running, thence, by and with said Harbour North lands N 15 14 30 W - 253.55 to a new division line between the herein described lands and other lands of Allen; thence, by and with said new division line N 74 45 30 E - 171.80 to Lot 78 of the aforementioned subdivision; thence, by and with Lots 78, 79, and 80 S 15 14 30 E - 253.55 to the northwest side of Lot 82, 83, and 84 S 74 45 30 W - 171.80 to the place of beginning, Containing in all 1.000 acres of land, more or less.

Being a part of the David W. Allen lands described in a deed from Doris Scott, Trustee, et.al., dated September 6, 1962, and recorded in the Land Record Books of Cecil County, liber WAS 124, folio 351.

William R. Nuttle
Registered Surveyor

June 4, 1966.

N 74 45 30 E - 107.30 to the northwest corner of Lot
as shown on the aforementioned subdivision plat; thence,
by and with said Lot S 15 14 30 E - 150.00 to Lot ;
thence, by and with said Lot S 74 45 30 W - 25.00 and S
33 44 20 W - 18.17 to the northeast side of the afore -
mentioned Courthouse Point Road; thence, by and with said
road N 56 05 40 W - 82.50 to an utility pole and N 47 03
10 W - 92.30 to the place of beginning. Containing in all
0.357 acres of land, more or less,

William R. Nuttle
Registered Surveyor

DESCRIPTION OF THREE LOTS FORMERLY A PART OF
THE DAVID W. ALLEN LANDS, SECOND DISTRICT,
CECIL COUNTY, MD.

LOT 1 Beginning for the same at the intersection of the southeast side of North Road as shown on the subdivision plat of Section 2, Elk River Basin and the northeast side of Courthouse Point Road as established from the line of utility poles; and running, thence, by and with the southeast side of North Road N 49 42 10 E - 61.12 and N 74 45 30 E - 80.41 to an iron pipe and the northwest corner of Lot as shown on the aforementioned subdivision plat; thence, by and with said Lot S 15 14 30 E - 150.00 to an iron pipe and Lot 2 of this description; thence, by and with said Lot 2 S 74 45 30 W - 15.00 to an iron pipe and S 42 56 50 W - 51.67 to an iron pipe and the northeast side of the aforementioned Courthouse Point Road; thence, by and with said road N 47 03 10 W - 47.00 to an utility pole and N 40 17 50 W - 123.00 to the place of beginning. Containing in all 0.387 acres of land, more or less.

Lot 2 Beginning for the same at an iron pipe on the northeast side of Courthouse Point Road as established from the line of utility poles, said point being the southwest corner of Lot 1 of this description; and running, thence, by and with said Lot 1 N 42 56 50 W - 51.67 to an iron pipe and N 74 45 30 E - 15.00 to an iron pipe and the southwest corner of Lot as shown on the subdivision plat of Section 2, Elk River Basin; thence, by and with said Lot N 74 45 30 E - 81.41 to an iron pipe and the northwest corner of Lot as shown on said subdivision plat; thence, by and with said Lot S 15 14 30 E - 150.00 to an iron pipe and the northwest side of Harbour Road; thence, by and with said road S 42 56 50 W - 54.55 to the northeast side of the aforementioned Courthouse Point Road; thence, by and with said road N 47 03 10 W - 178.28 to the place of beginning. Containing in all 0.383 acres of land more or less.

Lot 3 Beginning for the same at the intersection of the northeast side of Courthouse Point Road (as established from the line of utility poles) and the southeast side of Harbour Road as shown on the subdivision plat of Section 2, Elk River Basin; and running, thence, by and with the southeast side of said road N 42 56 50 E - 40.25 and

DESCRIPTION OF A PART OF THE DAVID W. ALLEN
LANDS, SECOND ELECTION DISTRICT, CECIL COUNTY, MD.

