

TALBOT COUNTY CIRCUIT COURT Subdivision Plats, TA) Plat Book MAS 82, p. 304, MSA 51254-4353. Date available 2009/07/15. Printed 01/25/2024.

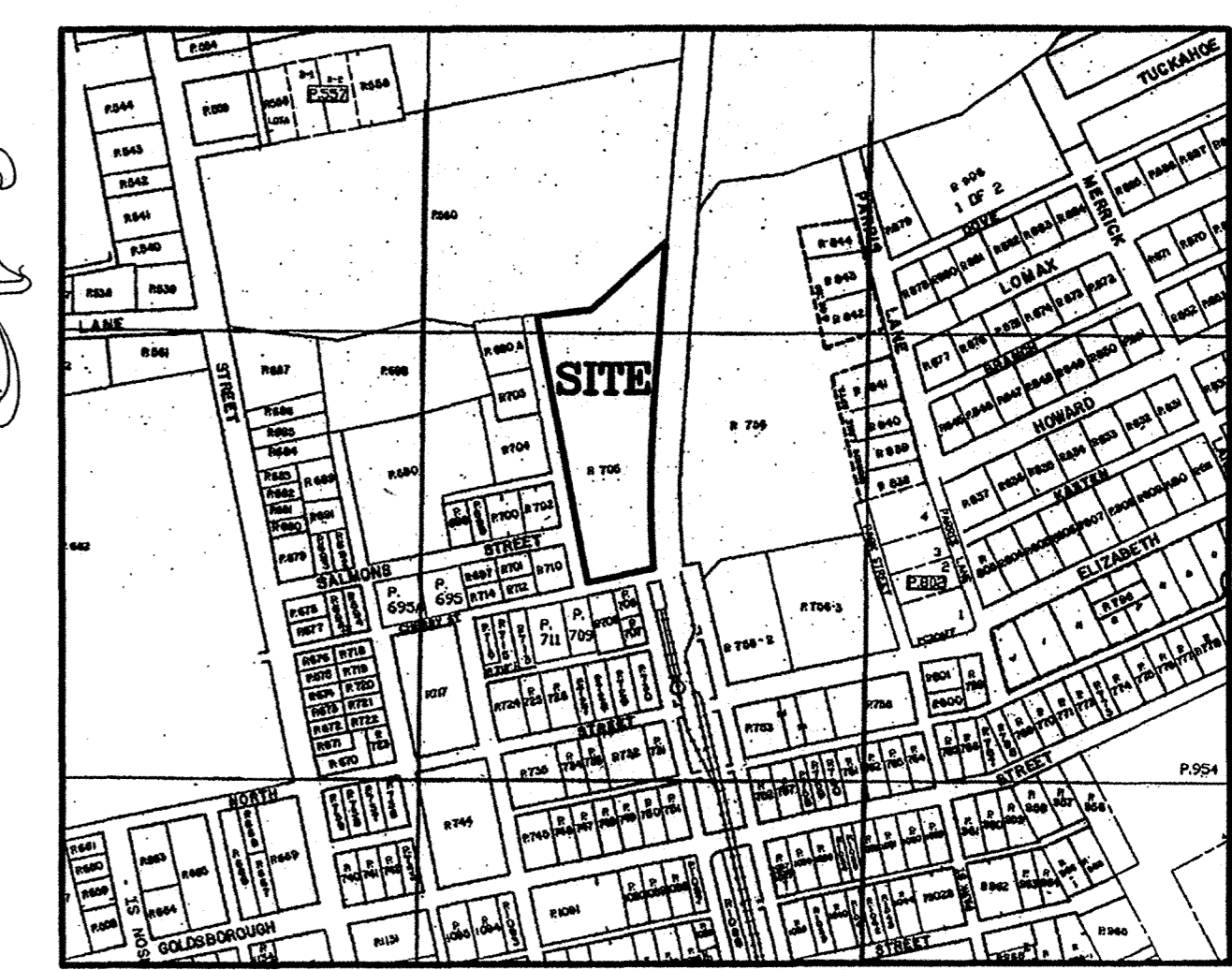
CURVE NO.	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	TANGENT	DELTA
C1	5.03	1943.08	S03°25'48"W	5.03	2.51	0°08'54"
C2	72.40	1943.08	S04°34'17"W	72.40	36.20	2°08'06"
C3	28.27	1943.08	S06°01'35"W	28.27	13.14	0°48'29"
C4	175.40	1943.08	S08°59'59"W	175.34	87.76	5°10'19"
C5	29.98	1943.08	S12°01'40"W	29.98	14.99	0°53'02"
C6	15.76	10.00	S47°23'58"E	14.18	10.05	90°16'28"
C7	15.71	10.00	S47°44'16"E	14.14	10.00	90°00'00"
C8	15.71	10.00	S47°15'44"E	14.14	10.00	90°00'00"
C9	7.85	5.00	N42°44'16"E	7.07	5.00	90°00'00"
C10	7.85	5.00	S47°15'44"E	7.07	5.00	90°00'00"
C11	6.99	5.00	N47°40'36"E	6.44	4.20	80°07'20"
C12	15.71	10.00	S47°15'53"E	14.14	10.00	89°59'43"
C13	15.20	15.00	S26°45'46"W	14.56	8.32	58°03'00"
C14	83.08	82.00	N26°45'46"E	79.57	45.50	58°03'00"
C15	15.71	10.00	S42°44'16"W	14.14	10.00	90°00'00"
C16	9.42	6.00	S42°44'16"W	8.49	6.00	90°00'00"
C17	12.58	5.00	S74°19'47"E	9.51	15.45	144°08'07"
C18	35.05	56.00	N15°40'13"E	34.48	18.12	35°51'53"
C19	56.55	36.00	S42°44'16"W	50.91	36.00	90°00'00"

