SC5593-4-487

P.O. Box 371

June 5, 2003

Mr. Chris Maier
11030 St. James - Newtown Rd.
Worton, Md. 21678

Dear Chris:

Enclosed are copies of the Kuhlmann and Cochran surveys showing the overlap. The problem is that I never even considered tying the two surveys together. They were on opposite sides of the creek, and the deeds called for the creek or the stream through the marsh.

As to who has the best claim to the overlap, I cannot say. The descriptions in an area such as this are arbitrary at best. When lines cannot be physically reproduced, such as mean high water or the thread of a stream, the surveyor must make a number of judgemental calls. If I had known when I surveyed Kuhlmann that this would become an issue, I would have tied into the Cochran survey and simply run the line from the end of Line 34 of my plat to the Cochran corner and then to Ricketts. This could be one of the ways to settle the overlap. The other would be for Green Point to buy the 0.116 acre triangle. This would involve running it through zoning.

I am enclosing a copy of the letter that I sent to Mr. Cochran in 1987. I am also sending to Mr. Ford all of the information that I am sending to you.

Sincerely yours,

Bill Hutter

May 20, 2003.

Mr. Chris Maier
11030 St. James-Newtown Road
Worton, Md. 21678

Dear Chris:

Last week I talked to Buck Nickerson of Mike Scott's office about the overlap in the marsh between the Kuhlman farm and the farm of Nevitte Ford. In 1987 I surveyed the Ford property and established the lines through the marsh from the Andelot survey by McCrone in the 60's and the Cochran (now Ford) deed description. In 1996 I surveyed the Kuhlman (now Green Point) farm, and per deed description followed the shore line of Tims Creek. About the end of Line 34 I could no longer find open water to locate, and Line 35 represents a closure line to the westernmost corner of Ricketts, as was surveyed by Scott. It never occurred to me that I was adjacent to Ford on the other side of the marsh.

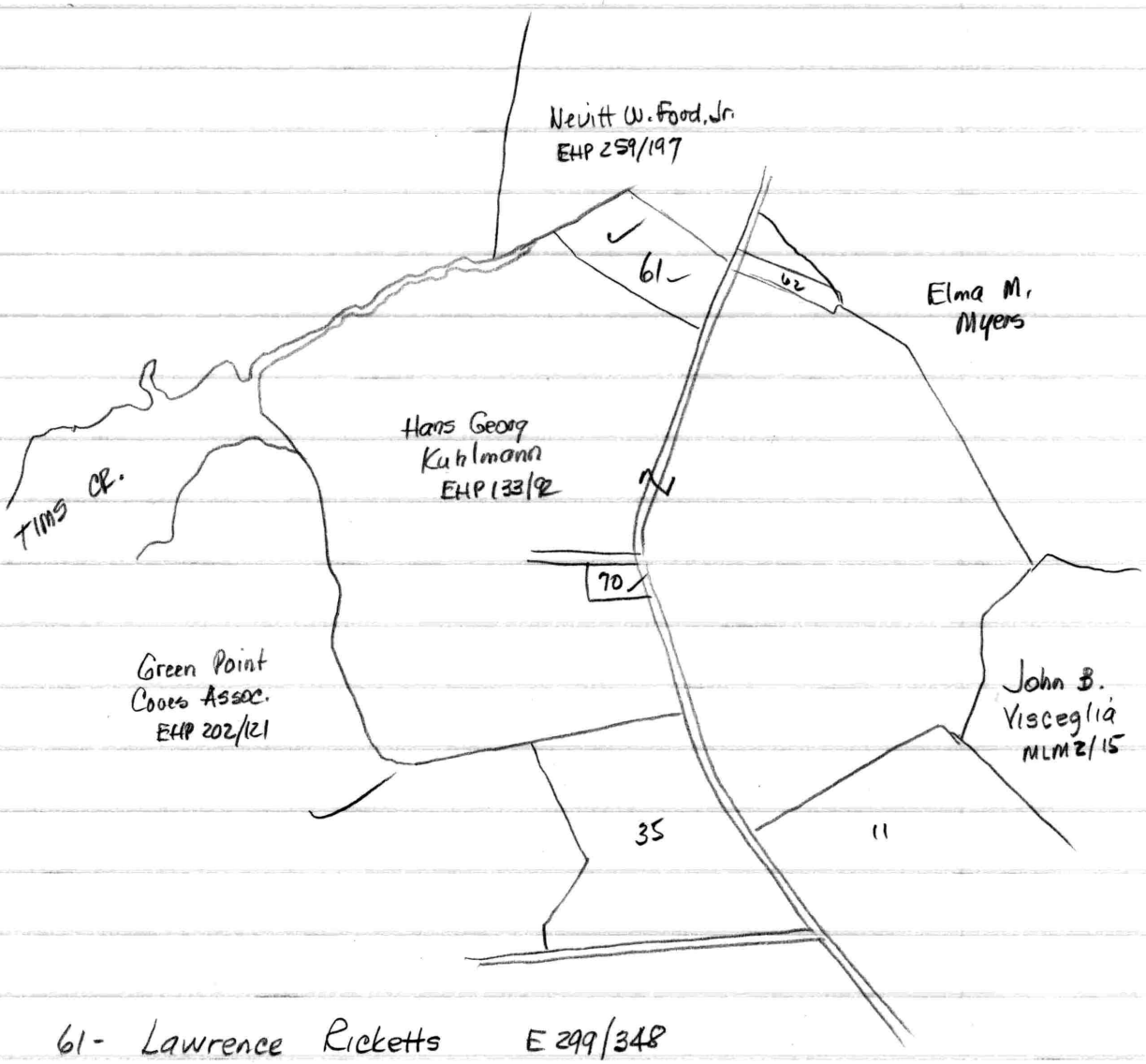
Scott, in surveying the properties around the head of the marsh tied into my Ford survey and found that Line 35 of my survey of Kuhlman encroached upon the Ford survey by about 30'. Under the circumstances, I am a little surprised at how close it came.

I am enclosing copies of my two surveys and of a letter that I sent to Mr. Cochran at that time. If you have any questions, give me a call.

Sincerely yours,

MAP 19

WHG1/16
EHP2/180
MLM1/263



61- Lawrence Ricketts E 299/348

62- Geo. A. Hynson E 49/222

70- Raymond B. Atkinson E 2/222

11- Kathryn E. Kelly E 69/433

35 Green Point Coves Assoc. E 251/279

Wheat - WHG 5/262 - same descrip as S&E parcel - 2.16 ac.

