

PROPERTY STATISTICS

OWNER: DELAHAY FAMILY LIMITED PARTNERSHIP
28181 HARLEIGH LANE
OXFORD, MARYLAND 21654

DEED REFERENCE: 818/951, 1740/281
PLAT REFERENCE: 82/320

CURRENT ZONING: RURAL CONSERVATION DISTRICT (RC)
AGRICULTURAL CONSERVATION DISTRICT (AC)
BUILDING RESTRICTIONS: LOTS 2 ACRES OR LARGER
RC ZONING AC ZONING
FRONT SETBACK = 50 FEET = 50 FEET

FLOOD ZONE INFORMATION

THE PORTION OF THE PROPERTY SHOWN HEREON IN FLOOD ZONE "AE" (EL 5.1) IS ESTIMATED TO HAVE A 1% ANNUAL CHANCE OF BEING INUNDATED BY A FLOOD AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS COMMUNITY NO. 24066, PANEL NO. 2404103040 FOR TALBOT COUNTY, MARYLAND.

FLOODPLAIN LEGEND
A = 1% ANNUAL CHANCE FLOODPLAIN
SHADED X = 0.2% ANNUAL CHANCE FLOODPLAIN
OTHER X = AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

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

PARCEL DEVELOPMENT HISTORY

THE SUBJECT PARCEL, KNOWN HISTORICALLY AS "PINEY POINT'S ADVANTAGE", "KIRBY FARM" AND "BRYAN FARM", EXISTED AS A SINGLE PARCEL OF RECORD IN 1947. NO SUBDIVISION OF THE SUBJECT PARCEL HAS OCCURRED SINCE 1947.

DEVELOPMENT SUMMARY

TOTAL AREA = 214,798 ACRES
AREA IN LOTS = 41,385 ACRES
AREA IN REMAINING LANDS = 173,413 ACRES (INCLUDES 29,703 ACRES RESERVED LANDS)

RC DEVELOPMENT RIGHTS SUMMARY

RC ACREAGE = 74,988 ACRES
STATE WETLANDS = 0.000 ACRES
DEVELOPMENT RIGHTS PERMITTED = 3 @ 1 DEVELOPMENT RIGHT/20 ACRES
DEVELOPMENT RIGHTS UTILIZED PREVIOUSLY = 0
DEVELOPMENT RIGHTS UTILIZED HEREON = 2 (LOTS 1 AND 2)
DEVELOPMENT RIGHTS REMAINING = 1 (ASSIGNED TO REMAINING LANDS PARCEL)

AC DEVELOPMENT RIGHTS SUMMARY

AC ACREAGE = 139,810 ACRES
DEVELOPMENT RIGHTS PERMITTED = 9 @ 3 + 1 DEVELOPMENT RIGHT/20 ACRES
DEVELOPMENT RIGHTS UTILIZED PREVIOUSLY = 0
DEVELOPMENT RIGHTS UTILIZED HEREON = 2 (LOTS 3 AND 4)
DEVELOPMENT RIGHTS REMAINING = 7 (ASSIGNED TO REMAINING LANDS PARCEL)

RESERVED LAND REQUIRED PER AC ZONED LOT (LOTS 3 & 4) OR PORTION THEREOF (LOTS 1 & 2) = 15,534 ACRES LESS AREA OF LOT*
RESERVED LAND PROVIDED = 18,493 ACRES
*DETERMINED IN ACCORDANCE WITH TALBOT COUNTY CODE §190-13.D.(2)(a).

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.

CRITICAL AREA LOT COVERAGE CALCULATIONS

Table with columns for Lot, Area in Critical Area, 15% Lot Coverage Allotment, Existing Lot Coverage Area, and Lot Coverage Area Allotment Remaining. Includes sub-sections for Lot 1, Lot 2, and Remaining Lands Parcel.

CRITICAL AREA BUFFER ESTABLISHMENT CALCULATIONS

GROSS BUFFER (INCLUDES EXPANDED BUFFER) LOTS 1 AND 2 = 11,473 ACRES
NON-TIDAL WETLANDS = 0.000 ACRES
EXISTING FOREST WITHIN BUFFER = 5,982 ACRES (38%)
REMAINING BUFFER AREA AVAILABLE FOR CRITICAL AREA BUFFER ESTABLISHMENT = 5,982 ACRES
BUFFER ESTABLISHMENT REQUIRED (UPON CHANGE OF LAND USE) = 5,982 ACRES
BUFFER ESTABLISHMENT AREA SHOWN HEREON = 5,982 ACRES

FOREST CALCULATIONS

CRITICAL AREA = 74,988 ACRES TOTAL
15% FOREST THRESHOLD = 11,248 ACRES
EXISTING FOREST = 14,340 ACRES (19%)
PROPOSED CLEARING = 0.000 ACRES
NON-CRITICAL AREA = 139,810 ACRES
FOREST CONSERVATION NET TRACT = 46,946 ACRES (INCLUDES LOT 3, LOT 4, 40' PRIVATE ROAD RIGHT-OF-WAY EASEMENT, NON-CRITICAL AREA PORTION OF LOTS 1 & 2 AND THE FOREST STAND IN THE SOUTHEAST CORNER OF REMAINING LANDS PARCEL)

EXISTING FOREST IN THE NET TRACT AREA = 31,952 ACRES (68%)
FOREST CLEARING PERMITTED WITHOUT FOREST CONSERVATION MITIGATION REQUIREMENT = 6,783 ACRES
PROPOSED CLEARING (PINEY POINT LANE R/W) = 0.927 ACRES
STORMWATER MANAGEMENT PLANTING MITIGATION PROPOSED (5:1 RATIO) = 5,000 ACRES* (PROVIDED IN FOREST CONSERVATION EASEMENT AREA "C")
TOTAL FOREST CONSERVATION EASEMENT AREA = 36,025 ACRES (AREA A @ 26,254 ACRES; AREA B @ 4,771 ACRES; AND AREA C @ 5,000 ACRES)

*STORMWATER MANAGEMENT MITIGATION REFORESTATION: 5,000 ACRES OF REFORESTATION IS PROVIDED TO MITIGATE FOR FOREST CLEARING (5:1+ RATIO) ASSOCIATED WITH THE CONSTRUCTION OF PINEY POINT LANE AS SHOWN HEREON. THIS MITIGATION RATIO IS CONSISTENT WITH ENVIRONMENTAL SITE DESIGN STRATEGIES IN THE STATE OF MARYLAND AND TALBOT COUNTY CODES. THIS REFORESTATION SHALL BE TREATED AS FOREST CONSERVATION AS ADMINISTERED BY THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING.

