

DESCRIPTION OF THE LANDS OF KEN WILHOITE TO BE CONVEYED TO ROCK
HARBOR CONDOMINIUM, ROCK HALL, MD.

Beginning for the same at a point on the south side of Chesapeake Avenue (33' wide), said point being the northwest corner of the lands of Wilhoite and the northeast corner of the lands of Rock Harbor Condominium; and running, thence, by and with the south side of said road N 80 24 E - 20.02' to a new division line between the lands of Wilhoite and Rock Harbor Condominium; thence, by and with said new line S 12 25 10 E - 114.19' to the original line between the two properties; thence, by and with the original property lines S 80 10 50 W - 20.02' and N 12 25 10 W - 114.26' to the place of beginning. Containing in all 2285 square feet of land, more or less.

July 22, 2000.

William R. Nuttle.

Ken Wilhoite

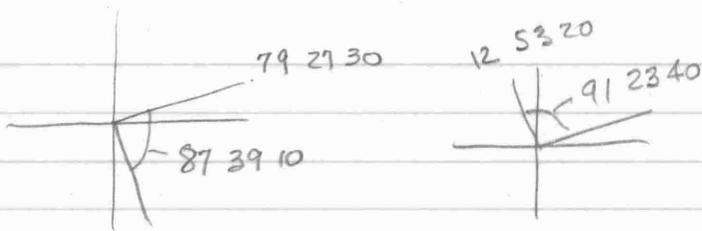
Sept. 20, 1999

Chesapeake Ave. Rock Hall

	A1	A2	S 82° 00' W	200.49			5000	5000
			R 172° 41' 10"				4972.10	4801.46
	A2	A3	S 74° 41' 13" W	83.14			4950.14	4721.27
			R 94° 53' 20"					
	A3	A4	S 16° 25' 34" E	121.66			4830.49	4743.29
			R 01° 24' 20"					
	A2	A2A		100.55			4983.65	4901.35
			R 90° 27' 10"					
	A2	A2B	S 07° 32' 46" E	121.43			4851.72	4817.41
D	A1	A2A	S 80° 35' 21" W	100.00	(580° 45' W) (100.00)			
D	A2A	A3	S 79° 27' 31" W	183.17				
	A2A	X1	S 79° 27' 30" W	110.00			4963.53	4793.21
D	X1	A2B	S 12° 12' 45" E	114.40				
	X1	X2	S 79° 27' 30" W	70.00			4950.72	4724.39
	X2	X3	S 79° 27' 30" W	134.80			4926.06	4591.87
	X3	X4	S 12° 53' 20" E	114.26			4814.68	4617.35
D	X4	A2B	N 79° 30' 39" E	203.46	(204.07)			
D	A2	X1	S 43° 54' 38" W	11.90				
	A3	X2	N 79° 27' 59" E	3.17				
	A3	X3	S 79° 27' 30" W	131.62				
	A3	A5	L 171° 44' S 82° 57' 05" W	129.90			4934.20	4592.35
	A5	A6	R 78° 20' 40' S 18° 42' 13" E	125.57			4815.26	4632.62
	A5	A5A	R 103° 30' 30"	6.35			4927.89	4591.64
D	A5A	X2	N 80° 14' 23" E	134.67				
	X2	X3A	S 80° 14' 20" W	134.80			4927.87	4591.54
	X3A	X4A	S 12° 06' 30" E	114.26			4816.15	4615.51
D	X4A	A2B	N 80° 00' 30" E	205.01				
D	X3A	A2B	S 71° 22' 07" E	238.36				

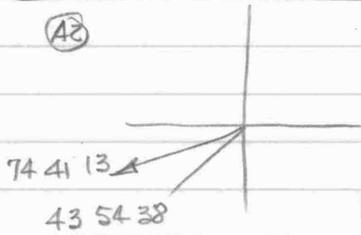
	X3A	X4B	S12°34'50"E	114.26			4816.35	4616.43
D	X4B	A2B	N80°01'08"E	204.07				
	X4B	X5	N80°01'10"E	134.07			4839.59	4748.47
D	X5	X2	N12°13'33"W	113.71				
	X2	X5	S12°03'50"E S12°13'30"E	113.71	15309			
	X5	X4B	S80°10'50"W S80°01'10"W	134.07	0.351 Ac			
	X4B	X3A	N12°25'10"W N12°34'50"W	114.26	CW 0°09'40"			
	X3A	X2	N80°24'E N80°14'20"E	134.80				
	X2	X1A	N80°14'20"E	70.00			4962.59	4793.38
D	X1A	A2B	S12°13'45"E	113.44				
	X2	X1A	N80°24'E N80°14'20"E	70.00	7943			
	X1A	A2B	S12°04'10"E S12°13'50"E	113.44	0.182 Ac.			
	A2B	X5	S80°10'50"W S80°01'10"W	70.00				
	X5	X2	N12°03'50"W N12°13'30"W	113.71				
D	A2	X1A	S40°21'06"W	12.48				
	A4	X5	N29°38'53"E	10.47				
	A6	X4B	N86°08'55"W	16.23				

	A	B	S 12° 04' 10" E	125.87			5000	5000
	B	C	S 80° 10' 50" N	183.98			4876.91	5026.32
	C	D	N 12° 25' 10" W	126.62			4845.54	4845.03
	D	A	N 80° 24' E	184.78			4969.19	4817.80
	A	E	S 80° 24' W	92.39			5000.01	4999.99
	Intersect		^F S 12° 04' 10" E	126.23				
			^B S 80° 10' 50" W	92.38				
			^F					
							4861.16	4935.29
	A	B	S 12° 04' 10" E	125.87	11636			
	B	F	S 80° 10' 50" W	92.38				
	F	E	N 12° 04' 10" W	126.23				
	E	A	N 80° 24' E	92.39				
	D	E	N 80° 24' E	92.39	11619			
	E	F	S 12° 04' 10" E	126.23				
	F	C	S 80° 10' 50" W	91.60				
	C	D	N 12° 25' 10" W	126.62				



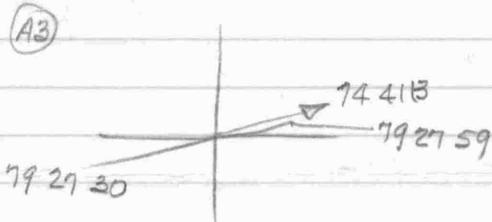
N 78 30 20

0.57 16



(A2)

A2-A3-X1
L 30° 46' 35" - 11.90



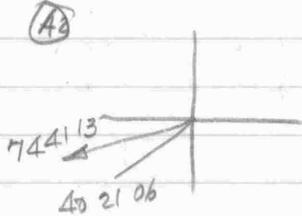
(A3)

A3-A2-X2
R 04° 46' 46" - 3.17
X3
L 175° 13' 43" - 131.62
L 171° 44' - 129.90
R 100° 25' - 8.16

79 27 30
80 14 20

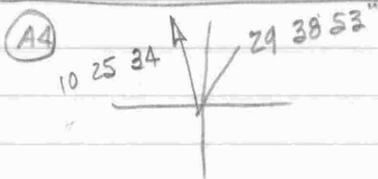
18.3
16.5
1.8

80 14 20
87 39 10
Move ASA to ds condo. 0.12



(A4)

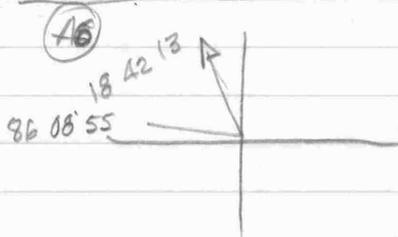
A2-A3-X1A
L 34° 20' 07" - 12.48



(A5)

A4-A3-X5
R 40° 04' 27" - 10.47

Elev. 4.88
- 1.28 3.60
+ 0.56
I.P. 4.16
+ 0.49



(A6)

A6-A5-X4B
L 67° 26' 42" - 16.23
Cor L 93° 11' 40" 6.5
Cor L 05° 39' 89.91

4.65
Plng +.34
4.16
4.50
2.70
7.20

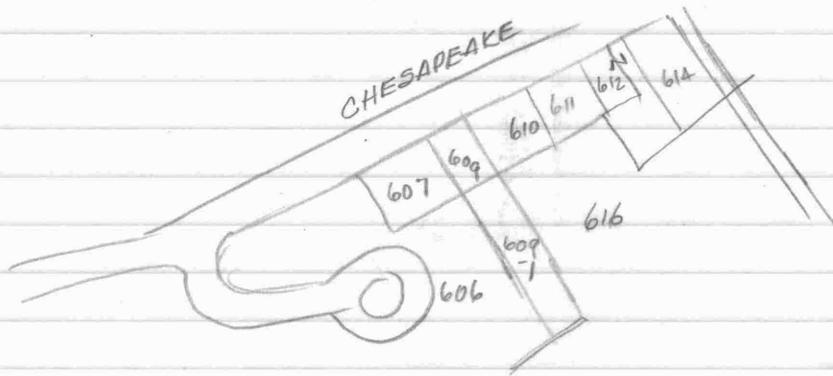
DESCRIPTION OF THE RICHARD S. TOBEY, JR. LANDS,
ROCK HALL, KENT COUNTY, MD.

Beginning for the same at an iron pipe on the southeast side of Chesapeake Avenue (33' wide), said point being the northeast corner of the herein described lands and the northwest corner of the lands of Harold S. Hawks, III; and running, thence, by and with said Hawks lands S 12 03 50 E - 113.71' to an iron pipe and the lands of Rock Hall Harbor, Inc.; thence, by and with said Rock Hall Harbor lands S 80 10 50 W - 134.07' to an iron pipe and N 12 25 10 W - 114.26' to an iron pipe on the southeast side of Chesapeake Avenue; thence, by and with the southeast side of said road N 80 24 E - 134.80' to the place of beginning. Containing in all 0.351 acres of land, more or less.

September 21, 1999.

William R. Nuttle.

