SC-5593-4-500

Green Point Farms, L.L.C.

11030 St. James-Newtown Road, Worton, MD 21678
Mailing: P.O. Box 817 • Farmingdale, New Jersey 07727-0817
Phone: (732) 938-7945 • Fax: (732) 938-2782

May 24, 2000

William Nuttle
PO Box 371
Chestertown, MD 21620

Re: Survey of The Wharf at Handy's Point

Dear Bill:

I have enclosed a copy of an old survey of The Wharf at Handy's Point for your information. We would like for you to complete a survey of this location starting from Green Point Road and following the abandoned property line to the waters edge and going along the shoreline around the point and marina and back to Green Point Road. We would like for you to also mark on the survey: the barn, septic field, access road off of Green Point Road that goes along the dam and the road that is cut through the woods down to the point. I have highlighted and labeled these items on the enclosed survey.

We would like to have this survey as soon as you can and if you have any questions please feel free to contact me at (732) 938-4004 extension 2053.

Very truly yours,

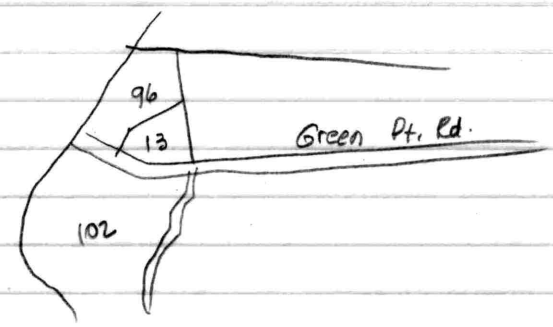
GREEN POINT FARMS, L.L.C.

By: MBurns
MICHAEL E. BURNS

MB:mb

Cc: File

MAP 19



13 - F. Vannort Simpers
96 - Raymond R. Clark
102 - The Wharf at Hardy Point EHP 265/206

Begin C.M. at MHW Worton C. at S side Green Point Farms
w/ road S53°55'57"E - 253.73 to P.C.
w/ arc. 183.58, R = 361.34, chord. S68° 29'12" E - 181.61
S83°14'41"E - 38.30
Mar line S34° 04'03"W - 600.27
N68° 25' 57"W - 256.07 to C.M.
" - 170.00 " "
" 100'± to MHW
w/ MHW to begin
7.985

GREEN POINT ROAD

test hole

monitoring well

ST. JAMES - NEWTOWN ROAD

Note: This plat is a tracing of part of a plat by J.R. McCrone, Inc. in 1979.

test hole

PLAT SHOWING TEST HOLES
GREEN POINT FARMS

Scale 1" = 300' Apr. 2000.

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

WORTON CREEK

GREEN POINT ROAD

ST. JAMES NEWTOWN ROAD

MILL CREEK

6,403.6Z =

AREA: 392.857 ACRES
AREA OF ISLAND = 0.994 ACRES
AREA: 393.851 TOTAL ACRES

0.994 ± Acres

Lands Of
JAMES L. BAKER
Liber 492

Lands Of
EDWARD R. RENMORE
Liber 772

NOTE: APPROXIMATE MEAN HIGH WATER LINE FROM 7.5 MINUTE SERIES FROM U.S.D.A. AERIAL PHOTO

DATE	REVISION
7/79	MILL CREEK DEED LINES

J. R. McCrone, Jr., Inc.
REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS

Annapolis · Chestertown · Easton · Trappe · Prince Frederick · Leonardtown

Scale	1" = 300'
Plans By	CAMPBELL
Approved By	
Date	7-79
Job No	2-109-77
Folder Ref	277
File No	

SURVEY OF THE LANDS
OF
EDWARD R. RENMORE
3RD DISTRICT, KENT COUNTY, MD.