GENERAL NOTES

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

THE SHORELINE DEVELOPMENT BUFFER IS LOCATED AND INDICATED 200' FROM MEAN HIGH WATER, THE LANDWARD EDGE OF TIDAL WETLANDS, AND 100' FROM THE TOP OF STREAM BANKS, AND HAS BEEN EXPANDED IN ACCORDANCE WITH §190-139 AND §190-140 OF THE TALBOT COUNTY CODE, AND COMAR 27.01.09.01.E.(7), AS SHOWN HEREON

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 ZONING (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 COUNTY 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.

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.

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.

DELMARVA FOX SQUIRREL (DFS) HABITAT AREAS EXIST IN THE SOUTHEASTERN FORESTED QUADRANT OF THE REMAINING LANDS PARCEL AS CONFIRMED BY MR. TREVOR CLARKE, U.S. FISH AND WILDLIFE SERVICE, ON DECEMBER 15, 2010.

THE TIDAL WETLANDS, NON-TIDAL WETLANDS, STREAMS AND AG DITCHES AS SHOWN HEREON WERE FIELD DELINEATED IN 2010/2011 BY SEAN CALLAHAN, A QUALIFIED PROFESSIONAL WITH LANE ENGINEERING, LLC AND FIELD VERIFIED APRIL 2011 WITH ALAN KAMPMAYER OF THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.

THE WOODS LINE AS SHOWN HEREON WAS TAKEN FROM THE 2013 AERIAL IMAGERY OF TALBOT COUNTY, MARYLAND.

FOREST CONSERVATION NOTES

PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ACTIVITIES AND IF THESE ACTIVITIES ARE TO OCCUR WITHIN 25' OF THE FOREST CONSERVATION AREA(S), NOTIFY THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING (410-770-8030) TO DETERMINE IF TEMPORARY PROTECTIVE DEVICES (SLIT BLAZE WIRE, WOOD AND/OR OTHER FENCING), ARE REQUIRED. IF REQUIRED, DEVICES ARE TO BE INSTALLED AND INSPECTED BY THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ACTIVITY. OWNER MAY BE SUBJECT TO A STOP WORK ORDER, FINES AND/OR PENALTIES, IF WORK COMMENCES PRIOR TO THE INSTALLATION OF PROTECTIVE DEVICES.

PROTECTIVE DEVICES MUST BE SURVEY LOCATED, OR AS DIRECTED BY THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING, THE COUNTY RESERVES THE RIGHT TO MAKE ON-SITE, TREE-BY-TREE DECISIONS WHEN INSPECTING RETENTION AREAS FOR THE CRITICAL ZONE PROTECTION.

MATERIALS AND STOCKPILE AREAS AND OTHER CONSTRUCTION STAGING AREAS SHALL BE LOCATED AT LEAST 25' AWAY FROM THE FOREST CONSERVATION AREA(S).

NOTIFY THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING (410-770-8030) PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY TO SCHEDULE A REVIEW OF LAND DISTURBANCE AND TO DIRECT FINAL SITE STABILIZATION OR REMOVAL OF FOREST PROTECTIVE DEVICES. PROTECTIVE DEVICES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED, OR OTHERWISE DIRECTED, SIGNAGE AND OTHER PERMANENT PROTECTIVE DEVICES SHALL REMAIN IN PERPETUITY.

THE FOREST CONSERVATION AREA(S), AS SHOWN ON THIS FINAL SUBDIVISION PLAT ARE SUBJECT TO A LONG TERM PROTECTION AGREEMENT ENTITLED DEED OF FOREST CONSERVATION EASEMENT AS REFERENCED HEREON. THIS AGREEMENT, WHICH IS IN COMPLIANCE WITH THE TALBOT COUNTY FOREST CONSERVATION ORDINANCE AND UNLESS OTHERWISE SPECIFICALLY NOTED, PRECLUDES MOWING, TRIMMING, CLEARING, REMOVAL OR OTHER DESTRUCTION OF ANY FOREST PLANTS. ENFORCEMENT OF THIS AGREEMENT FALLS UNDER THE JURISDICTION OF THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING. THIS AGREEMENT RUNS PERPETUAL WITH THE PROPERTY, AND IS BINDING UPON THE OWNER(S), THEIR PERSONAL REPRESENTATIVES, HEIRS, SUCCESSORS AND/OR ASSIGNS. THIS AGREEMENT SHALL BE DISCLOSED IN ANY SUBSEQUENT SALE, CONTRACT, LEASE, MORTGAGE, DEED OR OTHER LEGAL PROPERTY INSTRUMENT.

THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING RESERVES THE RIGHT TO INSPECT THE FOREST CONSERVATION AREA(S) AT ANY FUTURE DATE, WITH REASONABLE PRE-NOTIFICATION TO THE PROPERTY OWNER OR THEIR REPRESENTATIVE, AND TO ENFORCE THE PROVISIONS OF THE DEED OF FOREST CONSERVATION EASEMENT.

PROPERTY COVENANTS & RESTRICTIONS

THE REMAINING LANDS PARCEL IS SUBJECT TO A STATE OF MARYLAND, DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION LETTER OF AUTHORIZATION #201261759/12-NT-2106 RELATED TO THE CONSTRUCTION ON PINEY POINT LANE SHOWN HEREON.