MAP 501



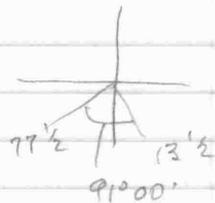
- ✓ 606 - Council of Unit Owners of Rock Hall Harbor, Inc. MLM 23/210
- ✓ 607 - Richard S. Tobey, Jr. MLM 28/579
- ✓ 609 - Harold S. Hawks III MLM 35/155
- ✓ 610 - Jos. C. Porter MLM 42/577
- 611 - Marvin Rickman MLM 79/367
- ✓ 614 - Raife E. Snover EHP 294/602

Tobey - MLM 28/579

Begin Stone on S side Chesapeake
 w/rd. N 75°30'W - 134.8 to I.P. & Crouch
 S 14°35'W - 114.0 to stone
 S 76°25'W - 134.1 to I.P.
 N 15°04'E - 111.9 to begin
 0.348 Ac. Metcalf

Hawks - MLM 35/155

Begin NE cor. Aul. on S side Ches. Ave.
 w/ Aul S 13½°E - 112 to Jacob, Frank
 w/s N 77½°E - 70 to Herman Jacob
 w/s - 13½°W - 112 to rd.
 w/s S 77½°W - 70 to begin



Porter MLM 42/577
 110 on Chesapeake
 111 depth

Rock Hall Harbor - MLM 23/210

Begin I.P. at SW cor. R.H. Harbor
S76°25'E - 70 to C.M. and Clark

w/s S15°04'W - 214.66 to I.P.

" N76°25'W - 70 to Crouch

w/s N15°04'E - 214.66 to begin

Snover - EHP 294/602

Begin C.M. at NW cor. Owen Clark and a cor. of Frank Jacobs

w/Clark S11°41'30"E - 209.36 to Stone

" N73°04'W - 427.69 to C.M. & Crouch

w/new line N77°37'20"E - 212.98 to C.M.

N14°00'W - 214.66 to C.M. & Porter

w/s N77°40'20"E - 203.74 " " & Jacobs

w/s S10°50'E - 86.55 to C.M. on S side ditch

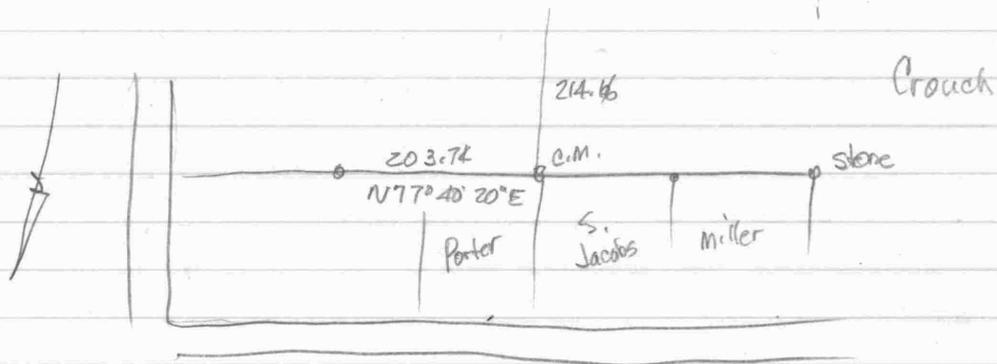
N74°37'E - 230.15 to C.M. on W side 18' way

w/s S15°24'E - 142.29 " "

S78°05'W - 270.16 to begin

SSE EHP 115/217

see Plat Bk. WHG 1/120 - McCrone 1964



Rickman MLM 79/367

Begin Stone SE cor. Herman Jacob on S side Clar. Ave.

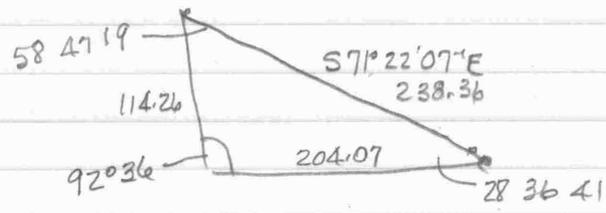
S15³/₄°E - 115 to Stone

S78°28'W - 100 to Frank Jacobs

N15³/₄°W - 115 to Id.

w/s N78°28'E - 100 to begin

formerly
Weckman



M 501- 607 MLM 28/579
609 MLM 35/155
609-1
606 MLM 23/210

0.348 Ac. - being Miller to Phelps.

see EHP 209/307

su EHP 69/105

rem Ward S. Phelps

" Adelaide K. Miller

Ward Phelps.

EHP 200/302 X

EHP 270/549 X

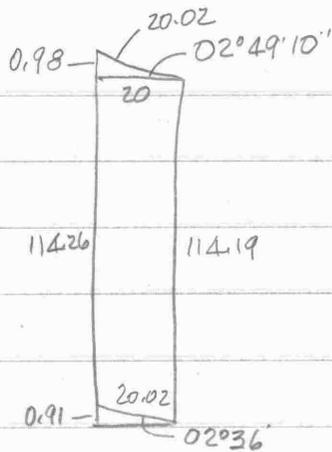
Rock Harbor - ~~prior~~^{after} to June 1992

DESCRIPTION OF THE HAROLD S. HAWKS, III LANDS,
ROCK HALL, KENT COUNTY, MD.

Beginning for the same at an iron pipe on the southeast side of Chesapeake Avenue (33' wide), said point being the northeast corner of the herein described lands and the northwest corner of the lands of Joseph C. Porter; and running, thence, by and with said Porter lands S 12 04 10 E - 113.44' to an iron pipe and the lands of Rock Hall Harbor, Inc.; thence, by and with said Rock Hall Harbor lands S 80 10 50 W - 70.00' to an iron pipe and the lands of Richard S. Tobey, Jr.; thence, by and with said Tobey lands N 12 03 50 W - 113.71' to an iron pipe on the southeast side of Chesapeake Avenue; thence, by and with the southeast side of said road N 80 24 E - 70.00' to the place of beginning. Containing in all 0.182 acres of land, more or less.

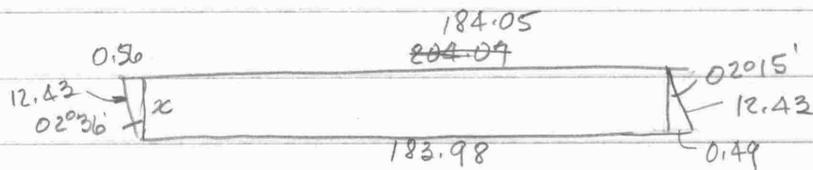
September 21, 1999.

William R. Nuttle.



$N 80^{\circ} 24' E - 20.02$
 $S 12^{\circ} 25' 10'' E - 114.19$
 $S 80^{\circ} 10' 50'' W - 20.02$
 $N 12^{\circ} 25' 10'' W - 114.26$

} 2285



$$\begin{aligned}
 \text{Area} &= (204.07 - x \tan 02^{\circ} 36' + x \tan 02^{\circ} 15') x \\
 &= (204.07 - 0.045409 x + 0.039290 x) x \\
 &= (184.05 - 0.006119 x) x
 \end{aligned}$$

$$x = 12.42$$

$\frac{0.45}{0.39}$
 $\frac{106}{106}$

$N 80^{\circ} 10' 50'' E - 184.05$
 $S 12^{\circ} 04' 10'' E - 12.43$
 $S 80^{\circ} 10' 50'' W - 183.98$
 $N 12^{\circ} 25' 10'' W - 12.43$

} 2285

$\frac{114.19}{12.43}$
 $\frac{126.62}{126.62}$

Adelaide Miller EHP 69/105

0.348 Ac. - Metcalfe

Levy RAS 37/592

shows R/w on side next to Jacobs.

Run Adelaide Miller from 1976

sold to Phelps EHP 209/307 (Ward S. Phelps)

EHP 200/302 X

296/130 gift deed to W. Sydney Phelps. X

MLM 4/439 X

" 6/480 X

25/444 X

MLM 28/579 - Mortgage sale - same descrip

MLM 28/579

152/111 M/M

158/52 M/M

152/111 M/M

50

152/111 M/M

50

152/111 M/M

MA 45

Donald F
Wierda 48

20

Wylie F. L. Tattle MLM 74/331
Wierda, Donald F. MLM 42/282
Warthen Properties MLM 7/538

Wierda 58/216 - Wierda 52/277 X

52/277 X

58/216 X

Wierda 52/277 X

52/277 X

ETH 500/505 X

Wierda 58/216

Wierda 58/216 ETH 500/505 (copy of book)
ETH 500/505
Wierda 58/216

Wierda 58/216
ETH 500/505
Wierda 58/216

Foss

April 21, 2000.

Mr. George M. Foss
The Rock Harbor Condominium
P.O. Box 295
Rock Hall, Md. 21661

Dear Mr. Foss:

I looked over the deed descriptions of the two parcels of the condominium and that of the boat slips. The McCrone plat recorded in the Land Records MLM 1/122A includes all of these descriptions. Parcel 1 of the condo and the boat slip condo are on the same azimuth and fit together perfectly. The description of Parcel 2 is not on the same wave length and apparently was not surveyed by McCrone at that time. However, the recorded plat shows this parcel incorporated into the other two.

The azimuth of my survey of the Wilhoite lots is based upon other surveys that I have done along Chesapeake Avenue and is considerably different from your plat. I cannot account for this difference, but by looking at a map it seems to me that the S 75 27 40 E line on Chesapeake Avenue would be much closer to N 75 27 40 E instead. However, this is relatively immaterial; the angles between bearings and not the bearings themselves are the important things.

I see no reason for drawing another plat. If you and Mr. Wilhoite get together, you could have McCrone incorporate the changes on the present plat if you felt that this was necessary.

Sincerely yours,

The Rock Harbor Condominium

P.O. Box 295
Rock Hall, Maryland 21661

April 13, 2000

William R. Nuttle
P.O. Box 371
Chestertown, MD 21620

Re: Rock Harbor / Wilhoite

Dear Mr. Nuttle,

Enclosed is the Condominium Association's check for \$50.00 for the 10 plats you prepared.

Also enclosed is the legal description for the Rock Harbor Condominium and the legal description for the Rock Harbor **Boat Slip** Condominium.

I would appreciate your review of these descriptions versus the plat that I believe you have for the Condominium to determine if they can be reconciled with each other. I do not know if a separate plat was recorded for the Rock Harbor **Boat Slip** Condominium.

I would also appreciate your advice with respect to amending the legal description and plat for the Rock Harbor Condominium to incorporate the land exchange with the Wilhoites.

You can reach me during the day at 908-630-2192 and evenings at 908-522-9123.

Thank you for your assistance with this matter.



George M. Foss

enc.

- 2. Declaratory Judgment and Order dated March 12, 1992 and issued by the Circuit Court for Kent County in Case No. CV-1944, a copy of which is attached hereto and incorporated herein by reference.

