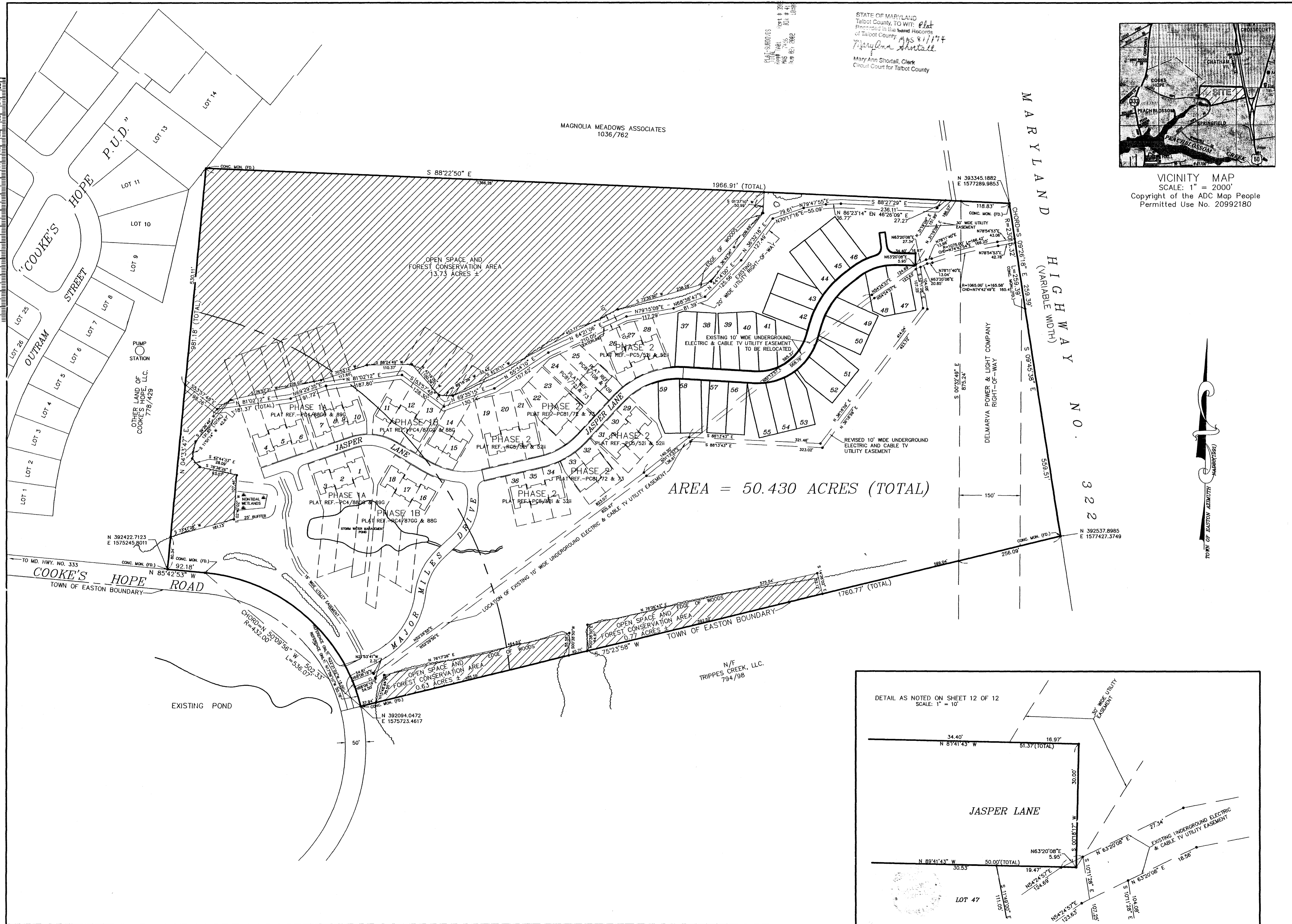
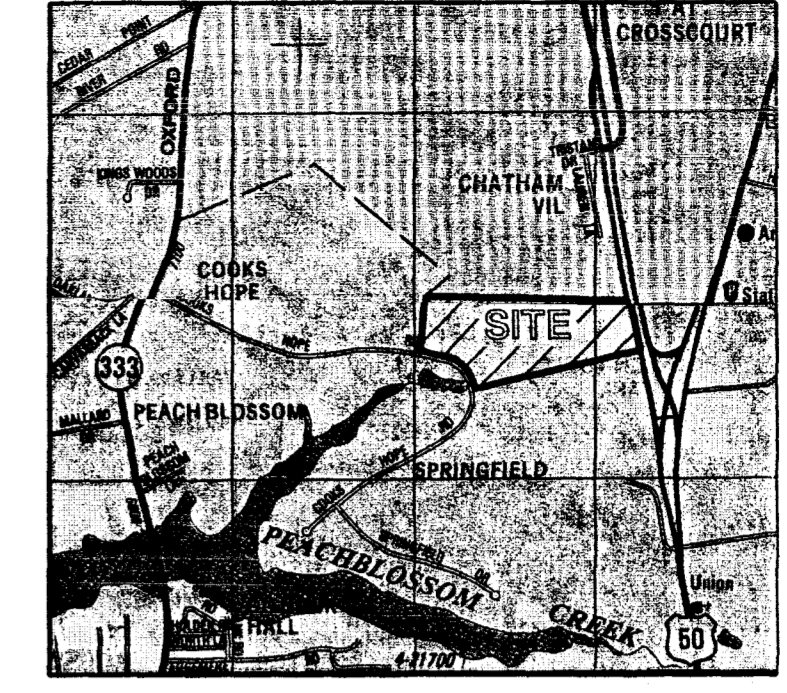