LOTS 1, 2, 3, 4 AND THE REMAINING LANDS PARCEL ARE SUBJECT TO A DECLARATION OF RESTRICTIVE COVENANTS RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 2190 AT FOLIO 258 THAT RESTRICTS DISTURBANCE ACTIVITY IN NON-TIDAL WETLANDS, NON-TIDAL WETLAND BUFFERS, STREAMS AND/OR OTHER AREAS OF THE PROPERTY SUBJECT TO A ONE-PERCENT CHANCE OF FLOODING IN ANY GIVEN YEAR.

LOTS 1, 2, 3 & 4 AND THE REMAINING LANDS PARCEL ARE SUBJECT TO A DECLARATION OF ROAD CONSTRUCTION, USE AND MAINTENANCE COVENANTS, RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 2279, AT FOLIO 283.

THE REMAINING LAND PARCEL IS SUBJECT TO A RESERVED LAND AGREEMENT RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 2279, AT FOLIO 274.

THE REMAINING LANDS PARCEL IS SUBJECT TO A FOREST CONSERVATION EASEMENT RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 2279, AT FOLIO 350.

FOREST CONSERVATION EASEMENT "A" OF THE REMAINING LANDS PARCEL IS SUBJECT TO A FOREST CLEARING TIME-FRAME RESTRICTION. THIS FOREST STAND IS CONSIDERED HABITAT FOR THE DELMARVA FOX SQUIRREL (DFS) AND FOREST INTERIOR DWELLING BIRD SPECIES (FIDS). CLEARING OF ANY PORTION OF THIS FOREST AS SHOWN HEREON OR AS MAY OTHERWISE BE APPROVED BY TALBOT COUNTY SHALL OCCUR OUTSIDE THE COMBINED NESTING SEASON OF THESE SPECIES. CLEARING SHALL OCCUR ONLY FROM MAY 18 THROUGH AUGUST 31. CLEARING LIMITS SHALL BE FLAGGED FOR REVIEW BY TALBOT COUNTY OFFICE OF PLANNING AND ZONING (410-770-8030) PRIOR TO COMMENCING CLEARING.

LOTS 1 AND 2 ARE SUBJECT TO A CRITICAL AREA BUFFER PROTECTION AGREEMENT RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 2279, AT FOLIO 361.

LOTS 1 AND 2 AND THE REMAINING LANDS PARCEL ARE SUBJECT TO A CRITICAL AREA BUFFER MANAGEMENT, STORMWATER MANAGEMENT MITIGATION AFForestation AND STREET TREE PLANTING AND MAINTENANCE AGREEMENT DEED OF TRUST AND SURETY DECLARATION RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 2279, AT FOLIO 372.

STREET TREES (14 TOTAL) IN ACCORDANCE WITH SECTION 190-122D OF THE TALBOT COUNTY CODE ARE REQUIRED ALONG THE ROAD FRONTS OF LOTS 1, 2, 3 AND 4 (700 LINEAL FEET TOTAL) AS SHOWN HEREON. IN LIEU OF PLANTING THESE TREES SPORADICALLY WHERE LOT FRONTS OCCUR, THE DEVELOPER SHALL INSTALL THEM ALONG THE WESTERN SIDE OF PINEY POINT LANE AT A 50' SPACING INTERVAL FROM ALMHOUSE ROAD NORTH TO FOREST CONSERVATION EASEMENT AREA "C" AS SHOWN HEREON.

PINEY POINT LANE IS SUBJECT TO AND ESTABLISHED AS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE V, SECTION 190-123 J. (1) OF THE TALBOT CODE.

SURVEYOR'S CERTIFICATE

THE PRESENT OWNERS OF THE LAND OF WHICH THIS SUBDIVISION PLAT IS COMPRISED IS DELAHAY FAMILY LIMITED PARTNERSHIP. THE OWNERS CONCUR WITH ALL NOTATIONS AND REPRESENTATIONS ON THIS PLAT WHICH IS PREPARED AND WILL BE RECORDED AT THEIR REQUEST.

I, JEFFERSON EWELL HUBBARD HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY CHARLOTTE S. DELAHAY TO THE DELAHAY FAMILY LIMITED PARTNERSHIP BY DEED DATED DECEMBER 2, 1995 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 818 AT FOLIO 951; AND THAT ALL MONUMENTS ARE IN PLACE.

THIS PLAT 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.

Signature of Jefferson Ewell Hubbard, Date 12/15
JEFFERSON EWELL HUBBARD
PROPERTY LINE SURVEYOR NO. 363
LANE ENGINEERS, LLC
117 BAY STREET
EASTON, MARYLAND 21601

OWNERS CERTIFICATE

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 SHOWN ON THIS APPLICATION IS BASED UPON THE FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS, AS THE APPLICANT OF THIS DEVELOPMENT PROJECT. WE 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. WE 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 ACTIVITY, WE 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. WE 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.

DELAHAY FAMILY LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS SUBDIVISION PLAT.

DELAHAY FAMILY LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP
BY: CYCLOPS FAMILY, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER
BY: JOHN E. AKRIDGE, III AND SARAH B. AKRIDGE, AS TENANTS BY THE ENTIRETY, MANAGING MEMBER

Signature of John E. Akridge, III, Date 12/15
JOHN E. AKRIDGE, III, MANAGING MEMBER
DATE

Signature of Sarah B. Akridge, Date 12/15
SARAH B. AKRIDGE, MANAGING MEMBER
DATE

Signature of John E. Akridge, III, Date 7/10/15
JOHN E. AKRIDGE, III, MANAGING MEMBER
DATE

Signature of John E. Akridge, III, Date 7/10/15
JOHN E. AKRIDGE, III, MANAGING MEMBER
DATE

TALBOT COUNTY PLANNING AND ZONING SUBAGREEMENT

THIS PLAT REPRESENTS A MAJOR SUBDIVISION OF THE LANDS OF DELAHAY FAMILY LIMITED PARTNERSHIP PREVIOUSLY RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 818, AT FOLIO 951 AND SHOWN ON A PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY" RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 82, AT FOLIO 320.

