



PROPERTY STATISTICS

TAX PARCEL 36, DEED PARCEL 1: OWNER: JOEL H. MANESS & DEBORAH L. MANESS 27772 SHARP RD EASTON, MD 21601

PROPERTY ADDRESS: 27772 SHARP RD EASTON, MD 21601

DEED REFERENCE: 1524/508

TAX PARCEL 86:

OWNER: CYNTHIA RICKMAN, LLC 15215 SHADY GROVE RD, STE 201 ROCKVILLE, MD 20850

PROPERTY ADDRESS: FOREST LANDING RD EASTON, MD 21601

DEED REFERENCE: 2137/448

ZONING CLASSIFICATION: RC (RURAL CONSERVATION); CRITICAL AREA WRC (WESTERN RURAL CONSERVATION); NON-CRITICAL AREA AC (AGRICULTURAL CONSERVATION); NON-CRITICAL AREA

MINIMUM LOT SIZE: 2 ACRES (RC), 1 ACRE (WRC & AC) MINIMUM LOT WIDTH: 200 FEET (RC, WRC & AC)

BUILDING RESTRICTIONS:

- FRONT: 50 FEET (RC, WRC & AC)
SIDE: 50 FEET (RC, WRC & AC)
REAR: 50 FEET (RC, WRC & AC)
SEWAGE DISPOSAL AREA: 20 FEET (RC, WRC & AC)
TIDAL WETLANDS/MEAN HIGH WATER: 100 FEET (RC, WRC & AC)
NON-TIDAL WETLANDS: 25 FEET (RC, WRC & AC)
INTERMITTENT STREAM: 100 FEET (CRITICAL AREA) & 50 FEET (NON-CRITICAL AREA)
PERENNIAL STREAM: 100 FEET (CRITICAL AREA & NON-CRITICAL AREA)

FLOOD DATA

THE PORTION OF THE PROPERTY SHOWN HEREON IN FLOOD ZONE "AE" (EL. 6.0) IS ESTIMATED TO HAVE A 1% ANNUAL CHANCE OF BEING INUNDATED BY A FLOOD AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS COMMUNITY NO. 24006, PANEL NO. 24041001800 FOR TALBOT COUNTY, MARYLAND.

FLOODPLAIN LEGEND

- A - 1% ANNUAL CHANCE FLOODPLAIN
SHADED X - 0.2% ANNUAL CHANCE FLOODPLAIN
X - AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

ALL FLOODPLAIN INFORMATION NOTED ON THIS PLAN REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THIS PLAN IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

PARCEL DEVELOPMENT HISTORY

BASED ON EXISTING RECORDED DEED AND PLAT REFERENCES NO SUBDIVISION OF TAX PARCEL 36, DEED PARCEL 1 AND TAX PARCEL 86 HAS OCCURRED SINCE 1985.

DEVELOPMENT RIGHTS CALCULATIONS (BEFORE REVISION)

TAX PARCEL 36, DEED PARCEL 1 TOTAL PARCEL AREA = 222,214 AC±

RC ZONE = 117,821 AC±
DEVELOPMENT RIGHTS PERMITTED = 5 @ 1 DEVELOPMENT RIGHT/20 ACRES
PREVIOUSLY UTILIZED = 2
DEVELOPMENT RIGHTS REMAINING ON 120,054 ACRES = 3

WRC ZONE = 104,393 AC±
DEVELOPMENT RIGHTS PERMITTED = 8 @ 3 + 1 DEVELOPMENT RIGHT/20 ACRES
PREVIOUSLY UTILIZED = 0
DEVELOPMENT RIGHTS REMAINING ON 167,777 ACRES = 11 (3 CLUSTER RIGHTS ALLOCATED FROM TAX PARCEL 86)

TAX PARCEL 86 TOTAL PARCEL AREA = 349,445 AC±

RC ZONE = 44,182 AC±
DEVELOPMENT RIGHTS PERMITTED = 2 @ 1 DEVELOPMENT RIGHT/20 ACRES
PREVIOUSLY UTILIZED = 0
DEVELOPMENT RIGHTS REMAINING ON 41,949 ACRES = 2

WRC ZONE = 97,258 AC±
DEVELOPMENT RIGHTS PERMITTED = 7 @ 3 + 1 DEVELOPMENT RIGHT/20 ACRES
PREVIOUSLY UTILIZED = 0
DEVELOPMENT RIGHTS REMAINING ON 33,874 ACRES = 4 (3 CLUSTER RIGHTS ALLOCATED TO TAX PARCEL 36, DEED PARCEL 1)

AC ZONE = 208,005 AC±
DEVELOPMENT RIGHTS PERMITTED = 13 @ 3 + 1 DEVELOPMENT RIGHT/20 ACRES
PREVIOUSLY UTILIZED = 0
DEVELOPMENT RIGHTS REMAINING ON 208,005 ACRES = 13

NOTE: DEVELOPMENT RIGHTS SHOWN HEREON ARE BASED UPON CURRENT REGULATIONS AND MAY BE SUBJECT TO CHANGE BASED ON ZONING ORDINANCE REGULATIONS IN EFFECT AT THE TIME OF DEVELOPMENT ACTIVITY.

