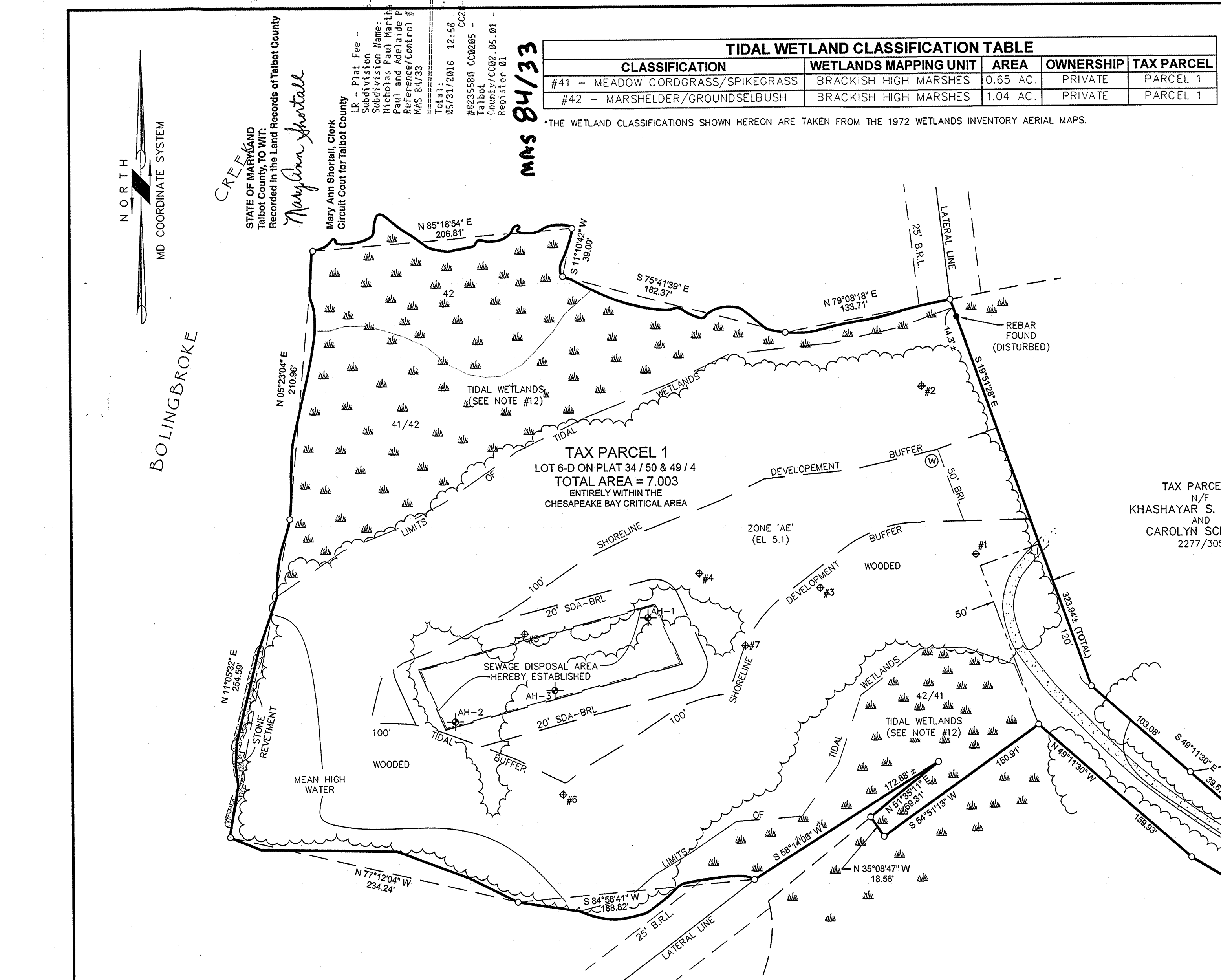


TALBOT COUNTY CIRCUIT COURT (Plat Book) Plat Book MAS 84, p. 33, MSA, C2399-14584. Date available 2016/05/31. Printed 06/02/2021.