Signature of Mark Kaulder, Date 7/24/15
MARK KAULDER, TALBOT COUNTY PLANNING COMMISSION PLANNING DIRECTOR, AUTHORIZED AGENT
DATE

TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS

A UTILITY AND DRAINAGE 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 ROAD AND FIFTEEN (15) FEET IN WIDTH (7.5 FEET ON EITHER SIDE) CENTERED ON ALL NEW LINES OF DIVISION AND TEN (10) FEET IN WIDTH ALONG EXISTING BOUNDARY LINES (ENTIRELY ON THE SUBJECT PARCEL) NOT CONTIGUOUS TO ANY ROAD EXCEPT AS SHOWN HEREON.

THE PRIVATE ROAD, DESIGNATED AS PINEY POINT LANE SHALL BE PRIVATELY OWNED AND AS SUCH, THE COUNTY HAS NO RESPONSIBILITY FOR ITS MAINTENANCE OR SAFETY. THE ROAD SHALL BE OWNED BY THE REMAINING LANDS PARCEL AND MAINTAINED AS SPECIFIED IN A DECLARATION OF ROAD CONSTRUCTION, USE AND MAINTENANCE COVENANTS REFERENCED HEREON. SHOULD THE ROAD BE UPGRADED TO COUNTY SPECIFICATIONS FOR PUBLIC ROADS, IN ACCORDANCE WITH THE PROVISIONS OF THE TALBOT COUNTY CODE AND THE DECLARATION OF ROAD CONSTRUCTION USE AND MAINTENANCE COVENANTS, THE COUNTY WILL ASSUME OWNERSHIP OF THE ROAD AND RESPONSIBILITY FOR ITS MAINTENANCE, SAFETY AND INSPECTION.

BUILDING PERMITS FOR ALL LOTS USING PINEY POINT LANE SHALL BE RESTRICTED UNTIL THE COUNTY IS IN RECEIPT OF A NOTARIZED CERTIFICATION FROM THE OWNER AND ROAD CONSTRUCTION CONTRACTOR THAT THE ROAD HAS BEEN CONSTRUCTED ACCORDING TO THE REQUIREMENTS OF THE TALBOT COUNTY CODE AND THE DECLARATION OF ROAD CONSTRUCTION USE AND MAINTENANCE COVENANTS.

THE SHARED DRIVEWAY ACCESS EASEMENT CONTINUING FROM THE END OF PINEY POINT LANE AND SERVING LOTS 1 AND 2 AS SHOWN HEREON SHALL BE CLASSIFIED AS A PRIVATELY OWNED DRIVEWAY FOR WHICH THE COUNTY HAS NO RESPONSIBILITY FOR ITS CONSTRUCTION, MAINTENANCE OR SAFETY. THE DRIVEWAY, WHICH SHALL ALSO PROVIDE NON-RESIDENTIAL ACCESS TO THE REMAINING LAND PARCEL, SHALL BE MAINTAINED AND SERVED BY THE OWNERS OF LOTS 1, 2 AND 3 AND BY THE OWNERS OF LOTS 4 AND 5 IN ACCORDANCE WITH A DECLARATION OF ROAD CONSTRUCTION, USE AND MAINTENANCE COVENANTS REFERENCED HEREON.

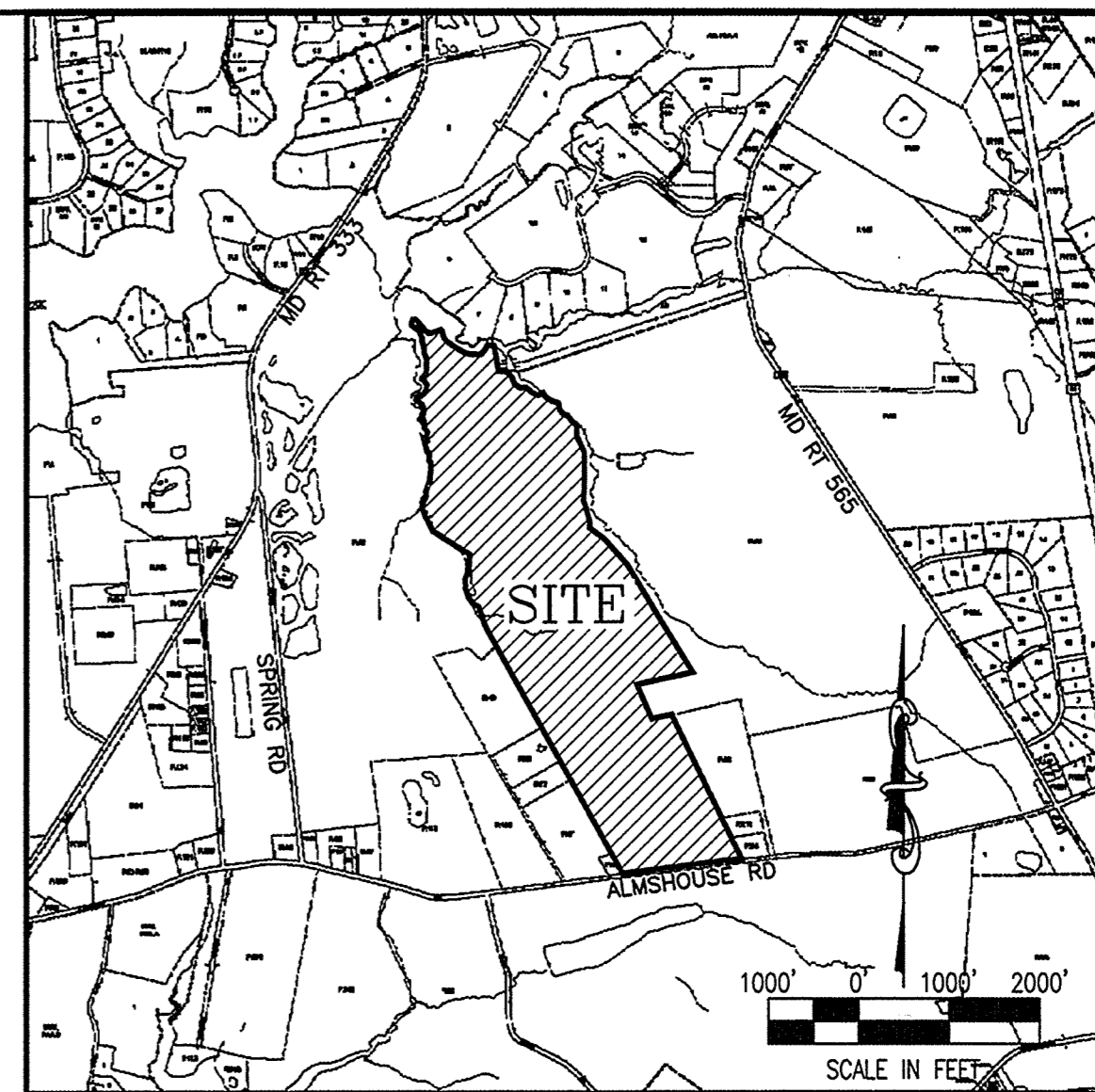
THE REMAINING LANDS PARCEL SHALL BE RESTRICTED FROM NON-AGRICULTURAL ACCESS TO ALMHOUSE ROAD.

