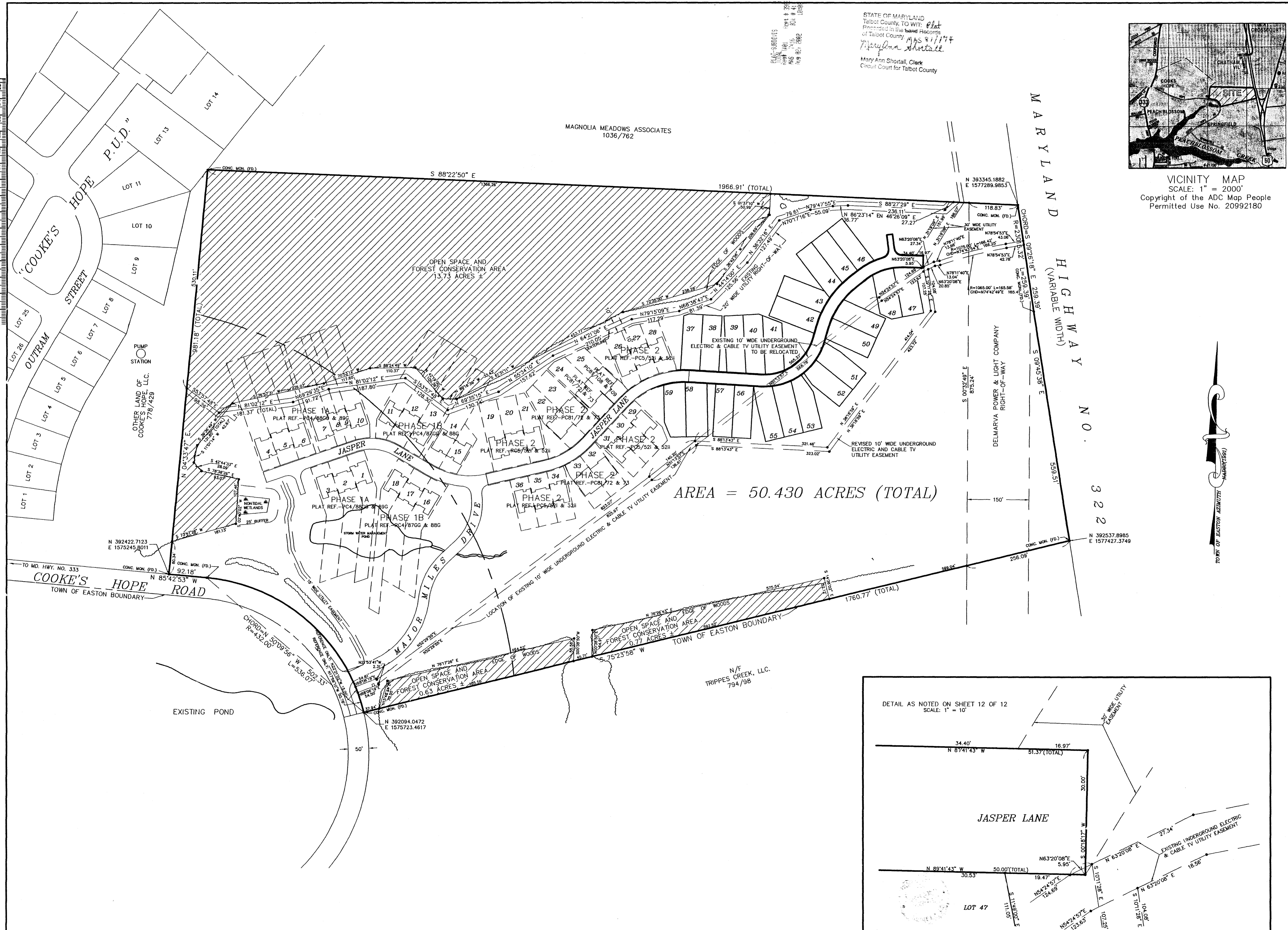


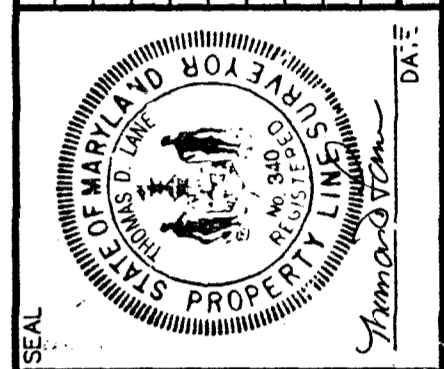
TALBOT COUNTY CIRCUIT COURT Subdivision Plats, TA) Plat Book MAS 81, pp. 174-175, MSA. S1254-3625. Date available 2002/08/02. Printed 07/28/2021.



