PROPERTY OWNER: MICHAEL W. RANKIN AND MARK A. GREEN
PROPERTY ADDRESS: 8612 TILGHMAN ISLAND ROAD
WITTMAN, MARYLAND 21676
DEED REFERENCE: 1311/967
PLAT REFERENCE: 82/114

PLAT PURPOSE

THE PURPOSE OF THIS PLAT IS TO REVISE A PORTION OF THE PROPERTY LINE BETWEEN TAX PARCEL 1, DEED PARCEL 1 AND TAX PARCEL 1, DEED PARCEL 2 AND TO ESTABLISH TAX MAP 30, TAX PARCEL 1, REVISED DEED PARCEL 2 AS A BUILDABLE LOT BY ESTABLISHING A 30,000 SF SEWAGE DISPOSAL AREA AS SHOWN. NO NEW LOTS ARE CREATED BY THIS PLAT.

DEVELOPMENT HISTORY

NO SUBDIVISION OF THIS PARCEL HAS OCCURRED SINCE AUGUST 13, 1989 OR JUNE 22, 1991.

SITE NOTES

ZONING CLASSIFICATION: RC AND WRC (RURAL CONSERVATION AND WESTERN RURAL CONSERVATION)

SETBACKS:	(RC)	(WRC)
FRONT:	50'	50'
SIDE:	25'	50'
REAR:	25'	50'
STATE HIGHWAY:	150'	150'
MEAN HIGH WATER:	100'	100'
TIDAL WETLANDS:	100'	100'
NON-TIDAL WETLANDS:	25'	25'
SEWAGE DISPOSAL AREA	20'	20'
MINIMUM LOT SIZE:	2 ACRES	1 ACRE
MINIMUM LOT WIDTH:	200'	100'
MAXIMUM LOT COVERAGE:	15%	15%
MAXIMUM HEIGHT:	40'	40'

THE PROPERTY SHOWN HEREON LIES PARTIALLY WITHIN THE CHESAPEAKE BAY CRITICAL AREA AS SHOWN ON THE TALBOT COUNTY CRITICAL AREA MAPS IN ACCORDANCE WITH TALBOT COUNTY BILL No. 1295, ENACTED AUGUST 12, 2014. DESIGNATED AS RCA.

THIS SITE IS LOCATED ENTIRELY WITHIN TIER IV (MAPPED RESOURCE PROTECTION ARES) IN ACCORDANCE WITH TALBOT COUNTY BILL NO. 1329 EFFECTIVE AS OF AUGUST 6, 2016.

MEAN HIGH WATER WAS NOT ESTABLISHED BY THIS SURVEY. MEAN HIGH WATER IS DEFINED BY ELEVATION REFERENCED TO A TIDAL BENCH MARK. THE SHORELINE WAS LOCATED TO THE EDGE OF TIDAL VEGETATION AND THE EDGE OF TIDAL WATER STAINS ON RIPRAP. THE BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

LANE ENGINEERING, LLC HAS REVIEWED THE MAPPED SOILS FOR THIS PROPERTY RELATED TO POSSIBLE BUFFER EXPANSION REQUIREMENTS DUE TO HYDRIC SOILS AND HAS DETERMINED THAT EXPANSION AS SHOWN IS REQUIRED UNDER THE STATE AND COUNTY REGULATIONS AS OF THE DATE OF THIS PLAN AND IS SHOWN HEREON.

THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EXPANDED BUFFERS ADJACENT TO THE 100' BUFFER AND 100' TIDAL WETLAND BUFFER DUE TO STEEP SLOPES AND/OR HIGHLY ERODIBLE SOILS. AN INVESTIGATION FOR THE PRESENCE OF THESE ENVIRONMENTAL FEATURES HAS NOT BEEN COMPLETED AT THIS TIME.

THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON JULY 30, 2024.

THE DIMENSIONS OF BUILDINGS, STRUCTURES AND SETBACKS WERE MEASURED TO THE NEAREST 0.1 FOOT.

THE TIDAL WETLANDS SHOWN HEREON WERE TAKEN FROM THE DEPARTMENT OF NATURAL RESOURCES CRITICAL AREA MAPS OF 1972.