Wilson - EHP 99/53 Hynson to Wilson

Begin NW cor. at stone E side pub rd. from Hanesville to Newtown nearly opp. schoolhouse

w/ Elburn S76° E - 250 to stone

" S10° E - 169 to stake or stone

N76° W - 318.5 to stake on E side rd.

w/s N14° E - 153.5 to begin

1 acre ±

Phillips EHP 54/76 - tax sale

Begin stone at side of rd.

w/ Stephens S34½° E - 46.4 765.6

N60¾° W - 40.9 674.85 to main rd.

w/s N21½° E - 12.25 202.13 stone

N38°00' E - 11.4 188.1 to begin

3 ac. ±

12.25
11.4
23.65
16.5
11825
11900
14165
23625
390225

Cullis - EHP 63/682

Parcel 1 - Begin stone on W side rd.

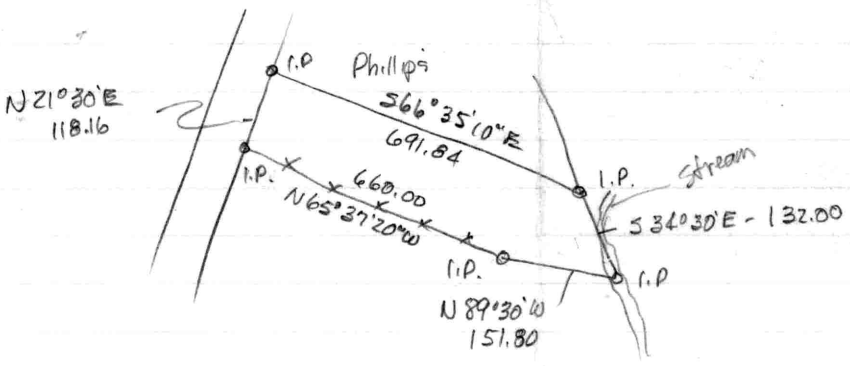
S48° E - 20
N30° E - 8.6
N48° W - 20
str. line to begin
1 ac.

} school lot

Parcel 2 - S&E Parcel - 1.63 ac.

~~Begin NW cor.~~

Hynson - Plat by M°C 1972



Kuhlmann - E 133/92

Begin @ rd.

w/ Barrell & Defon S 84½°W - 1055' ✓

w/ Defon ① N87°W - 835 ~~N63°W · 174~~ ✓

② N15¾°W - 790 ✓

③ N06¼°E - 117 ✓

④ N18°00'E - 158 ✓

⑤ N20½°E - 90 ✓

⑥ N22¾°W - 167 ✓

⑦ N0¼°E - 146 ✓

⑧ N02°E - 169 ✓

⑨ N05¾°E - 237 ✓

⑩ N14°E - 119 to stream ✓

w/ stream N58°W - 199 ✓

N44½°W - 300 ✓

N05¾°W - 100 to creek ✓

w/s N16°E - 130 ✓

N10°E - 150 ✓

N80¼°E - 212 ✓

N70°E - 263 ✓

N51½°E - 134 ✓

N87°E - 200 ✓

N52¾°E - 350 ✓

S70¾°E - 144 ✓

N75½°E - 230 ✓

S65½°E - 200 ✓

N70°E - 146 ✓

cont.

547.81
120
667.81

Kuhlmann cont.

N 17 3/4° W - 302

N 15° W - 149

N 08° W - 200 to begin

308 Ac. ± Scott 1933

SEE

Raymond Atkinson lot

Begin pt. N 71°10' W - 37' from ℄ rd. on S side 30' private rd. to Atkinson dwg.

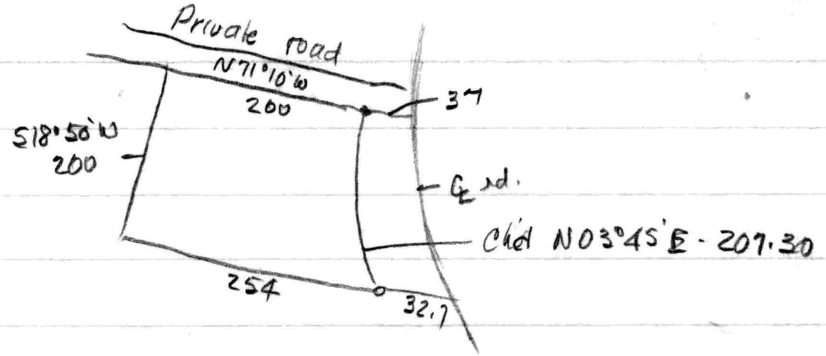
of S side private rd. N 71°10' W - 200 to hub

S 18°50' W - 200 to hub

S 71°10' E - 254 to hub set N 71°10' W - 32.70 to ℄ rd.

of W edge of rd. the equivalent of N 03°45' E - 207.30 to begin

EHB 2/222 - Metcalfe. 1963



Kuhlmann (cont.)

N 5T 3/4° - 175

N 36° E - 125 to Lively

l/s S 45 3/4° E - 300

S 54° E - 416

S 55 3/4° E - 521 to ℄ rd.

w/s N 27° E - 373 to Reed

w/s S 60 3/4° E - 659

S 71 3/4° E - 88

N 34 1/2° E - 53.5 to Myers

w/s S 48 1/2° E - 495

S 24° 17' E - 1191

S 25° E - 426

S 19 3/4° E - 96.5 to Reed

w/s S 51 1/4° W - 343

S 61° 50' W - 93

S 09 1/2° W - 21.5 to stone

S 10° W - 171

S 14 1/4° W - 70 to stone

S 25 1/2° W - 76 to stone

S 24 1/2° W - 46 " "

S 26° 50' W - 105.5 " "

S 26 1/2° W - 128 " "

S 23° W - 71 to Taylor

w/s N 41° W - 124

S 70 1/2° W - 1505 to ℄ rd.

w/s N 27 1/4° W - 275

(cont)

Green Point Coves E 251/279

Begin stone at int. Hanscomville Rd. & Green Point Rd.
w/ Green Point Rd. W dir. to Green Point Farm
w/s N dir. to stone and wall
w/s E dir. to rd.
w/ rd S dir to begin
45 Ac. ±