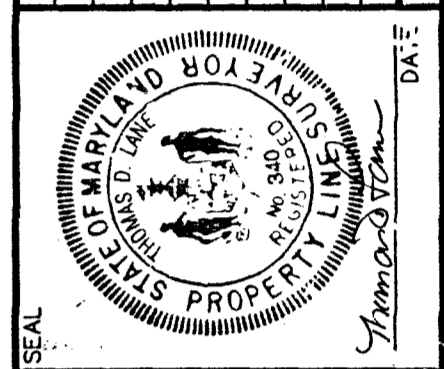
TALBOT COUNTY CIRCUIT COURT Subdivision Plats, TA) Plat Book MAS 81, pp. 174-175, MSA. S1254-3625. Date available 2002/08/02. Printed 09/02/2025.



STATE OF MARYLAND
Talbot County, TO WIT:
Proposed in the Land Records
of Talbot County
Mary Ann Shortall, Clerk
Circuit Court for Talbot County



VICINITY MAP
SCALE: 1" = 2000'
Copyright of the ADC Map People
Permitted Use No. 20992180

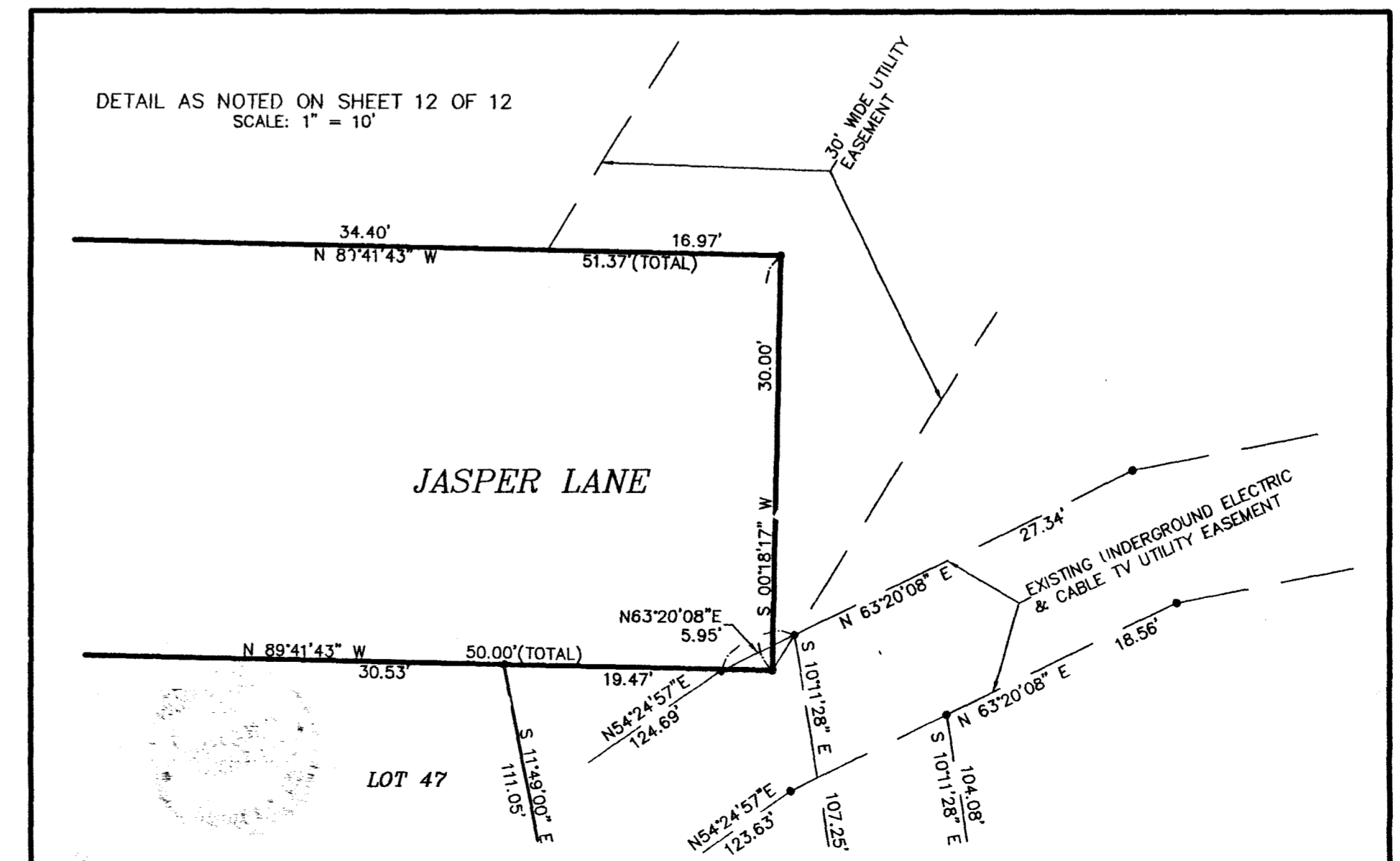


Lane Engineering, Inc.
Civil Engineers -- Land Planning -- Land Surveyors
408 N. Washington St., Easton, MD 21601 (410) 822-8003 FAX (410) 822-2024
15 Washington St., Cambridge, MD 21613 (410) 221-0918 FAX (410) 176-9942
114B West Water St., Centerville, MD 21617 (410) 735-2095 FAX (410) 735-4422

DATE: 05-28-02
SCALE: 1" = 100'
JOB NO.: 010714
DRAWN BY: J.W.B.
DWG. NAME: 010714SFP1
APPROVED: T.D.L.

FINAL PLAT - OUTLINE BOUNDARY
PHASE 3
THE GALLOWAYS
TOWN OF EASTON
GRID 10 PART OF PARCEL 268
TAX MAP 42
TALBOT COUNTY, MARYLAND