STATE OF MARYLAND  
Talbot County, TO WIT:  
Recorded in the Land Records  
of Talbot County  
Map 811774  
Mary Ann Shortall  
Mary Ann Shortall, Clerk  
Circuit Court for Talbot County



VICINITY MAP  
SCALE: 1" = 2000'  
Copyright of the ADC Map People  
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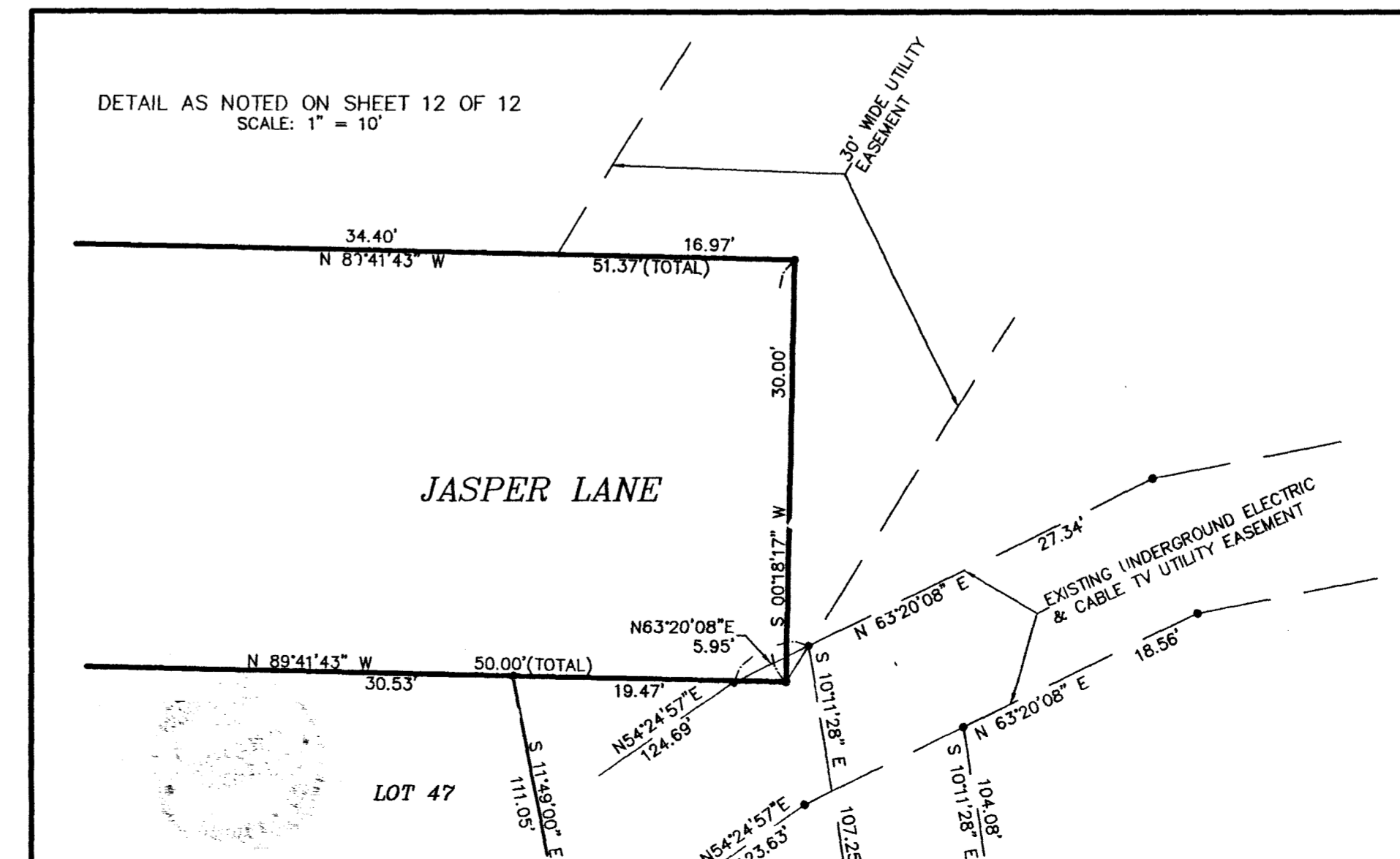