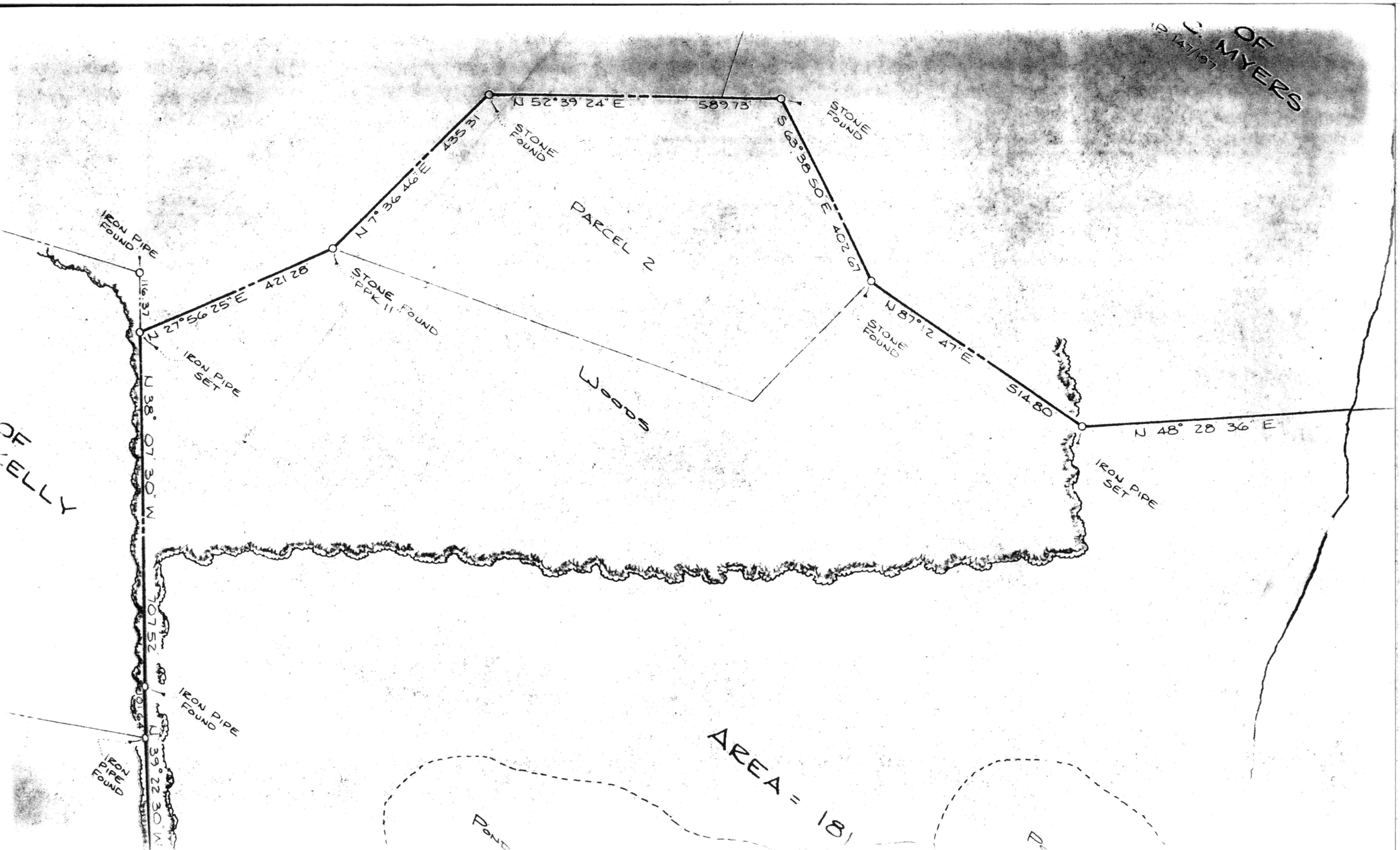
Kelly - E 69/433

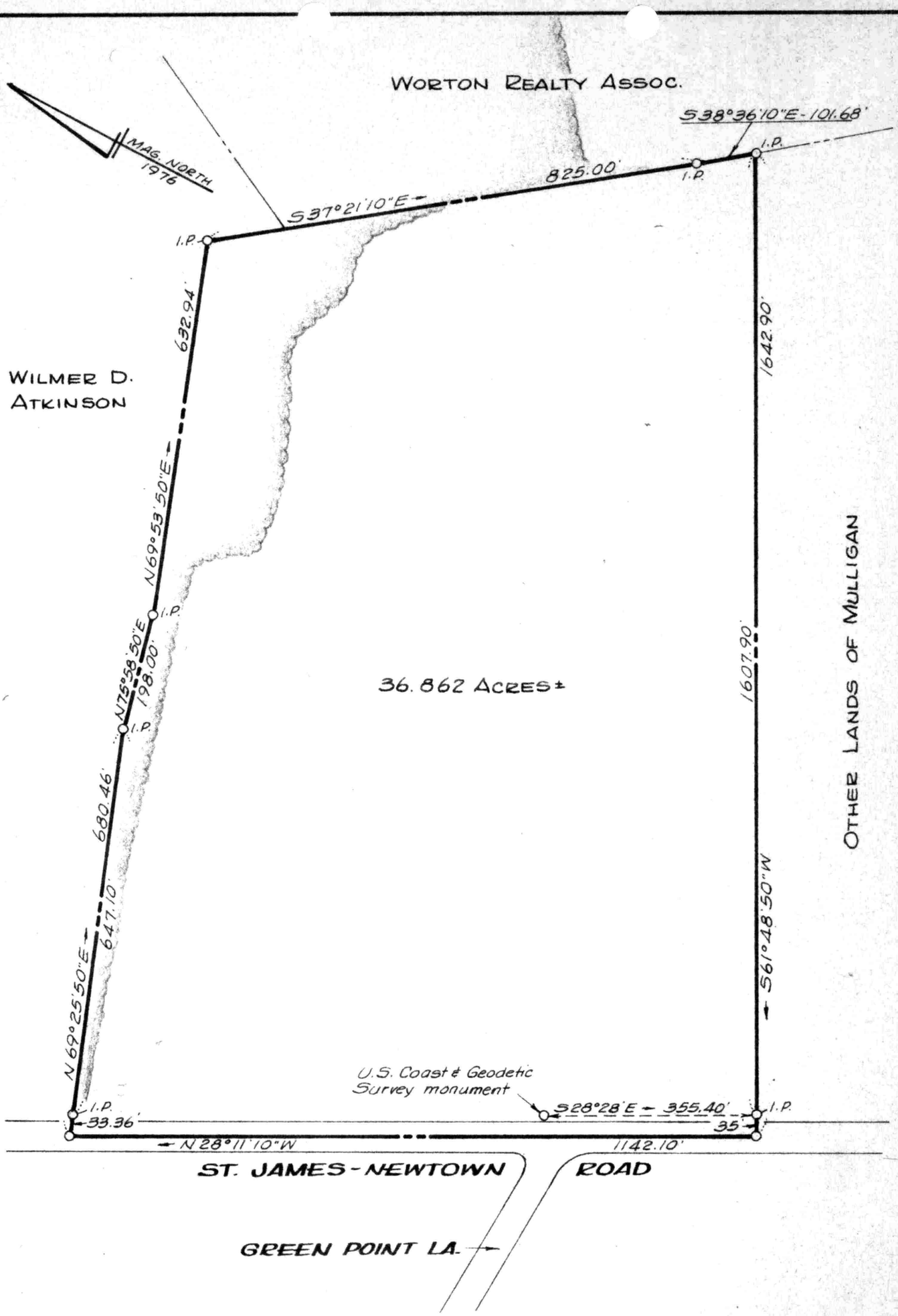
Begin @ rd. at W cor. herein
w/ Atkinson N 69° 25' 50" E - 33.36 to I.P.
N 69° 25' 50" E - 647.10 " "
my survey N 75° 58' 58" E - 198.00 " "
N 69° 53' 50" E - 632.94 " "
still with Atkinson & with Worton Realty
S 37° 21' 10" E - 825.00 to I.P.