THE LOCATION OF THE SEPTIC SYSTEMS SHOWN HEREON WAS TAKEN FROM THE BEST AVAILABLE RECORDS PROVIDED BY THE TALBOT COUNTY HEALTH DEPARTMENT AND IS APPROXIMATE ONLY.

THE TREE LINE SHOWN HEREON WAS TAKEN FROM THE 2019 TALBOT COUNTY AERIALS AND ARE APPROXIMATE ONLY.

THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (2011), AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS LOYF (PID DK7414) COMBINED FACTOR: 0.99995360 AND MDNM (NGS CERTIFICATE PENDING). THE DISTANCES SHOWN HEREON ARE GROUND BASED.

NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH HAVE BEEN FURNISHED TO LANE ENGINEERING, LLC. THE BUILDING RESTRICTION LINES AS SHOWN HEREON ARE BASED SOLELY ON THE CURRENT TALBOT COUNTY ZONING ORDINANCE APPLICABLE TO THE PROPERTY SHOWN HEREON AND ARE SUBJECT TO CHANGE WITH THE REVISION OF ZONING LAWS. OTHER DOCUMENTS OF RECORD MAY EXIST THAT MAY AFFECT THE SURVEYED PROPERTY REFLECTED HEREON, INCLUDING BUT NOT LIMITED TO EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, PLAT RESTRICTIONS OR ANY OTHER FACTS THAT AN ACCURATE, COMPLETE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ANY LAND CLEARING, GRADING OR OTHER EARTH DISTURBANCE WITHIN THE UNINCORPORATED AREAS OF TALBOT COUNTY SHALL REQUIRE AN EROSION AND SEDIMENT CONTROL PLAN, APPROVED BY THE TALBOT SOIL CONSERVATION DISTRICT IN ACCORDANCE WITH THE TALBOT COUNTY SOIL EROSION AND SEDIMENT CONTROL ORDINANCE AND THE STATE OF MARYLAND EROSION AND SEDIMENT CONTROL LAW, COMAR 4-103 & 26.09.01.05.

CUTTING AND CLEARING OF TREES WITHIN TALBOT COUNTY IS SUBJECT TO REVIEW BY THE TALBOT COUNTY PLANNING AND ZONING OFFICE. PLEASE CONTACT THE TALBOT COUNTY OFFICE OF PLANNING AND PERMITS AT (410) 770-8030 FOR FURTHER INFORMATION.

BY ACCEPTANCE OF THE DEED TO THE PROPERTY, SHOWN HEREON, EACH LOT OWNER OR THEIR SUCCESSORS OR ASSIGNS, HEREBY ACKNOWLEDGE THAT THEY ARE AWARE THAT THE PROPERTY BORDERS ON PROPERTY UNDER AGRICULTURAL USE AND THAT THE NORMAL FARMING OPERATIONS ON SUCH AGRICULTURAL LAND MAY CAUSE SOME INTERFERENCE WITH THE USE AND ENJOYMENT OF THE PROPERTY, SUCH AS ODOR, DUST, NOISE, AND DRIFT OF PESTICIDES OR CHEMICALS. THE LOT OWNER ACCEPTS THE LIMITATIONS ON USE AND ENJOYMENT AFFECTING THE PROPERTY.

FLOOD DATA

A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "X", "AE" (EL 4), "AE" (EL 5) AND "AE" (EL 6) FLOOD ZONES AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240066, MAP NOS. 24041C0137D AND 24041C0136D FOR TALBOT COUNTY, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE LEGEND
ZONE AE – 1% ANNUAL CHANCE FLOOD
ZONE X (SHADED) – 0.2% ANNUAL CHANCE FLOOD
ZONE X – AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD

THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.