TIDAL WETLAND CLASSIFICATION TABLE

CLASSIFICATION	WETLANDS MAPPING UNIT	AREA	OWNERSHIP	TAX PARCEL
#41 - MEADOW CORDGRASS/SPIKEGRASS	BRACKISH HIGH MARSHES	0.65 AC.	PRIVATE	PARCEL 1
#42 - MARSH/ELDER/GROUNDSELBUSH	BRACKISH HIGH MARSHES	1.04 AC.	PRIVATE	PARCEL 1

*THE WETLAND CLASSIFICATIONS SHOWN HEREON ARE TAKEN FROM THE 1972 WETLANDS INVENTORY AERIAL MAPS.

GENERAL NOTES:

- OWNER: NICHOLAS N. PAUL, MARTHA M. PAUL, & ADELAIDE S. PAUL
210 LA CAVA PLACE
EL CAJON, CALIFORNIA 92019
858-254-9218
- TAX MAP 64, GRID 3, TAX PARCEL 1
- TAX ACCOUNT No.: 03-131130
- DEED REFERENCE: LIBER 2278, FOLIO 411, PLAT 49/4 & 34 / 50
- ZONING: RC, RURAL CONSERVATION (CRITICAL AREA DESIGNATION: RCA)
- RC: 50' FRONT, 50' REAR, 50' SIDE, 20' SDA, NON-TIDAL WETLANDS: 25', TIDAL WETLANDS/MHW: 100', LATERAL LINE SETBACK: 25'
- MINIMUM LOT SIZE: RC ZONE - 2 ACRES
- MINIMUM LOT WIDTH: 200'
- ANY PROPOSED DEVELOPMENT DISTURBING MORE THAN 1/2 ACRE (21,780 SQ.FT.) SHALL REQUIRE A SITE SPECIFIC EROSION AND SEDIMENT CONTROL PLAN AND APPROVAL BY TALBOT COUNTY SOIL CONSERVATION DISTRICT.
- TOTAL FOREST ACREAGE WITHIN THE CRITICAL AREA BOUNDARY: 4.269 ACRES.
- THE PROPERTY SHOWN HEREON IS LOCATED ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA (DESIGNATION RCA).
- THE LIMITS OF MEAN HIGH WATER AND TIDAL WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY M. STARK MCGLAUGHLIN, QUALIFIED PROFESSIONAL, ON JULY 29, 2015 AND FIELD LOCATED BY FINK, WHITTEN & ASSOCIATES, LLC ON AUGUST 28, 2015.
- THE AREA CONTIGUOUS TO THE LIMITS OF TIDAL WETLANDS IS MAPPED AS A HYDRIC SOIL PER THE USDA SOIL MAP. PER SOIL SAMPLES TAKEN 2 / 29 / 2016 BY M. STARK MCGLAUGHLIN, QUALIFIED PROFESSIONAL, THE SOIL CONTIGUOUS TO THE 100' BUFFER WAS DETERMINED TO BE NON-HYDRIC.

TALBOT COUNTY DEPARTMENT OF PLANNING AND ZONING:

THE PURPOSE OF THIS PLAT IS TO ESTABLISH TAX PARCEL 1, LANDS OF NICHOLAS N. PAUL, MARTHA M. PAUL, AND ADELAIDE S. PAUL AS A BUILDABLE LOT, PREVIOUSLY RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY AT LIBER 2278, FOLIO 411 AND THE PLAT RECORDS OF TALBOT COUNTY PLAT BOOK 49, PAGE 4.

Maury Kasperdany 5/26/2016
TALBOT COUNTY PLANNING OFFICER DATE

TALBOT COUNTY HEALTH DEPARTMENT:

TAX PARCEL 1 AS SHOWN HEREON IS INITIALLY APPROVED FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. THE SEWAGE DISPOSAL AREA AS SHOWN HEREON IS THE ONLY AREA THAT HAS BEEN EVALUATED. THIS NOTICE 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 THE ENVIRONMENTAL ARTICLE OF THE ANNOTATED CODE OF MARYLAND, SECTION 9-217. 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.

THIS REVISION PLAT HAS BEEN APPROVED BY THE TALBOT COUNTY HEALTH DEPARTMENT.

James J. Moore, Sr. M.D. 5/26/16
TALBOT COUNTY APPROVING AUTHORITY DATE

COVERAGE CALCULATIONS, CRITICAL AREA (RC ZONE)

LOT AREA = 305,091 SQ.FT. (7.003 ACRES)
15% LOT COVERAGE ALLOWED = 45,764 SQ.FT.
EXISTING LOT COVERAGE = 7,629 SQ.FT. (DRIVEWAY)
REMAINING ALLOWABLE LOT COVERAGE = 38,135 SQ.FT.