EHP 157/193 Worton Realty - now Visceglia

Begin stone at N cor.
S 43¼° W - 88½ p to stone
S 82° W - 31.2 " "
S 01° W - 20
S 67° W - 54
S 20° W - 25.6 to stone
S 44¾° E - 88
S 01° W - 46
N 65° E - 18 to beach
S 75° E - 38 to ℄ rd.
w/rd. N 35¼° E - 10 to branch
N 25° E - 52
N 36¼° E - 48
N 43° E - 103 to stone NW side private way
N 47° W - 114 to begin

Also
Begin stone on line of Skevin & Reed.
N 06° E - 26.6 to stake or stone
N 46½° E - 34 to "
S 68½° E - 25
S 01° W - 20
S 67° W - 54 to begin


OF
J. MYERS
D. 147/197
N 52° 39' 24" E
589.73'
STONE FOUND
S 63° 35' 50" E
402.67'
STONE FOUND
N 7° 36' 46" E
435.31'
STONE FOUND
PARCEL 2
IRON PIPE FOUND
116.32'
N 27° 56' 25" E
421.28'
STONE PPK II FOUND
IRON PIPE SET
N 87° 12' 47" E
514.80'
STONE FOUND
N 48° 28' 36" E
IRON PIPE SET
Woods
OF
ELLY
N 38° 07' 30" W
707.52'
IRON PIPE FOUND
IRON PIPE FOUND
N 39° 22' 30" W
AREA = 18
Pond



PLAT OF A SURVEY OF PART OF THE

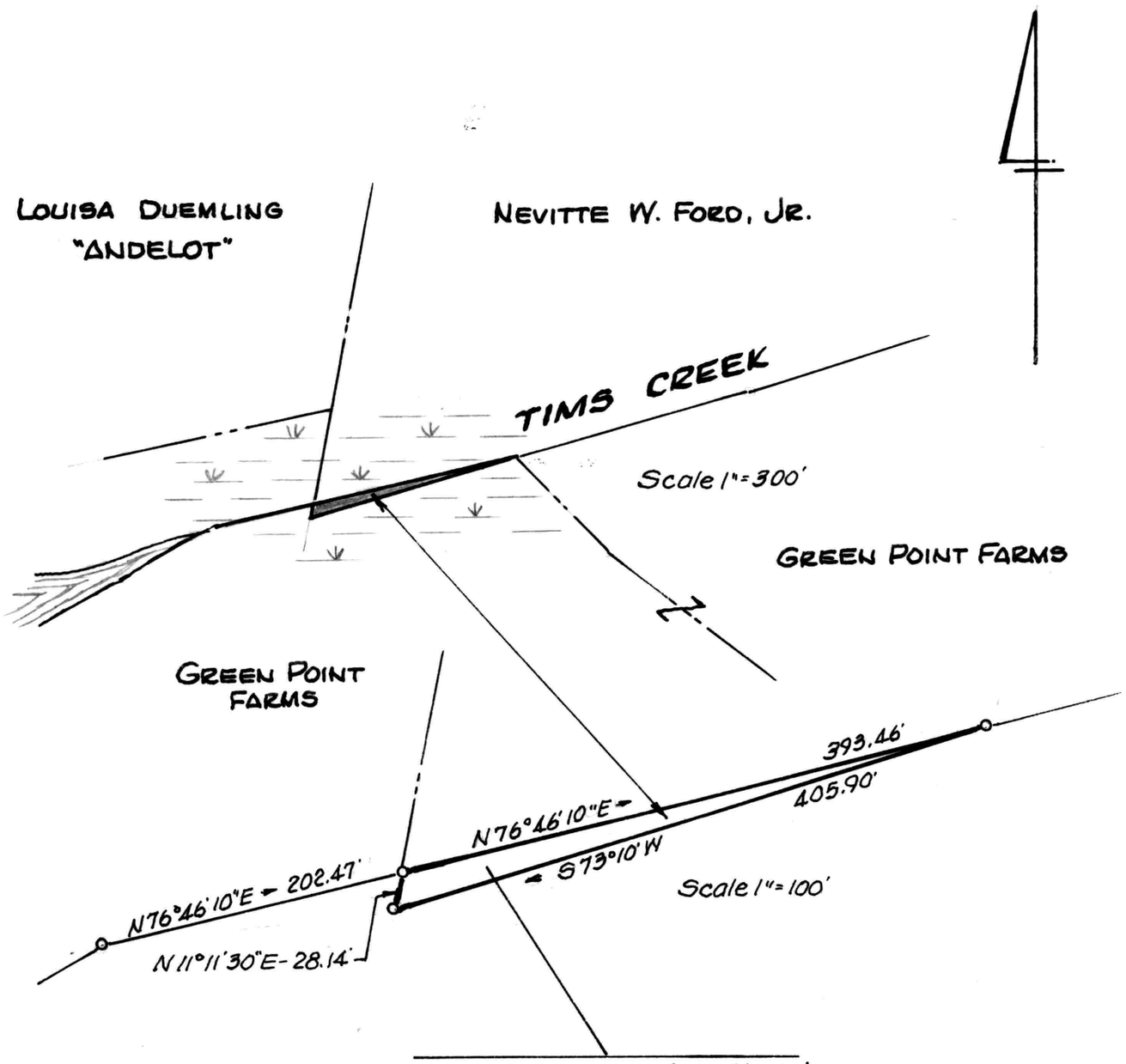
STEIN E. MULLIGAN LANDS

3RD DISTRICT, KENT COUNTY, MD.

