

CHESTER RIVER

Note: Carpenters Island, part of "The Hermitage" and formerly attached to the mainland in this area, has eroded away.

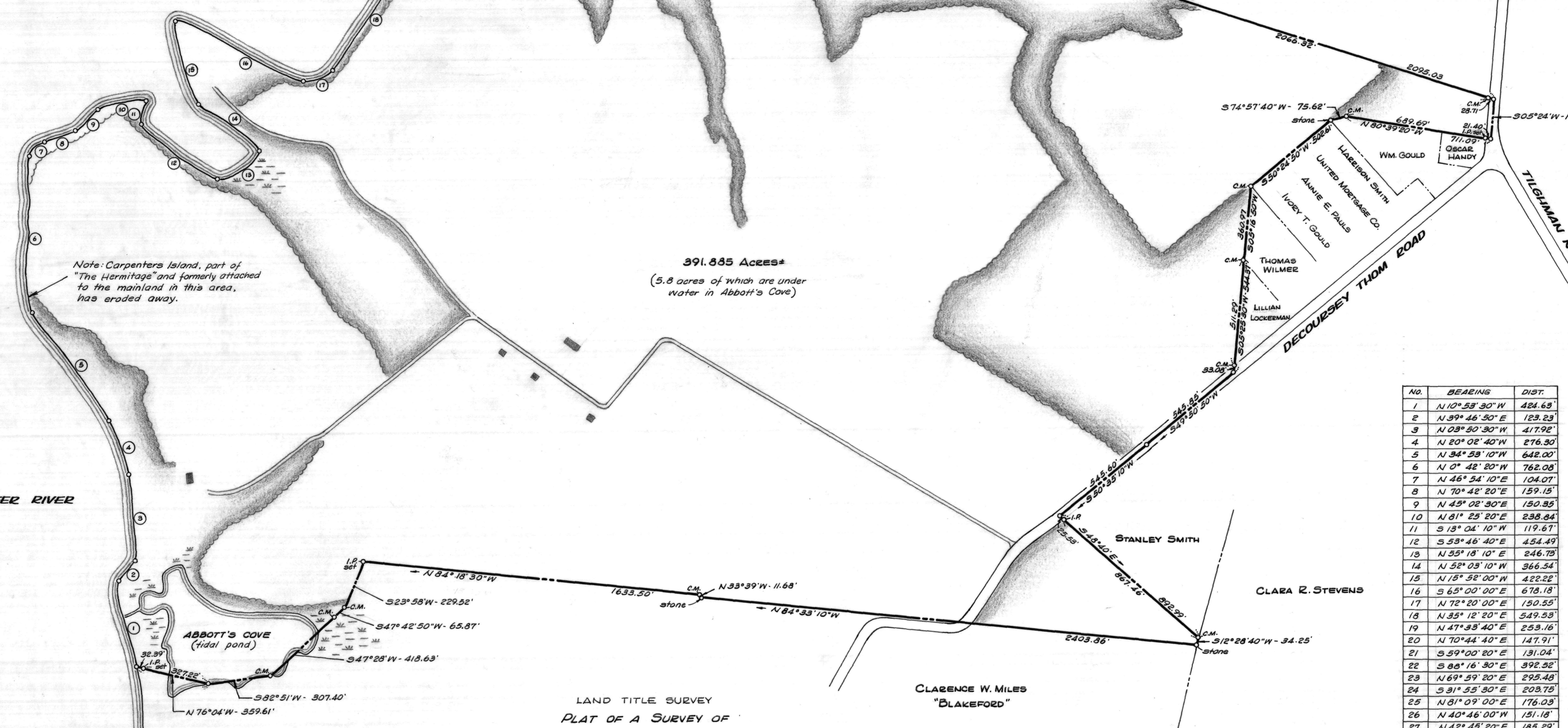
391.885 Acres±
(5.8 acres of which are under water in Abbott's Cove)

BENJAMIN C. TILGHMAN
"THE HERMITAGE"

MAG. ANGLE 1977

TILGHMAN NECK ROAD

DECOURSEY THOM ROAD



No.	BEARING	DIST.
1	N 10° 53' 30" W	424.63'
2	N 39° 46' 50" E	123.23
3	N 03° 50' 30" W	417.92'
4	N 20° 02' 40" W	276.30
5	N 34° 53' 10" W	642.00'
6	N 0° 42' 20" W	762.08'
7	N 46° 54' 10" E	104.01'
8	N 70° 42' 20" E	159.15'
9	N 45° 02' 30" E	150.35'
10	N 01° 25' 20" E	238.84'
11	S 13° 04' 10" W	119.67'
12	S 53° 46' 40" E	454.49'
13	N 55° 18' 10" E	246.73'
14	N 52° 03' 10" W	366.54'
15	N 15° 52' 00" W	422.22'
16	S 65° 00' 00" E	678.18'
17	N 72° 20' 00" E	150.55'
18	N 35° 12' 20" E	549.53'
19	N 47° 33' 40" E	253.16'
20	N 70° 44' 40" E	147.91'
21	S 59° 00' 20" E	131.04'
22	S 88° 16' 30" E	392.52'
23	N 69° 59' 20" E	295.48'
24	S 31° 55' 30" E	203.75'
25	N 81° 09' 00" E	176.03'
26	N 40° 46' 00" W	151.18'
27	N 42° 45' 20" E	185.29'
28	S 68° 07' 00" E	314.73'
29	N 84° 55' 20" E	264.45'
30	S 02° 45' 50" W	182.63'
31	S 69° 09' 00" E	141.13'
32	N 08° 31' 30" E	117.50'
33	N 70° 34' 20" E	145.57'
34	S 66° 47' 10" E	371.54'
35	N 72° 54' 00" E	161.54'
36	S 67° 31' 30" E	54.10'

LAND TITLE SURVEY
PLAT OF A SURVEY OF
WAVERLY

5TH DISTRICT, QUEEN ANNES CO., MD
Scale 1"=300' April 1977

William R. Nuttle, Reg. Surveyor
Chestertown, Md.



To Waverly Farm Associates and The Title Insurance Corp. of Pennsylvania:
This is to certify that this plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by AIA and ACSM in 1962.

William R. Nuttle #4180

Note: The lanes, buildings, & woods lines were drawn from a U.S.D.A. aerial photo.

I.P. = iron pipe
C.M. = concrete marker

All markers were found except the three designated as "set".