LOTS 1, 2, 3 AND 4 SHALL BE DEVELOPED IN ACCORDANCE WITH THE ENVIRONMENTAL SITE DESIGN (ESD) CRITERIA OF THE TALBOT COUNTY STORMWATER MANAGEMENT (SWM) CODE. NON-STRUCTURAL PRACTICES INCLUDING DISCONNECTION OF ROOF-TOP AND NON-ROOFTOP RUNOFF SHALL BE UTILIZED UNLESS OTHERWISE AUTHORIZED BY THE TALBOT COUNTY ENGINEER.

PINEY POINT LANE SHALL BE DEVELOPED AND HAS BEEN DESIGNED IN ACCORDANCE WITH THE ENVIRONMENTAL SITE DESIGN (ESD) CRITERIA OF THE TALBOT COUNTY STORMWATER MANAGEMENT (SWM) CODE. THE MICRO-SCALE ESD PRACTICES UTILIZED TO MANAGE STORMWATER INCLUDE:

- NON-ROOFTOP DISCONNECTION
-FLAT BOTTOM GRASS SWALES WITHIN AND/OR ADJOINING THE PINEY POINT LANE RIGHT-OF-WAY.

Signature of Bob P, Date 7/23/15
TALBOT COUNTY ENGINEER
DATE



VICINITY MAP

Table with columns: No., DATE, DESCRIPTION, BY. Contains revision history for the plat.

Table with columns: No., DATE, DESCRIPTION, BY. Contains revision history for the plat.

TALBOT COUNTY HEALTH DEPARTMENT

LOTS 1, 2, 3 AND 4 AS SHOWN HEREON ARE APPROVED FOR INDIVIDUAL WATER AND SEWERAGE SYSTEMS AND THEIR USE IS IN ACCORDANCE WITH THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN AND MARYLAND DEPARTMENT OF ENVIRONMENT REGULATION 26.04.03. THE HEALTH DEPARTMENT APPROVAL ON THE PLAT CERTIFIES THAT THE LOTS SHOWN HEREON ARE IN COMPLIANCE WITH THE PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE. THIS APPROVAL DOES NOT SERVE AS A SEWAGE DISPOSAL INSTALLATION PERMIT AND THE PROPERTY OWNER IS NOTIFIED THAT HE MUST STILL APPLY FOR AND OBTAIN A SEWAGE DISPOSAL PERMIT BEFORE DEVELOPING THE PROPERTY. AT THE TIME OF PERMIT APPLICATION, THE PROPERTY WILL BE EVALUATED PURSUANT TO COMAR 26.04.02 AND ALL OTHER APPLICABLE LAWS AND REGULATIONS. FURTHERMORE, THE TALBOT COUNTY HEALTH DEPARTMENT MAY REQUIRE MORE DETERMINATIVE INFORMATION ABOUT THE PROPERTY INCLUDING ADDITIONAL TESTING AND EVALUATION.

THE 173,443 ACRE REMAINING LANDS PARCEL AS SHOWN HEREON 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.

Signature of Mary Ann Sherrell, Clerk, Date 7/10/15
MARY ANN SHERRELL, CLERK
TALBOT COUNTY APPROVING AUTHORITY
DATE

Maryland State Records of Talbot County stamp and recording information including date 8/3/15 and reference number MAS 83/452.

Lane Engineering, LLC logo and contact information including address in Easton, MD and phone numbers.

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED HERE:

Notary seal for Jefferson Ewell Hubbard, Property Line Surveyor No. 363, dated 12/15.

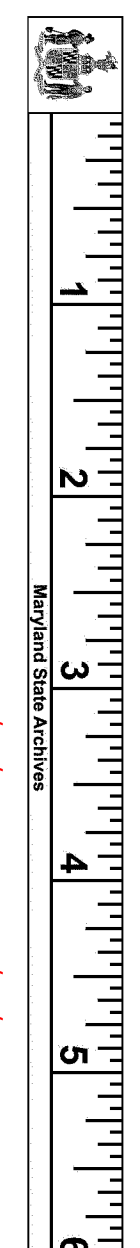
PINEY POINT FARM SUBDIVISION PLAT, FCP #2011-11 AND BMP #M1138 ON THE LANDS OF DELAHAY FAMILY LIMITED PARTNERSHIP. Includes sheet number 1 OF 4, date 5/2/11, and job number 100237.

TALBOT COUNTY CIRCUIT COURT (Plat Book) Plat Book MAS 83, pp. 452-455, NSA_C2399-14505, Date available 2015/07/27. Printed 04/27/2023.

Vertical text on the right edge: 03/02/105

TALBOT COUNTY CIRCUIT COURT (Plat Book) Plat Book MAS 83, pp. 452-455, MSA_C2399-14505. Date available 2015/07/27. Printed 04/27/2023.

