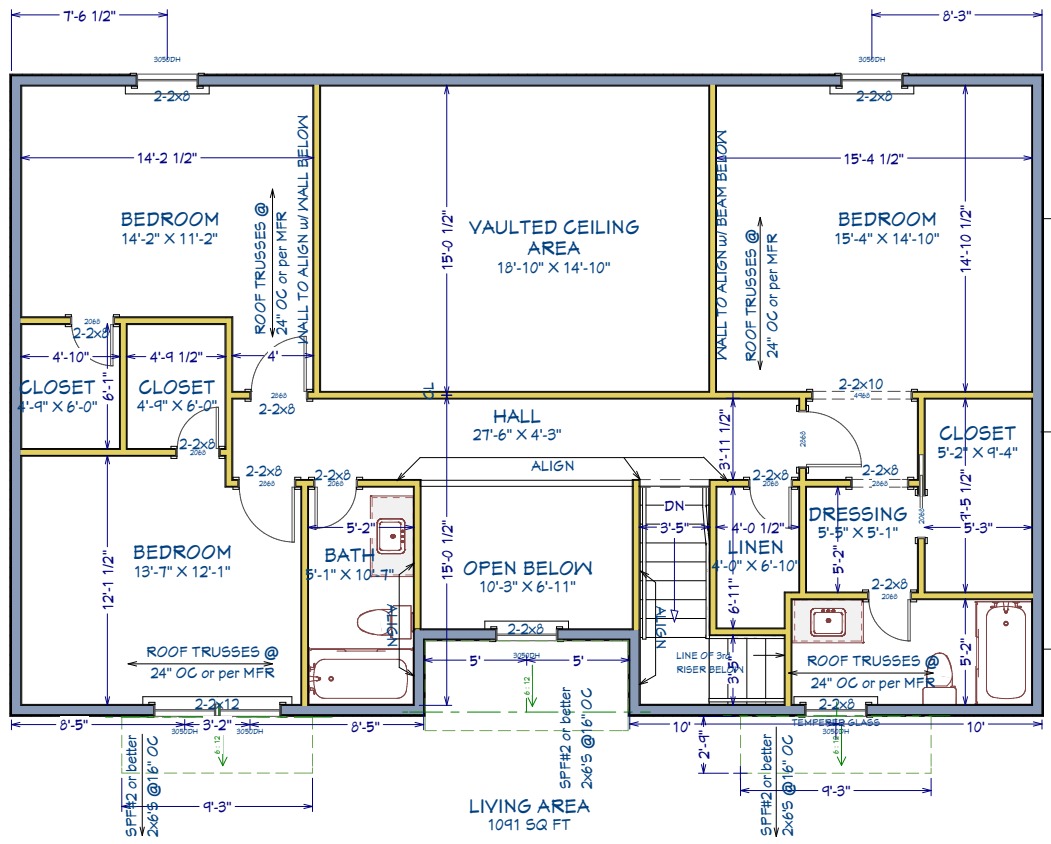


CHANCELLORS POINT ROAD

Trappe, MD



WWW.CHANCELLORSPOINTROAD.COM



GENERAL NOTES

ALL DIMENSIONS ARE TO ROUGH FRAMING OR CENTERLINES

ALL NEW WINDOWS (drwgs ref ANDERSEN) and DOORS (TBS) SHALL MEET Applicable Egress Req's and Energy Req's per TABLE N1102.1 sheet F-1

ALL FLOORS & LANDINGS @ EXTERIOR DOORS SHALL COMPLY w/ SECT. R311.3

ALL STAIRS SHALL COMPLY w/ SECT. R311.7
MAX RISER HT 7 3/4"
MIN TREAD DEPTH 10"

Exterior wall construction to be 2x6 w/ R-21 min insulation.

Interior wall construction to be 2x4. Coord sound insulation req's and finishes with owner.

ALL EXTERIOR WALL DESIGN & FASTENING SHALL CONFORM to CODE SECT. R602.3
TYPICAL WALL CONSTRUCTION SHALL CONFORM to CODE FIGURES R602.3(1-2)

Builder shall verify dimensions at ganged windows to conform to OWNER specified WINDOW MFR clearances/details. Adjust as required

TYPICAL HEADER SIZES (min) GC MAY OPT FOR UPGRADE TABLES R602.7(1-2)

2-2x8	up to 4'
2-2x10	up to 6'
2-2x12	up to 8'
3-2x12	up to 10'
over 10'	LVL per BLDR Eng.

LVL & TRUSS MFR / SUPPLIER shall provide stamped and signed Structural Eng. drawings for pertinent inspection(s). To be requested upon order and submitted with delivery

STRUCTURAL ENGINEERING PLANS and/or CODES SUPERCEDE THESE DRAWINGS

NO.	DESCRIPTION	BY	DATE
	REVIEW		10/29/20
	PERMIT		11/18/20

DRAWINGS PROVIDED BY:
ANH Designs
Ann Haines
410-529-2452
annahaines@verizon.net

DRAWINGS PROVIDED ARE DESIGN INTENT ONLY. ALL CONFORM W/ ALL APPLICABLE CODES AND PROVIDE BEST PRACTICE SERVICES.