LOT NO.	AREA	LOT NO.	AREA
1	2,653 SQ. FT.	20	1,427 SQ. FT.
2	1,447 SQ. FT.	21	1,357 SQ. FT.
3	1,450 SQ. FT.	22	1,652 SQ. FT.
4	1,454 SQ. FT.	23	1,820 SQ. FT.
5	1,458 SQ. FT.	24	1,411 SQ. FT.
6	2,715 SQ. FT.	25	1,411 SQ. FT.
7	1,889 SQ. FT.	26	1,411 SQ. FT.
8	1,473 SQ. FT.	27	1,411 SQ. FT.
9	1,473 SQ. FT.	28	1,411 SQ. FT.
10	1,473 SQ. FT.	29	1,411 SQ. FT.
11	1,473 SQ. FT.	30	1,851 SQ. FT.
12	1,473 SQ. FT.	31	1,908 SQ. FT.
13	1,473 SQ. FT.	32	1,411 SQ. FT.
14	1,915 SQ. FT.	33	1,411 SQ. FT.
15	2,054 SQ. FT.	34	1,411 SQ. FT.
16	1,580 SQ. FT.	35	1,411 SQ. FT.
17	1,580 SQ. FT.	36	1,411 SQ. FT.
18	1,556 SQ. FT.	37	1,411 SQ. FT.
19	1,497 SQ. FT.	38	2,029 SQ. FT.

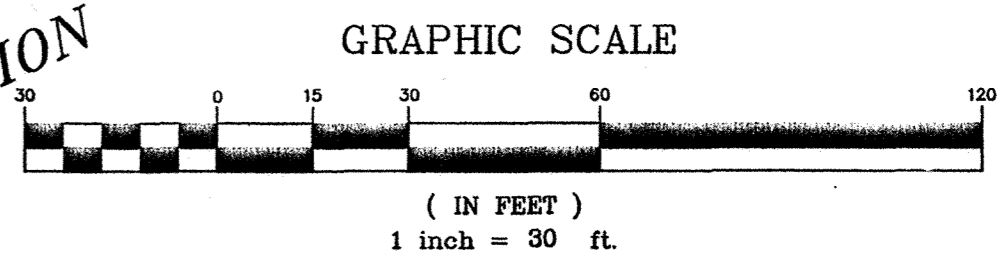
LEGEND

- INDICATES CONCRETE MONUMENT SET UNLESS NOTED OTHERWISE
- INDICATES IRON ROD SET UNLESS NOTED OTHERWISE
- COMMON AREA, ACCESS, AND UTILITY EASEMENT
- ▨ COMMON AREA, STORMWATER MANAGEMENT, AND UTILITY EASEMENT
- ▩ FOREST CONSERVATION AREA

