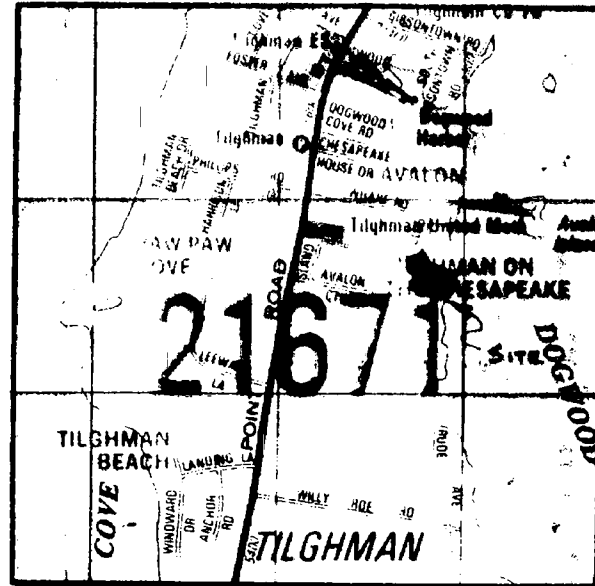




VICINITY MAP
SCALE: 1" = 2000'
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ZONING CLASSIFICATION: VC
MINIMUM LOT SIZE: 10,000 SQ. FT.
BUILDING RESTRICTIONS: 25 FOOT FRONT
10 FOOT SIDE
25 FOOT REAR
100 FOOT MHW & TIDAL WETLANDS

THE PRESENT OWNERS OF THE LAND OF WHICH THIS LINE REVISION IS COMPRISED IS AVALON LIMITED PARTNERSHIP. THIS PLAT WAS PREPARED FOR AND WILL BE RECORDED AT THEIR REQUEST.

I, THOMAS D. LANE HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY BEACH CREEK ASSOCIATES TO AVALON LIMITED PARTNERSHIP BY DEED DATED JUNE, 1989 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 671, PG. 87 AND THAT ALL MONUMENTS ARE IN PLACE.

Thomas D. Lane
THOMAS D. LANE
PROPERTY LINE SURVEYOR NO. 340
408 NORTH WASHINGTON STREET
EASTON, MARYLAND 21820

6-23-95
DATE

THIS DEVELOPMENT MAY CONTAIN JURISDICTIONAL NONTIDAL WETLANDS WHICH HAVE BEEN OFFICIALLY DELINEATED BY THE U.S. ARMY CORPS OF ENGINEERS. THE IDENTIFICATION AND/OR DELINEATION OF JURISDICTIONAL NONTIDAL WETLANDS SHOWN ON THIS APPLICATION IS 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 WETLANDS 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.

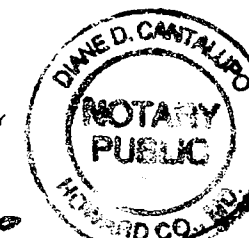
WE, AVALON LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION.

Jack Koochen
JACK KOOKEN, PRESIDENT
AVALON LIMITED PARTNERSHIP
BY: LOVELL LAND, INC. GENERAL PARTNER

6/27/95
DATE

THE OWNERS HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 27th DAY

DIANE D. CANTALLO
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires October 24, 1998



THIS PLAT REPRESENTS A REVISION OF LOT LINES AND DOES NOT CONSTITUTE ANY NEW BUILDABLE LOTS UNDER THE TERMS OF THE TALBOT COUNTY ZONING ORDINANCE.

Diane D. Cantallo
COUNTY PLANNING OFFICER
DATE 7-14-95

NOTES:

THE LAND SHOWN HEREON DOES LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

ANY LAND CLEARING, GRADING OR OTHER EARTH DISTURBANCE WITHIN THE UNINCORPORATED AREAS OF TALBOT COUNTY SHALL REQUIRE AN EROSION AND SEDIMENT CONTROL PLAN/GRADING PERMIT, 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 08.05.01 EXCEPTING LAND CLEARING AND DISTURBANCES LESS THAN 5,000 SQUARE FEET IN LAND AREA.

THE LAND SHOWN HEREON IS IN ZONE "A6" (EL 6) & "C" AND IS LOCATED WITHIN THE COASTAL FLOOD PLAIN AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR TALBOT COUNTY, MARYLAND. THEREFORE, MANDATORY FLOOD INSURANCE IS REQUIRED IN ACCORDANCE WITH THE PROVISIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C. SEE FEMA MAP NO. 240066 0035 A.

FLOOD PLAIN LEGEND

A - 100 YR. FLOOD ZONE
B - 500 YR. FLOOD ZONE
C - AREA OF MINIMAL FLOODING

THE PROPERTY WOULD BE INUNDATED BY A FLOOD HAVING A ONE-PERCENT CHANCE OF OCCURRENCE IN ANY GIVEN YEAR. THEREFORE, ANY NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT ON THE PROPERTY IS SUBJECT TO FEDERAL, STATE, AND LOCAL REGULATIONS.

A DRAINAGE AND UTILITY RIGHT-OF-WAY AND EASEMENT SHALL BE PROVIDED IN AND OVER STRIPS OF LAND FIFTEEN (15) FEET IN WIDTH ALONG THOSE BOUNDARY LINES CONTIGUOUS TO ANY STREET OR ALLEY AND TEN (10) FEET IN WIDTH OF EACH SIDE AND REAR LOT LINES.

LOT NOS. 5, 6 AND 7 ARE APPROVED FOR INTERIM INDIVIDUAL WATER AND COMMUNITY SEWER SYSTEMS AND THEIR USE IS IN ACCORDANCE WITH THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWAGE PLAN AND MARYLAND DEPARTMENT OF THE ENVIRONMENT REGULATION 26.04.03. THE APPLICANTS OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THIS INDIVIDUAL SYSTEM WHEN THE COMMUNITY SYSTEM BECOME AVAILABLE.

IMPERVIOUS AREA CALCULATIONS

LOT 5 IS PERMITTED 3,784.8 SQ. FT. OF IMPERVIOUS AREA.
LOT 6 IS PERMITTED 6,267.8 SQ. FT. OF IMPERVIOUS AREA.
LOT 7 IS PERMITTED 3,788.8 SQ. FT. OF IMPERVIOUS AREA.

DATE	SCALE
JUNE, 1995	1" = 50'
JOB NO	DRAWN BY
049693	M.S.R./5461
FOLDER REF	APPROVED
1068	T.D.L.
DATE	REVISION
11/16/95	FOR P12 LOT LINE

Rauch, Walls and Lane, Inc.

Engineers • Design Planning • Surveyors



EASTON • CENTREVILLE
MARYLAND

PLAT SHOWING REVISION OF LOT LINES
LOTS 5, 6 AND 7 PHASE 1
TILGHMAN ON THE CHESAPEAKE

FIFTH ELECT. DIST. TALBOT CO., MD.
TAX MAP 44A PARCEL 350

DATE SEAL
SHEET NO. 1 of 1
FILE NO. 1068

Mary Ann Shortall
Mary Ann Shortall, Clerk