Description Of The Lands Of
The County Commissioners of Kent County
(Former Millington Elementary School)
First District, Kent County, Maryland
Area Equals 24.455 Acres Of Land, More Or Less
Basis Of Bearings Is Deed M.L.M. 1007/134

BEGINNING for the same at a point located at the intersection of the division line
between the herein described lands of the County Commissioners of Kent County (1007/134) and
the lands now or formerly of Gary B. Fellows, et ux. (297/499) with the eastern most right-of-way
line of Maryland Route 313 (Sassafras Street)(50' R/W);

THENCE leaving said point of beginning so fixed and binding with the aforesaid division line;
1) North 88°5'07" East 412.39' to an iron rod found located along the southwestern most
boundary line of the lands now or formerly of Steven & Dawn Webb (102/51) passing in
transit a concrete marker found located 4.69' from the beginning thereof;

THENCE leaving the aforesaid Fellows lands and binding with the aforesaid Webb lands and
lands now or formerly of the State of Maryland (815/2);
2) South 47°09'28" East 713.91' to a concrete marker found located along the western most
right-of-way line of the lands now or formerly of the Maryland Department of
Transportation (66' Wide Railroad R/W);

THENCE leaving the State of Maryland lands and binding with the aforesaid Maryland
Department of Transportation lands;
3) South 14°23'00" West 877.09' to an iron rod found located at the northeastern most
corner of the lands now or formerly of the Town of Millington (694/215)(Water Tank
Property);

THENCE leaving the Maryland Department of Transportation lands and binding with the Town of
Millington lands the (2) two following courses and distances;
4) South 85°16'45" West 243.11' to an iron rod found;
5) South 05°16'24" East 278.22' to an iron rod found located along the northern most
boundary line of the lands now or formerly of Lewis & Pamela Teat (307/88);

THENCE leaving the Town of Millington lands and binding with the Teat lands;
6) North 87°43'00" West 241.48' to an iron rod set located at the southeastern most corner
of the lands now or formerly of C. Scott Wescott (731/12);

THENCE leaving the Teat lands and binding with the aforesaid Wescott lands and the lands now
or formerly of Raymond Edward Conner, et al (548/323) the (2) two following courses and
distances;
7) North 06°22'50" West 266.86' to a concrete marker found, passing in transit a concrete
marker found located 147.08' from the end thereof;
8) South 85°14'56" West 134.67' to a point located along the eastern most right-of-way line
of the aforementioned Maryland Route 313, said point being further referenced North
85°14'56" East 2.01' from a concrete marker found;

THENCE leaving the Conner lands and binding with the aforesaid right-of-way line the (5) five
following courses and distances;
9) North 07°24'18" West 184.62' to a point curvature;

THENCE with an arc of a curve to the right a distance of 194.12', said curve having a radius of
6975.00' and scribed by a chord of;
10) North 06°38'28" West 194.11' to a point of tangency;
   THENCE,
11) North 05°48'38" West 131.59' to a point of curvature;
   THENCE with an arc of a curve to the right a distance of 477.88', said curve having a radius of
   5875.00' and scribed by a chord of;
12) North 03°28'49" West 477.75' to a point of tangency;
   THENCE,
13) North 01°09'00" West 376.55' to the point of beginning.

Containing in all 24.455 acres of land, more or less, as surveyed and shown on a plat prepared
by Harry A. Smith, Jr., Professional Land Surveyor entitled "Boundary Survey of The Lands of
The County Commissioners of Kent County" dated July 18, 2022.

This Metes and Bounds Description, the Boundary Survey on which it is based and the Survey
Work reflected in it, has been personally prepared by me, Harry A. Smith, Jr., Professional Land
Surveyor and is in compliance with the regulations set forth in COMAR 09.13.06.03, 09.13.06.08
and 09.13.06.12.