Council of Unit Owners of
Rock Harbor Condominium

By: Anne M. Foss

Anne M. Foss, Secretary

State of Connecticut, County of Fairfield

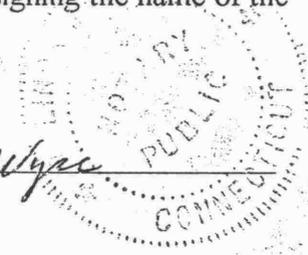
On this the 28 day of September, 1998, before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared ANNE M. FOSS, known to me (or satisfactorily proven) to be the person who acknowledged herself to be the Secretary of COUNCIL OF UNIT OWNERS OF ROCK HARBOR CONDOMINIUM, (the "Council") an unincorporated association and that she, as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Council by herself as Secretary.

In witness whereof I hereunto set my hand and official seal.

Linda J. Wyse
Notary Public

NOTARY PUBLIC

My Commission Expires: My Commission Expires March 31, 2000



THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Philip W. Hoon
Philip W. Hoon

THE COUNCIL OF UNIT OWNERS
OF ROCK HARBOR CONDOMINIUM
and
MARTHA PARKE GIBIAN
and
EDWARD V.K. JAYCOX, TRUSTEE OF
THE EDWARD V.K. JAYCOX
REVOCABLE TRUST and
VICTORIA HOLT JAYCOX, TRUSTEE
OF THE VICTORIA HOLT JAYCOX
REVOCABLE TRUST
and
OLIVER S. KEELY, II
FLORENCE W. KEELY
and
WARD S. PHELPS
SUSAN S. PHELPS

* IN THE CIRCUIT COURT
*
* OF THE STATE OF MARYLAND
*
* FOR THE COUNTY OF KENT
*
* CASE NO.: CV 1944

vs.

ROCK HARBOR, INC.
and
LINWOOD R. MILLER,
TRUSTEE OF ROCK HARBOR, INC.
and
NICHOLAS J. FISFIS
TRUSTEE OF ROCK HARBOR, INC.
and
ROBERT ZURKOW, AS TRUSTEE
OF ROCK HARBOR, INC.

* * * * *

MAR 12 PM 11 59

COURT

ORDER OF REFORMATION

UPON CONSIDERATION of the pleadings and the Plaintiffs' Motion for Order of Reformation in the above captioned matter, and the Defendants being in default, and it appearing that the Plaintiffs are entitled to the relief sought as a matter of law, it is this 12th day of March 1992, by the Circuit Court for Kent County, Maryland,

ORDERED that the Declaration of Rock Harbor Condominium, filed with the Office of the Secretary of State of the State of Maryland, and recorded among the Land Records for Kent County, Maryland, in Liber E.H.P. No. 168, folio 88, et. seq., amended by

id Craig Wright
TORNEY AT LAW
0 CHURCH ALLEY
TERTOWN, MD 21620
(410) 778-0266
9 LAWYERS' ROW
TREVILLE, MD 21617
(410) 758-3360

Amendment to Declaration of Rock Harbor Condominium, filed with the Office of the Secretary of State of the State of Maryland, and recorded among the Land Records for Kent County, Maryland, in Liber E.H.P. No. 185, folio 282, et. seq., is REFORMED as follows:

1. The last typed line of Paragraph 1A shall now read, "containing two (2) buildings and having a total of 14 units."

2. Paragraph 1B shall read, "Said land as improved by the buildings and improvements constructed thereon is more fully described in Reformed Plats intended to be recorded among the Land Records for Kent County, Maryland, immediately subsequent hereto, consisting of four (4) sheets designated as follows:

Sheet 1 - Plat of Condominium Subdivision for the Rock Harbor Condominium.

Sheet 2 - The Rock Harbor Condominium - Exterior Plan.

Sheet 3 - The Rock Harbor Condominium - Ground Floor and First Floor Plan.

Sheet 4 - The Rock Harbor Condominium - Second Floor and Loft Plan.

3. Paragraph 2 shall now read, "Containing a total of fourteen (14) separately designated and legally described fee simple estates,..."

4. Exhibit 1 shall read as follows:

PARCEL ONE

BEGINNING FOR THE SAME at an iron pipe set at the intersection of the division line between the lands of Adelaide Miller (see E.H.P. 69/105), and the lands of Irving and Hilton Crouch (see W.H.G. 48/251), with the southernmost right-of-way line of Chesapeake Avenue (forty (40) feet wide at this point); thence, leaving said beginning point so fixed, and binding on the first mentioned division line, South 12 degrees 11 minutes 28 seconds West 114.26 feet to a stone found; thence, leaving said stone and binding on the division line between the lands of the aforesaid Adelaide Miller and the lands of Irving and Hilton Crouch (see E.H.P. 24/556), South 76 degrees 24 minutes 56 seconds East 134.07 feet to an iron pipe found; thence, leaving said iron

pipe and binding on the division line between Parcel II of the lands of Margaret R. Jacobs (see E.H.P. 49/800), and the lands of the aforementioned Irving and Hilton Crouch, South 12 degrees 31 minutes 36 seconds west 213.07 feet to an iron pipe set; thence, leaving said iron pipe and binding on the division lines between the lands of Bobby O. Clark (see E.H.P. 15/84, E.H.P. 67/543 and E.H.P. 115/211) the following two (2) courses and distances: North 75 degrees 53 minutes 34 seconds West 142.62 feet to a concrete monument found and North 46 degrees 21 minutes 54 seconds West 252.24 feet to an iron pipe found in the approximate mean high water line of Rock Hall Harbor; thence, leaving said iron pipe and binding on the aforesaid approximate mean high water line of Rock Hall Harbor in a northerly direction 85 feet, more or less, to a point at the end of an existing bulkhead; thence, leaving said point and binding on the aforesaid existing bulkhead, the following four (4) courses and distances; North 46 degrees 31 minutes 15 seconds West 16.58 feet to a point, North 47 degrees 36 minutes 12 seconds West 43.52 feet to a point, North 05 degrees 16 minutes 27 seconds East 77.72 feet to a point, and North 29 degrees 10 minutes 47 seconds East 3.50 feet to a nail and cap found; thence, leaving said point and said bulkhead and binding on the division line between the lands of Wilkins Hubbard (see W.H.G. 44/603), and the herein described lands the two (2) following courses and distances: South 76 degrees 36 minutes 10 seconds East 80.10 feet to an iron pipe found, passing in transit an iron pipe found 5.44 feet from the beginning thereof, and North 13 degrees 23 minutes 50 seconds East 3.52 feet to a point; thence, leaving said point and binding on the division line between unknown lands and the herein described lands, South 75 degrees 27 minutes 40 seconds East 215.09 feet to the place of beginning. Containing in all 2.20 acres of land more or less and surveyed by J.R. McCrone, Jr., Inc., Registered Professional Engineers and Land Surveyors in April of 1982.

BEING the same land conveyed to Rock Harbor, Inc. from Irving Crouch and Hilton Crouch, by deed dated March 10, 1983, and recorded among the Land Records for Kent County, Maryland, in Liber E.H.P. No. 144, folio 77.

BEING also the same land conveyed from Frank Jacob to Irving Crouch and Hilton Crouch by deed dated October 18, 1967, and recorded among the Land Records for Kent County, Maryland, in Liber E.H.P. No. 24, folio 556.

PARCEL TWO

BEGINNING for the same at an iron pipe set at the southwest corner of other lands of the said Grantees described in a certain deed dated the 14th day of December, 1935, and recorded among the Land Records for Kent County, Maryland, in Liber R.A.S. No. 15, folio 165, etc., which said point of beginning is also at the northeasternmost corner of a lot of land which by deed dated October 18, 1967 and recorded among the Land Records for Kent County, aforesaid in Liber E.H.P. No. 24, folio 552, and running

thence from said point of beginning (1) South 76 degrees 25 minutes East 70 feet to a concrete monument and the lands of Bobby O. Clark; thence (2) by and with said Clark lands South 15 degrees 04 minutes West 214.66 feet to an iron pipe; thence (3) still by and with said Clark lands North 76 degrees 25 minutes West 70 feet, more or less, to the southeast corner of the lot of land conveyed to Irving and Hilton Crouch; thence (4) by and with said Crouch lands North 15 degrees 04 minutes East 214.66 feet to the place of beginning.

BEING the same land conveyed to Rock Harbor, Inc., from Margaret R. Jacobs, Betty J. Perry, and William V. Jacobs, by deed dated July 27, 1984, and recorded among the Land Records for Kent County, Maryland, in Liber E.H.P. No. 165, folio 298.

Being also a part of the lands conveyed to Margaret R. Jacobs, widow, Betty J. Perry and William V. Jacobs from Margaret R. Jacobs, widow, by deed dated January 30, 1973, and recorded among the Land Records for Kent County, Maryland, in Liber E.H.P. No. 49, folio 800, etc.

TOGETHER with the Grant of Easement over the lands bounded on the westerly side by the lands now or formerly of Edna D. Hubbard, said boundary line and lands subservient to said Easement being more particularly described as South 10 degrees 37 minutes East, 34.12 feet to a point on the line of lands of Rock Harbor, Inc., thence by and with the northerly boundary line of the Rock Harbor, Inc. lands in an easterly direction to the southerly boundary of the right of way line of Chesapeake Avenue and thence by and with the southerly boundary of the right of way line of Chesapeake Avenue in a westerly direction to the place of beginning and generally referred to as being a part of Chesapeake Avenue.

BEING the same Easement conveyed to Rock harbor, Inc., by the Mayor and Council of Rock Hall, by Grant of Easement dated November 8, 1983, and recorded among the Land Records for Kent County, Maryland, in Liber E.H.P. No. 154, folio 247.

SUBJECT to the Right-of-Way granted Delmarva Power and Light Company by Right-of-Way Agreement dated May 24, 1984, and recorded among the Land Records for Kent County, Maryland, in Liber E.H.P. No. 167, folio 231.

5. Exhibit 2 shall read as follows:

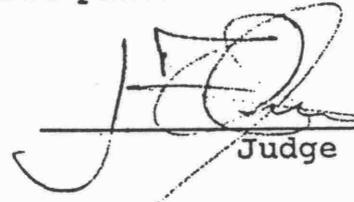
<u>Unit Number</u>	<u>Percentage Interests in Common Profits, Common Expenses, and Common Elements</u>
1	7.1428571
2	7.1428571
3	7.1428571
4	7.1428571
5	7.1428571

David Craig Wright
ATTORNEY AT LAW
100 CHURCH ALLEY
HESTERTOWN, MD 21620
(410) 778-0266
109 LAWYERS' ROW
CENTREVILLE, MD 21617
(410) 758-3360

6	7.1428571
7	7.1428571
8	7.1428571
9	7.1428571
10	7.1428571
11	7.1428571
12	7.1428571
13	7.1428571
14	7.1428571

and it is further

ORDERED that the Plat of Rock Harbor Condominium is REFORMED
so as to now constitute the attached plat.



