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**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°51'07" 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°36'28" 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.