Scale 1" = 200' April 1976.

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

I.P. = iron pipe



Note: Adjust bearings CW 0°43'40"
to conform to Ford survey

PROPERTY LINE AGREEMENT BETWEEN

GREEN POINT FARMS & NEVITTE FORD

3RD DISTRICT, KENT COUNTY, MD.

Scale shown June 2003.

STATE OF MARYLAND
WILLIAM RAY NUTTLE
No. 6180
REGISTERED
LAND SURVEYOR

William R. Nuttle

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

'94 JAN 17 AM 10 53

LANDS OF
NEVITTE W. FORD JR.
E.H.P. 259/197

LANDS OF
ROSA JONES
W.H.G. 2/550

LANDS OF
CHARYL ANNE RICKETTS
E.H.P. 294/424

CENTERLINE OF STREAM
DEED LINE
N 72°47'45" E 107.75'
N 72°47'45" E 68.00'
N 73°37'45" E 94.34'
IRON ROD FOUND
WETLANDS
25' WETLANDS BUFFER
CRITICAL AREA LINE
178.85'
S 53°32'20" E
IRON ROD SET
S 53°32'20" E
536.96'
248.26'
IRON ROD FOUND
WETLANDS
25' WETLANDS BUFFER
N 54°02'20" W
911.80'
LOT 1
AREA
2.189AC±
LOT 2
AREA
2.074AC±
635.65'
BUILDING ENVELOPE LINE
LIMITS OF CLEARING
PROPOSED DWELLING
10,000sq. FT. SEPTIC RESERVE AREA
LIMITS OF CLEARING
PROP. GRAVEL DRIVE
LIMITS OF CLEARING
IRON ROD SET
S 27°01'30" W 74.55'
IRON ROD SET
S 54°02'20" E 169.81'
IRON ROD SET
IRON ROD FOUND
N 36°27'40" E 67.00'
SHED
S 55°17'20" E
173.35'
SHED
EXISTING DWELLING
233.5'
283.98'
S 28°16'48" W
25.25'
50.45'
28.27'
50'
ST. JAMES - NEWTOWN ROAD

VICINITY MAP
1"=700'
NEWTOWN
"ANDELOT"
SITE
ST. JAMES

APPROVED:

DATE — KENT COUNTY DIRECTOR OF PLANNING

APPROVED:

11/4/93 DATE — KENT COUNTY HEALTH OFFICER

SOILS SHOWN HEREON WERE SCALED FROM THE SOIL SURVEY MAP OF KENT COUNTY, MD
100% OF THIS SITE IS FORESTED
FOR DEED REFERENCE SEE: W.H.G. 46/476

SEAL
DATE

MICHAEL SCOTT
310 PARK ROW CHESTERTOWN, MD 21620 (410)778-2310

SCALE 1"=50'
DRAWN BY RAN
DATE 10-11-93
JOB NO. 347
FOLDER REF K-33
REVISION
DATE

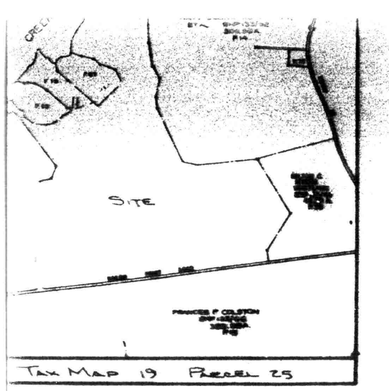
MINOR SUBDIVISION
OF THE LANDS OF
GEORGE A. HYNSON Etux.
THIRD ELECTION DISTRICT, KENT COUNTY, MARYLAND

DWG. NAME —

FILED 1/17/94 IN PLAT BOOK MLM #1 FOLIO #263

MSA CSU 2123-81

Maryland State Archives



TIMS CREEK

1) ALL BOUNDARY LINE INFORMATION SHOWN COMPILED FROM VARIOUS SURVEYS PERFORMED BY McCRONE, INC., AND IS NOT THE RESULT OF A FIELD SURVEY BY McCRONE, INC., AT THIS TIME.
2) ALL INFORMATION SHOWN HEREON IS SUBJECT TO THE FINDINGS OF A TITLE SEARCH.
3) FOR DEED REFERENCE TO THE PARCEL SHOWN HEREON SEE LIBER W.H.G. 54, FOLIO 350.

