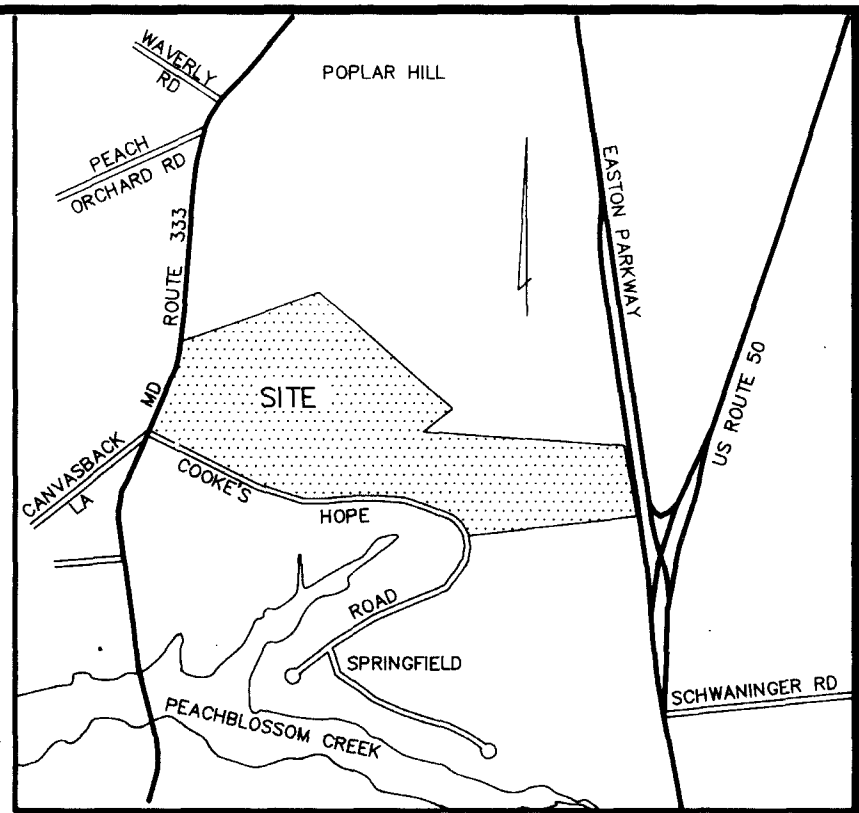


CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1030.78'	119.93'	60.03'	119.86'	S 79°22'20" W	06°39'58"
C2	1310.48'	440.29'	222.24'	438.22'	S 85°39'51" W	19°15'00"
C3	1310.48'	293.33'	147.28'	292.71'	S 88°52'36" W	12°49'29"
C4	1310.48'	146.96'	73.56'	146.88'	S 79°15'06" W	06°23'31"

LINE	DIRECTION	DISTANCE
L1	N 31°58'46" E	209.99'
L2	S 58°00'00" E	120.07'
L3	N 32°04'13" E	232.86'
L4	S 58°00'00" E	140.01'
L5	S 58°47'36" E	164.23'
L6	N 10°38'24" W	155.37'

SITE DATA

TOTAL TRACT AREA OF PHASE 1: 27.394 ACRES ±
TOTAL AREA OF OPEN SPACE REQUIRED: 8.22 ACRES ±
TOTAL AREA OF OPEN SPACE PROVIDED: 9.309 ACRES ±
TOTAL AREA OF ROADWAYS: 2.213 ACRES ±
TOTAL AREA OF LOTS: 15.872 ACRES ±
NUMBER OF LOTS: 31