Judge

TRUE COPY TEST:
MARK L. MUMFORD, CLERK
BY *Norothy Tolson*
DEPUTY CLERK

THE COUNCIL OF UNIT OWNERS	*	IN THE CIRCUIT COURT
OF ROCK HARBOR CONDOMINIUM	*	
and	*	
MARTHA PARKE GIBIAN	*	
and	*	OF THE STATE OF MARYLAND
EDWARD V.K. JAYCOX, TRUSTEE OF	*	
THE EDWARD V.K. JAYCOX	*	
REVOCABLE TRUST and	*	
VICTORIA HOLT JAYCOX, TRUSTEE	*	
OF THE VICTORIA HOLT JAYCOX	*	
REVOCABLE TRUST	*	FOR THE COUNTY OF KENT
and	*	
OLIVER S. KEELY, II	*	
FLORENCE W. KEELY	*	
and	*	
WARD S. PHELPS	*	CASE NO.: CV 1944
SUSAN S. PHELPS	*	
. PLAINTIFFS	*	
vs.	*	
ROCK HARBOR, INC.	*	
and	*	
LINWOOD R. MILLER,	*	
TRUSTEE OF ROCK HARBOR, INC.	*	
and	*	
NICHOLAS J. FISFIS	*	
TRUSTEE OF ROCK HARBOR, INC.	*	
and	*	
ROBERT ZURKOW, AS TRUSTEE	*	
OF ROCK HARBOR, INC.	*	
DEFENDANTS	*	

* * * * *

DECLARATORY JUDGMENT AND ORDER

UPON CONSIDERATION of the pleadings and the Plaintiffs' Motion for Declaratory Judgment and Order in the above captioned matter, and the Defendants being in default, and it appearing that the Plaintiffs are entitled to the relief sought as a matter of law, it is this 12th day of March 1992, by the Circuit Court for Kent County, Maryland,

ADJUDGED, that the rights of the Defendant, Rock Harbor, Inc., as developer of Rock Harbor Condominium are hereby TERMINATED, and it is further

EXHIBIT B

12 APR 11 1992

COURT

id Craig Wright
ATTORNEY AT LAW
30 CHURCH ALLEY
STERTOWN, MD 21620
(410) 778-0266
39 LAWYERS' ROW
TREVILLE, MD 21617
(410) 758-3360

ADJUDGED, that said Defendant has no right to erect or dedicate additional units beyond the existing fourteen (14) units of Rock Harbor Condominium; and it is further

ORDERED, that the Defendant, Rock Harbor, Inc., and or the Trustees of Rock Harbor, Inc., Peter O. Brockstedt, Robert Zurkov and Linwood R. Miller, shall comply with the provisions of Annotated Code of Maryland, Real Property, Section 11-132, and deliver to the Council of Unit Owners of Rock Harbor Condominium all drawings, architectural plans, or other suitable documents setting forth the necessary information for location, maintenance, and repair of all condominium facilities, to the extent that they exist; and it is further

ADJUDGED, that the Plaintiff, the Council of Unit Owners of Rock Harbor Condominium, is entitled to conveyance from the Defendant, Rock Harbor, Inc., of the real property described in a deed from Margaret B. Jacobs, Betty J. Perry and William V. Jacobs to Rock Harbor, Inc., dated June 27, 1984, and recorded among the Land Records of Kent County, Maryland, on June 29, 1984, in E.H.P. Liber No. 165, folio 298, and it is further

ORDERED that David C. Wright, Esquire, is appointed as Trustee for the purpose of conveying from Rock Harbor Condominium to the Council of Unit Owners of Rock Harbor Condominium, the real property described in a deed from Margaret B. Jacobs, Betty J. Perry and William V. Jacobs to Rock Harbor, Inc., dated June 27, 1984, and recorded among the Land Records of Kent County, Maryland, on June 29, 1984, in E.H.P. Liber No. 165, folio 298, and said Trustee is empowered and authorized to take all necessary action to convey said real property from Rock Harbor, Inc., to the

Council of Unit Owners of Rock Harbor Condominium; and it if further

ADJUDGED, that the Plaintiff, the Council of Unit Owners of Rock Harbor Condominium, is entitled to conveyance from the Defendant, Rock Harbor, Inc., of the easement described in a Grant of Easement from the Mayor and Council of Rock Hall to Rock Harbor, Inc., dated November 8, 1983, and recorded among the Land Records of Kent County, Maryland, on November 9, 1983, in E.H.P. Liber No. 154, folio 247, and it if further

ORDERED that David C. Wright, Esquire, is appointed as Trustee for the purpose of conveying from Rock Harbor, Inc., to the Council of Unit Owners of Rock Harbor Condominium, the easement described in a Grant of Easement from the Mayor and Council of Rock Hall to Rock Harbor, Inc., dated November 8, 1983, and recorded among the Land Records of Kent County, Maryland, on November 9, 1983, in E.H.P. Liber No. 154, folio 247, and said Trustee is empowered and authorized to take all necessary action to convey said real property from Rock Harbor, Inc., to the Council of Unit Owners of Rock Harbor Condominium; and further

ORDERED, that David C. Wright, Esquire, is appointed Trustee for the purpose of reviving and reinstating the authorization of the Defendant, Rock Harbor, Inc., to do business in the State of Maryland, said Trustee is empowered to take all necessary action to revive and reinstate the authorization of Defendant, Rock Harbor, Inc., to do business in the State of Maryland.

10-7-84
FILED
FOR RECORD AND AS A MORTGAGE RECORD AMONG
THE LAND RECORDS OF KENT COUNTY, MARYLAND, IN
LIBER 0155 FOLIO 502
MARK L. MUMFORD, CLERK

[Signature]
Judge

TRUE COPY TEST:
MARK L. MUMFORD, CLERK
BY *[Signature]*
DEPUTY CLERK

Wright
AT LAW
ALLEY
MD 21620
1286
1ST ROW
MD 21617
300

ROCK HARBOR BOAT SLIP CONDOMINIUM

Rock Hall, 5th District, Kent County, Maryland

BEGINNING for the same at the point of intersection of the division line between the lands of the Sailing Emporium and the lands of Rock Harbor, Inc., (see E.H.P. 144/77) with the approximate mean high water line of Rock Hall Harbor, said beginning point also being at the end of the North 46 degrees 21 minutes 54 seconds West 260.85 foot line as contained in the description of the land based condominium area of Rock Harbor Condominium; thence, leaving said beginning point so fixed and binding on the approximate mean high water line of Rock Hall Harbor and also the face of existing bulkhead, North 23 degrees 31 minutes 09 seconds East 16.52 feet to a point; thence, leaving said point and said bulkhead and binding on the southernmost outline of Unit L of the herein described Rock Harbor Boat Slip Condominium, South 66 degrees 28 minutes 51 seconds East 9.00 feet to a point; thence, leaving said point and binding on the easternmost outline of the aforesaid Unit L and Unit K, North 23 degrees 31 minutes 09 seconds East 6.00 feet to a point; thence leaving said point and binding on the northernmost outline of the aforesaid Unit K, North 66 degrees 28 minutes 51 seconds West 9.00 feet to a point in the existing bulkhead; thence, leaving said point and binding on the existing bulkhead the following two courses and distances: North 23 degrees 31 minutes 09 seconds East 3.21 feet to a point; and North 03 degrees 21 minutes 24 seconds West 23.75 feet to a point; thence, leaving said point and said bulkhead and binding on the southernmost outline of Unit J, North 86 degrees 38 minutes 36 seconds East 9.00 feet to a point; thence, leaving said point and binding on the easternmost outline of the aforesaid Unit J and Unit I, North 03 degrees 21 minutes 24 seconds West 6.00 feet to a point; thence leaving said point and binding on the northernmost outline of the aforesaid Unit I, South

LAW OFFICES OF
ERNEST S. COOKERLY
CHESTERTOWN, MD. 21620
TELEPHONE 775-2112

LA
EWH
CHATE
TELE

86 degrees 38 minutes 36 seconds West 9.00 feet to a point in the existing bulkhead; thence, leaving said point and binding on the aforesaid bulkhead, North 03 degrees 21 minutes 24 seconds West 15.00 feet to a point; thence, leaving said point and said bulkhead and binding on the southernmost outline of Unit H, North 86 degrees 38 minutes 36 seconds East 9.00 feet to a point; thence, leaving said point and binding on the easternmost outline of the aforesaid Unit H and Unit G, North 03 degrees 21 minutes 24 seconds West 6.00 feet to a point; thence, leaving said point and binding on the northernmost outline of the aforesaid Unit G, South 86 degrees 38 minutes 36 seconds West 9.00 feet to a point in the existing bulkhead; thence, leaving said point and binding on the aforesaid bulkhead, the following three courses and distances: North 03 degrees 21 minutes 24 seconds West 19.94 feet to a point; North 43 degrees 21 minutes 32 seconds West 3.53 feet to a point; and North 47 degrees 36 minutes 12 seconds West 29.52 feet to a point; thence, leaving said point and said bulkhead and binding on the southeasternmost outline of Unit F, North 42 degrees 23 minutes 48 seconds East 9.00 feet to a point; thence, leaving said point and binding on the northeasternmost outline of the aforesaid Unit F and Unit E, North 47 degrees 36 minutes 12 seconds West 6.00 feet to a point; thence, leaving said point and binding on the northwesternmost outline of the aforesaid Unit E, South 42 degrees 23 minutes 48 seconds West 9.00 feet to a point in the existing bulkhead; thence, leaving said point and binding on the aforesaid bulkhead the following two courses and distances: North 47 degrees 36 minutes 12 seconds West 8.00 feet to a point; and North 05 degrees 16 minutes 27 seconds East 13.72 feet to a point; thence, leaving said point and said bulkhead and binding on the southernmost outline of Unit D, South 84 degrees 43 minutes 33 seconds East 9.00 feet to a point; thence, leaving said point and

binding on the easternmost outline of the aforesaid Unit D and Unit C, North 05 degrees 16 minutes 27 seconds East 6.00 feet to a point; thence, leaving said point and binding on the northernmost outline of the aforesaid Unit C, North 84 degrees 43 minutes 33 seconds West 9.00 feet to a point in the existing bulkhead; thence, leaving said point and binding on the aforesaid bulkhead, North 05 degrees 16 minutes 27 seconds East 40.00 feet to a point; thence leaving said point and said bulkhead and binding on the southernmost outline of Unit B, South 84 degrees 43 minutes 33 seconds East 9.00 feet to a point; thence, leaving said point and binding on the easternmost outline of the aforesaid Unit B and Unit A, North 05 degrees 16 minutes 27 seconds East 6.00 feet to a point; thence, leaving said point and binding on the northernmost outline of the aforesaid Unit A, North 84 degrees 43 minutes 33 seconds West 9.00 feet to a point in the existing bulkhead; thence, leaving said point and binding on the aforesaid bulkhead the following two courses and distances: North 05 degrees 16 minutes 27 seconds East 12.00 feet to a point; and North 29 degrees 10 minutes 47 seconds East 3.50 feet to a nail and cap in the existing bulkhead; said nail and cap being at the beginning of the South 76 degrees 36 minutes 10 seconds East 80.10 foot line as contained in that conveyance to Rock Harbor, Inc., and recorded among the Land Record Books of Kent County, Maryland, in Liber E.H.P. 144, folio 77.