CRITICAL AREA DEVELOPMENT RIGHTS CALCULATIONS (RC ZONE)

TAX PARCEL 1 (PLAT PARCEL 6-D) = 7.003 ACRES
DEVELOPMENT RIGHTS PERMITTED = 1 (PER PLAT 49/4)
DEVELOPMENT RIGHTS UTILIZED WITH THIS REVISION PLAT = 1 (UPGRADE TO BUILDABLE LOT)
DEVELOPMENT RIGHTS REMAINING = 0

DEVELOPMENT RIGHTS NOTE:

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.

NONTIDAL WETLAND DISCLAIMER:

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 AS SHOWN ON THIS APPLICATION ARE 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 WETLAND 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.

U.S. FISH AND WILDLIFE REVIEW STATEMENT:

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 ADMINISTERS REGULATIONS DESIGNED TO PROTECT THESE THREATENED AND ENDANGERED SPECIES AND THEIR HABITATS. AS THE APPLICANT FOR THIS DEVELOPMENT ACTIVITY, I 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. I 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.

CLEARING AND SCD STATEMENT:

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 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.

TREE CUTTING & CLEARING NOTE:

CUTTING AND CLEARING OF TREES WITHIN TALBOT COUNTY IS SUBJECT TO REVIEW BY THE TALBOT COUNTY DEPARTMENT OF PLANNING AND ZONING OFFICE. PLEASE CONTACT THE TALBOT COUNTY DEPARTMENT OF PLANNING AND ZONING AT (410) 770-8030 FOR FURTHER INFORMATION.

CLEARING IN THE BUFFER NOTE:

CLEARING OR REMOVAL OF NATURAL VEGETATION WITHIN THE SHORELINE DEVELOPMENT BUFFER, EXPANDED BUFFER OR TRIBUTARY STREAM BUFFER IS PROHIBITED.

FIDS STATEMENT:

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.

CRITICAL AREA STATEMENT:

THIS PROPERTY SHOWN HEREON IS LOCATED ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA ON LANDS DESIGNATED AS RESOURCE CONSERVATION AREA.

AGRICULTURAL STATEMENT:

BY ACCEPTANCE OF THE DEED TO THIS PROPERTY, EACH LOT OWNER OR THEIR SUCCESSORS OR ASSIGNS, HEREBY ACKNOWLEDGE THAT THEY ARE AWARE 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.

FLOOD ZONE INFORMATION:

THE PORTION OF THE PROPERTY SHOWN HEREON IN FLOOD ZONE 'AE' (5.1) IS ESTIMATED TO HAVE A ONE PERCENT ANNUAL CHANCE OF BEING INUNDATED BY A FLOOD AS SHOWN ON THE FLOOD INSURANCE RATE MAPS COMMUNITY 240066, PANEL No. 2404100435C FOR TALBOT COUNTY, MARYLAND. THEREFORE, ANY DEVELOPMENT, TO INCLUDE NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT ON THE PROPERTY WITHIN THE SPECIAL FLOOD HAZARD AREA IS SUBJECT TO FEDERAL, STATE AND LOCAL REGULATIONS WHICH MAY INCLUDE FLOOD INSURANCE IN ACCORDANCE WITH THE PROVISIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C.

FLOODPLAIN LEGEND:

AE - 1% ANNUAL CHANCE FLOODPLAIN
SHADED X - 0.2% ANNUAL CHANCE FLOODPLAIN
OTHER - 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.

LEGEND:

EX. = EXISTING
BRL = BUILDING RESTRICTION LINE
MHW = MEAN HIGH WATER
PB = PLAT BOOK
REF = REFERENCE
▲ = TIDAL WETLANDS SYMBOL
SDA = SEWAGE DISPOSAL AREA
⊕ = PROPOSED DRINKING WATER SUPPLY WELL
⊕ = SDA TEST POINT
— = EXISTING PAVED SURFACE

"AE" = FLOOD ZONE LINES & LABELS (TYPICAL)
SHADED X = FLOOD ZONE LINES & LABELS (TYPICAL)

○ = COMPUTED POINT
● = REBAR FOUND
⊕ = SOIL SAMPLE TEST SITE (SEE NOTE #13)
— = 50' WIDE PRIVATE RIGHT OF WAY LINE

OWNERS DECLARATION:

THE PRESENT OWNERS OF THE LAND OF WHICH THIS REVISION IS COMPRISED IS NICHOLAS N. PAUL, MARTHA M. PAUL, AND ADELAIDE S. PAUL. THE OWNERS CONCUR WITH ALL NOTATIONS AND REPRESENTATIONS ON THIS PLAT WHICH IS PREPARED AND WILL BE RECORDED AT THEIR REQUEST.