LOT COVERAGE CALCULATIONS (AFTER REVISION)

REVISED TAX PARCEL 36, DEED PARCEL 1
AREA IN RC = 120,054 AC±
ALLOWABLE LOT COVERAGE = 784,433 SQ. FT. (15% OF 120,054 AC.)
TOTAL EXISTING LOT COVERAGE = 137,150 SQ. FT.
ALLOWABLE LOT COVERAGE REMAINING = 647,283 SQ. FT.

AREA IN WRC = 167,777 AC±
ALLOWABLE LOT COVERAGE = 1,096,255 SQ. FT. (15% OF 167,777 AC.)
TOTAL EXISTING LOT COVERAGE = 22,639 SQ. FT.
ALLOWABLE LOT COVERAGE REMAINING = 1,073,616 SQ. FT.

REVISED TAX PARCEL 86
AREA IN RC = 41,949 AC±
ALLOWABLE LOT COVERAGE = 274,095 SQ. FT. (15% OF 41,949 AC.)
TOTAL EXISTING LOT COVERAGE = 0 SQ. FT.
ALLOWABLE LOT COVERAGE REMAINING = 274,095 SQ. FT.

AREA IN WRC = 33,874 AC±
ALLOWABLE LOT COVERAGE = 221,333 SQ. FT. (15% OF 33,874 AC.)
TOTAL EXISTING LOT COVERAGE = 35,448 SQ. FT.
ALLOWABLE LOT COVERAGE REMAINING = 185,885 SQ. FT.

AREA IN AC = 208,005 AC± (LOT COVERAGE CALCULATIONS N/A FOR ZONE AC)

FOREST CALCULATIONS, REVISED TAX PARCEL 36, DEED PARCEL 1 (AFTER REVISION)

CRITICAL AREA 120,054 AC±
EXISTING FOREST 6,747 AC± (5.6%)
NON-CRITICAL AREA 167,777 AC±
EXISTING FOREST 6,865 AC± (4.1%)

FOREST CALCULATIONS, REVISED TAX PARCEL 86 (AFTER REVISION)

CRITICAL AREA 41,949 AC±
EXISTING FOREST 23,802 AC± (56.7%)
NON-CRITICAL AREA 241,879 AC±
EXISTING FOREST 61,154 AC± (25.3%)

GENERAL NOTES

THE PROPERTY SHOWN HEREON LIES PARTIALLY WITHIN THE (RCA) RESOURCE CONSERVATION AREA OF CHESAPEAKE BAY CRITICAL AREA.

REMOVAL OF NATURAL VEGETATION WITHIN THE SHORELINE DEVELOPMENT BUFFER IS PROHIBITED. CUTTING AND/OR MOWING OF NATURAL VEGETATION WITHIN THE BUFFER IS SUBJECT TO REVIEW BY THE PLANNING AND PERMITS OFFICE. PLEASE CONTACT THE TALBOT COUNTY OFFICE OF PLANNING AND PERMITS AT (410) 770-8030 FOR FURTHER INFORMATION.

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

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.

BY ACCEPTANCE OF THE DEED TO THIS PROPERTY, 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.

REASONABLE EFFORT WILL BE MADE TO LIMIT CONSTRUCTION IN FOREST HABITAT TO THE NON-BREEDING SEASON FOR FOREST INTERIOR DWELLING BIRDS (SEPTEMBER - APRIL). CONSTRUCTION WILL BE DESIGNED TO MINIMIZE FOREST CLEARING AND MAINTAIN A CLOSED CANOPY OVER DRIVEWAYS IF POSSIBLE.

DEVELOPMENT ACTIVITIES FOR NEW WATER-DEPENDENT FACILITIES SHALL BE DESIGNATED, STAGED AND TIMED TO AVOID SIGNIFICANT DISTURBANCE TO HISTORIC WATERFOWL STAGING AND CONCENTRATION AREAS DURING THE WINTER SEASON.

THE TREE LINE SHOWN HEREON IS FROM 2010 TALBOT COUNTY AERIALS AND IS APPROXIMATE ONLY.

THE OUTLINE BOUNDARY FOR TAX PARCEL 36, DEED PARCEL 1 IS BASED ON A SURVEY PERFORMED BY LANE ENGINEERING, LLC IN 2005. THE OUTLINE BOUNDARY FOR TAX PARCEL 86 IS BASED ON CURRENT DEED INFORMATION.

THE EXISTING IMPROVEMENTS FOR TAX PARCEL 36, DEED PARCEL 1 ARE BASED ON A SURVEY PERFORMED BY LANE ENGINEERING, LLC IN 2005. THE EXISTING IMPROVEMENTS FOR TAX PARCEL 86 ARE FROM 2010 TALBOT COUNTY AERIALS.

THE INTERMITTENT STREAMS SHOWN HEREON ARE TAKEN FROM THE USGS QUAD MAP OF EASTON, MD.

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

THE CRITICAL AREA BUFFER AND STREAM BUFFER AS SHOWN ARE APPROXIMATE ONLY AND ARE BASED ON MAPPED TIDAL AND NONTIDAL WETLANDS, MAPPED SOILS, MAPPED STREAMS AND MAPPED TOPOGRAPHIC SURVEY. THE CRITICAL AREA BUFFER AND STREAM BUFFER ARE SUBJECT TO CHANGE AND EXPANSION BASED ON MORE DETAILED SURVEY CONDUCTED IN ASSOCIATION WITH FUTURE SPECIFIC DEVELOPMENT PROPOSALS THAT MAY OCCUR.