Nov. 8, 1984 THE FOLLOWING Deed FILED FOR RECORD AND IS
 ACCURATELY RECORDED AMONG THE LAND RECORDS OF KENT COUNTY, MD.
 IN LIBER EHP NO. 171 FOLIOS 180 - 190
Earl H. Parker CLERK

LAW OFFICES OF
 ERNEST S. COOKERLY
 CHESTERTOWN, MD. 21620
 TELEPHONE 770-2112

LAW OF
 ERNEST S
 CHESTERTON
 TELEPHON

DECLARATION FOR ROCK HARBOR BOAT SLIP CONDOMINIUM
EXHIBIT 2

Unit Number	Percentage Interests in Common Profits and Common Expenses
1	8.3333333
2	8.3333333
3	8.3333333
4	8.3333333
5	8.3333333
6	8.3333333
7	8.3333333
8	8.3333333
9	8.3333333
10	8.3333333
11	8.3333333
12	8.3333333

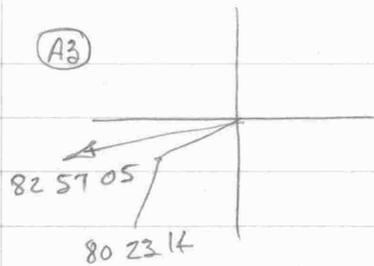
Nov 8 1984 THE FOREGOING By Lawe FILED FOR RECORD AND IN
ACCORDINGLY RECORDED IN THE LAND RECORDS OF BENT COUNTY, I.D. NO. 191-215
IN LIBER EHP NO. 171 CLERK Earl H. Under

DESCRIPTION OF THE LANDS OF ROCK HARBOR CONDOMINIUM TO BE
CONVEYED TO KEN WILHOITE, ROCK HALL, MD.

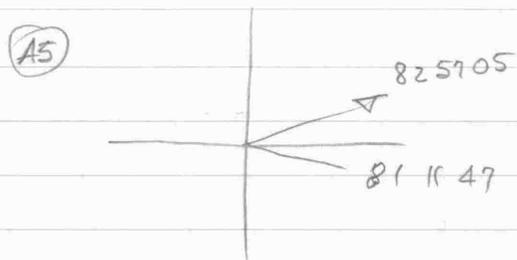
Beginning for the same at an iron pipe marking the southeast corner of the lands of Ken Wilhoite, the southwest corner of the lands of Joseph C. Porter, the northwest corner of the lands of Raife E. Snover and the northeast corner of the lands of Rock Harbor Condominium; and running, thence, by and with said Snover lands S 12 04 10 E - 12.43' to a new division line between the lands of Rock Harbor Condo and the lands of Wilhoite; thence, by and with said new division line S 80 10 50 W - 183.98' and N 12 25 10 W - 12.43' to the lands of Wilhoite; thence, by and with said Wilhoite lands N 80 10 50 E - 184.05' to the place of beginning. Containing in all 2285 square feet of land, more or less.

June 22, 2000.

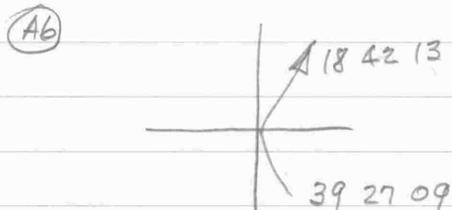
William R. Nuttle.



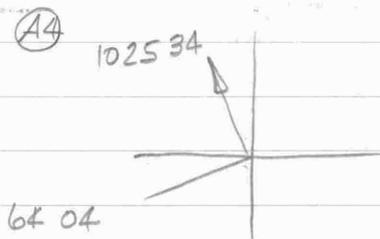
A3-A5-Y5
 $L 02^{\circ} 33' 51'' - 19.22$



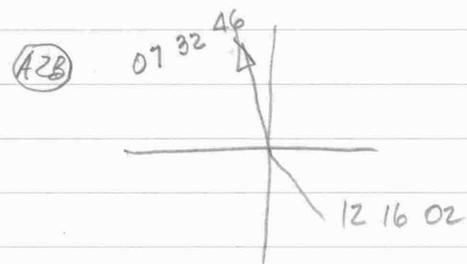
A5-A3-Y4
 $R 15^{\circ} 51' 08'' - 19.15$



A6-A5-Y3
 $R 121^{\circ} 50' 38'' - 9.80$



A4-A3-Y2
 $L 105^{\circ} 30' 25'' - 15.82$



A2B-A2-Y1
 $R 175^{\circ} 16' 44'' - \frac{12.77}{12.42} = 0.35$

George Foss

11 Hickory Rd.

Summit N.J. 07901

10 copies

24.7 53.3 Aug. 29

Ken Wilhoite

^{45.5} 21173 Chesapeake Ave.

Rock Hall

Buying 2 lots on Chesapeake Ave.,

607 & 609 on tax map

from Tobey & Hawks - wants both

lots surveyed - one lot has good

house & one lot has house to be

demolished - needs elevation cert. -

check with Alex Rasin.

Settlement Sept. 24

Ken Wilhoite
Chesapeake Ave.
Rock Hall

Sept. 13, 1999.

12.5
17.5
30.0
17.2
4.4
31.2



NATIONAL INSTRUMENT

NO. 446

A2	A1	A1	0°	200.49	
		A3	R172°41'10"	83.14	
		A2A l.p.	R01°24'20"	100.55	
		A2B l.p.	R90°27'10"	121.43	
A3	A2	①	R63°25'	40.57	
		②	R76°31'	66.29	
		③	R105°09'20"	25.87	
		④	R153°16'30"	45.97	
		A4	R94°53'20"	121.66	

A3 - 16.5 to R rd.

A3	A2	A5	L171°44'	129.90	
A5	A3	^{ASA} R101	R103°30'30"	6.35	⊕ 16.5
		A6	R78°20'40"	125.57	

Corners

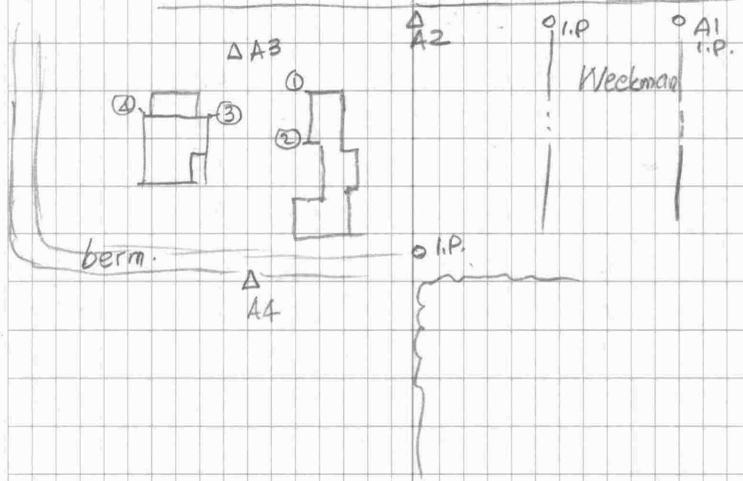
A3	A2	X2	R04°46'46"	3.17	l.p. & G.P.
A2	A3	X1A	L34°20'07"	12.48	" "
A5A	A3	A5A1	180°	0.13	" "
A4	A3	X5	R40°04'27"	10.47	" "
A6	A5	X4B	L67°26'42"	16.23	" "
		con. of parking	L93°11'40"	6.5	
		"	L01°39'	89.9	

Elevation				
	B.M. 11			4.88
				-1.28
				<u>3.60</u>
Sta.	BS	I.I.	F.S	Elev.
10. at X2	0.56	4.16	+0.49	4.65
fire plug			0.34	4.50
				+2.70
				<u>7.20</u>
				MCC elev. = 7.26

Setting final corners					Aug. 3, 2000	
A3	A5	Y5	L02°33'51"	19.22	I.P. = G.P.	
A5	A3	Y4	R15°51'08"	19.15	" "	
A6	A5	Y3	R121°50'38"	9.80	" "	
A4	A3	Y2	L105°30'25"	15.82	" "	
A2B	A2	Y1	R175°16'44"	12.42	" "	

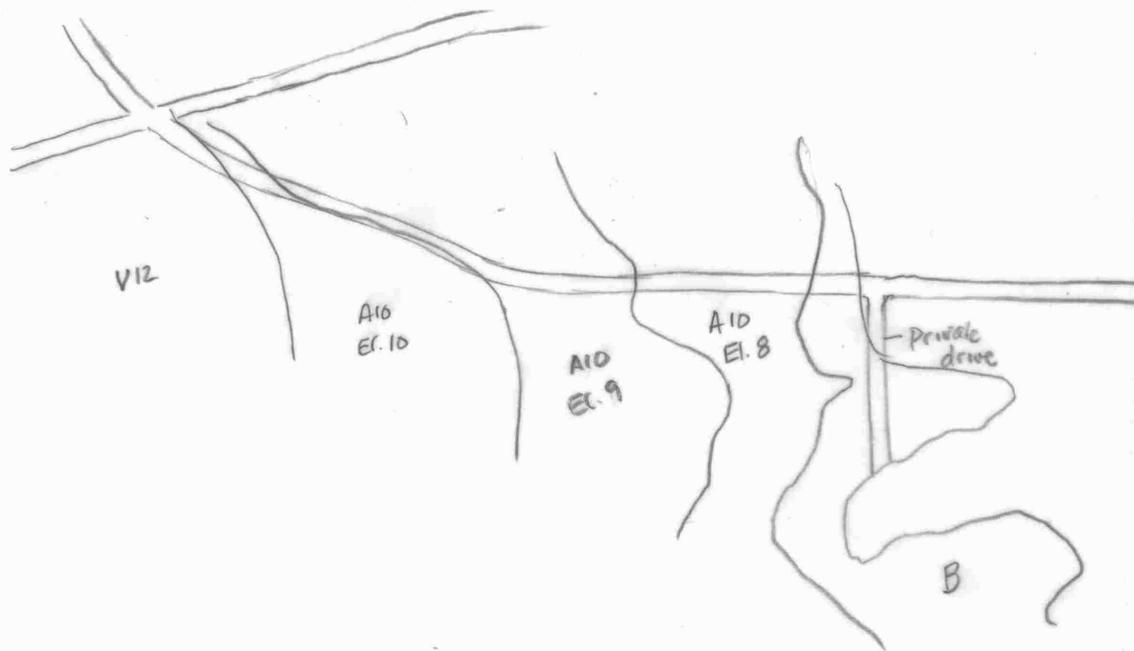
7.01
1.05
8.06

CHESAPEAKE AVE.