DEVELOPMENT RIGHTS CALCULATIONS *(BEFORE REVISION)*

TOTAL AREA OF TAX PARCEL 1, DEED PARCEL 1 = 71.801 AC.±:

WRC AREA: 2.689 ACRES
DEVELOPMENT RIGHTS PERMITTED = 1
DEVELOPMENT RIGHTS UTILIZED HEREON = 0
DEVELOPMENT RIGHTS REMAINING = 1

RC AREA: 69.112 ACRES
DEVELOPMENT RIGHTS PERMITTED = 2 (1 PER 20 AC.)
DEVELOPMENT RIGHTS UTILIZED HEREON = 1
DEVELOPMENT RIGHTS REMAINING = 1

TOTAL AREA OF TAX PARCEL 1, DEED PARCEL 2 = 31.993 AC.±:

RC AREA: 31.993 ACRES
DEVELOPMENT RIGHTS PERMITTED = 1
DEVELOPMENT RIGHTS UTILIZED HEREON = 1
DEVELOPMENT RIGHTS REMAINING = 0

CRITICAL AREA LOT COVERAGE (AFTER REVISION)

TAX PARCEL 1, REVISED DEED PARCEL 1
CRITICAL AREA: 2,762,307 SQ.FT.
LOT COVERAGE ALLOWED: 414,316 SQ.FT. (15% OF 2,762,307 SQ.FT.)
EXISTING LOT COVERAGE: 87,530 SQ.FT.
LOT COVERAGE REMAINING: 326,786 SQ.FT.

TAX PARCEL 1, REVISED DEED PARCEL 2
CRITICAL AREA: 1,641,809 SQ.FT.
LOT COVERAGE ALLOWED: 246,271 SQ.FT. (15% OF 1,641,809 SQ.FT.)
EXISTING LOT COVERAGE: 0 SQ.FT.
LOT COVERAGE REMAINING: 246,271 SQ.FT.

...240295/HSL-BASE-240295/RSF-BASE-240295 ... MINOR REVISION

PROPERTY OWNER DECLARATION

THIS DEVELOPMENT MAY CONTAIN JURISDICTIONAL NONTIDAL WETLANDS, WHICH HAVE NOT BEEN OFFICIALLY DELINEATED BY THE U.S. ARMY CORPS OF ENGINEERS. THE IDENTIFICATION AND/OR DELINEATION OF JURISDICTIONAL NONTIDAL WETLANDS AS SHOWN ON THIS APPLICATION ARE BASED UPON THE FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS. AS THE APPLICANT OF THIS DEVELOPMENT PROJECT, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL NONTIDAL WETLAND DELINEATIONS AND REGULATIONS FOR LANDS IN THE CRITICAL AREA RESTS WITH THE U.S. ARMY CORPS OF ENGINEERS. I ALSO UNDERSTAND THAT COUNTY APPROVAL OF THIS DEVELOPMENT PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING PERMITS AND APPROVALS, WHICH MAY BE REQUIRED BY THE U.S. ARMY CORPS OF ENGINEERS.

THIS DEVELOPMENT MAY CONTAIN THREATENED OR ENDANGERED SPECIES PROTECTED UNDER THE ENDANGERED SPECIES ACT AS AMENDED. THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE ADMINISTERS REGULATIONS DESIGNED TO PROTECT THESE THREATENED AND ENDANGERED SPECIES AND THEIR HABITATS. AS THE APPLICANT FOR THIS DEVELOPMENT ACTIVITY, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL DETERMINATIONS CONCERNING THE EFFECT OF THE DEVELOPMENT ON THESE SPECIES AND THEIR HABITAT RESTS WITH THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE. I ALSO UNDERSTAND THAT COUNTY APPROVAL OF THIS PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING ALL PERMITS AND APPROVALS WHICH MAY BE REQUIRED BY THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE.

MICHAEL W. RANKIN AND MARK A. GREEN, OWNERS OF TAX PARCEL 1, DEED PARCEL 1 AND TAX PARCEL 1, DEED PARCEL 2 AS SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS MINOR REVISION PLAT. AS OWNER OF THIS MINOR REVISION, I/WE, MY/OUR SUCCESSORS, AGENTS, AND ASSIGNS WILL CAUSE THE PROPERTY MONUMENTS TO BE SET BY A REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 409(4)(5), CHAPTER 25 OF TALBOT COUNTY CODE.