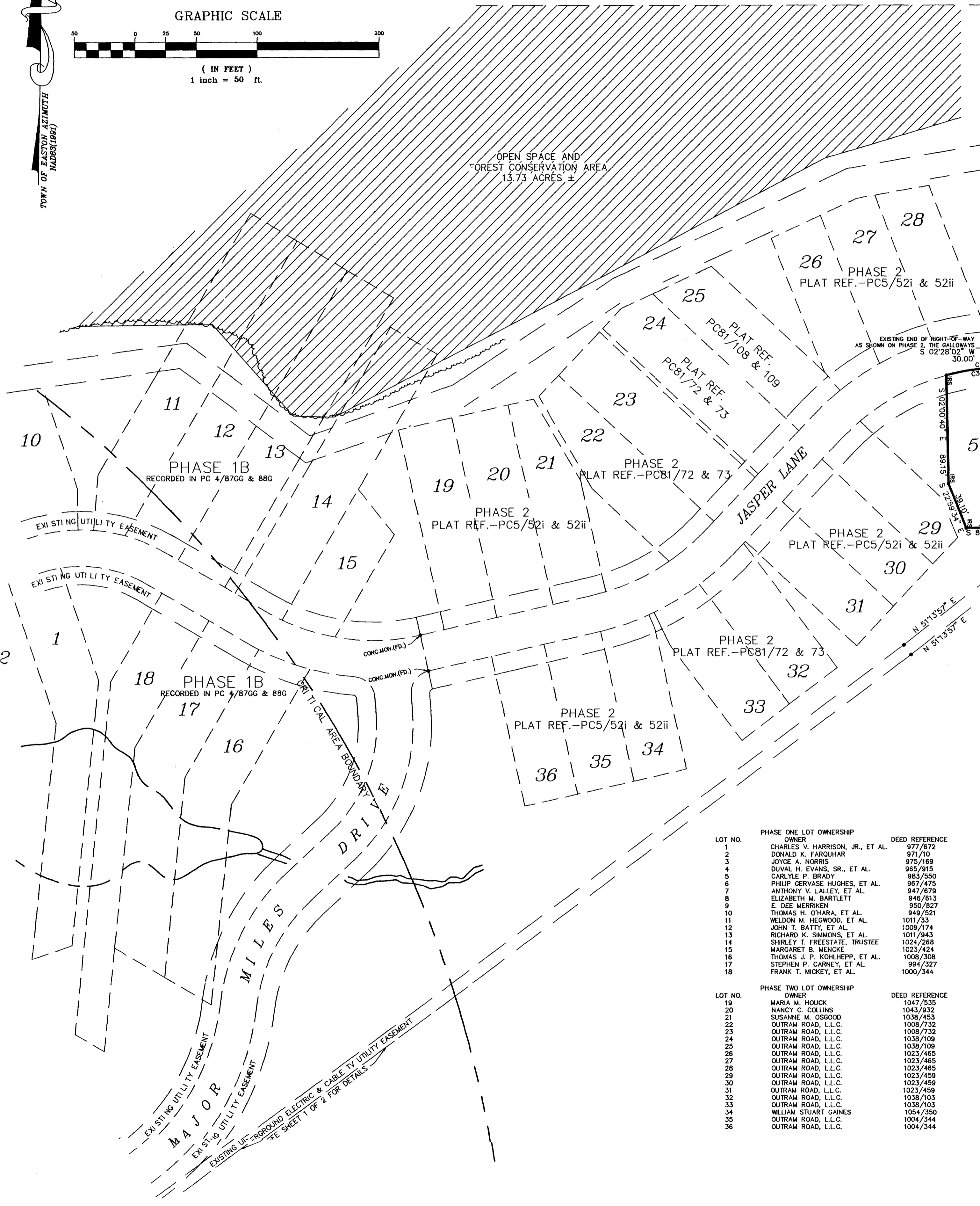