**Lane Engineering, Inc.**  
Civil Engineers -- Land Planning -- Land Surveyors  
408 N. Washington St., Easton, MD 21601 (410) 822-8003 FAX (410) 822-2024  
15 Washington St., Cambridge, MD 21613 (410) 221-0918 FAX (410) 176-9942  
114B West Water St., Centreville, MD 21617 (410) 756-2095 FAX (410) 756-4422

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

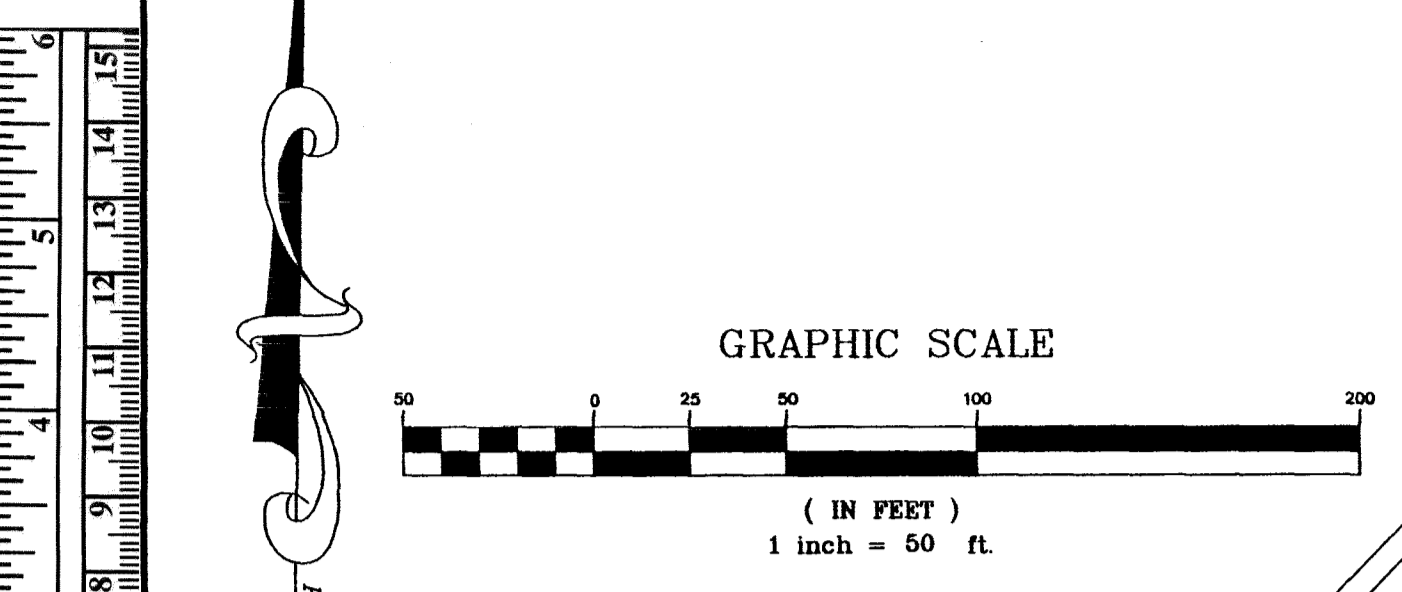
SHEET No. **1 OF 2**  
FILE No. 1041



TOWN OF EASTON (UNINCORPORATED)