SURVEYOR'S CERTIFICATE

THE PRESENT OWNERS OF THE LAND OF WHICH THIS SUBDIVISION & LINE REVISION PLAN IS COMPRISED ARE JOEL H. MANESS, DEBORAH L. MANESS & CYNTHIA RICKMAN, LLC, THE OWNERS CONCUR WITH ALL NOTATIONS AND REPRESENTATIONS ON THIS PLAN WHICH IS PREPARED AND WILL BE RECORDED AT THEIR REQUEST.

I, JEFFERSON EWELL HUBBARD, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF THE LAND CONVEYED BY ROBERT C. SPRINGBORN, TRUSTEE OF THE ROBERT C. SPRINGBORN REVOCABLE TRUST DATED NOVEMBER 7, 1998 TO JOEL H. MANESS, DEBORAH L. MANESS BY DEED DATED FEBRUARY 27, 2007 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1254, FOLIO 508 AND THE LAND CONVEYED BY ROBERT BELL & CO., INCORPORATED TO CYNTHIA RICKMAN, LLC BY DEED DATED NOVEMBER 14, 2013 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 2137, FOLIO 448; AND THAT ALL MONUMENTS ARE IN PLACE.

THIS PLAN HAS BEEN PREPARED BY ME PERSONALLY OR UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12 & 09.13.06.06 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 363, AND, SUBJECT TO BIENNIAL RENEWAL, MY CURRENT EXPIRATION DATE IS AUGUST 3, 2015.

JEFFERSON EWELL HUBBARD
PROPERTY LINE SURVEYOR NO. 363
LANE ENGINEERING, LLC
117 BAY STREET P.O. BOX 1767
EASTON, MARYLAND 21601
(410)822-8003

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 ADMINISTRATORS REGULATIONS DESIGNED TO PROTECT THESE THREATENED AND ENDANGERED SPECIES AND THEIR HABITATS. AS THE APPLICANT FOR THIS DEVELOPMENT PROJECT, 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.

JOEL H. MANESS & DEBORAH L. MANESS, OWNERS OF TAX PARCEL 36, DEED PARCEL 1, AS SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS SUBDIVISION & LINE REVISION PLAN.

JOEL H. MANESS
DEBORAH L. MANESS
4/2/14
DATE

JOEL H. MANESS & DEBORAH L. MANESS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS 2nd DAY OF April 2014.

Heath Slayden
NOTARY

CYNTHIA RICKMAN, LLC, OWNER OF TAX PARCEL 86, AS SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS SUBDIVISION & LINE REVISION PLAN.

CYNTHIA RICKMAN, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Cynthia Rickman
CYNTHIA RICKMAN FOR CYNTHIA RICKMAN, LLC
4/8/2014
DATE

THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS 8th DAY

OF April 2014.

John M Daswani
Notary Public
Commonwealth of Virginia
7254676
My Commission Expires Jun 30, 2017

TALBOT COUNTY OFFICE OF PLANNING AND PERMITS

THE PURPOSE OF THIS PLAN IS TO REVISE THE COMMON PROPERTY LINE BETWEEN TAX PARCEL 36, DEED PARCEL 1 AND TAX PARCEL 86, AS SHOWN HEREON AND CONVEY 65.617 ACRES AND THE THREE (3) WRC CLUSTER DEVELOPMENT RIGHTS THAT ACCOMPANY THIS LAND FROM TAX MAP 10, PARCEL 86 TO TAX MAP 10 PARCEL 36, DEED PARCEL 1.

Scott E. Johnson
TALBOT COUNTY PLANNING OFFICER
4.17.14
DATE

TALBOT COUNTY HEALTH DEPARTMENT

THIS SUBDIVISION & LINE REVISION PLAN HAS BEEN APPROVED BY THE TALBOT COUNTY HEALTH DEPARTMENT.

REVISED TAX PARCEL 86 IS NOT LEGALLY ESTABLISHED UNDER COMAR 26.04.03 AND MAY NOT BE CONSIDERED FOR DEVELOPMENT UNTIL SUCH TIME AS EITHER THE PARCEL CAN BE SERVED BY A COMMUNITY SEWAGE DISPOSAL SYSTEM OR EVALUATION OF THE PARCEL DEMONSTRATES THAT THE PARCEL MEETS THE PROVISIONS SET FORTH IN THE CODE OF MARYLAND REGULATIONS FOR SUBDIVISION OF LAND, IN PLACE AT THE TIME THE PROPOSAL IS SUBMITTED. FURTHERMORE, DEVELOPMENT MUST BE CONSISTENT WITH APPLICABLE STATE AND COUNTY CODES, REGULATIONS AND LAWS, AND THE PARCEL MAY NOT BE SERVED BY NON-CONVENTIONAL MEANS OF ON-SITE SEWAGE DISPOSAL.

