Plat, bearings and distances of the late John Cunningham's Farm near Buckeystown

Courses and distances

Beginning to include the several tracts and parts of tracts of land viz a tract called Jones' Bottom, a tract called "Magruder's Chance" part of a tract called "Buckingham House," part of a tract called "Nitley's Leavings" and part of a tract called "New Bremen" or by the same called or known by any other name or names whatsoever, into one general outline at the end of 55 perches on the 18th line of a tract of land called "Carrollton" and running thence with said 18th line, allowing for Magnetic variation so as to agree with the bounding thereof by Commission; —

S24° W 292½ perches to the beginning of the parcel of land for 17 acres 2 roods and 2 square perches, conveyed by John A. H. Cunningham and wife to Chas Harper and Alfred Wrden by deed dated the 6th of March 1869, thence with the closing line of said parcel reversed —

S55° E 44 pes to a rock in the margin of Monocacy river, thence up by and with the meanders of said river the following courses and distances. —

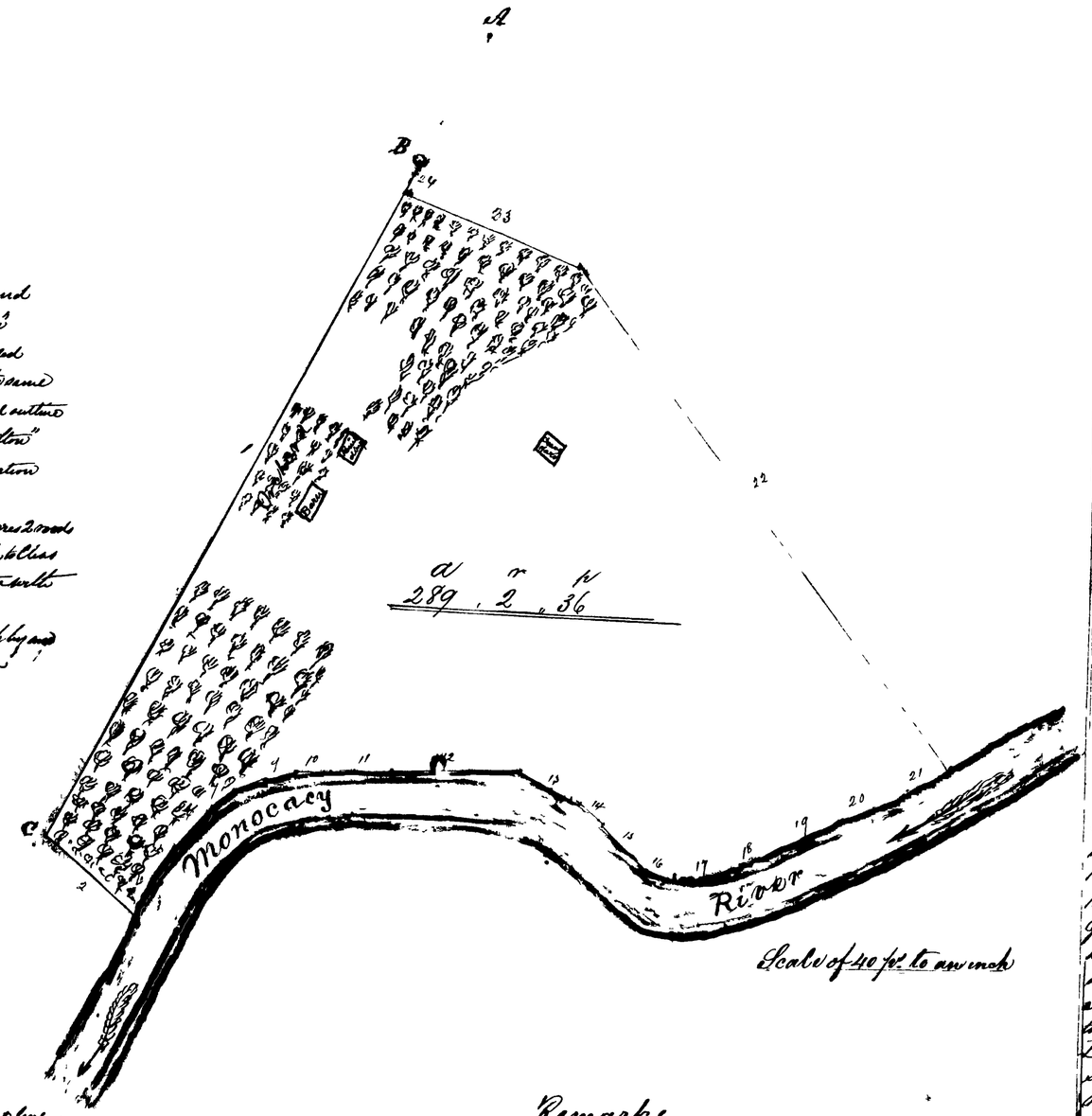
N 13° E 6 pes.
N 21° E 12.
N 29° E 12 "
N 36½° E 23.
N 45° E 10
N 42° E 13
N 73½° E 12.
N 83° E 22
N 77° E 14.
N 84½° E 56.
N 64½° E 26
S 55½° E 12 "
S 50° E 24.
S 46½° E 12 "
N 79° E 16 "
N 60° E 17.
N 57½° E 34.
N 60½° E 35.
N 54° E 21 7/10 To a stake at low water mark, being a corner of the division line named in the will of the late John Hoseabock as the boundary line between sixty grandsons, John A. H. Cunningham and Thos. S. Dorsey, the north and division line —