LANDS OF HANS GEORG KUHLMANN E.H.P. 133/92

LANDS OF MILTON C. MYERS W.H.G. 71/46

LANDS OF JAMES H. SILLS E.H.P. 124/388

LANDS OF LEONARD MILNE E.H.P. 124/142

LANDS OF ROBERT J. MOORE E.H.P. 41/388

LANDS OF WILLIAM W. KIRK E.H.P. 152/174

LANDS OF ROBERT W. ATWATER E.H.P. 157/123

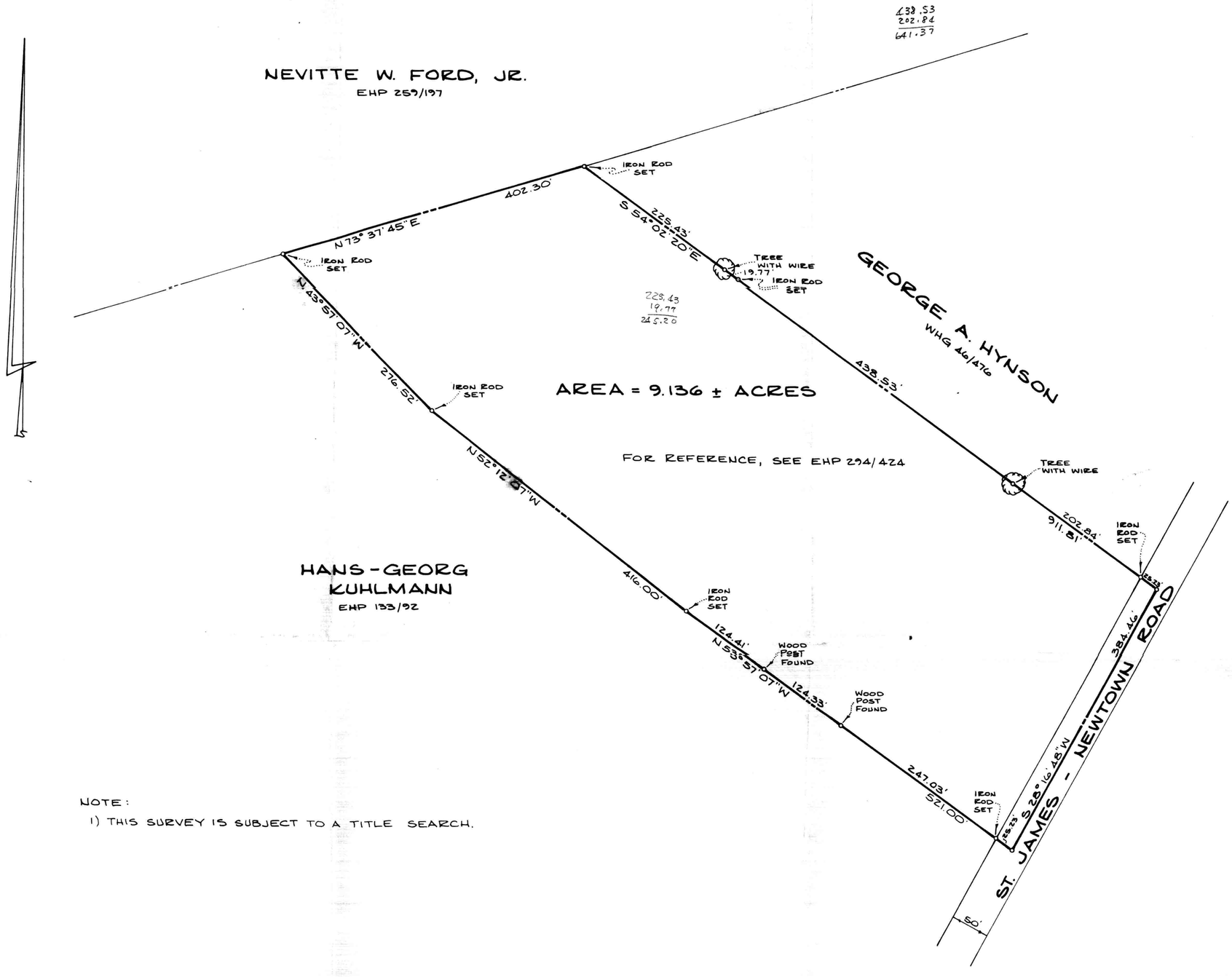
LANDS OF THOMAS H. BLISS E.H.P. 184/206

LANDS OF ASHTON H. GARRETT E.H.P. 47/488

LANDS OF R. CLARK 116/196

LANDS OF SIMPERS 20/419

N 44°00'30" W 130.16'
N 70°24'00" W 197.41'
N 44°27'30" W 112.90'
N 09°48'00" W 127.42'
N 09°21'00" W 74.45'
N 19°49'00" W 201.72'
N 61°41'00" E 2.90.11'
S 40°38'30" E 153.2'
N 69°19'30" E 1401.03'
N 77°39'30" E 88.45'
N 88°34'00" E 188.35'
S 37°18'20" E 57.76'
N 29°09'00" E 161.23'
N 82°02'20" E 211.35'
CENTERLINE 30' WIDE PRIVATE R/W
CHORD: N 83°08'00" W 64.42'
RADIUS: 94.18'
CHORD: N 79°08'00" W 39.33'
RADIUS: 113.43'
N 83°08'00" W 215.70'
CHORD: S 84°32'00" W 39.33'
RADIUS: 113.43'
N 83°08'00" W 746.38'
N 02°42'00" E 1059.53'
GREEN POINT DRIVE (50' WIDE PRIVATE R/W)
S 76°36'00" E 1250.44'
N 02°42'00" E 1332.22'
N 89°56'18" W 1217.64'
N 89°07'48" W 2351.25'
GREEN POINT ROAD
S 25°37'00" E 81.64'
S 31°42'00" E 103.13'
S 17°03'00" W 95.70'
S 18°18'00" W 128.04'
S 19°18'00" W 182.82'
S 69°37'00" E 193.05'
N 89°13'50" E 712.73'
N 89°48'00" E 120.45'
S 42°36'30" W 535.08'
S 42°36'30" W 153.9'
AREA = 165.533 ACRES ±



NOTE:

1) THIS SURVEY IS SUBJECT TO A TITLE SEARCH.