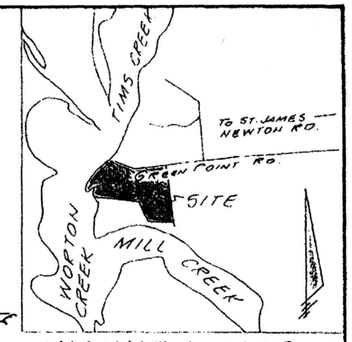
Sheet No.
Seal

Green Point Farm

No.	Bearing	Distance
R-1	N 58°34'19"E	63.02'
R-2	N 32°19'09"E	30.71'
R-3	N 00°29'11"W	55.60'
R-4	N 12°26'59"E	44.13'
R-5	N 45°39'54"E	51.96'
R-6	N 33°47'17"E	56.46'

No.	Bearing	Distance
R-7	S 33°47'17"W	77.61'
R-8	S 45°39'54"W	44.40'
R-9	S 12°26'59"W	27.30'
R-10	S 00°29'11"E	58.72'
R-11	S 58°34'19"W	48.13'

C-1 CURVE DATA
R = 361.34'
L = 183.58'
T = 93.82'
Δ = 29°06'34"
Chd = 181.61'
B = S68°40'54"E



VICINITY MAP
SCALE 1" = 2,000

NOTES:
1. DEED REFERENCE:
   A. LIBER: E.H.P. 197 FOLIO: 292
   B. A MINOR SUBDIVISION OF PART OF THE LANDS OF GREEN POINT FARMS GENERAL PARTNERSHIP, DATED FEBRUARY, 1988.
2. THIS PLAT PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
3. 30' EASEMENT ESTABLISHED FOR INGRESS AND EGRESS.

WORTON CREEK
Shoreline
Bulkhead
Existing Bldg.
Existing Bldg.
Marine Zone Line
R.C.D Zone
Resource Conservation Zone
Old Division Line
Limited
Woods Line
E. 30,000 ± SEPTIC RESERVE AREA
S 35° 51' 32" W 173.53'
S 54° 07' 37" E 208.40'
233.73'
45.33'
33.30'
S 83° 14' 11" E 32.96'
537.81'
826.11'
250.00'
40'
S 07° 50' 55" W 330.00'
S 83° 14' 11" E 125.00'
600.00'
S 07° 50' 55" W
N 83° 14' 11" W 375.00
140.85'
S 07° 50' 55" W
100.00'
N 68° 25' 57" W 170.90'
256.07'
282.65'
805.62'
N 05° 32' 19" E
S 05° 32' 19" W (See Chart Above For Estm. Info.)
117.62'
S 32° 19' 09" W
30' INGRESS AND EGRESS EASEMENT
584.31'
N 00° 30' 02" W
571.41'
S 00° 30' 02" E
156.90'
156.90'
468.60'
300'
N 80° 45' 23" W
463.31'
PROPERTY LINE TO BE ABANDONED
PARCEL 1 AREA
29.5874 Ac. ±
Resource Conservation Zone

OTHER LANDS OF GREEN POINT FARMS GENERAL PARTNERSHIP
LIBER: E.H.P. 197 FOLIO: 292
364.264 Ac. ±

OTHER LANDS OF GREEN POINT FARMS GENERAL PARTNERSHIP
LIBER: E.H.P. 197 FOLIO: 292
364.264 Ac. ±

LEGEND
- Concrete Mon. Found
- (2) Tangent Number
- (C1) Curve Number
- Boundary Line
- Old Division Line
- Marine Zone Line
- Woods Line

SITE ANALYSIS
Parcel 1 Area 29.5874 Ac ±
T.M. 19 Blk. AA P. 102
Zone: R.C.D. - Resource Conservation Dist.
L.M.D. - Limited Marine District
Setbacks: Front - 50'
Side - 15'
Rear - 30'
Waterfront Buffer - 100' minimum
Easement: 0.784 Ac. ±