Beginning for the same at a point in the centerline of Court House Point Rd., said point being the southerly corner of the remaining lands of David W. Allen and the westerly corner of a 143.736 acre tract recently conveyed from David W. Allen to _____; and running, thence, by and with the centerline of said Court House Point Road the six following courses and distances: (1) N 76 47 10 W - 295.02, (2) along the ~~the~~ chord of which is N 66 52 50 W - 275.82 (3) N 56 58 30 W - 535.77 (4) N 56 15 40 W - 488.49, (5) along a curve the chord of which is N 47 43 20 W - 450.77, and (6) N 40 17 50 W - 520.07 to an extension of the northerly side of Elk Rd. (40' wide) as shown on a plat of Elk River Basin; thence by and with the northerly side of said road the following two courses and distances: (1) N 49 42 10 E - 101.22 and N 74 45 30 E - 840.00 to the lands of Harbour North Yacht Basin Inc.; thence by and with said marina lands the three following courses and distances: (1) S 15 14 30 E - 380.00 (2) N 74 45 30 E - 1377.30, and (3) N 15 14 30 W - 477.20 to an iron pipe and a new division line between the herein described lands and the other lands of David W. Allen; thence by and with said new division line the two following courses and distances: (1) N 48 29 E - 250.28 and (2) N 22 53 10 E - 278.94 to the mean high waters of Herring Creek; thence by and with said creek the two following courses and distances: (1) S 67 30 E - 320.00 and (2) N 65 15 E - 87.00 to a lot recently conveyed from David W. Allen to _____; thence, by and with said lot S 01 30 W - 296.00 to the northerly side of a right-of-way; thence, by and with said right-of-way and the lands of others the three following courses and distances: (1) S 89 25 50 E - 68.00, (2) N 68 49 20 E - 154.88, and (3) N 85 40 30 E - 160.79; thence, leaving said right-of-way but still with the lands of others N 13 00 E 48.14 to the mean high waters of the aforementioned Herring Creek; thence, by and with said creek the four following courses and distances: (1) N 72 31 10 E - 102.20, (2) S 67 56 40 E - 203.44, (3) S 11 03 E - 118.89, and (4) S 08 24 20 W - 289.00 to the aforementioned 43.736 acre tract; thence, by and with said tract the two following courses and distances: (1) S 87 46 W - 100.00 and (2) S 35 22 30 W - 2310.81 to the place of beginning. Containing in all 89.729 acres of land more or less.

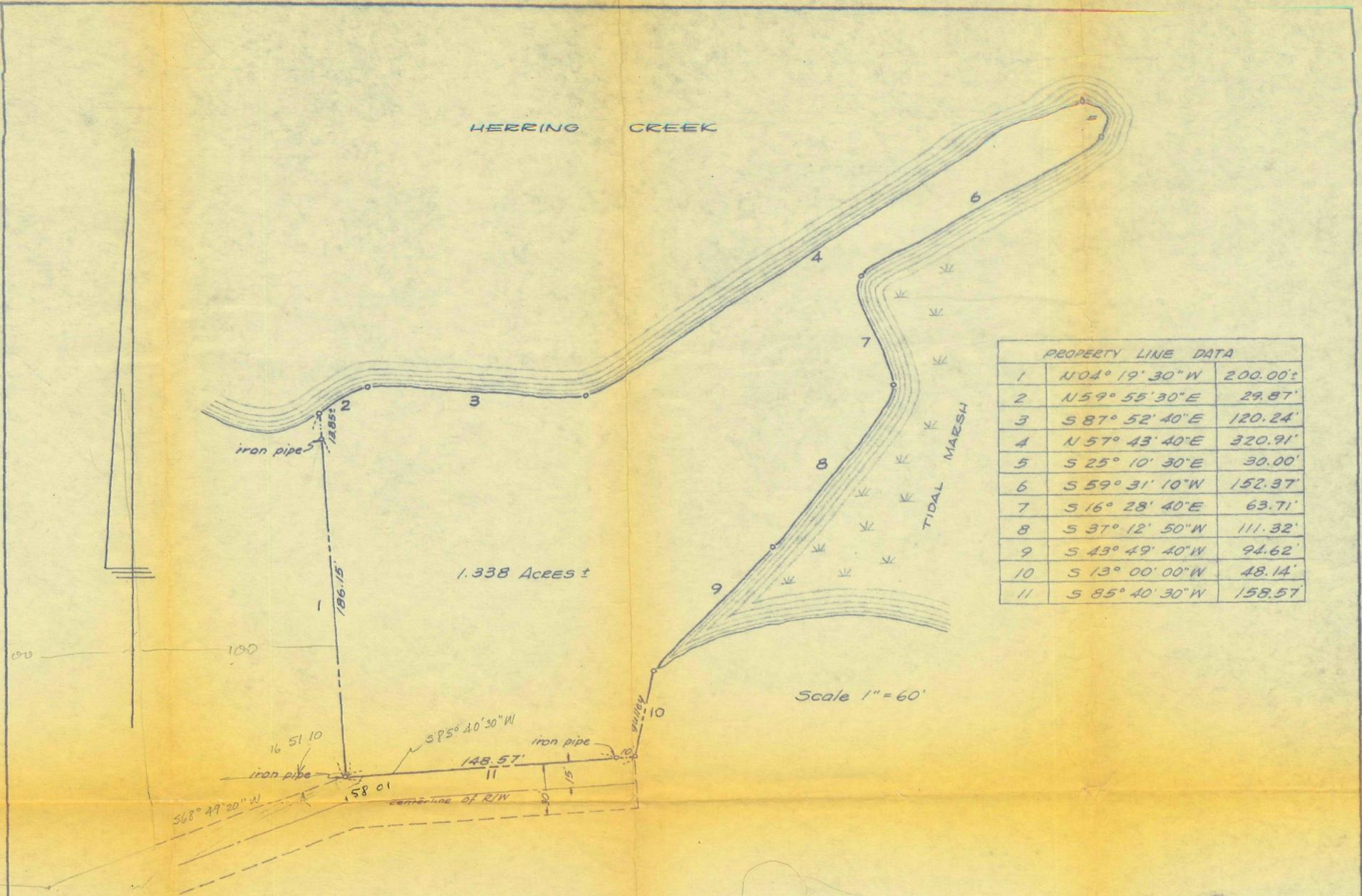
Saving and excepting all of those three lots on Court House Point Rd. conveyed from David W. Allen to _____, containing a total of 1.121 acres of land more or less.

