

**MORRIS & RITCHIE ASSOCIATES, INC.**ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,  
AND LANDSCAPE ARCHITECTS

**Particular Description**  
**0.7007 Acre Parcel of Land**  
**Lands of Joseph A. Ruff, Jr. & Kendall D. Ruff**  
**Seventh Election District – Cecil County, Maryland**

**Beginning** for the same at a point located at the southwesterly most corner of Lot 1 as laid out and shown on plat entitled “Final Major Subdivision Plat Riverview Hills Section One” dated May 29, 1984 and recorded among the Land Records of Cecil County, Maryland in Plat Book Liber N.D.S. 8, folio 69

**Thence** running with and binding on the outlines of Lot 1 aforesaid, as now surveyed, referring all courses of this description to the meridian of the Maryland Coordinate System (NAD ‘83/91),

1. **North 28 degrees 02 minutes 09 seconds West, 104.00 feet** to a point;

**Thence** running with and binding on the outlines of Lot 1 aforesaid and on the Corporate Limits of the Town of Perryville, the following two (2) courses and distances, viz:

2. **North 60 degrees 49 minutes 44 seconds East, 285.39 feet** to a point;
3. **South 27 degrees 57 minutes 39 seconds East, 110.00 feet** to a point;

**Thence** leaving said Corporate Limits of the Town of Perryville and running with and binding on the outlines of Lot 1 aforesaid

4. **South 62 degrees 02 minutes 01 seconds West, 285.20 feet** to the point and place of beginning.

**Containing** an area of 30,524 square feet or 0.7007 acres of land, more or less.

**Being** all of those lands as described in deed dated May 22, 2017 from Karen G. Felts to Joseph A. Ruff, Jr. and Kendall D. Ruff and recorded among the Land Records of Cecil County, Maryland in Liber C.M.N. 4074, folio 218.

**Being Also** all of Lot 1 Lot 1 as laid out and shown on plat entitled “Final Major Subdivision Plat Riverview Hills Section One” dated May 29, 1984 and recorded among the Land Records of Cecil County, Maryland in Plat Book Liber N.D.S. 8, folio 69

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



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