Kathleen Craster Lamm
TALBOT COUNTY HEALTH OFFICER
4/11/14
DATE

TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS

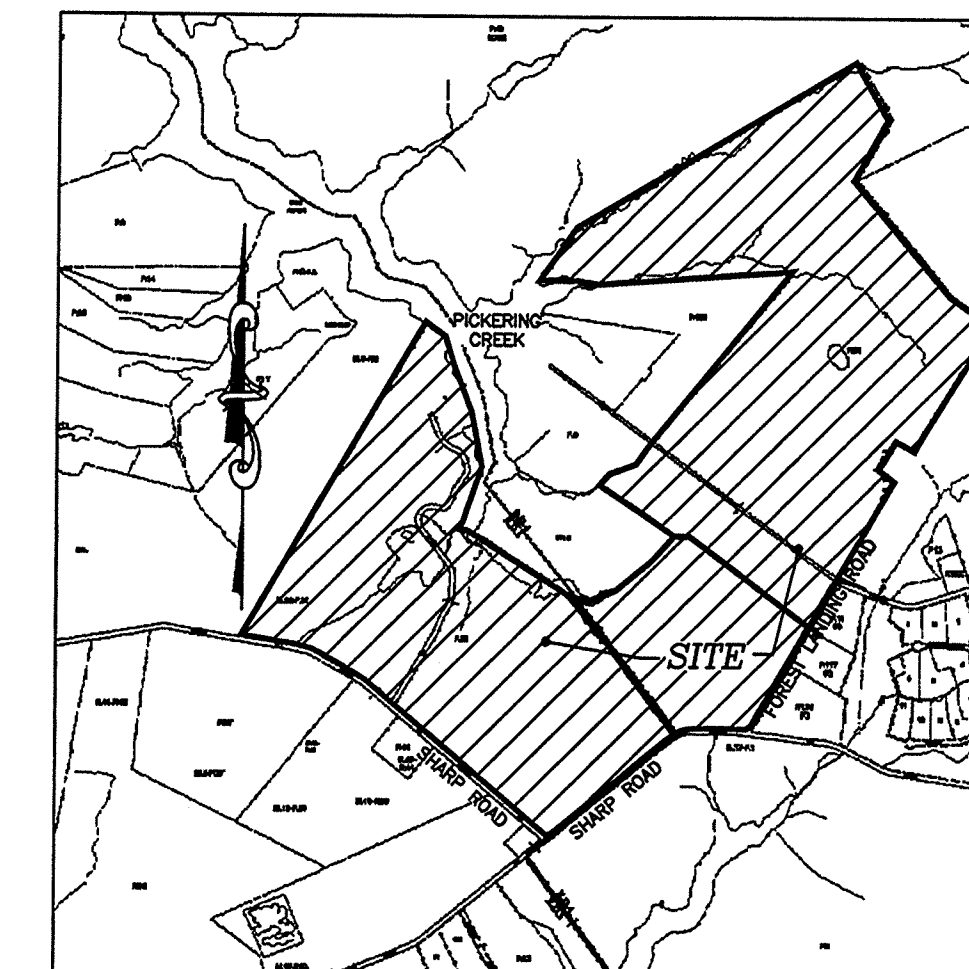
A UTILITY AND DRAINAGE RIGHT-OF-WAY AND EASEMENT IS PROVIDED FIFTEEN (15) FEET IN WIDTH (7.5 FEET ON EITHER SIDE) CENTERED ON ALL NEW LINES OF DIVISION AS SHOWN HEREON.

REVISED TAX PARCEL 36, DEED PARCEL 1 & REVISED TAX PARCEL 86 SHALL BE DEVELOPED IN ACCORDANCE WITH THE "2000 MARYLAND STORMWATER DESIGN MANUAL", AND THE TALBOT COUNTY STORMWATER MANAGEMENT CODE.

BUILDING PERMITS FOR SINGLE LOTS ACCESSING FOREST LANDING ROAD & SHARP ROAD MAY BE RESTRICTED UNTIL ENTRANCE SPECIFICATIONS AT THE PUBLIC ROAD RIGHT-OF-WAY ARE MET IN ACCORDANCE WITH THE PROVISIONS OF THE TALBOT COUNTY CODE.

FOREST CONSERVATION EXEMPTION

THIS MINOR SUBDIVISION & LINE REVISION PLAN IS EXEMPT FROM CHAPTER 73, FOREST CONSERVATION, UNDER THE PROVISIONS OF SECTION 73-3 (d)(4), REAL ESTATE TRANSFER WITH DECLARATION OF INTENT. A FOREST CONSERVATION ORDINANCE EXEMPTION REAL ESTATE TRANSFER DECLARATION OF INTENT FOR THE 65.617 ACRES BEING CONVEYED HAS BEEN FILED WITH THE TALBOT COUNTY OFFICE OF PLANNING AND PERMITS BY THE GRANTOR AND GRANTEE.



VICINITY MAP
SCALE: 1" = 2000'

REVISIONS

Table with columns: No., DATE, DESCRIPTION, BY. Row 1: 02/11/14, REVISED PER 01/08/14 TAC COMMENTS, BFG. Row 2: 03/20/14, REVISED PER 03/12/14 TAC COMMENTS, BFG.

