

HOON & ASSOCIATES, LLC

ATTORNEYS AT LAW

104 S. CROSS STREET
CHESTERTOWN, MD 21620

TELEPHONE (410) 778-6600

FAX (410) 778-6637

E-MAIL: PWHESQ@DMV.COM

June 21, 1999

Mr. William Nuttle
332 N. Queen Street
P.O. Box 371
Chestertown, MD 21620

Re: Mary P. Phipps - Tera

Dear Bill:

I received your letter and understand that you do not want to undertake the survey of the entire Tera property. However, I am writing this letter to you to inquire whether you would assist in relocating the seven points which are highlighted on the enclosed plat. Apparently, some, if not all, of them have been removed.

I would be grateful if you could give me a proposal as to if and when you could do this work and, if so, what the costs would be. I would also like to meet with you to discuss your knowledge of Shrewsbury Church Lane when you have a moment.

Thanks.

Yours truly,



Philip W. Hoon

PWH:c

Enclosure

In 1971 I cut out what is now the Orchard Construction Co. property from the lands of Huntingfield Corp. (The remainder of the Huntingfield lands I surveyed for the county). In the description that I wrote was the statement "Subject to the rights of others, if any, to the use of the old public road running through the above described lands". This was not, however, included in the description in the deed by which Orchard Construction Co. acquired its property.

You asked about the cost of marking the 2609.84' line between the Pinder lot and the first monument. I would set fiberglass posts at about 200' intervals for \$300.00. If you want me to proceed with this or if you have any questions that I have not answered, please call me.

Sincerely yours,

August 2, 1999.

Mrs. Mary P. Phipps
13279 Turners Creek Road
Kennedyville, Md. 21645

Dear Mrs. Phipps:

I ran a traverse along the Hopkins line from Turners Creek Road to the edge of the marsh, locating major trees along the first course from the road and the two iron pipes shown on the Schrader plat. Using the pipes as orientation, I set an iron pipe and fiberglass post near the edge of the fast ground. The computed distance between the two pipes and my measured distance checked out very close, and the pipe that I set was only about 3" from a wooden stake set by Schrader. This is a good indication that the plat accurately represents the position of the markers called for.

I have enclosed a sketch showing the deed lines of both your farm from the deed EHP 50/676 and the deed lines of the Hopkins farm. They are surprisingly close; old deed descriptions of adjacent farms seldom match nearly so well. Nevertheless, since they are both "compass surveys" they have a built-in error and do not close mathematically. This involves judgemental decisions on the part of the surveyor. Lines of possession, such as a fence, carry a certain amount of weight. The position of major trees along the first line of Schrader's plat indicate that this was a line of usage. I would have made the same decision. The label "fence line" on the N 79 00 W - 1086.00' line leads me to believe that Mr. Schrader used this, the stone at the end of the second course, and the deed distances and angle between the two to establish the third and fourth lines. Again, I cannot fault this.

I checked the position of the two pipes marking the southeast side of the Pinder Lot, and they are correct. I also located and marked the two concrete monuments on the line with Orchard Construction Co. They are the same monuments that I showed in my survey of 1971.

EHP 5d676

Tract 2

Begin @ rd.

S58°E - 100.8 p.

SSE 2.02 acres - McCrone 1973

S15½°E - 22.40

lot in corner.

S12½°E - 14.44

S34°E - 9.12

S89¼°E - 22.88

S81°E - 18.16

S89°E - 11

S84°E - 8

S86¾°E - 15.88

S76¼°E - 21

S55¾°E - 14 to middle of marsh

w/ marsh

N55°E - 76

N46½°W - 50

w/ rd.

N48°W - 184.80

S45¾°W - 80.12 to school lot

N46¼°W - 14.16

N46°E - 4.32

S46°E - 153.92 to Lepid

N46½°W - 72

N49¼°W - 4.72

N73°W - 23.20

N80¼°W - 9.80

N74°W - 20.40

S83¾°W - 22.32 to Hepbron

EHP 50/676

Tract 1

Begin @ rd. at NW cor. at cor. of Webb farm
said pt. N54°W - 21.7 from large granite stone
w/e rd. S48½°W - 176'

S44°W - 122.5

S24°W - 2422.5 to weathered gravel

65 38 04
- 4
61 38 04

w/s S62°E - 1598

S68¾°E - 1621

N06¾W - 252

S81¾°E - 1086 to stake in marsh 7'E of maple

w/ Groves N12°E - 641 to old post

N24°E - 163 " " fence post

N39¾°E - 767 to Webb farm



w/s N43°W - 480

N73¾°W - 346.5

N85¾°W - 262

N80½°W - 132

N88°W - 181.5

N77½°W - 299.64

N85¼°W - 372.5

N32½°W - 150

N08°W - 238.26

N09¾°W - 369.6

N54°W - 1663.2 to E rd

thence to beginning

Geo B. Hopkins - EHP 84/669

W. Lewis Phipps, Jr. EHP 173/285, 290 - being part of EHP 58/676

Begin stake in fence at a watering place for the farm of
John S. Wethered

w/s N 85 $\frac{1}{2}$ ° W - 143 to pub rd.