N 13 3/4° W 336 6/10 to a stone formerly planted as the end of 19th line of the original tract called "Buckingham House" ~~" also being the end of the 18th line of the deed from Thos S. Dorsey to John Hoseabock dated the 20th day of November 1837 for 344½ acres, thence with said 19th line reversed but magnetic variation so as to correspond with the original running, viz.~~

N 79½° W 4 3/4 " thence
N 77½° E 13 " to the place of beginning containing 289 a. 2 r. 36 p.

The private road leading from the farm, above described, to the Frederick City & Orlands Ferry road, is also considered as part and parcel of and be conveyed with the farm. —

It is also understood that the family burying yard on the above described farm, as named in the will of the late John Hoseabock, is reserved and excepted, with the right of ingress and egress. —



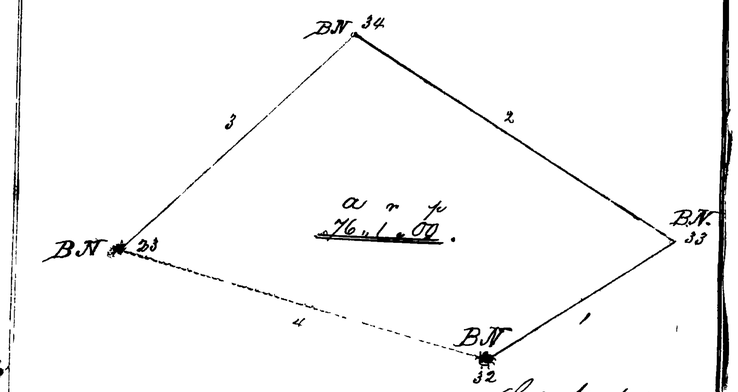
Scale of 40 pes to an inch

Remarks

A. represents a planted stone at the end of the 19th line of Carrollton"
AC do a part of the 18th line of Carrollton".
B. do the end of 55 pes on the 18th line of Carrollton and the beginning of the above described farm, the outlines of which are shown by the yellow shaded lines from 1 to 24 inclusive

Surveyed and calculated
October 15th 1871 per
Thos H O'Neale

Woodland at the Sugar Loaf Mountain belonging to the estate of the late John A. H. Cunningham.



Scale of 40 pes to an inch

The above lot of Woodland was not re-surveyed, but was taken as given in the original deed, from the President, Directors and Company of the Bank of the United States to John Hoseabock, dated the 4th day of April 1833, reference being to the records for deeds of Frederick County, will more fully show, and is described in said deed to be contained within the metes and bounds following viz" All that lot, piece or parcel of land, lying in Frederick County aforesaid, being part of a tract called "Fobel's Play" and designated on a plat made by Willey Jones, dated December the 8th 1832 as lot numbered Thirty two, Beginning at a stone marked B.N° 32 and running thence North fifty six and a half degrees East Seventy eight perches to a stone marked B.N° 33 thence North fifty nine degrees West One hundred and thirty six perches to a stone marked B.N° 34, thence South forty six and a half degrees West One hundred and fourteen perches to a stone marked B.N° 23, then with a straight line to the beginning, containing Seventy six and a quarter acres, be there more or less. —