MAS 831332

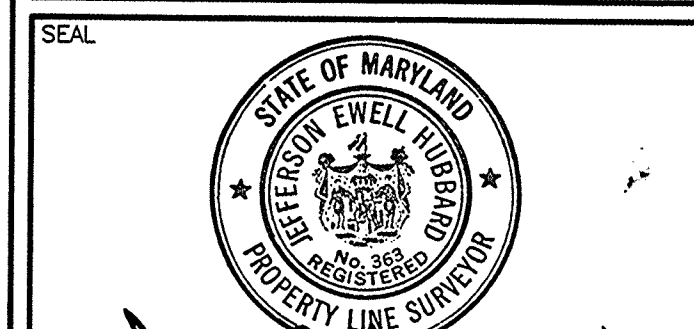
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Reference/Control: mas 831332
Total: 04/17/2014 02:38
#2685295-1
#2685295 C0205
Talbot County/CC02.05.02
Register 02 505

STATE OF MARYLAND
Talbot County, TO WHOM
Recorded at the Land Records of Talbot County
Mary Ann Shottall, Clerk
Shout Court for Talbot County

Lane Engineering, LLC

Established 1988
Civil Engineers • Land Planning • Land Surveyors
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Centerville, MD 21031 (410) 241-0818
354 Pennsylvania Ave. Centerville, MD 21617 (410) 798-2095

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED HERE:



MINOR SUBDIVISION & LINE REVISION PLAT

ON THE LANDS OF JOEL H. MANESS & DEBORAH L. MANESS & CYNTHIA RICKMAN LLC
IN THE FIRST ELECTION DISTRICT TALBOT COUNTY, MARYLAND
TAX MAP 10 GRIDS 14 & 19 PARCELS 36 & 86

STATEMENT OF PURPOSE AND INTENT

THE PURPOSE OF THIS PLAN IS TO REVISE THE COMMON PROPERTY LINE BETWEEN TAX PARCEL 36, DEED PARCEL 1 AND TAX PARCEL 86, AS SHOWN HEREON AND CONVEY 65.617 ACRES AND THE THREE (3) WRC CLUSTER DEVELOPMENT RIGHTS THAT ACCOMPANY THIS LAND FROM TAX MAP 10, PARCEL 86 TO TAX MAP 10 PARCEL 36, DEED PARCEL 1.

ISSUED FOR: DATE: BY:
1st TAC REVIEW 12/13/13 BFG
2nd TAC REVIEW 02/11/14 BFG
CRM REVIEW 03/21/14 BFG

SHEET No. 1 OF 3
DATE: 12/13/13
JOB No. 130506
SCALE: AS NOTED
FILE No. 2414



CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA	CHD. BEARING	CHD. LENGTH
C1	1871.37'	128.26'	64.16'	4°23'49"	S 52°10'00" W	128.23'
C2	783.62'	296.41'	150.00'	21°40'22"	N 70°20'38" W	294.65'
C3	132.61'	177.79'	105.14'	76°48'58"	S 68°31'59" W	184.77'
C4	98.64'	83.70'	44.58'	48°37'10"	N 88°05'20" E	81.21'
C5	421.82'	231.82'	118.76'	31°28'50"	S 74°33'44" W	228.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°43'56" W	44.68'
L2	N 59°30'27" W	522.59'
L3	N 81°10'50" W	574.18'
L4	S 54°18'58" E	263.99'
L5	S 16°49'36" E	332.28'
L6	S 21°14'30" E	502.05'
L7	S 11°04'17" E	577.14'
L8	S 18°44'34" W	692.12'
L9	S 79°07'57" E	81.88'
L10	S 40°11'36" E	508.24'
L11	S 72°38'09" E	226.52'
L12	N 67°44'34" E	325.93'
L13	N 50°57'46" E	484.28'
L14	N 41°31'35" E	351.37'
L15	N 54°47'54" W	286.84'
L16	N 56°31'32" W	583.83'
L17	N 56°31'32" W	71.96'
L18	N 42°18'35" E	158.67'
L19	N 69°47'29" E	287.12'
L20	N 34°52'23" E	279.31'
L21	N 39°15'49" E	25.00'
L22	S 85°54'24" W	661.27'
L23	N 81°34'49" W	231.39'
L24	N 89°59'40" W	386.13'
L25	N 34°39'55" E	668.71'
L26	S 31°21'37" W	11.02'
L27	N 60°53'55" W	216.12'
L28	S 30°54'41" W	348.54'
L29	S 52°14'18" E	205.75'
L30	S 67°08'18" E	101.88'
L31	N 87°36'05" W	210.92'
L32	N 89°55'17" W	288.12'
L33	S 59°30'27" E	61.19'
L34	S 49°53'27" E	562.27'
L35	S 40°06'33" W	435.60'
L36	S 49°53'27" E	500.00'
L37	N 40°06'33" E	435.60'

LATERAL LINE NOTE:
LATERAL LINES AS SHOWN ARE APPROXIMATE ONLY AND SHALL BE CONFIRMED IN ASSOCIATION WITH ANY PROPOSED MARINE PERMIT.

LEGEND

- IRON ROD FOUND
- IRON ROD (TO BE SET)
- STONE FOUND
- COMPUTED POINT
- CONCRETE MONUMENT FOUND
- - - - - PROPERTY LINE HEREBY ABANDONED
- - - - - PROPERTY LINE HEREBY ESTABLISHED
- - - - - AREA TO BE TRANSFERRED FROM PARCEL 86 TO PARCEL 36, DEED PARCEL 1 (65.617 AC.±)
- - - - - APPROXIMATE TREE LINE
- POST FOUND
- DRINKING WATER SUPPLY WELL
- - - - - TIDAL WETLAND
- - - - - TIDAL WETLAND
- - - - - FLOOD ZONE BOUNDARY

TIDAL WETLANDS CLASSIFICATION TABLE	
CLASSIFICATION	OWNERSHIP
#41—MEADOW CORDGRASS/SPIKEGRASS	PRIVATE
#42—MARSH/ELDER/GROUNDSEL BUSH	PRIVATE
#44—CATTAIL	PRIVATE