82/1/15

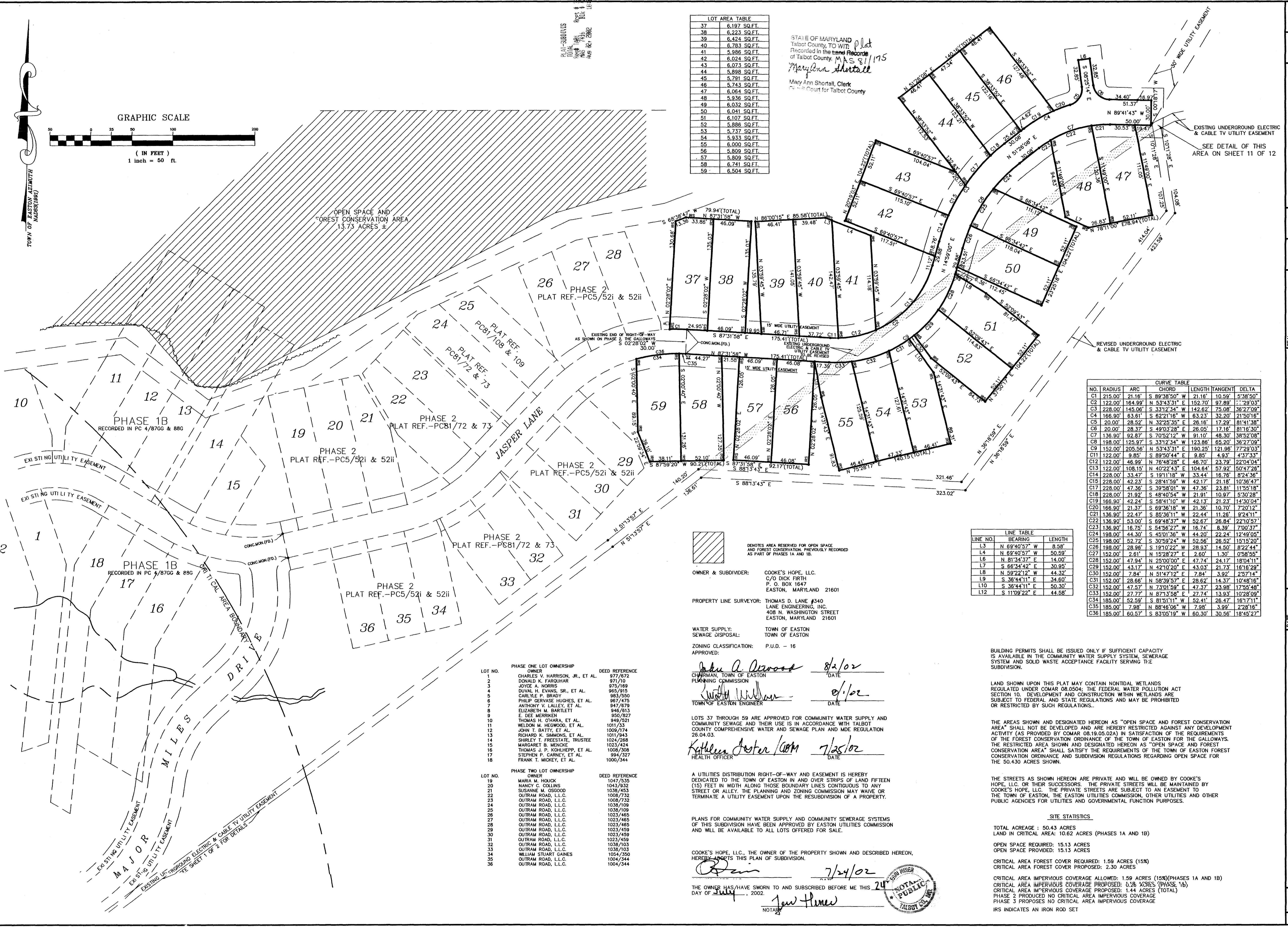
TALBOT COUNTY CIRCUIT COURT Subdivision Plats, (TA) Plat Book MAS 81, pp. 174-175; MSA\_S1254\_3625. Date available 2002/08/02. Printed 07/28/2021.



LOT AREA TABLE

37	6,187 SQ.FT.
38	6,223 SQ.FT.
39	6,424 SQ.FT.
40	6,783 SQ.FT.
41	5,986 SQ.FT.
42	6,024 SQ.FT.
43	6,073 SQ.FT.
44	5,898 SQ.FT.
45	5,791 SQ.FT.
46	5,743 SQ.FT.
47	6,064 SQ.FT.
48	5,936 SQ.FT.
49	6,032 SQ.FT.
50	6,041 SQ.FT.
51	6,107 SQ.FT.
52	5,886 SQ.FT.
53	5,737 SQ.FT.
54	5,933 SQ.FT.
55	6,000 SQ.FT.
56	5,809 SQ.FT.
57	5,809 SQ.FT.
58	6,741 SQ.FT.
59	6,504 SQ.FT.