I, NICHOLAS N. PAUL, OWNER OF TAX MAP 64, GRID 3, PARCEL 1 AS SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF REVISION.

Nicholas N. Paul 5-24-16
NICHOLAS N. PAUL DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 24TH DAY OF May 2016.

Elizabeth M. Fink
NOTARY MY COMMISSION EXPIRES: 3/21/2020

I, MARTHA M. PAUL, OWNER OF TAX MAP 64, GRID 3, PARCEL 1 AS SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF REVISION.

Marttha M. Paul 5-24-16
MARTHA M. PAUL DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 24TH DAY OF May 2016.

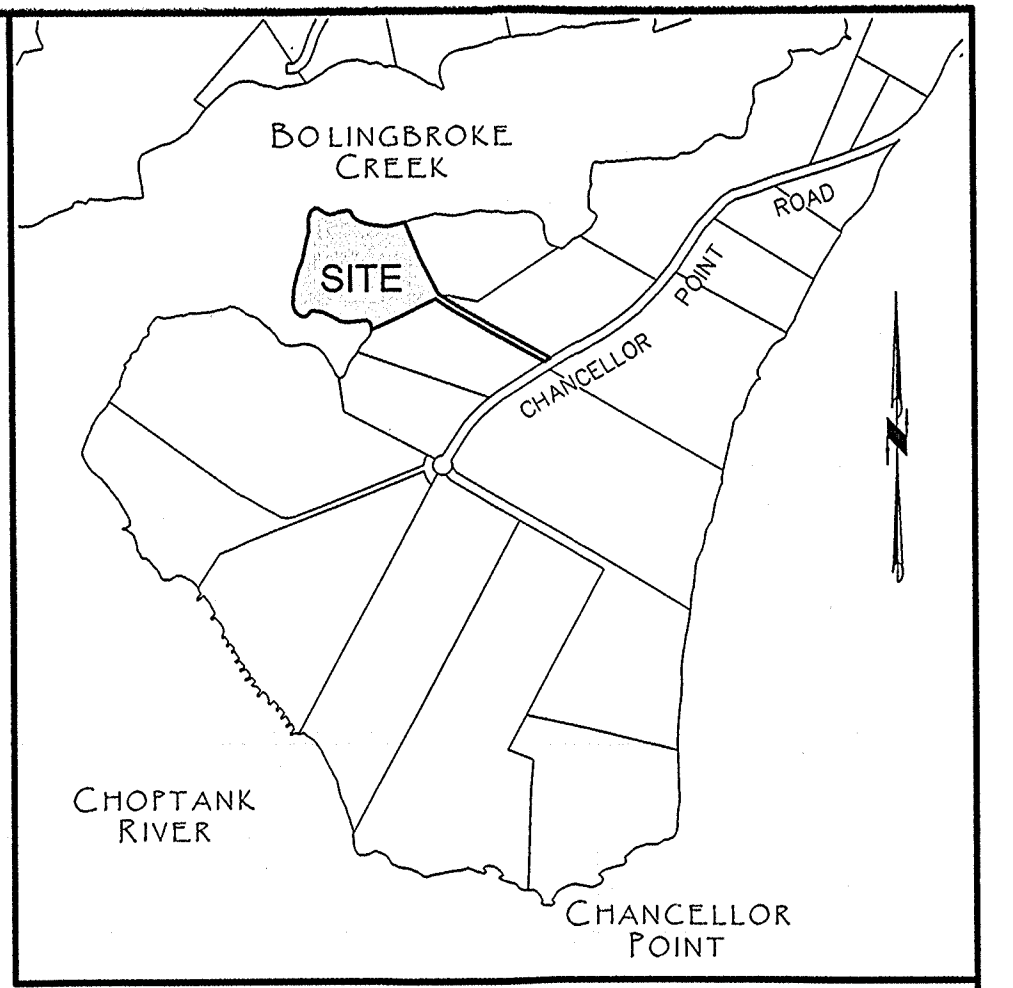
Elizabeth M. Fink
NOTARY MY COMMISSION EXPIRES: 3/21/2020

I, ADELAIDE S. PAUL, OWNER OF TAX MAP 64, GRID 3, PARCEL 1 AS SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF REVISION.