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	02/11/14	REVISED PER 01/08/14 TAC COMMENTS	BFG
2	03/20/14	REVISED PER 03/12/14 TAC COMMENTS	BFG

MAS 831333

LR - Plat Fee - 5.00
 Subdivision - 5.00
 Subdivision Name: maness et al
 Reference/Control: mas 831333
 #2885295-4 02/13/14
 #47172814 02/13/14
 #2885295 CC0205 - 02/13/14
 Talbot County/CC02_05_02
 Register 02 595

STATE OF MARYLAND
 Talbot County, TO WIT:
 Recorded in the Land Records of Talbot County

Mary Ann Shortall
 Mary Ann Shortall, Clerk
 Circuit Court for Talbot County

Lane Engineering, LLC
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 Civil Engineers • Land Planning • Land Surveyors

117 Bay St., Easton, MD 21601 (410) 822-8003
 18 Washington St., Cambridge, MD 21613 (410) 221-2010
 354 Pennsylvania Ave., Centerville, MD 21617 (410) 758-2095

NOT VALID FOR CONSTRUCTION
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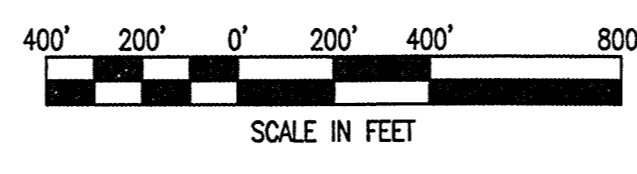
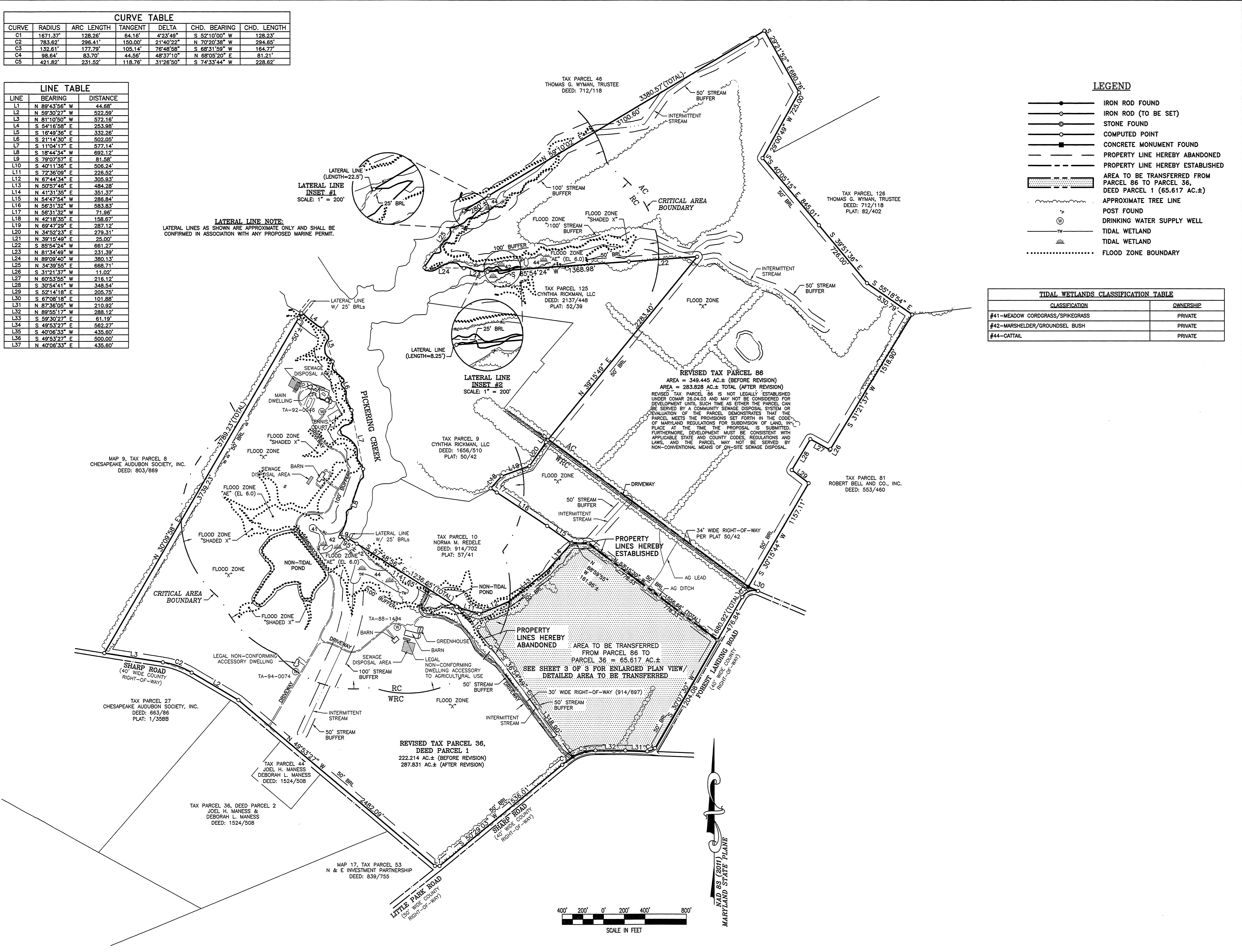
SEAL