NATIONAL PRINTING

NO. 446





Mr. George M. Foss
11 Hickory Rd.
Summit, NJ 07901-1623

I.P. = iron pipe

CHESAPEAKE AVENUE (33')

top of pipe elev. = 7.22

Rock Harbor Condo

RICHARD S. TOBEY, JR.
0.351 Ac.±



HAROLD S. HAWKS, III
0.182 Ac.±

Jos. C. PORTER

2 sty. dwg.

Note: FIRM Map 240048-001B shows these lots in Zone A10.



This is to certify that the improvements indicated hereon are located as shown.

William R. Nuttle
Sept. 21, 1999.

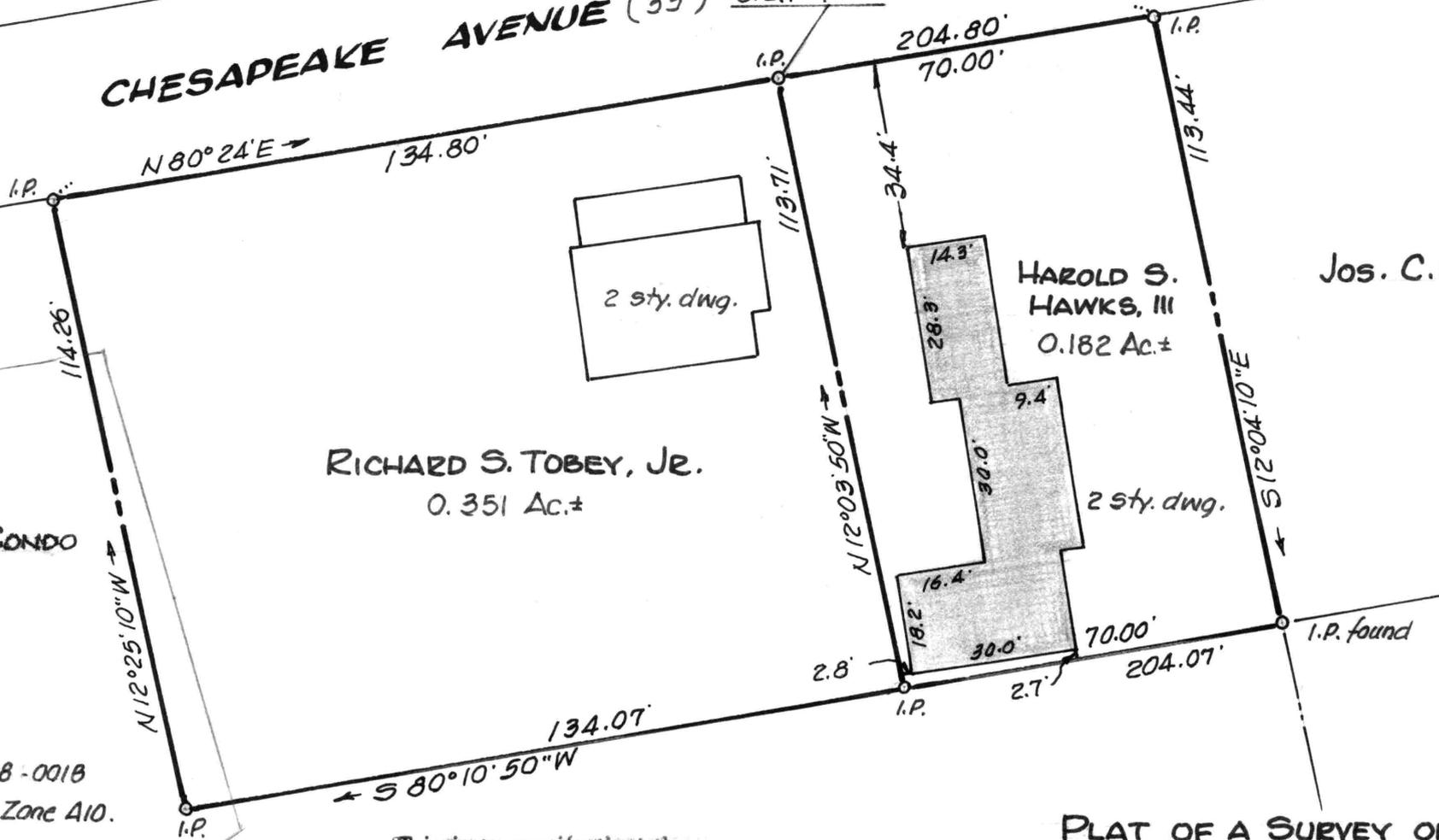
Addresses:
Tobey lot - 21163 Chesapeake Ave.
Hawks lot - 21173 Chesapeake Ave.

PLAT OF A SURVEY OF THE
TOBEY & HAWKS PROPERTIES

Rock Hall, Kent County, Md.

Scale 1"=30' Sept. 1999.

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





Rock Harbor Condo

WILHOITE LANDS TO BE
ADDED TO Rock Harbor Condo
2285 SQ. FT.±

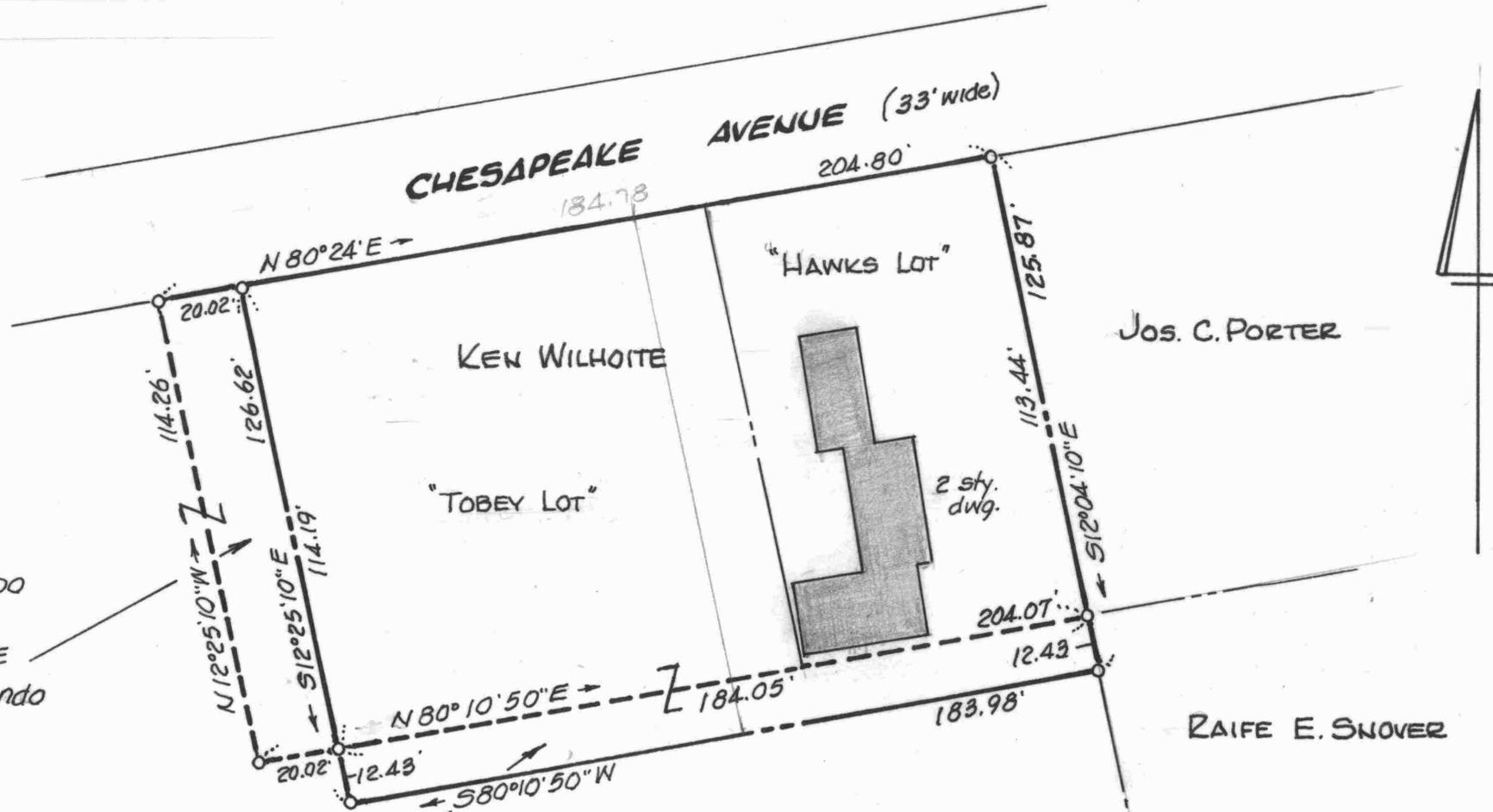
Rock Harbor Lands to
BE ADDED TO WILHOITE
2285 SQ. FT.±

APPROVED BY:

Rock Hall Zoning Administrator

Rock Hall Director of Public Works

Kent County Health Officer



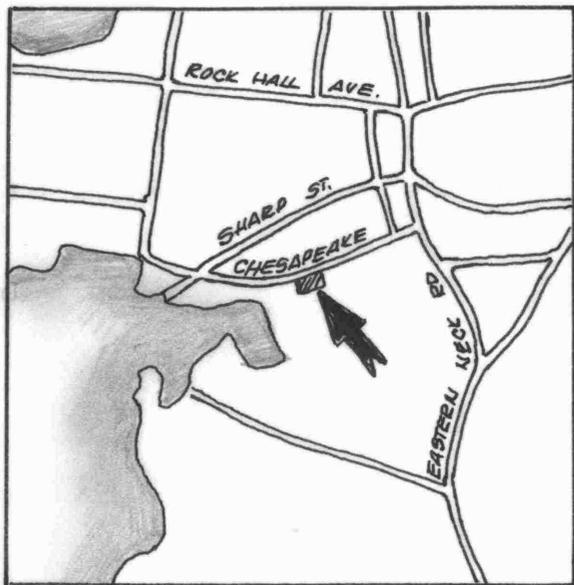
PROPERTY LINE ADJUSTMENT BETWEEN
ROCK HARBOR CONDO & WILHOITE

Rock Hall, Kent County, Md.