MICHAEL W. RANKIN — DATE 6/4/26

THE OWNER HAS ~~SWORN~~ TO AND SUBSCRIBED BEFORE ME THIS 4 DAY OF June, 2026

NOTARY ROBERT L. ROTHSTEIN — DATE June 4, 2026
MY COMMISSION EXPIRES June 30 2026

ROBERT L. ROTHSTEIN NOTARY PUBLIC MONTGOMERY CO., MD

MARK A. GREEN — DATE 6/4/26

THE OWNER HAS ~~SWORN~~ TO AND SUBSCRIBED BEFORE ME THIS 4 DAY OF June, 2026

NOTARY ROBERT L. ROTHSTEIN — DATE June 4, 2026
MY COMMISSION EXPIRES June 30 2026

ROBERT L. ROTHSTEIN NOTARY PUBLIC MONTGOMERY CO., MD

PROFESSIONAL CERTIFICATION

THE PRESENT OWNERS OF THE LAND OF WHICH THIS MINOR REVISION PLAT IS COMPRISED ARE MICHAEL W. RANKIN AND MARK A. GREEN. THE OWNERS CONCUR WITH ALL NOTATIONS AND REPRESENTATIONS ON THIS PLAT WHICH IS PREPARED AND WILL BE RECORDED AT THEIR REQUEST.

I, JEFFERSON EWELL HUBBARD, HEREBY CERTIFY THAT THE MINOR REVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS A MINOR REVISION OF PART OF THE LAND CONVEYED BY ROBERT K. KELLER AND MARGARET D. KELLER TO MICHAEL W. RANKIN AND MARK A. GREEN BY DEED DATED MARCH 10, 2005 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1311, FOLIO 967; THAT IT IS IN ACCORDANCE WITH DEEDS AND/OR PLATS OF RECORD; AND THAT ALL MONUMENTS WILL BE SET IN ACCORDANCE WITH OWNER'S CERTIFICATE.

I HEREBY DECLARE THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 363, AND LICENSE EXPIRATION/RENEWAL DATE: AUGUST 3, 2027. AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS.

JEFFERSON EWELL HUBBARD — DATE 5/12/26
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION NO. 363
LANE ENGINEERING, LLC
117 BAY STREET
EASTON, MARYLAND 21601

TALBOT COUNTY OFFICE OF PLANNING AND ZONING

THE PURPOSE OF THIS PLAT IS TO REVISE A PORTION OF THE PROPERTY LINE BETWEEN TAX PARCEL 1, DEED PARCEL 1 AND TAX PARCEL 1, DEED PARCEL 2. NO ADDITIONAL LOTS ARE CREATED BY THIS MINOR REVISION PLAT.

PLANNING OFFICER — DATE 6/24/26

TALBOT COUNTY HEALTH DEPARTMENT

THIS PLAT REPRESENTS A CHANGE IN LOT LINES OR STREET LINES THAT THE TALBOT COUNTY APPROVING AUTHORITY HAS DETERMINED, ACCORDING TO THE CODE OF MARYLAND REGULATIONS 26.04.03 SUBDIVISION DEFINITION, WILL NOT ADVERSELY AFFECT THE SAFETY AND ADEQUACY OF EXISTING WATER SUPPLIES OR SEWAGE DISPOSAL AREAS ON THE SUBJECT LOT/S OR ADJACENT LOTS. THE PROPERTY LINE ADJUSTMENT IS IN CONFORMANCE WITH THE CURRENT APPROVED COUNTY COMPREHENSIVE WATER AND SEWER PLAN THEREFORE COMPLIES WITH ENVIRONMENT ARTICLE §9-512. THE TALBOT COUNTY APPROVING AUTHORITY IS THE DELEGATED AUTHORITY PER ENVIRONMENT ARTICLE §1-301 AND THE TALBOT COUNTY APPROVING AUTHORITY'S SIGNATURE ON THIS PLAT CONFIRMS THE ABOVE DETERMINATION AS OF THE APPROVAL DATE.