J. Maness 4/9/14

MINOR SUBDIVISION & LINE REVISION PLAT
 ON THE LANDS OF
 JOEL H. MANESS &
 DEBORAH L. MANESS &
 CYNTHIA RICKMAN LLC
 IN THE FIRST ELECTION DISTRICT
 TALBOT COUNTY, MARYLAND
 TAX MAP 10 GRIDS 14 & 19 PARCELS 36 & 86

ISSUED FOR: 1st TAC REVIEW 12/13/13 BFG
 2nd TAC REVIEW 02/11/14 BFG
 CRM REVIEW 03/21/14 BFG

SHEET No. 2 OF 3 DATE: 12/13/13
 SCALE: AS NOTED JOB No. 130506
 FILE No. 2414



MAP 83 (2014)
 MARYLAND STATE PLANE

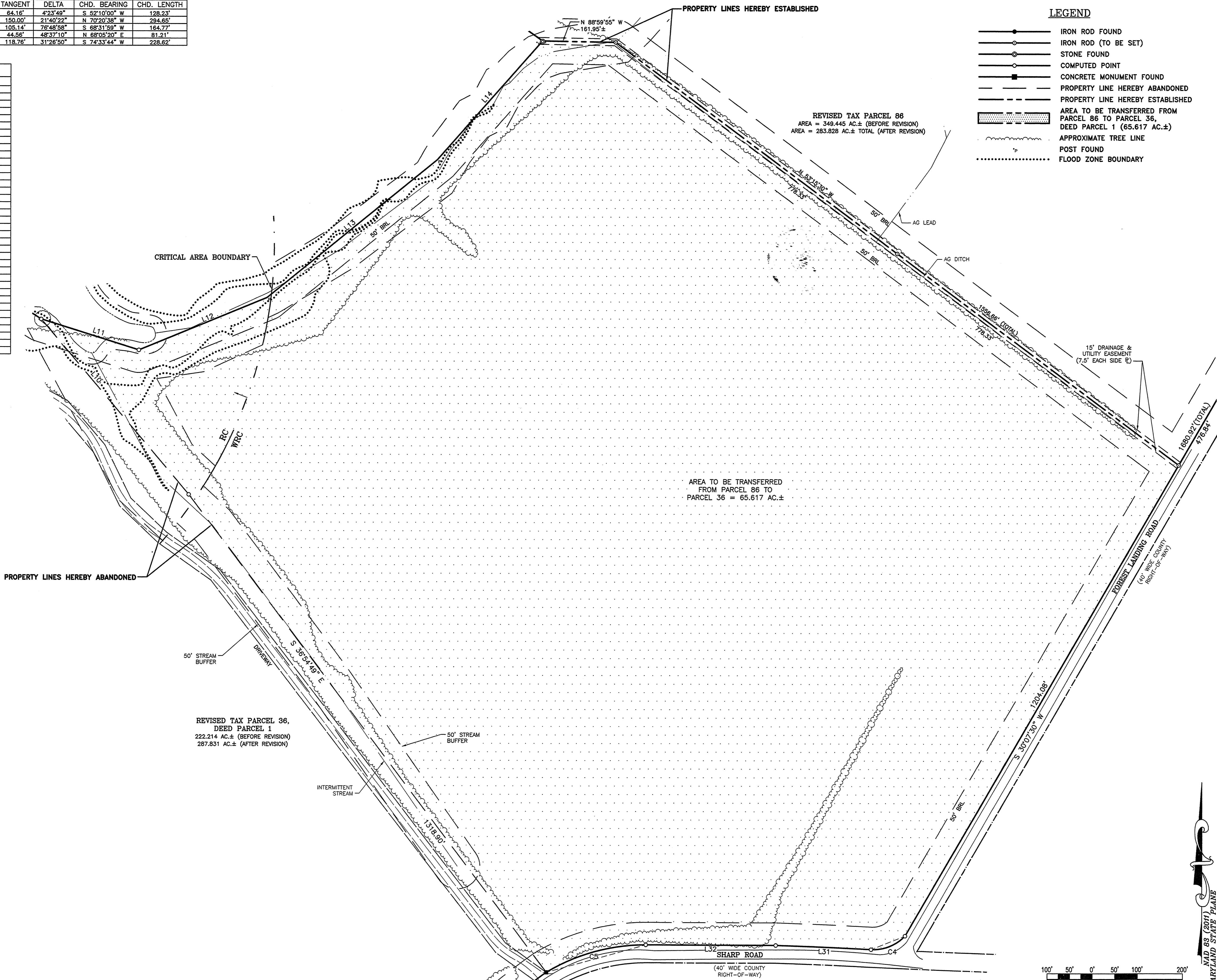
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 Subdivision: 130506/CRS-BASE-2414-130506/RS-BASE-130506/HSL-BASE-130506
 REF File(s): UD-BASE-130506/CRS-BASE-2414-130506/RS-BASE-130506/HSL-BASE-130506