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



CURVE TABLE

NO.	RADIUS	ARC	CHORD	LENGTH	TANGENT	DELTA
C1	215.00'	21.16'	S 89°38'50" W	21.16'	10.58'	5°38'50"
C2	122.00'	164.99'	N 53°33'31" E	152.70'	97.89'	11°29'03"
C3	228.00'	145.06'	S 33°12'34" W	142.62'	75.08'	36°27'08"
C4	166.90'	63.61'	S 62°21'16" W	63.23'	32.20'	21°50'16"
C5	20.00'	28.52'	N 32°25'35" E	26.16'	17.29'	81°41'38"
C6	20.00'	28.37'	S 49°03'28" E	26.05'	17.16'	81°16'30"
C7	136.90'	92.87'	S 70°52'12" W	91.10'	48.30'	38°52'08"
C8	198.00'	125.97'	S 33°12'34" W	123.86'	65.20'	36°27'08"
C9	152.00'	205.58'	N 53°33'31" E	180.25'	121.86'	17°29'03"
C10	122.00'	9.85'	S 89°50'44" W	9.85'	4.93'	4°37'33"
C11	122.00'	46.99'	N 76°48'28" E	46.70'	23.79'	22°04'04"
C12	122.00'	108.15'	N 40°22'43" E	104.64'	57.92'	50°47'26"
C13	228.00'	33.47'	S 19°11'18" W	33.44'	16.76'	8°24'36"
C14	228.00'	42.23'	S 28°41'59" W	42.17'	21.18'	10°36'47"
C15	228.00'	47.36'	S 39°58'01" W	47.36'	23.81'	11°55'18"
C16	228.00'	21.92'	S 48°40'54" W	21.91'	10.97'	5°30'28"
C17	166.90'	42.24'	N 53°33'31" E	42.13'	21.23'	14°30'04"
C18	122.00'	21.37'	S 69°36'18" W	21.36'	10.70'	7°20'12"
C19	136.90'	22.47'	S 85°36'11" W	22.44'	11.26'	9°24'11"
C20	136.90'	53.00'	S 69°48'37" W	52.67'	26.84'	22°10'57"
C21	136.90'	16.75'	S 54°56'27" W	16.74'	8.39'	7°30'37"
C22	198.00'	44.30'	S 45°01'36" W	44.20'	22.24'	12°49'05"
C23	198.00'	52.72'	S 30°52'24" W	52.56'	26.52'	16°15'20"
C24	198.00'	28.98'	N 53°33'31" E	28.93'	14.59'	8°24'44"
C25	122.00'	2.61'	N 15°28'27" E	2.60'	1.30'	0°58'55"
C26	152.00'	47.94'	N 25°00'00" E	47.74'	24.17'	18°04'11"
C27	152.00'	43.17'	N 42°10'20" E	43.03'	21.73'	16°16'29"
C28	152.00'	7.84'	N 51°47'12" E	7.84'	3.92'	2°57'14"
C29	152.00'	28.66'	N 58°39'57" E	28.62'	14.37'	10°48'16"
C30	152.00'	47.57'	N 73°01'59" E	47.37'	23.98'	17°55'48"
C31	152.00'	27.72'	N 87°13'58" E	27.74'	13.93'	10°28'09"
C32	185.00'	52.91'	S 81°51'11" W	52.41'	28.41'	16°17'11"
C33	185.00'	7.98'	N 88°46'06" W	7.98'	3.99'	2°28'16"
C34	185.00'	60.57'	S 83°05'19" W	60.30'	30.56'	18°45'27"

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

APPROVED: *John A. Overwood* 8/2/02  
 CHAIRMAN, TOWN OF EASTON  
*Walter Wilson* 8/1/02  
 TOWN ENGINEER

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 SEWERAGE PLAN AND WIDE REGULATION 26.04.03.

*Kathleen Foster* 7/25/02  
 HEALTH OFFICER

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. THE PLANNING AND ZONING COMMISSION MAY WAIVE OR TERMINATE A UTILITY EASEMENT UPON THE RESUBDIVISION OF A PROPERTY.

PLANS FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWERAGE 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.

*John Hines* 7/24/02  
 THE OWNER HAS/HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS 24<sup>th</sup> DAY OF July, 2002.