Subject to that part of a 30' right-of way described in a deed from David W. Allen to _____ that lies within these metes and bounds.

(2)

Being a part of the lands described in a deed from Doris P. Scott, Trustee, et.al., dated September 6, 1962, and recorded in the Land Record Books of Cecil County, Liber Was 124, folio 351.

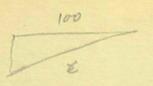
William R. Nuttle
Registered Surveyor



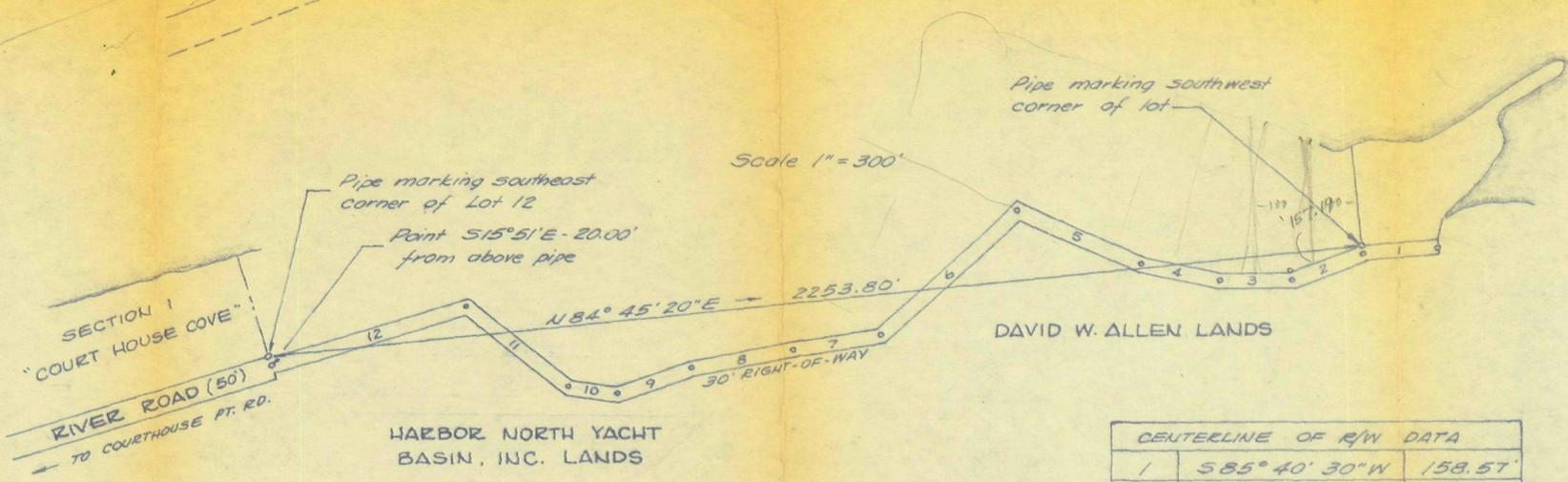
PROPERTY LINE DATA

1	N 04° 19' 30" W	200.00'
2	N 59° 55' 30" E	29.87'
3	S 87° 52' 40" E	120.24'
4	N 57° 43' 40" E	320.91'
5	S 25° 10' 30" E	30.00'
6	S 59° 31' 10" W	152.37'
7	S 16° 28' 40" E	63.71'
8	S 37° 12' 50" W	111.32'
9	S 43° 49' 40" W	94.62'
10	S 13° 00' 00" W	48.14'
11	S 85° 40' 30" W	158.57'

Scale 1" = 60'



84 100 30
68 49 20
16 51 10
179 59 66
16 51 10
163 08 50



Scale 1" = 300'

CENTERLINE OF R/W DATA

1	S 85° 40' 30" W	158.57'
2	S 68° 49' 20" W	155.53'
3	N 89° 25' 50" W	149.22'
4	N 77° 08' 10" W	166.62'
5	N 66° 28' 30" W	271.02'
6	S 48° 29' 00" W	381.42'
7	S 81° 41' 00" W	180.70'
8	S 80° 59' 20" W	215.47'
9	S 70° 56' 30" W	164.73'
10	N 81° 25' 00" W	100.30'
11	N 51° 29' 50" W	265.12'
12	S 73° 51' 20" W	411.54'

PLAT OF A SURVEY OF A PART OF THE
DAVID W. ALLEN LANDS
Showing Right-of-Way to River Road
SECOND DISTRICT, CECIL COUNTY, MD.

Scale as shown June 1963

J. R. McCrone, Jr., Inc.
Chestertown, Md.