Scale 1"=40'

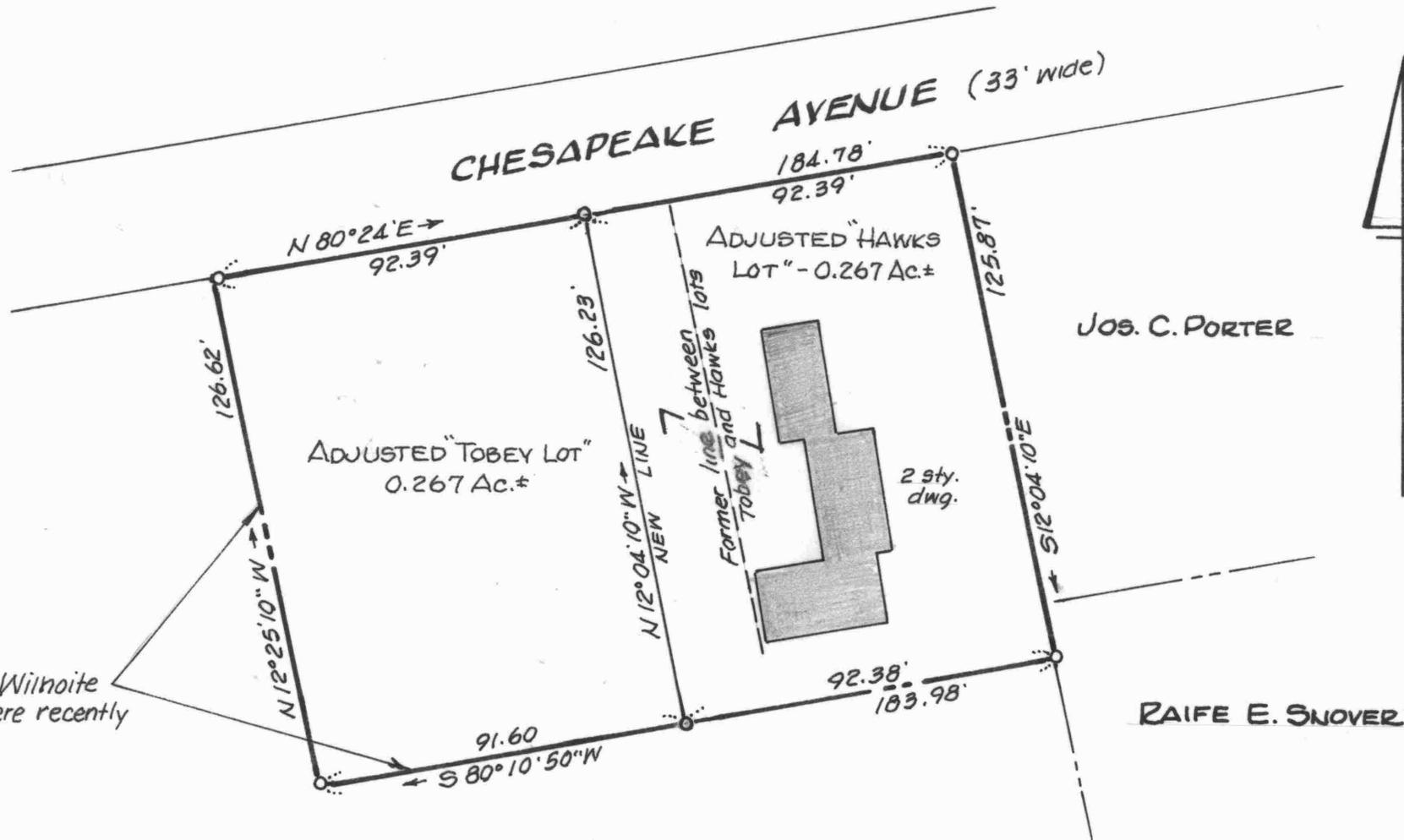
Apr. 2000.

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



Rock Harbor Condo

Note: Lot lines between Wilnoite and Rock Harbor Condo were recently adjusted.



APPROVED BY:

Rock Hall Zoning Administrator

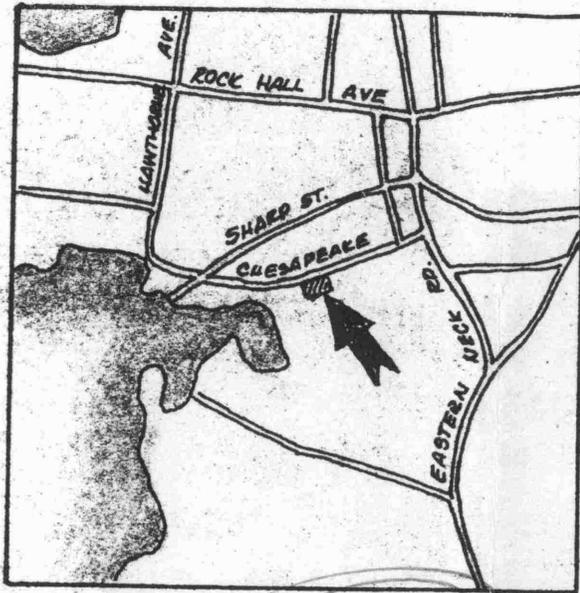
Rock Hall Director of Public Works

Kent County Health Officer



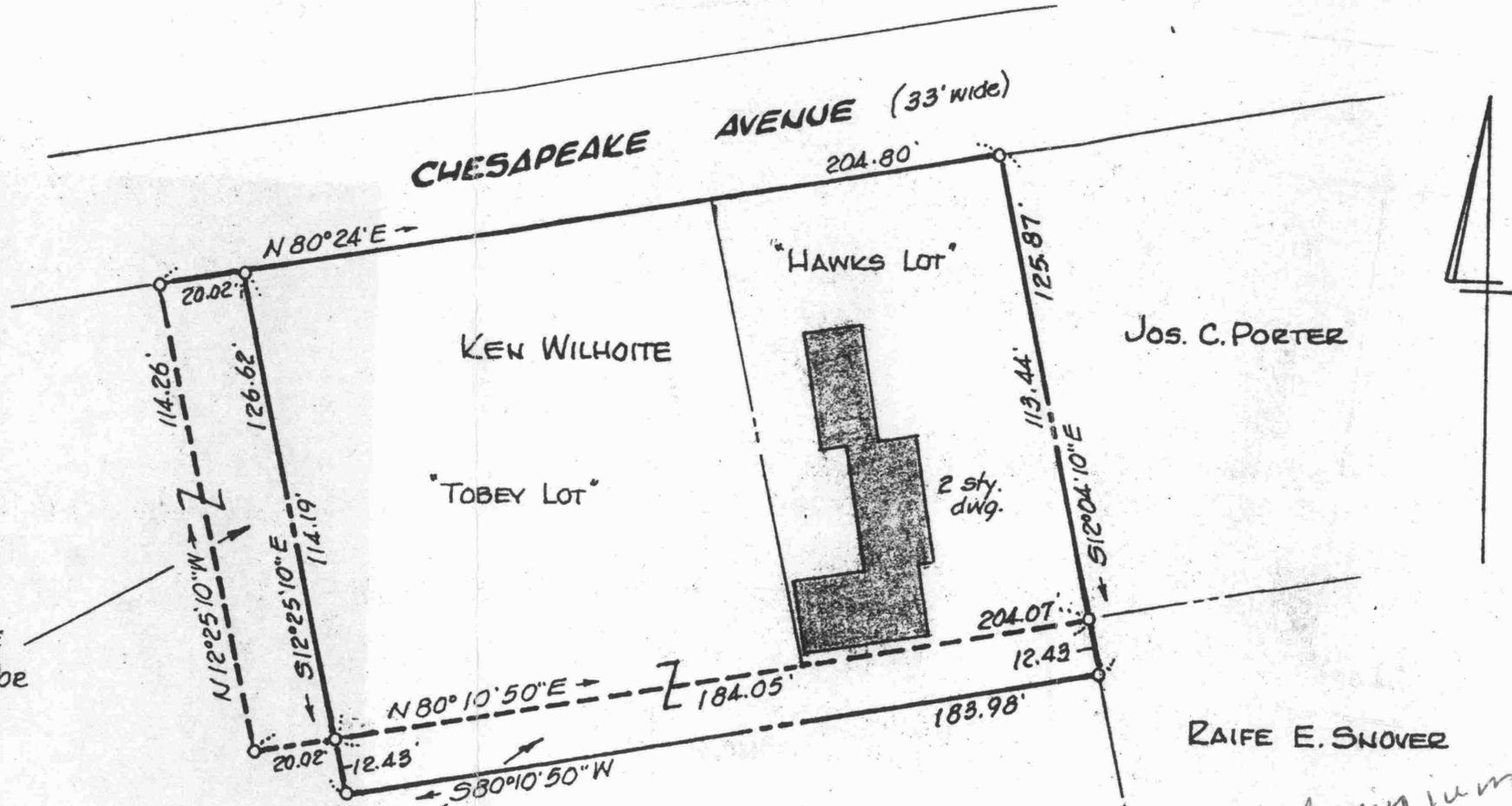
PROPERTY LINE ADJUSTMENT
 BETWEEN TWO PARCELS OF
KEN WILHOITE LANDS
 Rock Hall, Kent County, Md.

Scale 1"=40' May 2000.
 William R. Nuttle, Reg. Surveyor
 Chestertown, Md.



Rock Hall Harbor

WILHOITE LANDS TO BE
ADDED TO ROCK HALL HARBOR
2285 SQ. FT.±



Rock Harbor Lands to
be added to Wilhoite
2285 SQ. FT.±

PROPERTY LINE ADJUSTMENT BETWEEN
THE ROCK HALL HARBOR, INC. & WILHOITE
Rock Hall, Kent County, Md.