COURSE DATA TABLE		
PT. #	BEARING	DISTANCE
1	N 83-16-37 W	68.77'
2	N 20-04-06 W	60.24'
3	N 11-54-10 E	43.99'
4	N 31-32-04 E	33.10'
5	N 54-23-46 E	32.85'
6	N 71-57-04 E	54.15'
7	N 65-17-05 E	75.91'
8	N 53-58-51 E	57.11'
9	N 67-25-11 E	61.62'
10	N 66-05-08 E	44.50'
11	N 18-01-36 E	59.20'
12	N 25-23-22 W	10.47'
13	N 50-48-52 E	08.44'
14	N 50-14-06 E	26.20'
15	N 40-26-40 W	26.54'
16	N 18-21-56 W	09.17'
17	N 48-13-35 E	12.93'
18	S 82-51-06 E	26.73'
19	S 62-54-34 E	22.74'

STATE OF MARYLAND — LARRY L. MANN — No. 469 — REGISTERED PROPERTY LINE SURVEYOR

Larry L. Mann 10-23-89
LARRY L. MANN, R.P.L.S. — DATE
MARYLAND LICENSE #469

Note: Health Officers signature does not include approval of C.O.M.A.R. #260402 or 260403 for the disposal of sewerage.

OWNER:
THE WHARF AT HANDY'S POINT, INC.
ROUTE 1, BOX 362
WORTON, MARYLAND 21678
PHONE: (301) 778-4363

OCT 01 1990

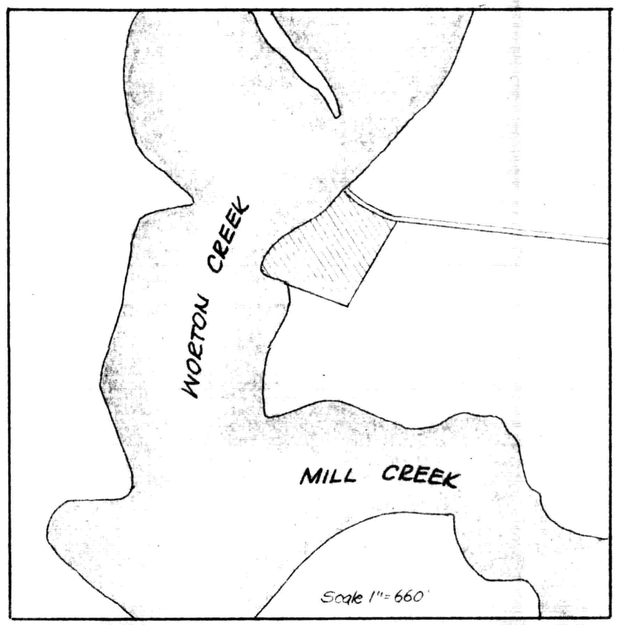
* REVISED
LOT LINE ADJUSTMENT PLAT
THE WHARF AT HANDY'S POINT, INC.
PART OF THE LANDS OF
GREEN POINT FARMS
3RD ELECTION DIST. KENT COUNTY, MD.
SCALE 1" = 100' OCTOBER, 1989