2/6/15



CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA	CHD. BEARING	CHD. LENGTH
C1	1871.37'	128.26'	66.16'	4°23'49"	S 57°10'00" W	128.23'
C2	783.62'	298.41'	150.00'	21°40'22"	N 79°20'38" W	284.65'
C3	132.61'	177.79'	105.14'	76°48'58"	S 68°31'59" W	164.77'
C4	98.64'	83.70'	44.56'	48°37'10"	N 68°05'20" E	81.21'
C5	421.82'	231.52'	118.78'	31°26'50"	S 74°33'44" W	228.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°43'58" W	44.88'
L2	N 59°30'27" W	522.59'
L3	N 81°10'50" W	572.16'
L4	S 54°16'58" E	253.98'
L5	S 16°49'36" E	332.28'
L6	S 21°14'30" E	502.05'
L7	S 11°04'17" E	577.14'
L8	S 18°44'34" W	692.12'
L9	S 79°07'57" E	81.58'
L10	S 40°11'36" E	506.24'
L11	S 72°36'09" E	226.52'
L12	N 67°44'34" E	306.93'
L13	N 50°57'46" E	484.28'
L14	N 41°31'35" E	351.37'
L15	N 54°47'54" W	286.84'
L16	N 56°31'32" W	583.83'
L17	N 56°31'32" W	71.96'
L18	N 42°18'35" E	158.67'
L19	N 69°47'09" E	287.12'
L20	N 34°52'23" E	279.31'
L21	N 39°15'49" E	25.00'
L22	S 85°54'34" W	661.27'
L23	N 81°34'49" W	231.39'
L24	N 89°09'40" W	380.13'
L25	N 34°39'55" E	668.71'
L26	S 31°21'37" W	11.02'
L27	N 69°33'55" W	218.19'
L28	S 30°54'41" W	348.54'
L29	S 52°14'18" E	208.75'
L30	S 67°08'18" E	101.88'
L31	N 87°58'05" W	210.92'
L32	N 89°55'17" W	288.12'
L33	S 59°30'27" E	61.19'
L34	S 49°53'27" E	562.27'
L35	S 40°06'33" W	436.60'
L36	S 49°53'27" E	500.00'
L37	N 40°06'33" E	436.60'



LEGEND	
	IRON ROD FOUND
	IRON ROD (TO BE SET)
	STONE FOUND
	COMPUTED POINT
	CONCRETE MONUMENT FOUND
	PROPERTY LINE HEREBY ABANDONED
	PROPERTY LINE HEREBY ESTABLISHED
	AREA TO BE TRANSFERRED FROM PARCEL 86 TO PARCEL 36, DEED PARCEL 1 (65.617 AC.±)
	APPROXIMATE TREE LINE
	POST FOUND
	FLOOD ZONE BOUNDARY

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	02/11/14	REVISED PER 01/08/14 TAC COMMENTS	BFG
2	03/20/14	REVISED PER 03/12/14 TAC COMMENTS	BFG

MAS 831334

LR - Plat Fee - 5.00
 Subdivision
 Subdivision Name:
 Maness et al
 Reference/Control
 map 83/234

Total: 5.00
 2285295-7
 04/17/2014 02:38
 2285295 CC0205 - CC02-8L
 Talbot
 County/CC02.05.02
 Register 02 505

STATE OF MARYLAND
 Talbot County, TO WIT:
 Recorded in the Land Records of Talbot County

Mary Ann Shortall
 Mary Ann Shortall, Clerk
 Circuit Court for Talbot County

Lane Engineering, LLC
 Established 1986
 Civil Engineers • Land Planning • Land Surveyors

E-mail: lane@laneeng.com
 117 Bay St., Easton, MD 21601 (410) 822-8003
 15 Washington St., Cambridge, MD 21613 (410) 221-0818
 354 Pennsylvania Ave., Centerville, MD 21617 (410) 758-2095

NOT VALID FOR CONSTRUCTION
 UNLESS SIGNED AND DATED HERE:

SEAL

Joel H. Maness 4914 DATE

MINOR SUBDIVISION &
 LINE REVISION
 PLAT

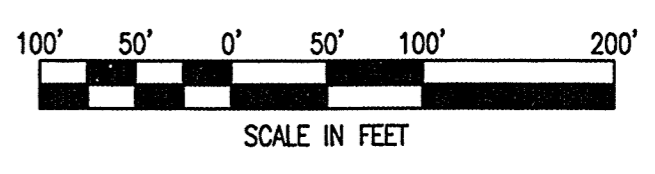
ON THE LANDS OF
 JOEL H. MANESS &
 DEBORAH L. MANESS &
 CYNTHIA RICKMAN LLC

IN THE FIRST ELECTION DISTRICT
 TALBOT COUNTY, MARYLAND

TAX MAP 10 GRIDS 14 & 19 PARCELS 36 & 86

ISSUED FOR: DATE: BY:
 1st TAC REVIEW 12/13/13 BFG
 2nd TAC REVIEW 02/11/14 BFG
 GRM REVIEW 03/21/14 BFG

SHEET No. 3 OF 3 DATE: 12/13/13
 SCALE: AS NOTED JOB No. 130506
 FILE No. 2414



MAD 86 (2011) MARYLAND STATE PLANS

f.204227 MSA 51254-4722-3

TALBOT COUNTY CIRCUIT COURT Subdivision Plats, TA Plat Book MAS 83, pp. 332-334, MSA_51254_4722. Date available 2014/04/17. Printed 04/30/2024.

Date: 04/02/2014 - 2:56pm User: jorrell Project Manager: BFG
 Plot: 831334.Dwg Plot: 831334.Dwg Plot: 831334.Dwg
 XREF File(s): MD-BASE-130506/GRS-BASE-2418; MD-BASE-130506/RS-BASE-130506/ASL-BASE-130506