TALBOT COUNTY APPROVING AUTHORITY — DATE 6.24.2024

TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS

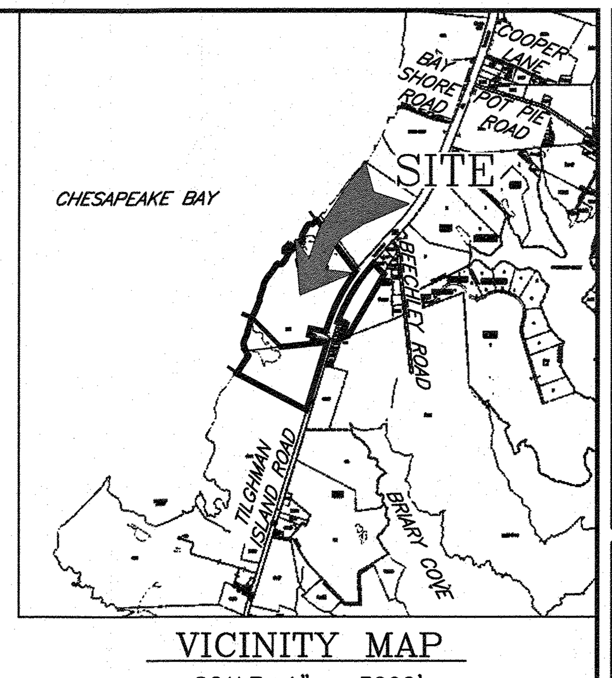
TAX PARCEL 1, REVISED DEED PARCEL 1 AND TAX PARCEL 1, REVISED DEED PARCEL 2 SHALL BE DEVELOPED IN ACCORDANCE WITH THE "MARYLAND STORMWATER DESIGN MANUAL, LATEST EDITION", AND THE TALBOT COUNTY STORMWATER MANAGEMENT CODE

MEAN HIGH WATER LINE TABLE

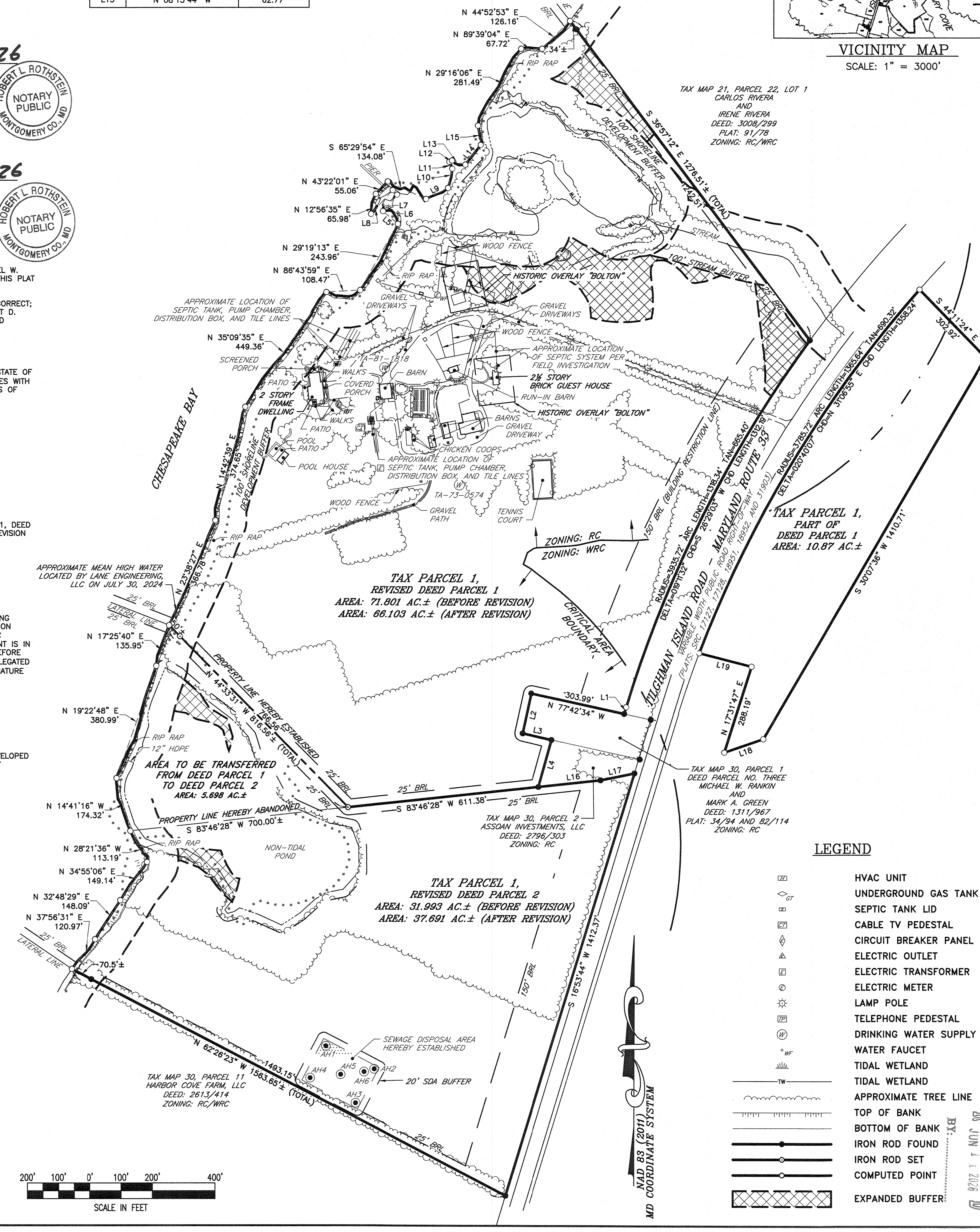
LINE	BEARING	DISTANCE
L5	N 49°33'19" W	61.87'
L6	N 40°08'45" E	69.06'
L7	N 43°16'15" W	20.20'
L8	S 41°45'03" W	102.84'
L9	N 63°20'58" E	79.03'
L10	N 12°15'53" E	62.73'
L11	N 22°46'39" W	24.24'
L12	N 65°17'35" E	9.22'
L13	S 72°41'23" E	44.65'
L14	N 37°55'54" E	80.21'
L15	N 08°13'44" W	62.77'