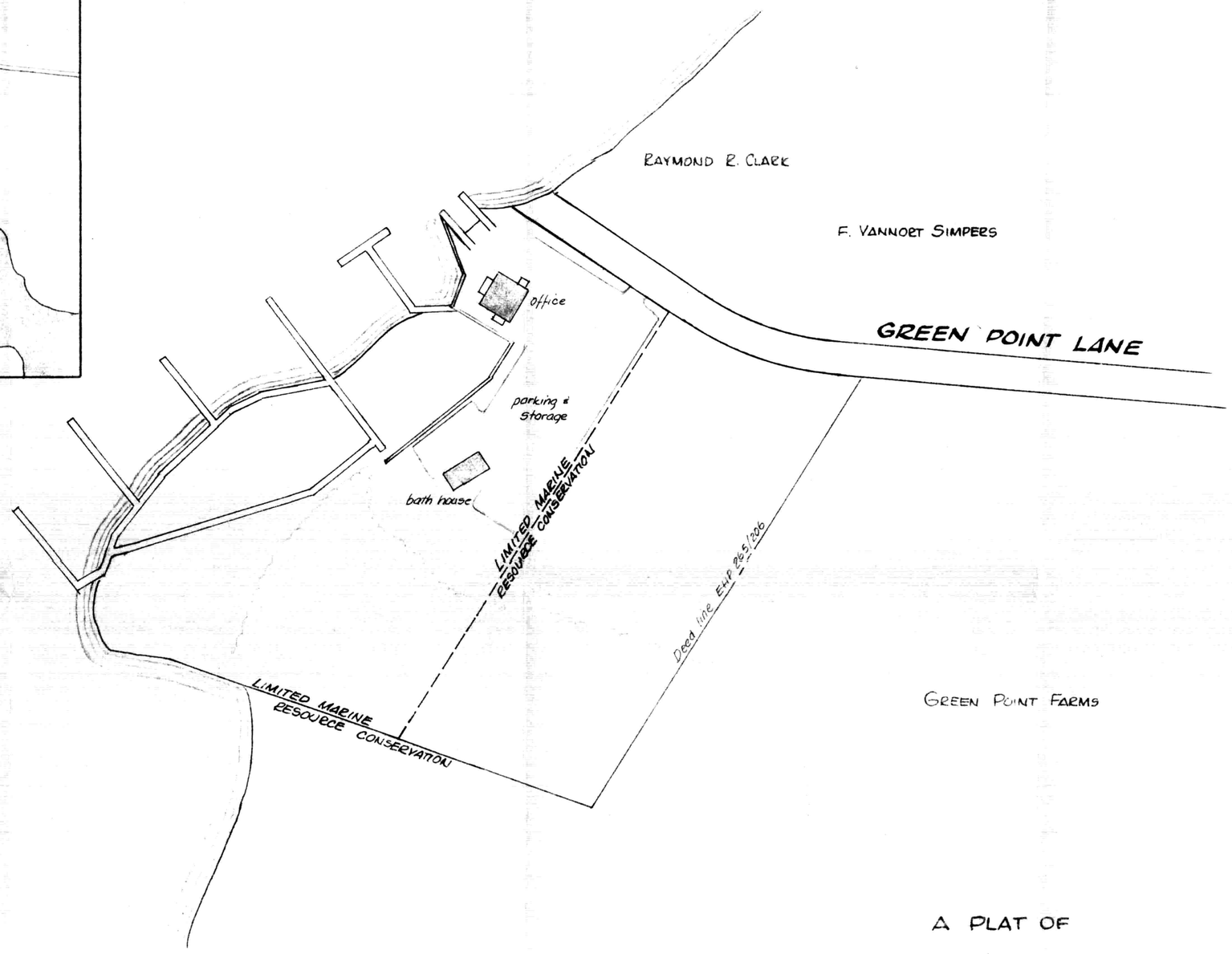
LANDFORM TECHNICAL SERVICES, INC.
POST OFFICE BOX 317
CHESTER, MARYLAND 21619
PHONE: (301) 643-3612

KENT COUNTY DIRECTOR OF PLANNING	KENT COUNTY HEALTH OFFICER
APPROVED BY DATE	APPROVED BY DATE

9-20-90	REVISED LOT LINES.	M.A.H.
12-7-89	KENT COUNTY COMMENTS.	M.A.H.
DATE	DESCRIPTION	BY
	REVISIONS	

HARM 01-02





WORTON CREEK

GREEN POINT FARMS

GREEN POINT FARMS

Note: This plat was drawn from plats by J.R. McCrone, Jr., Inc., Landform Technical Services, and a U.S.D.A. aerial photo, and does not represent a survey by me.