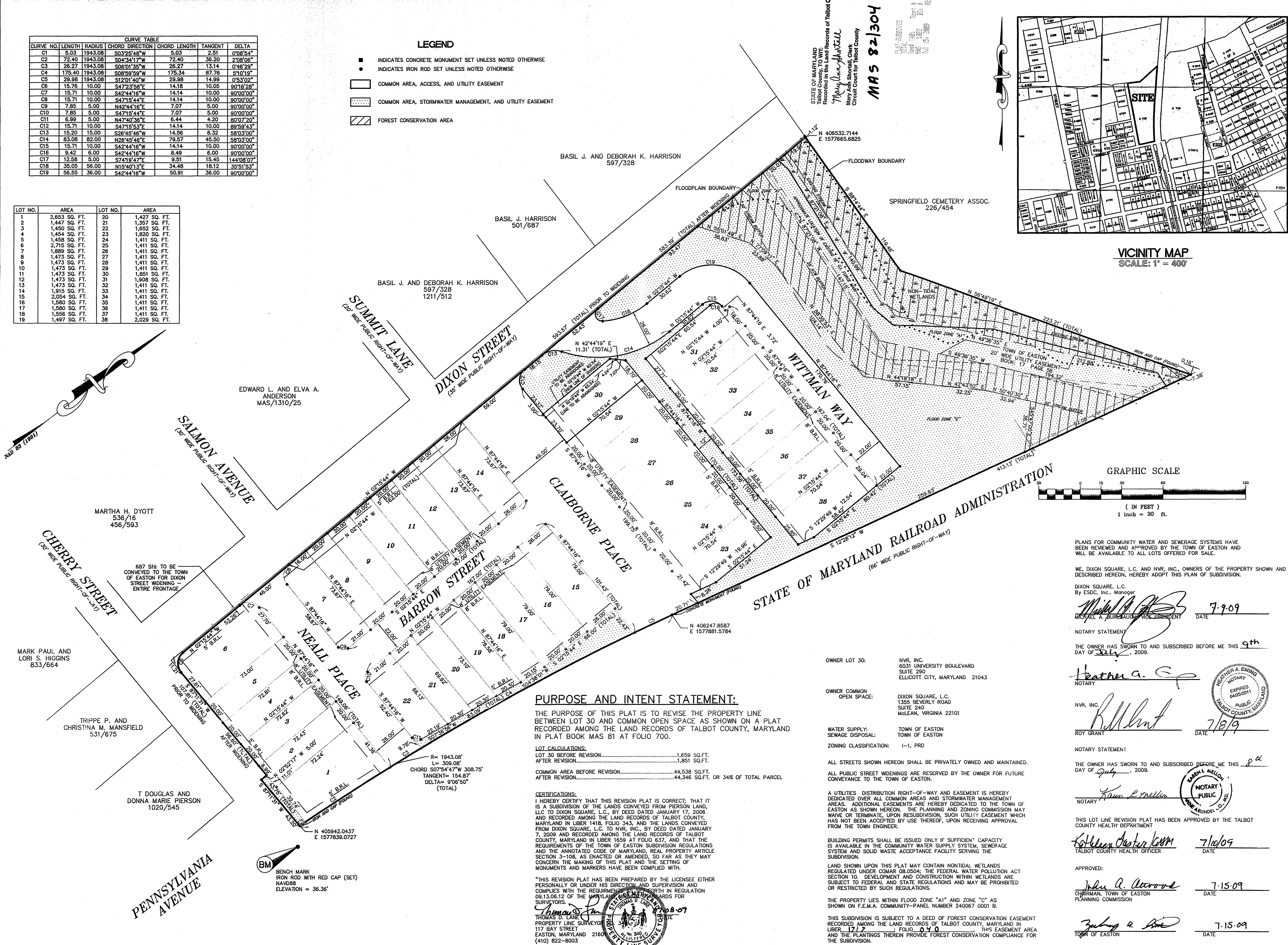
STATE OF MARYLAND
Talbot County, TO WIT:
Recorded in the Land Records of Talbot County
Maryland, this 15th day of July, 2009
Circuit Court for Talbot County
MAS 821304



VICINITY MAP
SCALE: 1" = 400'



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



PURPOSE AND INTENT STATEMENT:
THE PURPOSE OF THIS PLAT IS TO REVISE THE PROPERTY LINE BETWEEN LOT 30 AND COMMON OPEN SPACE AS SHOWN ON A PLAT RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN PLAT BOOK MAS 81 AT FOLIO 700.

LOT CALCULATIONS:
LOT 30 BEFORE REVISION.....1,659 SQ. FT.
AFTER REVISION.....1,851 SQ. FT.
COMMON AREA BEFORE REVISION.....44,538 SQ. FT.
AFTER REVISION.....44,346 SQ. FT. OR 34% OF TOTAL PARCEL

CERTIFICATIONS:
I HEREBY CERTIFY THAT THIS REVISION PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM PIERSON LAND, LLC TO DIXON SQUARE, L.C., BY DEED DATED JANUARY 17, 2008 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1418, FOLIO 343, AND THE LANDS CONVEYED FROM DIXON SQUARE, L.C. TO NVR, INC., BY DEED DATED JANUARY 7, 2009 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1859 AT FOLIO 637, AND THAT THE REQUIREMENTS OF THE TOWN OF EASTON SUBDIVISION REGULATIONS AND THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY ARTICLE SECTION 3-108, AS ENACTED OR AMENDED, SO FAR AS THEY MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

"THIS REVISION PLAT HAS BEEN PREPARED BY THE LICENSEE EITHER PERSONALLY OR UNDER HIS DIRECTION AND SUPERVISION AND COMPLIES WITH THE REQUIREMENTS OF THE TOWN OF EASTON SUBDIVISION REGULATIONS, 09.13.06.12 OF THE MARYLAND REGULATIONS FOR SURVEYORS."
THOMAS D. LAND
PROPERTY LINE SURVEYOR
117 BAY STREET
EASTON, MARYLAND 21606
(410) 822-8003