Adelaide S. Paul 5-24-16
ADELAIDE S. PAUL DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 24TH DAY OF May 2016.

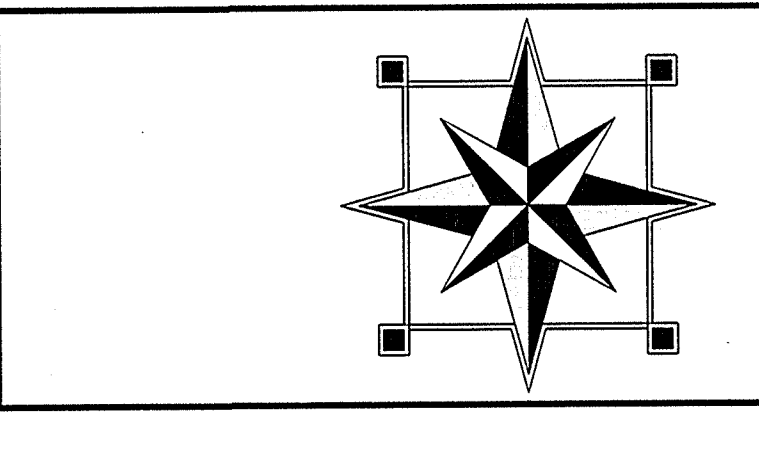
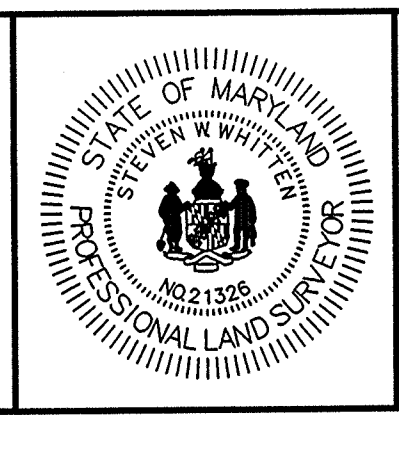
Elizabeth M. Fink
NOTARY MY COMMISSION EXPIRES: 3/21/2020



SURVEYOR'S CERTIFICATE:

I, STEVEN W. WHITTEN, HEREBY CERTIFY THAT THE FINAL PLAT HEREON IS CORRECT; THAT IT IS A REVISION OF THE LAND CONVEYED BY NICHOLAS N. PAUL, TO NICHOLAS N. PAUL, MARTHA M. PAUL, AND ADELAIDE S. PAUL BY DEED DATED JULY 6, 2015 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 2278, FOLIO 411, AND THAT ALL MONUMENTS ARE IN PLACE. I ALSO CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND COMPLIES WITH SECTION 09.13.06.12 OF THE ANNOTATED CODE OF MARYLAND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF REVIEW OF AN ABSTRACT OF TITLE.

Steven W. Whitten 05 / 17 / 2016
STEVEN W. WHITTEN DATE
PROFESSIONAL LAND SURVEYOR MD. NO. 21326
CURRENT LICENSE RENEWS/EXPIRES: 1/8/2017



FINK, WHITTEN & ASSOCIATES, LLC.

LAND SURVEYING CIVIL ENGINEERING ENVIRONMENTAL
LAND PLANNING PERMITTING CONSULTING

EASTON 410-822-8484
6626 Brooks Drive Unit 103
Easton, Maryland 21601

CAMBRIDGE 410-228-8885
108 Dorchester Avenue
Cambridge, Maryland 21613

www.FINKWHITTEN.com

DATE	REVISION
04 / 22 / 16	REVISED PER NTP COMMENTS DATED 12/18/2015
05 / 17 / 16	REVISED PER NTP COMMENTS DATED 05 / 03 / 16

REVISION PLAT

OF THE LAND OF
NICHOLAS N. PAUL, MARTHA M. PAUL,
-AND-
ADELAIDE S. PAUL

TAX MAP 64, GRID 3, PARCEL 1
IN THE THIRD ELECTION DISTRICT
TALBOT COUNTY, MARYLAND

DRAWN BSF CHECKED SWW
DATE 10 / 28 / 2015
SCALE 1" = 60'
JOB NO. T-64-3-1

P216246

MSA C2399-14584