LINE TABLE

LINE NO.	BEARING	LENGTH
L3	N 69°40'57" W	8.58'
L4	N 69°40'57" W	50.59'
L5	N 81°34'37" E	14.00'
L6	S 66°34'42" E	30.95'
L7	N 59°22'12" W	44.32'
L8	S 38°44'11" E	34.60'
L9	S 38°44'11" E	50.30'
L10	S 11°09'22" E	44.58'

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 08.0504; 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 08.19.05.02) 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 (PHASE 1A AND 1B)  
 OPEN SPACE REQUIRED: 15.13 ACRES  
 OPEN SPACE PROVIDED: 15.13 ACRES  
 CRITICAL AREA FOREST COVER REQUIRED: 1.59 ACRES (15%)(PHASES 1A AND 1B)  
 CRITICAL AREA FOREST COVER PROVIDED: 2.30 ACRES  
 CRITICAL AREA IMPERVIOUS COVERAGE ALLOWED: 1.59 ACRES (15%)(PHASES 1A AND 1B)  
 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

PHASE ONE LOT OWNERSHIP

LOT NO.	OWNER	DEED REFERENCE
1	CHARLES V. HARRISON, JR., ET AL	977/872
2	DONALD K. FARQUHAR	971/710
3	JOYCE A. NORRIS	975/169
4	DIVAL H. EVANS, SR., ET AL	965/915
5	CARLYLE P. BRADY	983/550
6	PHILIP GERVAISE HUGHES, ET AL	987/475
7	ANTHONY V. LALLEY, ET AL	947/679
8	ELIZABETH M. BARTLETT	946/613
9	E. DEE MERRICH	950/927
10	THOMAS H. O'HARA, ET AL	949/521
11	WELDON M. HEGWOOD, ET AL	1011/33
12	JOHN T. BATTY, ET AL	1009/174
13	RICHARD K. SIMMONS, ET AL	1011/843
14	SHIRLEY T. FREESTATE, TRUSTEE	1024/268
15	MARGARET B. WENCKE	1023/424
16	THOMAS J. P. KOHLHEPP, ET AL	1008/308
17	STEPHEN P. CARNEY, ET AL	994/327
18	FRANK T. WICKEY, ET AL	1000/344

PHASE TWO LOT OWNERSHIP

LOT NO.	OWNER	DEED REFERENCE
19	MARIA M. HOUCK	1047/535
20	NANCY C. COLLINS	1043/932
21	SUSANNE M. OSGOOD	1038/453
22	OUTRAM ROAD, L.L.C.	1008/732
23	OUTRAM ROAD, L.L.C.	1038/732
24	OUTRAM ROAD, L.L.C.	1038/709
25	OUTRAM ROAD, L.L.C.	1038/709
26	OUTRAM ROAD, L.L.C.	1023/465
27	OUTRAM ROAD, L.L.C.	1023/465
28	OUTRAM ROAD, L.L.C.	1023/465
29	OUTRAM ROAD, L.L.C.	1023/459
30	OUTRAM ROAD, L.L.C.	1023/459
31	OUTRAM ROAD, L.L.C.	1023/459
32	OUTRAM ROAD, L.L.C.	1038/103
33	OUTRAM ROAD, L.L.C.	1038/103
34	WILLIAM STUART GAMES	1054/350
35	OUTRAM ROAD, L.L.C.	1004/344
36	OUTRAM ROAD, L.L.C.	1004/344

DATE: 05-28-02  
 SCALE: 1" = 50'  
 JOB NO.: D10714  
 DRAWN BY: J.W.B.  
 DATE: 7/24/02  
 TOWN: TOWN OF EASTON  
 GRID: GRID 10  
 PARCEL: PARCEL 268 (PART OF)  
 COUNTY: TALBOT COUNTY, MARYLAND

**FINAL PLAT PHASE 3 THE GALLOWAYS**

TAX MAP 42  
 SHEET No. 2 OF 2  
 FILE No. 1041

LANE ENGINEERING, Inc.  
 Civil Engineers - Land Planning - Land Surveyors

1148 West Water St., Cambridge, MD 21613 (410) 221-0818 FAX (410) 476-9842  
 408 N. Washington St., Easton, MD 21613 (410) 221-0818 FAX (410) 476-9842  
 E-mail: info@lane.com