PROPERTY BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 16°53'11" W	22.32'
L2	S 12°17'57" W	130.69'
L3	S 77°09'02" E	94.98'
L4	S 15°26'28" W	155.81'
L16	N 83°49'56" E	199.70'
L17	N 78°15'25" E	110.60'
L18	S 70°51'36" W	131.80'
L19	N 75°36'24" W	172.69'



VICINITY MAP
SCALE: 1" = 3000'



LEGEND

HVAC UNIT
UNDERGROUND GAS TANK
SEPTIC TANK LID
CABLE TV PEDESTAL
CIRCUIT BREAKER PANEL
ELECTRIC OUTLET
ELECTRIC TRANSFORMER
ELECTRIC METER
LAMP POLE
TELEPHONE PEDESTAL
DRINKING WATER SUPPLY WELL
WATER FAUCET
TIDAL WETLAND
TIDAL WETLAND
APPROXIMATE TREE LINE
TOP OF BANK
BOTTOM OF BANK
IRON ROD FOUND
IRON ROD SET
COMPUTED POINT
EXPANDED BUFFER

RECEIVED JUN 11 2026 BY:

REVISIONS			
No.	DATE	DESCRIPTION	BY

STATE OF MARYLAND
Talbot County, TO WIT:
Recorded in the Land Records
of Talbot County
Kathleen M Duvall, Clerk
Circuit Court of Talbot County

JUL 0 3 2026
DW
94/62
KMD

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: general@leinc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

SEAL
STATE OF MARYLAND JEFFERSON EWELL HUBBARD NO. 363 REGISTERED PROPERTY LINE SURVEYOR
5/12/26
DATE

MINOR REVISION

ON THE LANDS OF
MICHAEL W. RANKIN
AND
MARK A. GREEN

IN THE FIFTH ELECTION DISTRICT
TALBOT COUNTY, MARYLAND
TAX MAP 30, GRID 5, PARCEL 1

ISSUED FOR:	DATE: BY:
AGENCY REVIEW	11-12-24 BCE
AGENCY REVIEW	10-31-25 BCE
AGENCY REVIEW	03-06-26 BCE
FINAL SIGNATURES & RECORDING	05-12-26 BCE

FINAL

SHEET No. 1 OF 1
DATE: 05-12-26
JOB No. 240295
SCALE: AS NOTED
FILE No. 6456

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