Date: 01/21/2015 - 6:31am User: hubbard Project Manager: W.B.S.
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 PLOT: VP-2435-BASE-100237\VP-PLT-100237.dwg



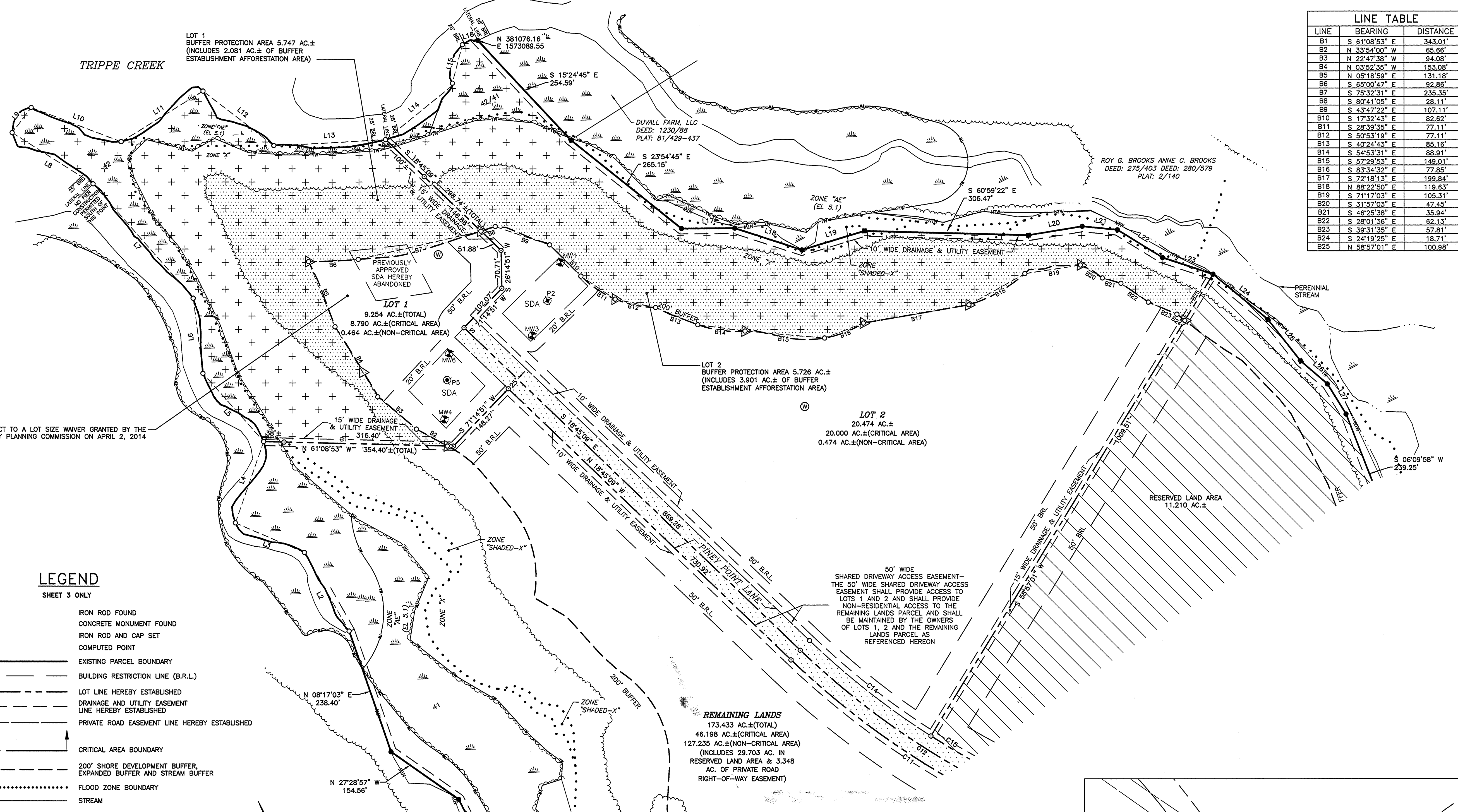
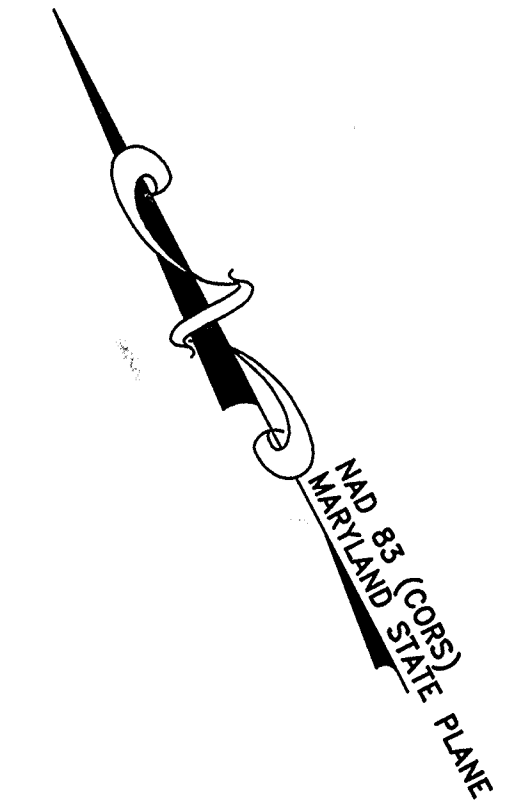
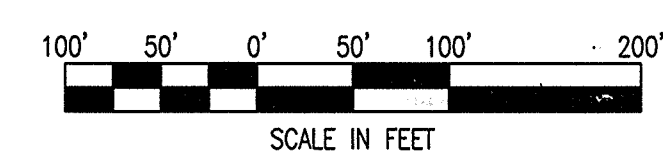
TRIPPE CREEK

LOT 1
 BUFFER PROTECTION AREA 5.747 AC.±
 (INCLUDES 2.081 AC.± OF BUFFER
 ESTABLISHMENT AFFORESTATION AREA)