VICINITY MAP
1"=2000' SCALE

8/20/96 9:59am



McCRONE
ENGINEERING □ ENVIRONMENTAL SCIENCES
AND PLANNING & SURVEYING □ CONSTRUCTION SERVICES

ANNAPOLIS—CENTREVILLE—ELKTON—SALISBURY—SOUTHERN MARYLAND

PHASE I
COOKE'S HOPE
SUBDIVISION PLAT

SHEET NO. — 1 OF 2

CADD FILE — C-PLAT

1. PROPERTY LOCATED ON TAX MAP 42, BLOCK 3-4, 9-11, P/O PARCEL 56.

2. FOR CURRENT DEED REFERENCE SEE LIBER 778, FOLIO 429.

3. OWNER: COOKE'S HOPE, LLC.
c/o DICK FIRTH
6967 COOKE'S HOPE ROAD
EASTON, MD 21601

4. DEVELOPER: BAINBRIDGE CORPORATION
c/o DICK FIRTH
6967 COOKE'S HOPE ROAD
EASTON, MD 21601

5. CURRENT ZONING: PLANNED UNIT DEVELOPMENT DISTRICT, A1 (AGRICULTURAL)

6. MINIMUM LOT SIZE: 8,581 S.F.

7. THE SET BACKS AS SHOWN HEREON ARE MINIMUM:

	FRONT	BACK	SIDE
STREET LOTS	15'	15'	5'
COMMON LOTS	15'	15'	5'
FARM LOTS	30'	30'	15'

8. WATER: TOWN OF EASTON
SEPTIC DISPOSAL: TOWN OF EASTON

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

10. THIS PROPERTY MAY CONTAIN WETLANDS REGULATED UNDER COMAR 08.05.04; THE FEDERAL WATER POLLUTION CONTROL ACT, SECTION 404, OF THE RIVER HARBORS ACT, SECTION 10. DEVELOPMENT AND CONSTRUCTION WITHIN THE WETLANDS ARE SUBJECT TO FEDERAL AND STATE REGULATIONS AND MAY BE PROHIBITED OR RESTRICTED BY SUCH REGULATIONS.

11. THE LIMITS OF NONTIDAL WETLANDS SHOWN ON SHEET 2 OF 2 HAVE BEEN REVIEWED AND APPROVED BY THE U.S. ARMY CORPS OF ENGINEERS BY LETTER DATED FEBRUARY 2, 1994.

12. THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD HAZARD ZONE "C" PER F.I.R.M. 240066 0032A & 0033A FOR TALBOT COUNTY, MARYLAND.

13. SIDEWALKS TO BE PROVIDED BY THE DEVELOPER.

14. THIS PLAT WAS PREPARED WITHOUT REVIEW OF AN ABSTRACT OF TITLE.

NOTE: 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.

THIS SUBDIVISION IS APPROVED FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWERAGE SYSTEM AND THEIR USE IS IN ACCORDANCE WITH THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN AND M.D.E. REGULATION 26.04.03.

John M. Ryan, MD
HEALTH OFFICER

John Ford
TOWN OF EASTON PLANNING & ZONING COMMISSION

John E. [Signature]
TOWN OF EASTON ENGINEER

11 June 96
DATE

6/20/96
DATE

8/19/96
DATE

OWNER
Laura B. Samsbury
6/4/96
DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS
4th DAY OF June, 1996.

My Commission Expires
8/13/99

David P. Joiner
DAVID R. JOINER
PROPERTY LINE SURVEYOR NO. 414
McCRONE, INC.
207 N. LIBERTY STREET - SUITE 100
CENTREVILLE, MARYLAND 21617

PLANS FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWERAGE SYSTEM OF THIS SUBDIVISION HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE. WE, THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION.

CENTERLINE OF 10' WIDE UNDERGROUND ELECTRIC UTILITY EASEMENT

LINE	DIRECTION	DISTANCE	RADIUS	ARC
1	S 79°47'35" W	42.92'		
2	N 75°19'33" W	166.67'	1070.00'	166.84'
3	S 79°04'22" W	13.35'		
4	S 64°12'50" W	32.25'		
5	S 55°17'39" W	124.16'		
6	S 52°06'39" W	705.48'		
7	S 53°22'37" W	824.52'		

CENTERLINE OF 15' WIDE UNDERGROUND ELECTRIC UTILITY EASEMENT

LINE	DIRECTION	DISTANCE
8	S 68°59'01" W	54.49'

LINE	DIRECTION	DISTANCE	RADIUS	ARC
1	S 79°47'35" W	42.92'		
2	N 75°19'33" W	166.67'	1070.00'	166.84'
3	S 79°04'22" W	13.35'		
4	S 64°12'50" W	32.25'		
5	S 55°17'39" W	124.16'		
6	S 52°06'39" W	705.48'		
7	S 53°22'37" W	824.52'		

LINE	DIRECTION	DISTANCE
8	S 68°59'01" W	54.49'

PLANS FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWERAGE SYSTEMS OF THIS SUBDIVISION HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

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

Owner _____ DATE 6/4/96

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS
4th DAY OF June, 1996.