Scale 1" = 40'

Jan 2000.

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

APPROVED BY:

Rock Hall Zoning Administrator

Rock Hall Director of Public Works

Kent County Health Officer

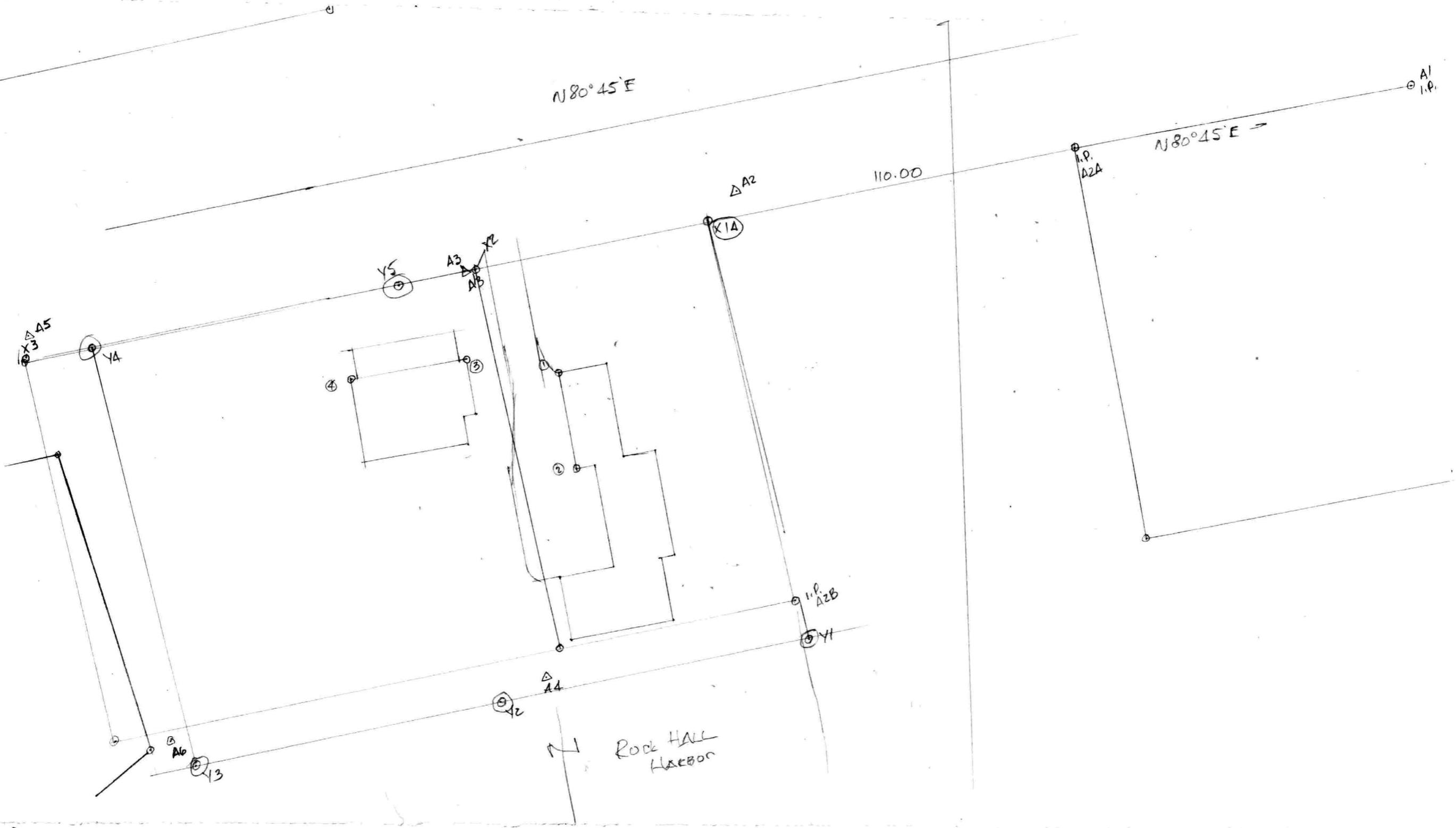


Mr. Nuttle

3/1/00

The charges we discussed

Joy Foss



ROCK HALL HARBOR

Upper and Lower Limit Elevations

Unit Nine:
Lower Limit Elevation: 5.38 feet
Upper Limit Elevation: 43.78 feet

Unit Ten:
Lower Limit Elevation: 5.39 feet
Upper Limit Elevation: 43.81 feet

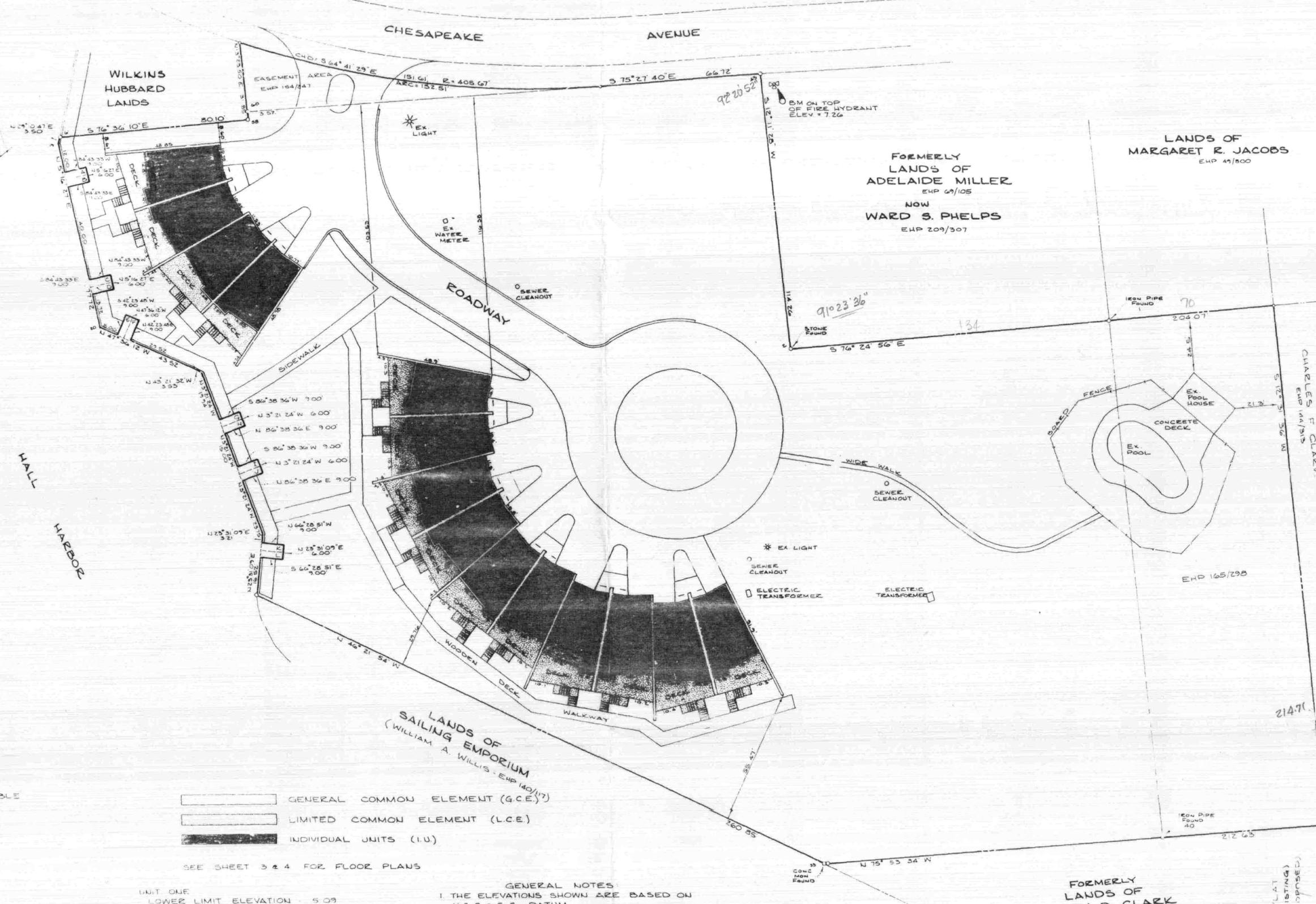
Unit Eleven:
Lower Limit Elevation: 5.39 feet
Upper Limit Elevation: 43.80 feet

Unit Twelve:
Lower Limit Elevation: 5.40 feet
Upper Limit Elevation: 43.79 feet

Unit Thirteen:
Lower Limit Elevation: 5.40 feet
Upper Limit Elevation: 43.81 feet

Unit Fourteen:
Lower Limit Elevation: 5.38 feet
Upper Limit Elevation: 43.78 feet

ROCK HALL HARBOR



COORDINATE TABLE

	NORTH	EAST
1	1928.51	0130.32
2	0000.0	10000.0
3	0177.76	9735.49
4	0200.98	9728.34
5	9734.99	9945.57
6	9759.53	0083.89
7	1042.26	9815.11
8	10145.68	9815.93
9	0180.82	9737.19

GENERAL COMMON ELEMENT (G.C.E.)
 LIMITED COMMON ELEMENT (L.C.E.)
 INDIVIDUAL UNITS (I.U.)

SEE SHEET 3 & 4 FOR FLOOR PLANS

UNIT ONE
LOWER LIMIT ELEVATION: 5.09
UPPER LIMIT ELEVATION: 43.49

UNIT TWO
LOWER LIMIT ELEVATION: 4.98
UPPER LIMIT ELEVATION: 43.38

UNIT THREE
LOWER LIMIT ELEVATION: 5.04
UPPER LIMIT ELEVATION: 43.44

UNIT FOUR
LOWER LIMIT ELEVATION: 5.10
UPPER LIMIT ELEVATION: 43.50

GENERAL NOTES:

- THE ELEVATIONS SHOWN ARE BASED ON U.S.C. & G.S. DATUM.
- SEE SHEET 1 FOR CERTIFICATIONS.

FORMERLY LANDS OF BOBBY O. CLARK
NOW CHARLES F. CLARK
EHP 144/310

COMPLEMENTAL PLAT UNITS 15 THRU 24 (EXISTING) UNITS 15 THRU 24 (PROPOSED)

MCORNE
ENGINEERS • PLANNERS • SURVEYORS
ANNAPOLIS, MARYLAND

Rock Harbor Condominium
Rock Hall
5th District, Kent County, Via Yland

SHEET NO 2 OF 4

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