LOT 1 IS SUBJECT TO A LOT SIZE WAIVER GRANTED BY THE
 TALBOT COUNTY PLANNING COMMISSION ON APRIL 2, 2014

LEGEND
 SHEET 3 ONLY

- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- IRON ROD AND CAP SET
- COMPUTED POINT
- EXISTING PARCEL BOUNDARY
- - - BUILDING RESTRICTION LINE (B.R.L.)
- - - LOT LINE HEREBY ESTABLISHED
- - - DRAINAGE AND UTILITY EASEMENT LINE HEREBY ESTABLISHED
- - - PRIVATE ROAD EASEMENT LINE HEREBY ESTABLISHED
- - - CRITICAL AREA BOUNDARY
- - - 200' SHORE DEVELOPMENT BUFFER, EXPANDED BUFFER AND STREAM BUFFER
- - - FLOOD ZONE BOUNDARY
- - - STREAM
- - - EXISTING TREE LINE
- NON TIDAL WETLANDS
- TIDAL WETLANDS
- APPROVED SEWAGE DISPOSAL AREA
- MONITORING WELL
- PIEZOMETER
- SOIL BORING
- UTILITY POLE
- PROPOSED DRINKING WATER SUPPLY WELL
- RESERVED LAND AREA
- SHARED DRIVEWAY ACCESS EASEMENT
- CRITICAL AREA BUFFER PROTECTION AREA (11.473 ACRES± TOTAL)
- CRITICAL AREA BUFFER ESTABLISHMENT AREA WITHIN OVERALL CRITICAL AREA BUFFER PROTECTION AREA (5.982 ACRES± TOTAL)
- FOREST CONSERVATION EASEMENT AREA
- CRITICAL AREA BUFFER PROTECTION AREA SIGN



LINE TABLE

LINE	BEARING	DISTANCE
B1	S 61°08'53" E	343.01'
B2	N 33°54'00" W	65.66'
B3	N 22°47'38" W	94.08'
B4	N 03°52'35" W	153.08'
B5	N 50°53'19" E	131.18'
B6	S 65°00'47" E	92.86'
B7	S 75°32'31" E	235.35'
B8	S 80°41'05" E	28.11'
B9	S 43°47'22" E	107.11'
B10	S 17°32'43" E	82.62'
B11	S 28°39'35" E	77.11'
B12	S 50°53'19" E	77.11'
B13	S 40°24'43" E	85.16'
B14	S 54°53'31" E	88.91'
B15	S 57°28'53" E	149.01'
B16	S 83°34'32" E	77.85'
B17	S 72°18'13" E	199.84'
B18	N 85°22'50" E	119.63'
B19	S 71°11'03" E	109.31'
B20	S 31°57'03" E	47.45'
B21	S 46°25'38" E	35.94'
B22	S 28°01'36" E	62.13'
B23	S 39°31'35" E	57.81'
B24	S 24°19'25" E	18.71'
B25	N 58°57'01" E	100.98'

REVISIONS

No.	DATE	DESCRIPTION	BY
1	7/6/12	PER TAC NOTICE TO PROCEED DATED 7/7/11	WBS
2	2/12/14	PER NOTICE TO PROCEED, ONE-YEAR EXTENSION LETTER DATED 8/6/13	WBS
3	9/5/14	PER NOTICE TO PROCEED TO TAC DATED 4/3/14	WBS
4	12/18/14	PER TAC NOTICE TO PROCEED DATED 11/20/14	WBS
5	1/19/15	PER CRM NOTICE TO PROCEED DATED 1/9/15	WBS

STATE OF MARYLAND
 Talbot County, MD
 Recorder of Deeds
 Mary Ann Spurrall, Clerk
 Circuit Court for Talbot County

LR - Plat Fee - 5.00
 Subdivision - 5.00
 Subdivision Name: piney point farm 3 of 4
 Reference/Control #: mas 83/454
 Total: 10.00
 97/27/2015 08:26 CC28-03
 9459867 CC0205 - Talbot
 County/CC02.05.01 - Registrar 01

MAS 83/454

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

117 Bay St. Canton, MD 21611 (410) 822-8003
 15 Washington St. Cambridge, MD 21613 (410) 221-0818
 324 Pennsylvania Ave. Centerville, MD 21617 (410) 750-2095

NOT VALID FOR CONSTRUCTION
 UNLESS SIGNED AND DATED HERE:

SEAL
 STATE OF MARYLAND
 JEFFERSON EWELL HERBOLD
 PROPERTY LINE SURVEYOR

J. Eweell 1/2/15
 DATE

**PINEY POINT FARM
 SUBDIVISION PLAT,
 FCP #2011-11 AND
 BMP #M1138
 ON THE LANDS OF
 DELAHAY FAMILY
 LIMITED PARTNERSHIP
 IN THE THIRD ELECTION DISTRICT
 TALBOT COUNTY, MARYLAND
 TAX MAP #8 GRID 16 PARCEL 49**

ISSUED FOR:
 SKETCH PLAN REVIEW 5/2/11 WBS
 PRELIMINARY PLAT REVIEW 7/6/12 WBS
 FINAL PLAT REVIEW 2/12/14 WBS
 FINAL TAC REVIEW 10/10/14 WBS
 CRM REVIEW 12/18/14 WBS
 RECORDED 1/19/15 WBS