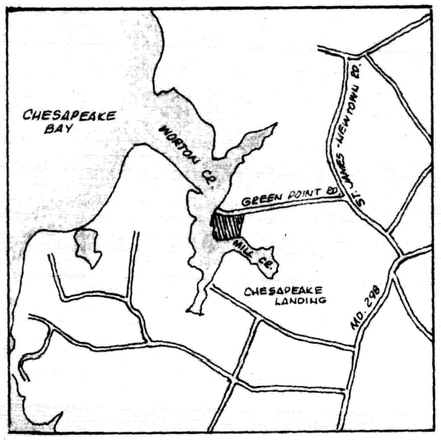
A PLAT OF

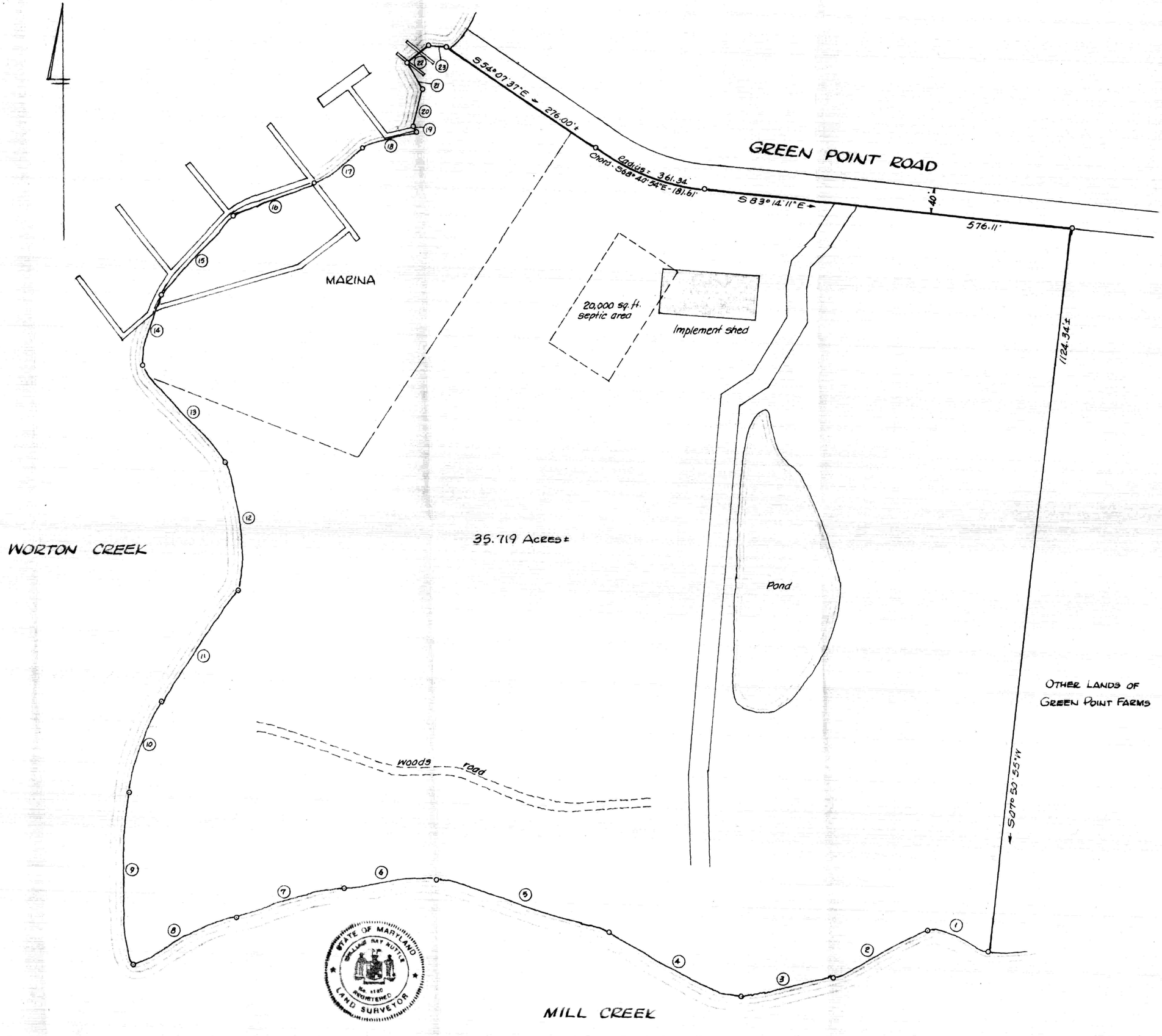
THE WHARF AT HANDY POINT

3RD DISTRICT, KENT COUNTY, MD.

Scale 1"= 100' Aug. 1999

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





WATER COURSES

NO.	BEARING	DIST.
1	N 71°15'40"W	101.59'
2	S 64°46'00"W	161.27'
3	S 80°27'50"W	143.86'
4	N 63°40'10"W	230.65
5	N 72°35'10"W	277.31'
6	S 85°54'00"W	149.62'
7	S 75°34'00"W	166.84'
8	S 66°39'00"W	174.56'
9	N 00°39'00"W	265.36'
10	N 19°41'10"E	146.46'
11	N 37°04'00"E	213.44'
12	N 05°22'10"W	200.00'
13	N 38°44'30"W	195.59'
14	N 15°22'30"E	110.70'
15	N 44°08'20"E	165.11'
16	N 66°51'00"E	136.48'
17	N 58°10'30"E	90.39'
18	N 74°48'50"E	87.51'
19	N 43°49'30"W	12.68'
20	N 18°33'00"E	59.18'
21	N 27°39'40"W	47.71'
22	N 52°26'10"E	44.58'
23	S 81°48'40"E	27.07'

