

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



Particular Description
21.1719 Acre Parcel of Land
Lands of Noah F. & Phyllis I. Stephens
Seventh Election District – Cecil County, Maryland

Beginning for the same at a point located on or near the centerline of Millcreek Road (18' paving width), said point being also located at the beginning of the first or North 23°59'20" West, 528 foot line of lands described in deed dated June 28, 1984 from Fannie Mayberry and Hazel M. Price to Noah F. Stephens and Phyllis I. Stephens and recorded among the Land Records of Cecil County, Maryland in Liber N.D.S. 121, folio 694

Thence leaving said point and running with and binding on the first line of the aforementioned deed, as now surveyed, referring all courses of this description to the meridian of the Maryland Coordinate System (NAD '83/91)

1. **North 28 degrees 00 minutes 12 seconds West, 528.05 feet** to a point on or near the centerline of the aforementioned Millcreek Road;

Thence leaving Millcreek Road and running with and binding on the second through fourth lines of the aforementioned deed and also running with and binding, in part, on the Corporate Limits of the Town of Perryville, the following three (3) courses and distances, viz:

2. **North 36 degrees 53 minutes 42 seconds East, passing over a 1" iron pipe found at 18.22 feet, in all, 1021.79 feet** to a 1" iron pipe found;
3. **South 80 degrees 32 minutes 41 seconds East, 1024.92 feet** to a point; and
4. **South 51 degrees 06 minutes 52 seconds West, 825.74 feet** to a concrete monument found;

Thence running with and binding on the fifth line of the aforementioned deed

5. **South 50 degrees 53 minutes 02 seconds West, passing over a pipe found at 920.78 feet, in all, 945.71 feet** to the point and place of beginning.

Containing an area of 922,248 square feet or 21.1719 acres of land, more or less.

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January 26, 2024
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Being all of those lands as described in deed dated June 28, 1984 from Fannie Mayberry and Hazel M. Price to Noah F. Stephens and Phyllis I. Stephens and recorded among the Land Records of Cecil County, Maryland in Liber N.D.S. 121, folio 694.

I hereby certify that this legal description was prepared by me or under my direct supervision and in compliance with COMAR 09.13.06.08. License expires 9/18/2024.