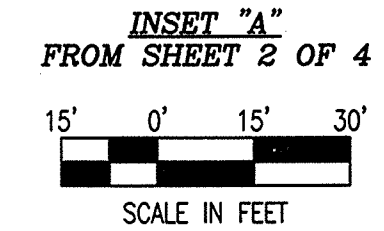
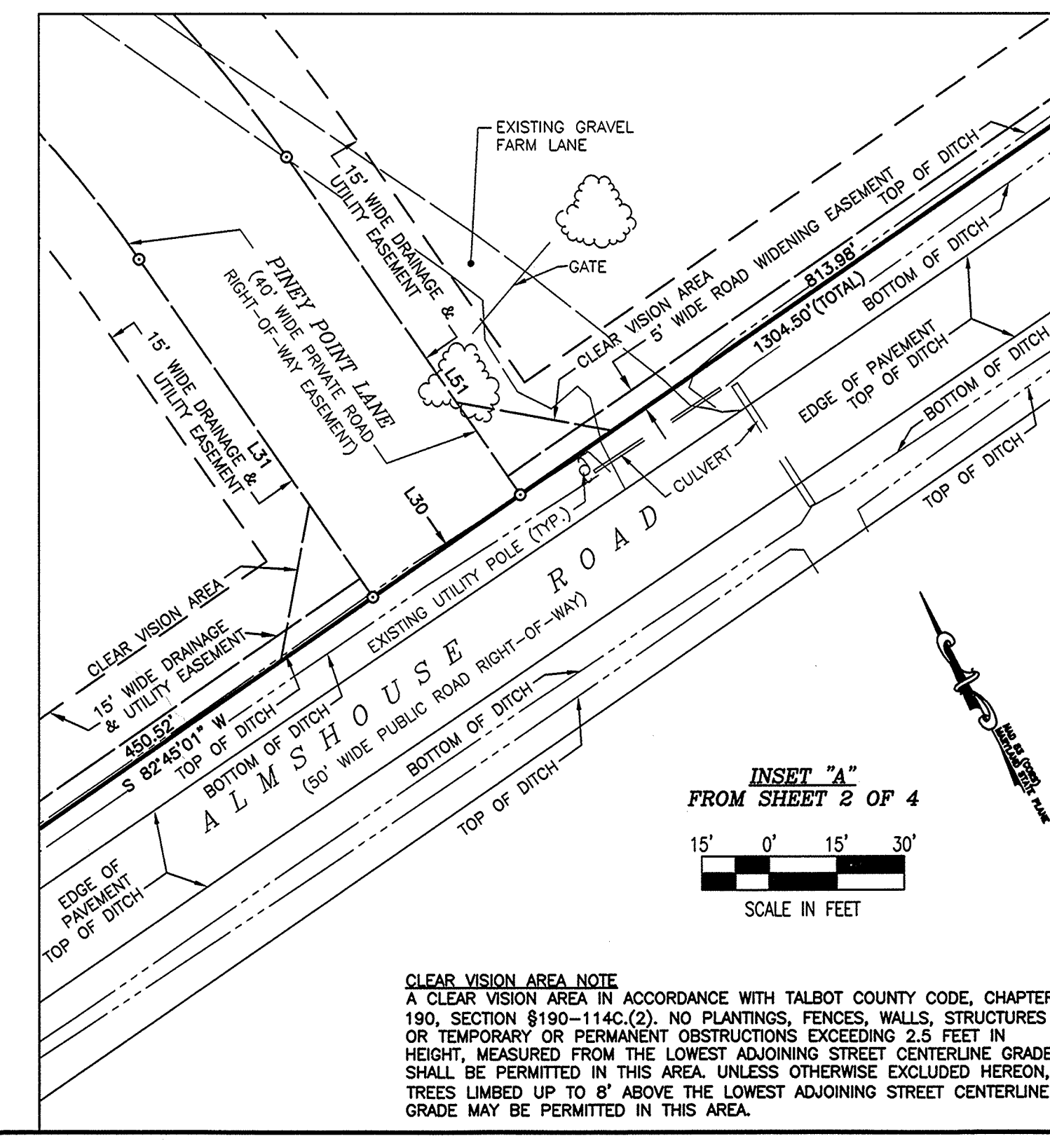
SHEET No. 3 OF 4
 DATE: 5/2/11
 JOB No. 100237
 SCALE: AS NOTED
 FILE No. A295

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 30°24'31" W	70.54'
L2	N 02°11'51" W	188.77'
L3	N 39°18'55" W	140.24'
L4	N 46°41'56" E	160.52'
L5	N 14°18'22" W	170.25'
L6	N 20°02'58" E	141.48'
L7	N 13°43'42" W	283.68'
L8	N 30°12'30" E	179.05'
L9	N 64°25'22" E	59.10'
L10	S 41°46'45" E	179.95'
L11	N 85°45'38" E	179.62'
L12	S 24°59'06" E	166.97'
L13	S 65°29'25" E	208.82'
L14	N 78°20'29" E	159.00'
L15	N 42°14'13" E	80.10'
L16	S 78°12'14" E	39.02'
L17	S 63°02'45" E	99.00'
L18	S 44°30'45" E	132.00'
L19	S 79°30'45" E	122.10'
L20	S 71°53'16" E	101.93'
L21	S 58°49'14" E	66.00'
L22	N 30°49'14" E	99.00'
L23	S 44°19'14" E	99.00'
L24	S 23°06'14" E	132.00'
L25	S 10°50'02" E	99.00'
L26	S 21°50'02" E	66.00'
L27	S 04°20'02" E	66.00'
L30	S 82°45'01" W	40.00'
L31	N 07°14'59" W	81.48'
L51	S 07°14'59" E	91.48'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	TANGENT	CHD. BEARING	CHD. LENGTH
C1	280.00'	82.95'	41.78'	N 15°44'12" W	82.65'
C11	1525.00'	822.03'	421.27'	S 34°11'41" E	812.12'
C12	1500.00'	808.56'	414.36'	S 34°11'41" E	798.80'
C14	1475.00'	288.62'	144.77'	S 24°21'29" E	288.18'
C15	1475.00'	480.74'	240.52'	S 39°18'04" E	478.69'
C22	320.00'	94.80'	47.78'	N 15°44'12" W	94.48'



CLEAR VISION AREA NOTE
 A CLEAR VISION AREA IN ACCORDANCE WITH TALBOT COUNTY CODE, CHAPTER 190, SECTION §190-114C(2), NO PLANTINGS, FENCES, WALLS, STRUCTURES OR TEMPORARY OR PERMANENT OBSTRUCTIONS EXCEEDING 2.5 FEET IN HEIGHT, MEASURED FROM THE LOWEST ADJOINING STREET CENTERLINE GRADE SHALL BE PERMITTED IN THIS AREA, UNLESS OTHERWISE EXCLUDED HEREON. TREES LIMBED UP TO 8' ABOVE THE LOWEST ADJOINING STREET CENTERLINE GRADE MAY BE PERMITTED IN THIS AREA.

P211680

MSA C2399-14505-3