DATE	SCALE
10-15-91	1" = 100'
JOB NO. 040	DRAWN BY J.M.L.
FOLDER REF K-33	

DATE	REVISION

MICHAEL SCOTT
310 Park Row · Chestertown, MD 21620 · (301)778-2310

SURVEY OF THE LANDS OF

CHARYL ANNE RICKETTS

THIRD DISTRICT, KENT COUNTY, MARYLAND

DATE SEAL

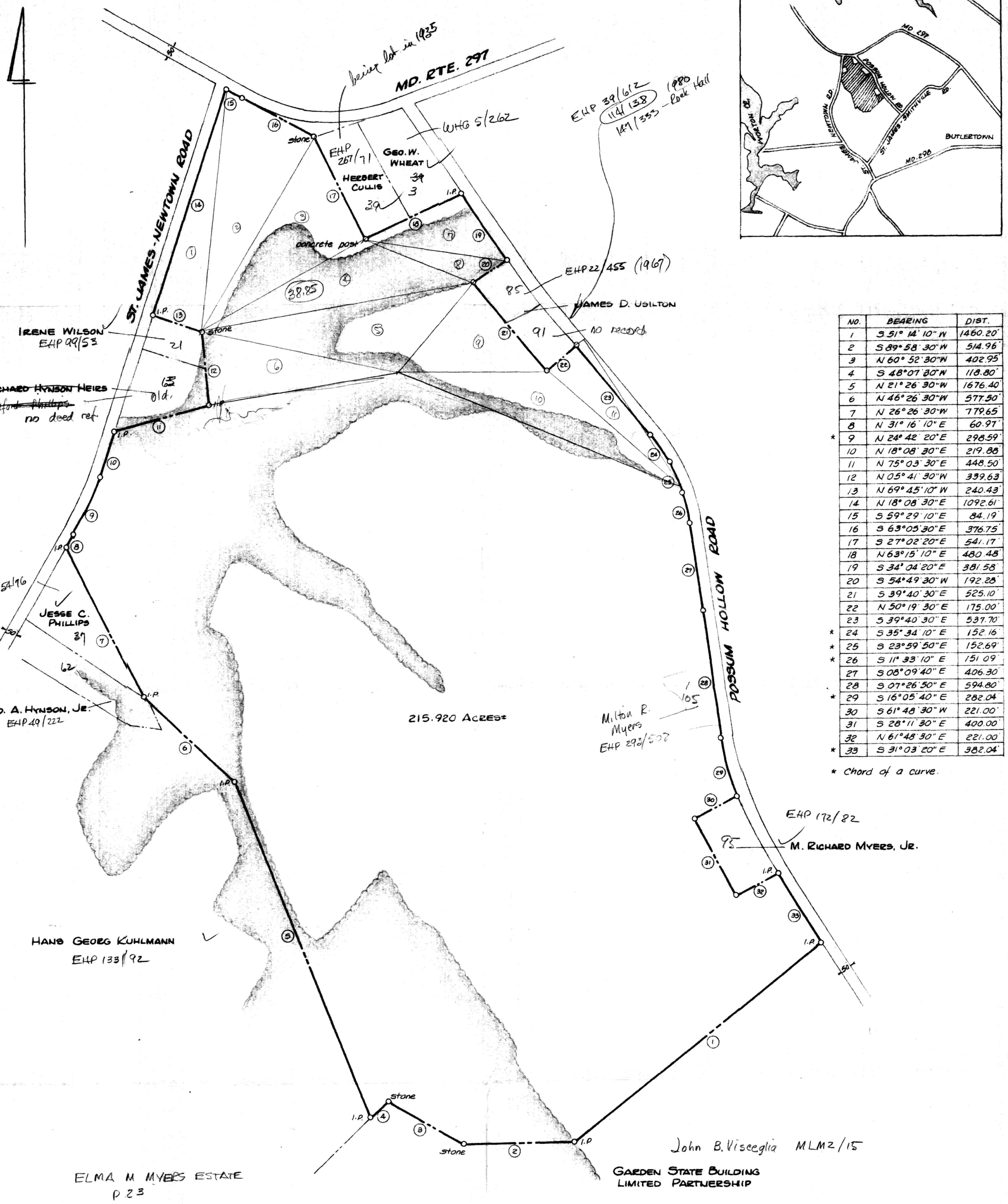
SHEET NO.

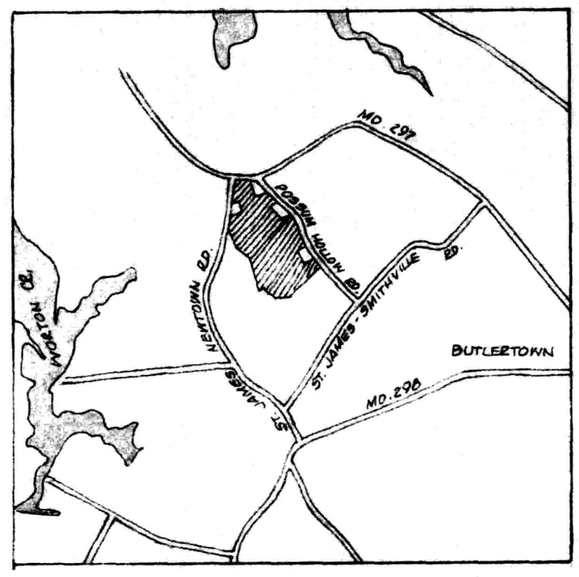
FILE NO.

164480

TCA 301-565-3340

PLAT NO. 022





NO.	BEARING	DIST.
1	S 51° 14' 10" W	1460.20'
2	S 89° 58' 30" W	514.96'
3	N 60° 52' 30" W	402.95'
4	S 48° 07' 30" W	118.80'
5	N 21° 26' 30" W	1676.40'
6	N 46° 26' 30" W	577.50'
7	N 26° 26' 30" W	779.65'
8	N 31° 16' 10" E	60.97'
* 9	N 24° 42' 20" E	298.59'
10	N 18° 08' 30" E	219.88'
11	N 75° 03' 30" E	448.50'
12	N 05° 41' 30" W	339.63'
13	N 69° 45' 10" W	240.43'
14	N 18° 08' 30" E	1092.61'
15	S 59° 29' 10" E	84.19'
16	S 63° 05' 30" E	376.75'
17	S 27° 02' 20" E	541.17'
18	N 63° 15' 10" E	480.48'
19	S 34° 04' 20" E	381.58'
20	S 54° 49' 30" W	192.28'
21	S 39° 40' 30" E	525.10'
22	N 50° 19' 30" E	175.00'
23	S 39° 40' 30" E	537.70'
* 24	S 35° 34' 10" E	152.16'
* 25	S 23° 59' 50" E	152.69'
* 26	S 11° 33' 10" E	151.09'
27	S 08° 09' 40" E	406.30'
28	S 07° 26' 50" E	594.80'
* 29	S 16° 05' 40" E	282.04'
30	S 61° 48' 30" W	221.00'
31	S 28° 11' 30" E	400.00'
32	N 61° 48' 30" E	221.00'
* 33	S 31° 03' 20" E	382.04'

* Chord of a curve.