Laura B. Saulsbury

MY COMMISSION EXPIRES

DAVID R. JOINER
PROPERTY LINE SURVEYOR NO. 414
McCROME, INC.
207 N. LIBERTY STREET - SUITE 100
CENTREVILLE, MARYLAND 21617

THIS SUBDIVISION IS APPROVED FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWERAGE SYSTEM AND THEIR USE IS IN ACCORDANCE WITH THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN AND M.D.E. REGULATION 26.04.03.

John M. Ryan, MD
HEALTH OFFICER

John Ford
TOWN OF EASTON PLANNING & ZONING COMMISSION

TOWN OF EASTON ENGINEER

1 June 96
DATE

6/20/96
DATE

DATE 8/19/96

DATE 5/30/96

MSA SSU 1254 - 1659-1

32/4/3



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00'	39.22'	24.95'	35.32'	N 50°21'01\" E	89°52'38\"
C2	25.00'	39.32'	25.05'	35.39'	S 39°38'59\" E	90°07'22\"
C3	830.00'	373.33'	189.88'	370.19'	S 18°17'50\" W	25°46'16\"
C4	980.00'	416.79'	211.59'	413.66'	S 18°59'57\" W	24°22'04\"
C5	780.00'	350.84'	178.44'	347.89'	S 18°17'50\" W	25°46'16\"
C6	640.00'	287.87'	146.41'	285.45'	S 18°17'50\" W	25°46'16\"
C7	25.00'	38.58'	24.12'	34.72'	N 12°47'52\" W	87°57'02\"
C8	25.00'	40.16'	25.91'	35.98'	N 77°12'28\" E	92°02'58\"
C10	25.00'	37.83'	23.60'	34.32'	S 13°24'55\" E	86°42'17\"
C11	25.00'	44.45'	30.80'	38.82'	S 80°52'27\" W	101°52'28\"
C12	135.00'	187.01'	112.02'	172.42'	N 08°30'10\" W	79°22'17\"
C13	185.00'	268.31'	163.95'	245.40'	N 10°21'55\" W	83°05'46\"
C14	25.00'	39.56'	25.30'	35.56'	S 06°34'32\" E	90°40'32\"
C15	25.00'	39.09'	24.82'	35.23'	N 83°33'08\" E	89°34'47\"
C16	25.00'	35.60'	21.58'	32.61'	N 10°51'38\" W	81°35'42\"
C17	75.00'	113.50'	70.81'	102.97'	S 13°24'55\" E	86°42'17\"
C18	1310.48'	293.33'	147.28'	292.71'	S 88°52'36\" W	12°49'29\"

LINE	DIRECTION	DISTANCE
L1	S 31°10'59\" W	56.83'
L2	N 55°29'43\" E	40.11'
L3	S 05°24'42\" W	42.97'
L4	S 84°42'40\" E	51.67'
L5	S 38°45'44\" W	30.01'
L6	N 38°45'44\" E	30.01'
L7	N 55°29'43\" E	30.50'

SETBACK LIMITS	FRONT BACK SIDE		
	15'	15'	5'
STREET LOTS (1-12, 18-30)			
FARM LOTS (13 -17)	30'	30'	15'

State of Maryland
Talbot County, To Wit:
Plat
Recorded in the Public Records
of Talbot County
MAS
PC3/87E
Maryland Shurtall, Clerk



McCRONE
ENGINEERING & SURVEYING
LAND PLANNING & SURVEYING & CONSTRUCTION SERVICES

207 NORTH LIBERTY STREET
CENTREVILLE, MARYLAND
(410) 758-2237

ANAPOLIS-CENTREVILLE-ELKTON-SALISBURY-SOUTHERN MARYLAND

DATE	SCALE	1"=50'
MAY, 1996		
JOB NO.	DRAWN BY	ML
FOLDER REF	DESIGNED BY	3063
	APPROVED BY	
DATE	REVISION	

SUBDIVISION PLAT

PHASE I
COOKE'S HOPE P.U.D.
IN THE
TOWN OF EASTON
TALBOT COUNTY, MARYLAND

SHEET NO. — 2 OF 2
CADD FILE — SUB-PLAT