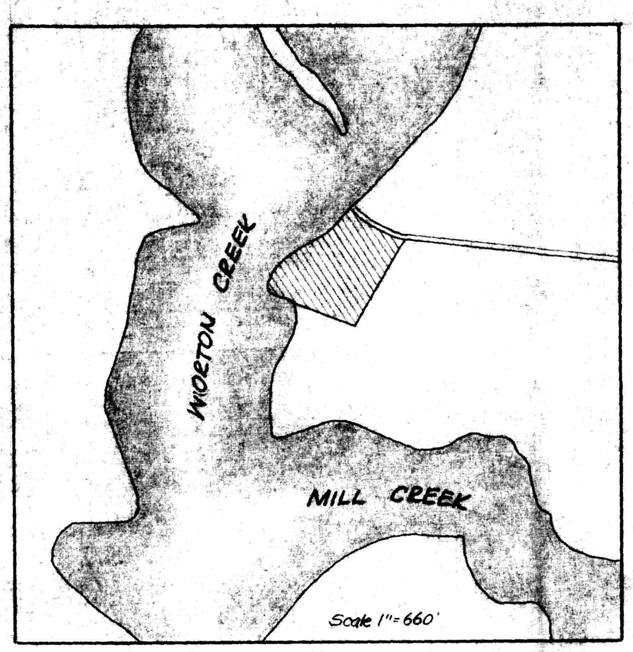
PLAT OF A SURVEY OF PART OF THE

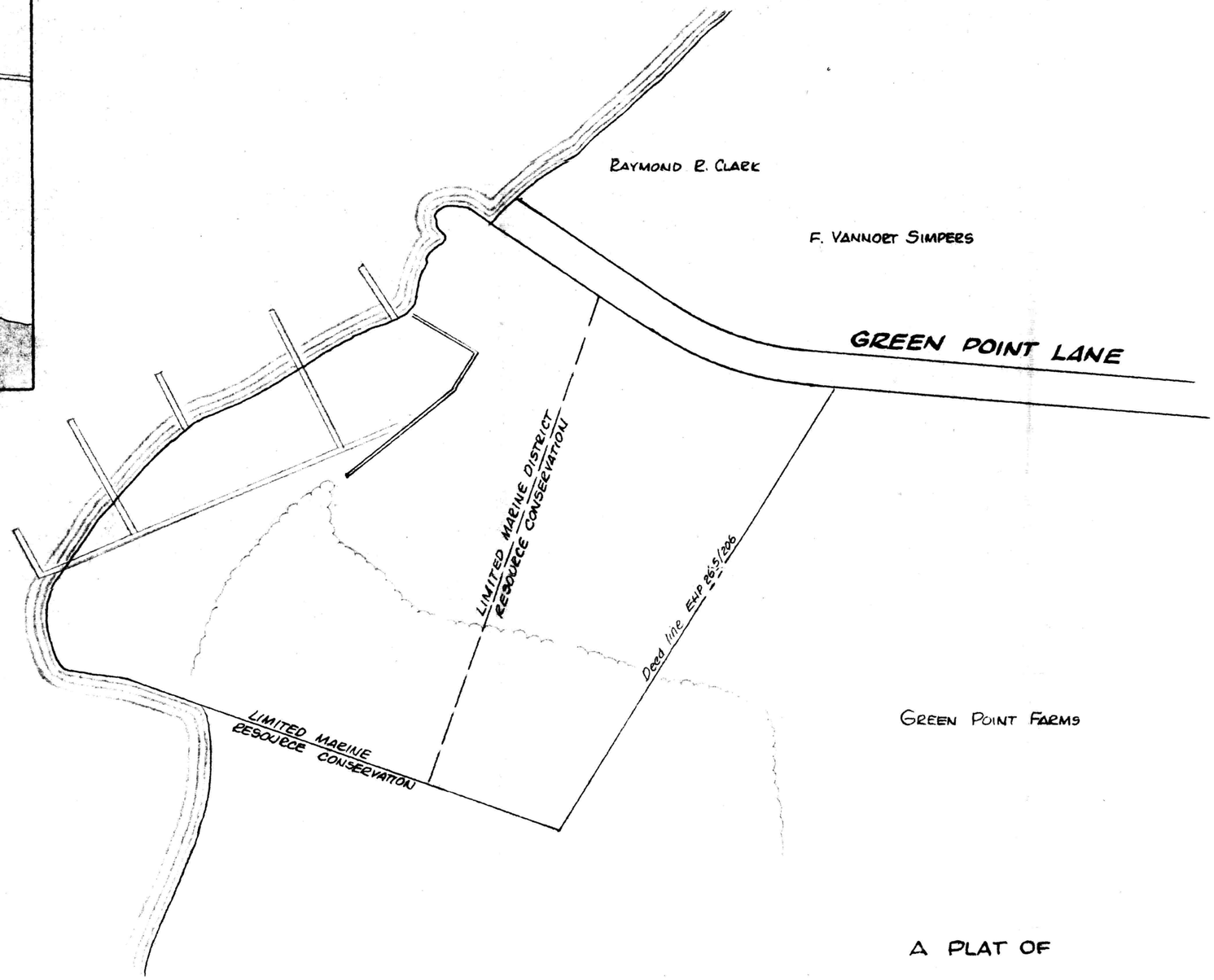
GREEN POINT FARMS LANDS

3RD DISTRICT, KENT COUNTY, MD.

Scale 1" = 100' June 2000.

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





WORTON CREEK

GREEN POINT FARMS

GREEN POINT FARMS

GREEN POINT FARMS

Note: This plat was drawn from plats by J.R. McCrone, Jr., Inc., Landform Technical Services, and a U.S.D.A. aerial photo, and does not represent a survey by me.

A PLAT OF

THE WHARF AT HANDY POINT

3RD DISTRICT, KENT COUNTY, MD.

Scale 1"=100' Aug. 1999.

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