w/s N 02 $\frac{3}{4}$ ° E - 54

N 20° E - 136.52 to well

w/s S 66 $\frac{1}{4}$ ° E - 94 1551

S 72 $\frac{1}{2}$ ° E - 100.72 to stone ^{1661.88}

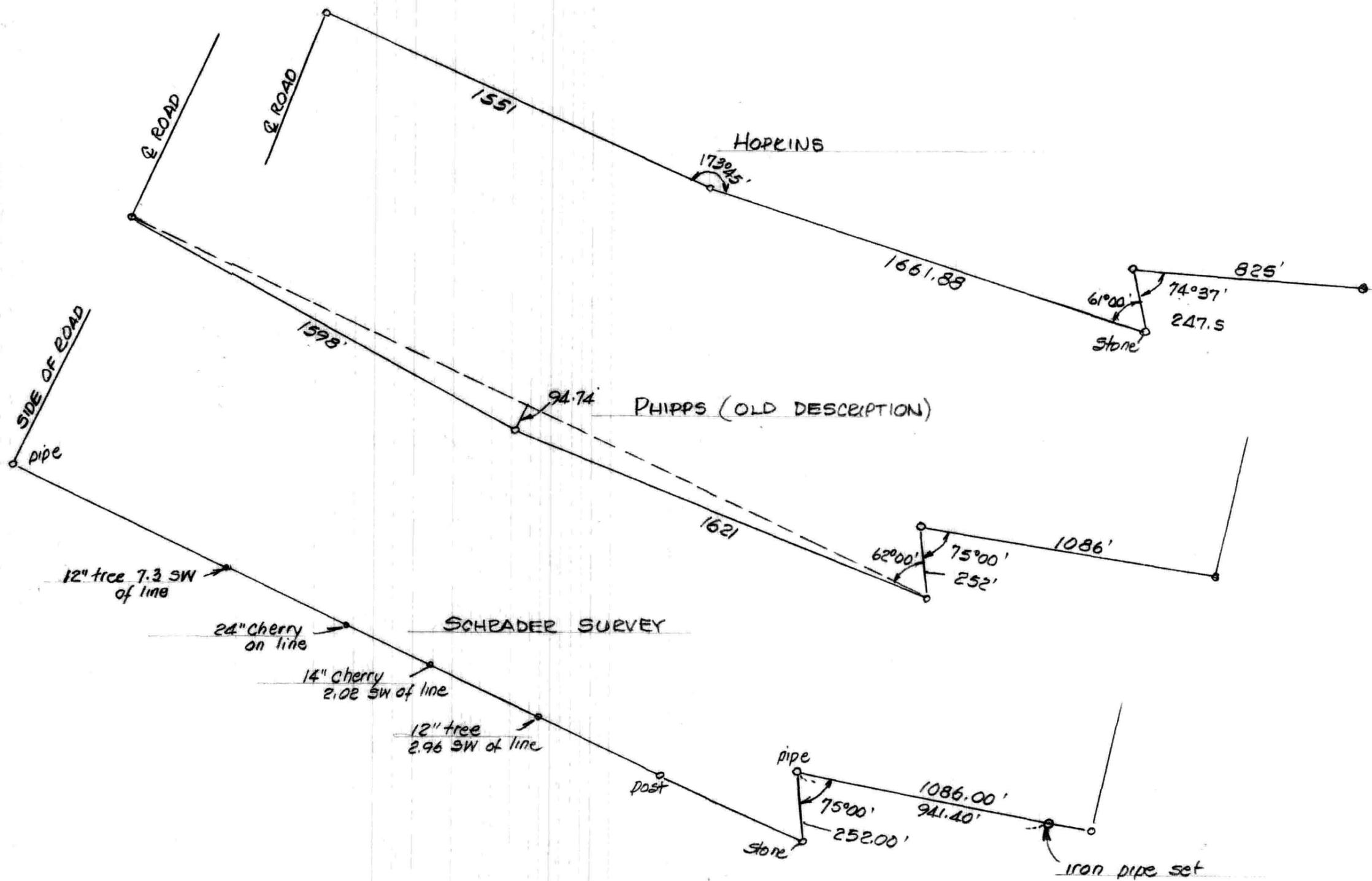
N 11 $\frac{1}{2}$ ° W - 15 247.5

S 86 $\frac{1}{8}$ ° E - 50 825

S 78° E - 8 to gum tree & Vansant

w/s, Archibald, & Wethered (now Hopkins)