ELMA M MYERS ESTATE
P 23

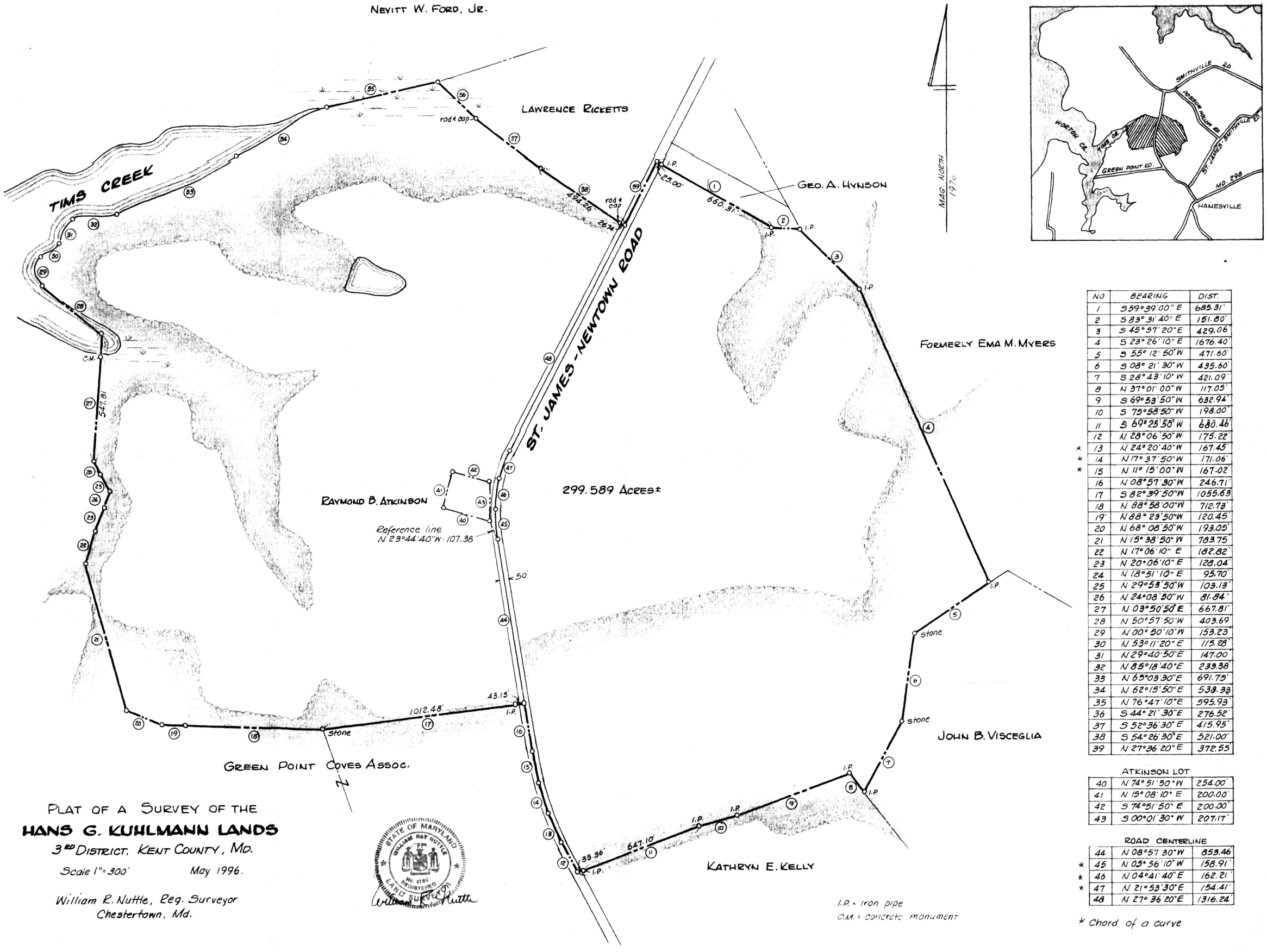
PLAT OF A SURVEY OF THE
MILTON C. MYERS LANDS
3RD DISTRICT, KENT COUNTY, MD.

Scale 1" = 300' Oct. 1988.

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

MAP 19

I.P. = iron pipe



NO	BEARING	DIST.
1	S 59°39'00" E	685.31'
2	S 83°31'40" E	151.80'
3	S 45°57'20" E	429.06'
4	S 23°26'10" E	1676.40'
5	S 55°12'50" W	471.60'
6	S 08°21'30" W	435.60'
7	S 28°43'10" W	421.09'
8	N 37°01'00" W	117.05'
9	S 69°53'50" W	632.94'
10	S 75°58'50" W	198.00'
11	S 69°25'50" W	680.46'
12	N 28°06'50" W	175.22'
★ 13	N 24°20'40" W	167.45'
★ 14	N 17°37'50" W	171.06'
★ 15	N 11°15'00" W	167.02'
16	N 08°57'30" W	246.71'
17	S 82°39'50" W	1055.63'
18	N 88°58'00" W	712.73'
19	N 88°23'50" W	120.45'
20	N 68°08'50" W	193.05'
21	N 15°38'50" W	783.75'
22	N 17°06'10" E	182.82'
23	N 20°06'10" E	128.04'
24	N 18°51'10" E	95.70'
25	N 29°53'50" W	103.13'
26	N 24°08'50" W	81.84'
27	N 03°50'50" E	667.81'
28	N 50°57'50" W	403.69'
29	N 00°50'10" W	153.23'
30	N 53°11'20" E	115.28'
31	N 29°40'50" E	147.00'
32	N 85°18'40" E	239.38'
33	N 65°03'30" E	691.75'
34	N 62°15'50" E	538.33'
35	N 76°47'10" E	595.93'
36	S 44°21'30" E	276.52'
37	S 52°36'30" E	415.95'
38	S 54°26'30" E	521.00'
39	N 27°36'20" E	372.55'

ATKINSON LOT

40	N 74°51'50" W	254.00'
41	N 15°08'10" E	200.00'
42	S 74°51'50" E	200.00'
43	S 00°01'30" W	207.17'

ROAD CENTERLINE

44	N 08°57'30" W	853.46'
★ 45	N 05°56'10" W	158.91'
★ 46	N 04°41'40" E	162.21'
★ 47	N 21°53'30" E	154.41'
48	N 27°36'20" E	1316.24'

★ Chord of a curve

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

PLAT OF A SURVEY OF THE
HANS G. KUHLMANN LANDS

3RD DISTRICT, KENT COUNTY, MD.

Scale 1" = 300' May 1996.

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

STATE OF MARYLAND
WILLIAM RAY NUTTLE
No. 6150
REGISTERED
LAND SURVEYOR