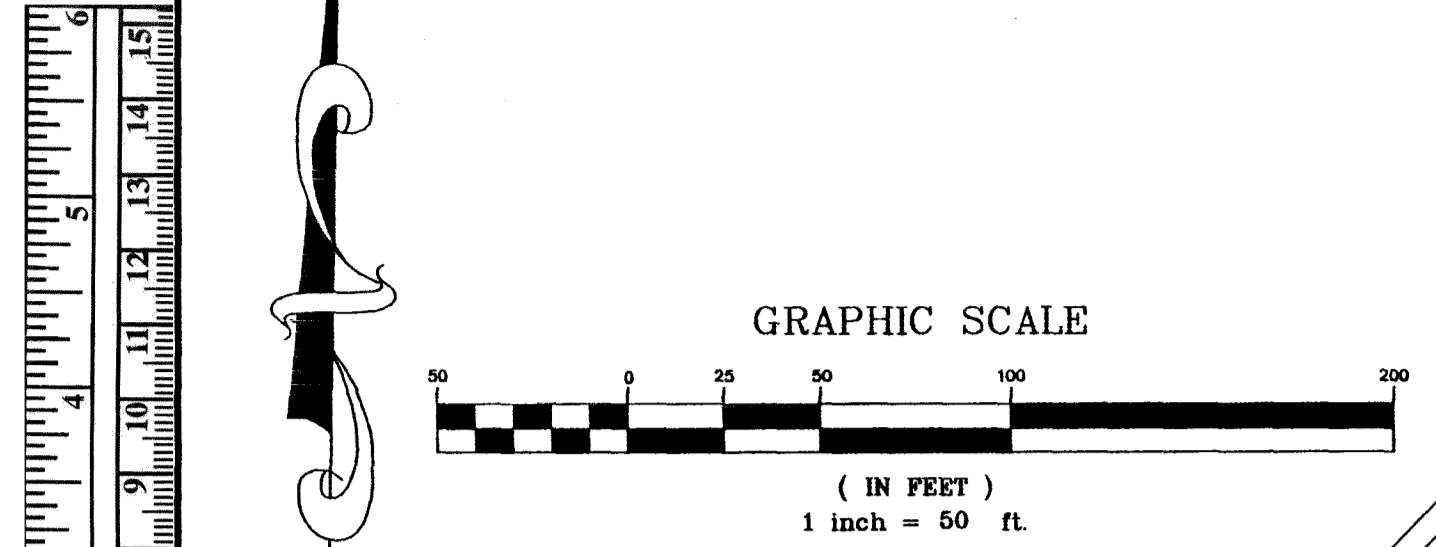
SHEET No. **1 OF 2**
FILE No. 1041