OWNER LOT 30: NVR, INC.
6031 UNIVERSITY BOULEVARD
SUITE 290
ELLICOTT CITY, MARYLAND 21043

OWNER COMMON OPEN SPACE: DIXON SQUARE, L.C.
1385 BEVERLY ROAD
SUITE 240
MCLEAN, VIRGINIA 22101

WATER SUPPLY: TOWN OF EASTON
SEWAGE DISPOSAL: TOWN OF EASTON
ZONING CLASSIFICATION: I-1, PRD

ALL STREETS SHOWN HEREON SHALL BE PRIVATELY OWNED AND MAINTAINED.
ALL PUBLIC STREET WIDENINGS ARE RESERVED BY THE OWNER FOR FUTURE CONVEYANCE TO THE TOWN OF EASTON.

A UTILITIES DISTRIBUTION RIGHT-OF-WAY AND EASEMENT IS HEREBY DEDICATED OVER ALL COMMON AREAS AND STORMWATER MANAGEMENT AREAS. ADDITIONAL EASEMENTS ARE HEREBY DEDICATED TO THE TOWN OF EASTON AS SHOWN HEREON. THE PLANNING AND ZONING COMMISSION MAY WAIVE OR TERMINATE, UPON RESUBMISSION, SUCH UTILITY EASEMENT WHICH HAS NOT BEEN ACCEPTED BY USE THEREOF, UPON RECEIVING APPROVAL FROM THE TOWN ENGINEER.

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 PLAT 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 PROPERTY LIES WITHIN FLOOD ZONE "A1" AND ZONE "C" AS SHOWN ON F.E.M.A. COMMUNITY-PANEL NUMBER 240067 0001 B.

THIS SUBDIVISION IS SUBJECT TO A DEED OF FOREST CONSERVATION EASEMENT RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1717, FOLIO 040. THIS EASEMENT AREA AND THE PLANNINGS THEREIN PROVIDE FOREST CONSERVATION COMPLIANCE FOR THE SUBDIVISION.

PLANS FOR COMMUNITY WATER AND SEWERAGE SYSTEMS HAVE BEEN REVIEWED AND APPROVED BY THE TOWN OF EASTON AND WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

WE, DIXON SQUARE, L.C. AND NVR, INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION.

DIXON SQUARE, L.C.
By ESDC, Inc., Manager
Michael A. Burdick
MICHAEL A. BURDICK, VICE PRESIDENT
DATE 7-9-09

NOTARY STATEMENT
THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 9th DAY OF July, 2009.
Heather A. Sp
HEATHER A. EWING
NOTARY
EXPIRES 04/25/2011
PUBLIC
TALBOT COUNTY, MARYLAND

NVR, INC.
Robert
ROY GRANT
DATE 7/8/09

NOTARY STATEMENT
THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 8th DAY OF July, 2009.
Kevin L. Mellon
KEVIN L. MELLON
NOTARY
PUBLIC
TALBOT COUNTY, MARYLAND

THIS LOT LINE REVISION PLAT HAS BEEN APPROVED BY THE TALBOT COUNTY HEALTH DEPARTMENT
Kathleen Jester
KATHLEEN JESTER
TALBOT COUNTY HEALTH OFFICER
DATE 7/10/09

APPROVED:
Alan A. Wood
ALAN A. WOOD
CHAIRMAN, TOWN OF EASTON PLANNING COMMISSION
DATE 7-15-09

THE PROPERTY LIES WITHIN FLOOD ZONE "A1" AND ZONE "C" AS SHOWN ON F.E.M.A. COMMUNITY-PANEL NUMBER 240067 0001 B.
Zubing A. Sun
ZUBING A. SUN
TOWN OF EASTON
DATE 7-15-09

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

117 Bay St. Easton, MD 21601 (410) 822-8003 FAX (410) 822-2024
15 Washington St. Cambridge, MD 21613 (410) 221-0818 FAX (410) 476-9842
1148 West West St. Centerville, MD 21617 (410) 216-2095 FAX (410) 758-4422

DATE 7/07/09
SCALE 1" = 30'
JOB NO. 050685
DRAWN BY R.N.T./RDE/A
DWC NAME 050685RPLT1
APPROVED 050685RPLT1
T.D.L.

REVISION PLAT
BETWEEN LOT 30 & COMMON AREA
DIXON SQUARE
IN THE TOWN OF EASTON
TALBOT COUNTY, MARYLAND
GRID 15
TAX MAP 103
PARCEL 705

SHEET No. 1 OF 1
FILE No. 8555

P164508 MSA SSA 1254 4357