"as shown by the fence, along the lines, to
the place of beginning"

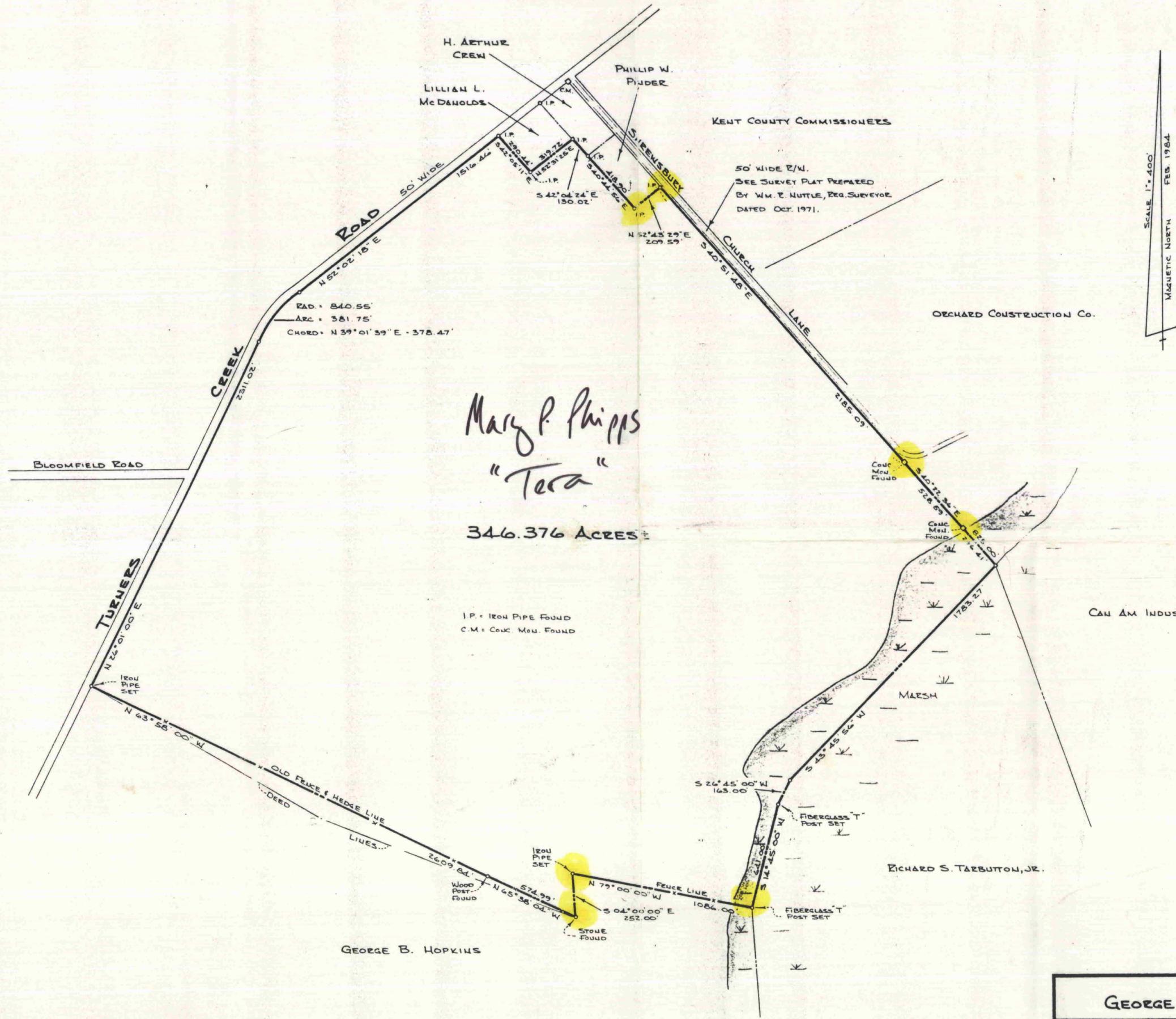


SKETCH SHOWING LINE BETWEEN

PHIPPS AND HOPKINS

Scale 1"=400' Aug 1999.

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



Mary P. Phipps
"Tera"

346.376 ACRES

I.P. = IRON PIPE FOUND
C.M. = CONE MON. FOUND

SCALE 1" = 400'
MAGNETIC NORTH FEB. 1984

44

SURVEY OF THE GEORGE P. MCDANOLDS ESTATE		
SCALE: 1" = 400'	APPROVED BY: RONALD K. SCHAEFER REG. SURVEYOR, CHESTERTOWN, MO.	DRAWN BY: RKS
DATE: FEB. 1984		REVISED
2 ND DISTRICT, KENT COUNTY, MARYLAND		
FOR:	W. LEVIS PHIPPS, JR.	DRAWING NUMBER 162