TOWN OF EASTON (UNINCORPORATED)

MSA 1254-3625-1

TALBOT COUNTY CIRCUIT COURT Subdivision Plats, (TA) Plat Book MAS 81, pp. 174-175; MSA S1254_3625. Date available 2002/08/02. Printed 09/02/2025.



LOT AREA TABLE with columns for lot number and area in square feet.

STATE OF MARYLAND Plat Talbot County, TO WIT: Recorded in the Land Records of Talbot County, MAS 81/175 Mary Ann Shurtell, Clerk of the Court for Talbot County

CURVE TABLE with columns for NO., RADIUS, ARC, CHORD, LENGTH, TANGENT, and DELTA.

LINE TABLE with columns for LINE NO., BEARING, and LENGTH.

OWNER & SUBDIVIDER: COOKE'S HOPE, LLC. C/O DICK FIRTH, P. O. BOX 1647, EASTON, MARYLAND 21601

PROPERTY LINE SURVEYOR: THOMAS D. LANE #340, LANE ENGINEERING, INC., 408 N. WASHINGTON STREET, EASTON, MARYLAND 21601

WATER SUPPLY: TOWN OF EASTON; SEWAGE DISPOSAL: TOWN OF EASTON; ZONING CLASSIFICATION: P.U.D. - 16

Approval signatures and dates for Chairman of Town of Easton Planning Commission, Town Engineer, and Health Officer.

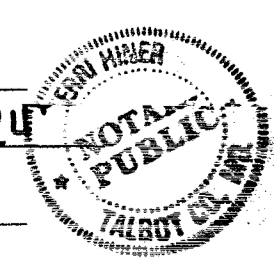
NOTES: LOTS 37 THROUGH 59 ARE APPROVED FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE AND THEIR USE IS IN ACCORDANCE WITH TALBOT COUNTY COMPREHENSIVE WATER AND WASTE PLAN AND WIDE REGULATORY 26.04.03.

A UTILITIES DISTRIBUTION RIGHT-OF-WAY AND EASEMENT IS HEREBY DEDICATED TO THE TOWN OF EASTON IN AND OVER STRIPS OF LAND FIFTEEN (15) FEET IN WIDTH ALONG THOSE BOUNDARY LINES CONTIGUOUS TO ANY STREET OR ALLEY...

PLANS FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE SYSTEMS OF THIS SUBDIVISION HAVE BEEN APPROVED BY EASTON UTILITIES COMMISSION AND WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

COOKE'S HOPE, LLC, THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY REPORTS THIS PLAN OF SUBDIVISION.

THE OWNER HAS/HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS 24th DAY OF July, 2002.



BUILDING PERMITS SHALL BE ISSUED ONLY IF SUFFICIENT CAPACITY IS AVAILABLE IN THE COMMUNITY WATER SUPPLY SYSTEM, SEWERAGE SYSTEM AND SOLID WASTE ACCEPTANCE FACILITY SERVING THE SUBDIVISION.

LAND SHOWN UPON THIS PLAN MAY CONTAIN NONTIDAL WETLANDS REGULATED UNDER COMAR 08.05.04; THE FEDERAL WATER POLLUTION ACT SECTION 10; DEVELOPMENT AND CONSTRUCTION WITHIN WETLANDS ARE SUBJECT TO FEDERAL AND STATE REGULATIONS AND MAY BE PROHIBITED OR RESTRICTED BY SUCH REGULATIONS.

THE AREAS SHOWN AND DESIGNATED HEREON AS "OPEN SPACE AND FOREST CONSERVATION AREA" SHALL NOT BE DEVELOPED AND ARE HEREBY RESTRICTED AGAINST ANY DEVELOPMENT ACTIVITY (AS PROVIDED BY COMAR 08.19.05.02A) IN SATISFACTION OF THE REQUIREMENTS OF THE FOREST CONSERVATION ORDINANCE OF THE TOWN OF EASTON FOR THE GALLOWAYS. THE RESTRICTED AREA SHOWN AND DESIGNATED HEREON AS "OPEN SPACE AND FOREST CONSERVATION AREA" SHALL SATISFY THE REQUIREMENTS OF THE TOWN OF EASTON FOREST CONSERVATION ORDINANCE AND SUBDIVISION REGULATIONS REGARDING OPEN SPACE FOR THE 50.430 ACRES SHOWN.

THE STREETS AS SHOWN HEREON ARE PRIVATE AND WILL BE OWNED BY COOKE'S HOPE, LLC. OR THEIR SUCCESSORS. THE PRIVATE STREETS WILL BE MAINTAINED BY COOKE'S HOPE, LLC. THE PRIVATE STREETS ARE SUBJECT TO AN EASEMENT TO THE TOWN OF EASTON, THE EASTON UTILITIES COMMISSION, OTHER UTILITIES AND OTHER PUBLIC AGENCIES FOR UTILITIES AND GOVERNMENTAL FUNCTION PURPOSES.

SITE STATISTICS

TOTAL ACREAGE : 50.43 ACRES; LAND IN CRITICAL AREA: 10.62 ACRES (PHASES 1A AND 1B); OPEN SPACE REQUIRED: 15.13 ACRES; OPEN SPACE PROVIDED: 15.13 ACRES; CRITICAL AREA FOREST COVER REQUIRED: 1.59 ACRES (15%); CRITICAL AREA FOREST COVER PROVIDED: 2.30 ACRES; CRITICAL AREA IMPERVIOUS COVERAGE ALLOWED: 1.59 ACRES (15%); CRITICAL AREA IMPERVIOUS COVERAGE PROPOSED: 0.26 ACRES (PHASE 1B); CRITICAL AREA IMPERVIOUS COVERAGE PROPOSED: 1.44 ACRES (TOTAL); PHASE 2 PRODUCED NO CRITICAL AREA IMPERVIOUS COVERAGE; PHASE 3 PROPOSES NO CRITICAL AREA IMPERVIOUS COVERAGE; IRS INDICATES AN IRON ROD SET

Administrative block containing Lane Engineering, Inc. logo, project title 'FINAL PLAT PHASE 3 THE GALLOWAYS', sheet number '2 OF 2', and various approval and revision stamps.