MAP GRID PARCEL

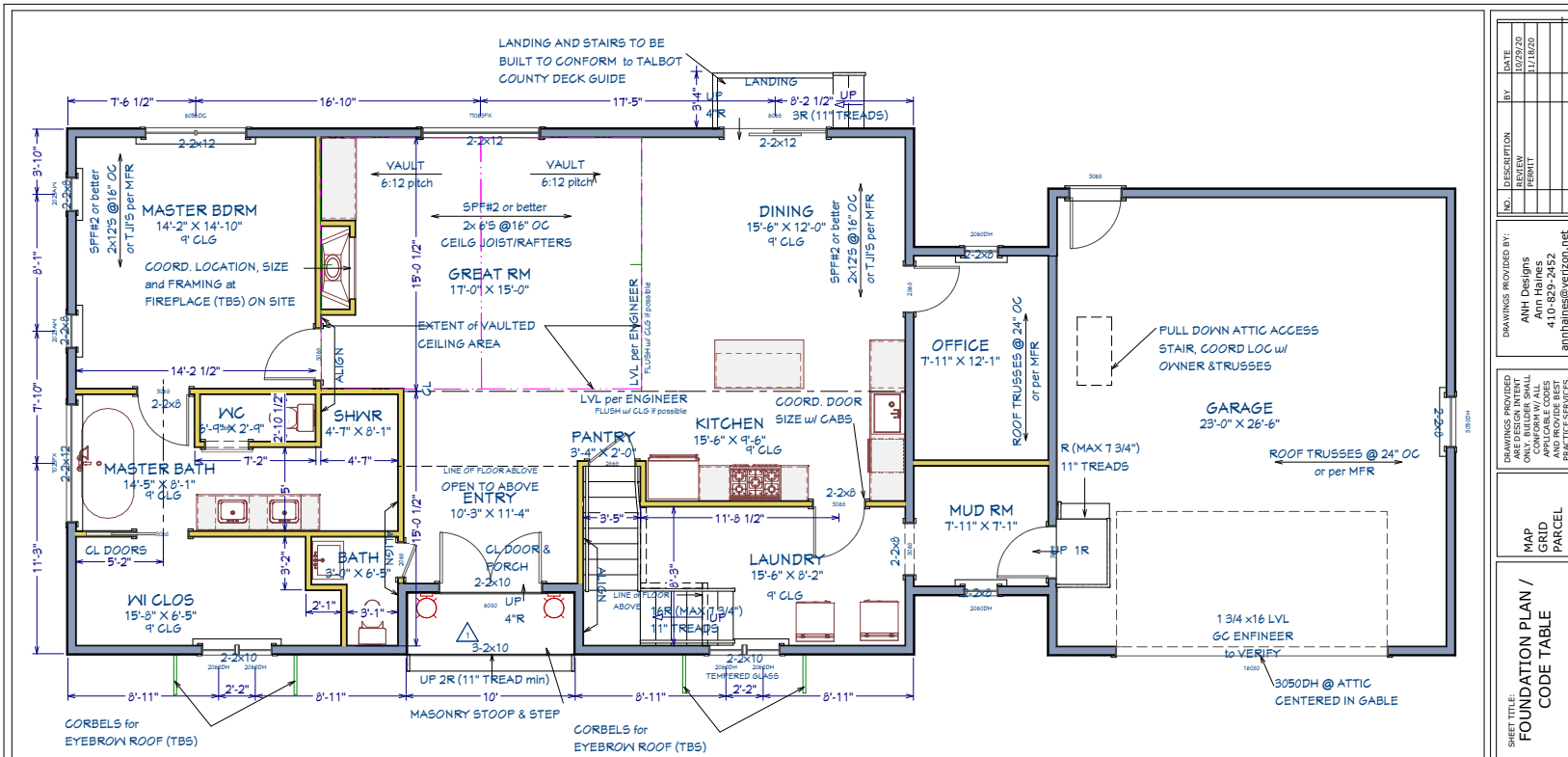
SHEET TITLE
ARCHITECTURAL PLAN
SECOND FLOOR

PROJECT DESCRIPTION:
MOORE HOUSE (2)

SCALE:
1/4"=1'-0"

SHEET:

A-2



GENERAL NOTES

ALL DIMENSIONS ARE TO ROUGH FRAMING OR CENTERLINES

ALL NEW WINDOWS (drwgs ref ANDERSEN) and DOORS (TBS) SHALL MEET Applicable Egress Req's and Energy Req's per TABLE N1102.1 sheet F-1

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Exterior wall construction to be 2x6 w/ R- 21 min insulation.
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- 2-2x12 up to 8'
- 3-2x12 up to 10'
- over 10' LVL per BLDR Eng.

LVL & TRUSS MFR / SUPPLIER shall provide stamped and signed Structural Eng. drawings for pertinent inspection(s). To be requested upon order and submitted with delivery
STRUCTURAL ENGINEERING PLANS and/ or CODES SUPERCEDE THESE DRAWINGS

NO.	DESCRIPTION	DATE	BY
1	PERMIT	11/18/20	
DRAWINGS PROVIDED BY: ANH Designs Ann Haines 410-869-2452 annah@anhdesigns.com annahdesigns@verizon.net			
DRAWINGS PROVIDED ONLY. BUILDER SHALL VERIFY ALL APPLICABLE CODES AND PROVIDE BEST PRACTICE SERVICES.			
MAP GRID PARCEL			
SHEET TITLE: FOUNDATION PLAN / CODE TABLE			
PROJECT DESCRIPTION: MOORE HOUSE (2)			
SCALE: 1/4" = 1'-0"			
SHEET: A-1			

BEDROOMS

4

BATHROOMS

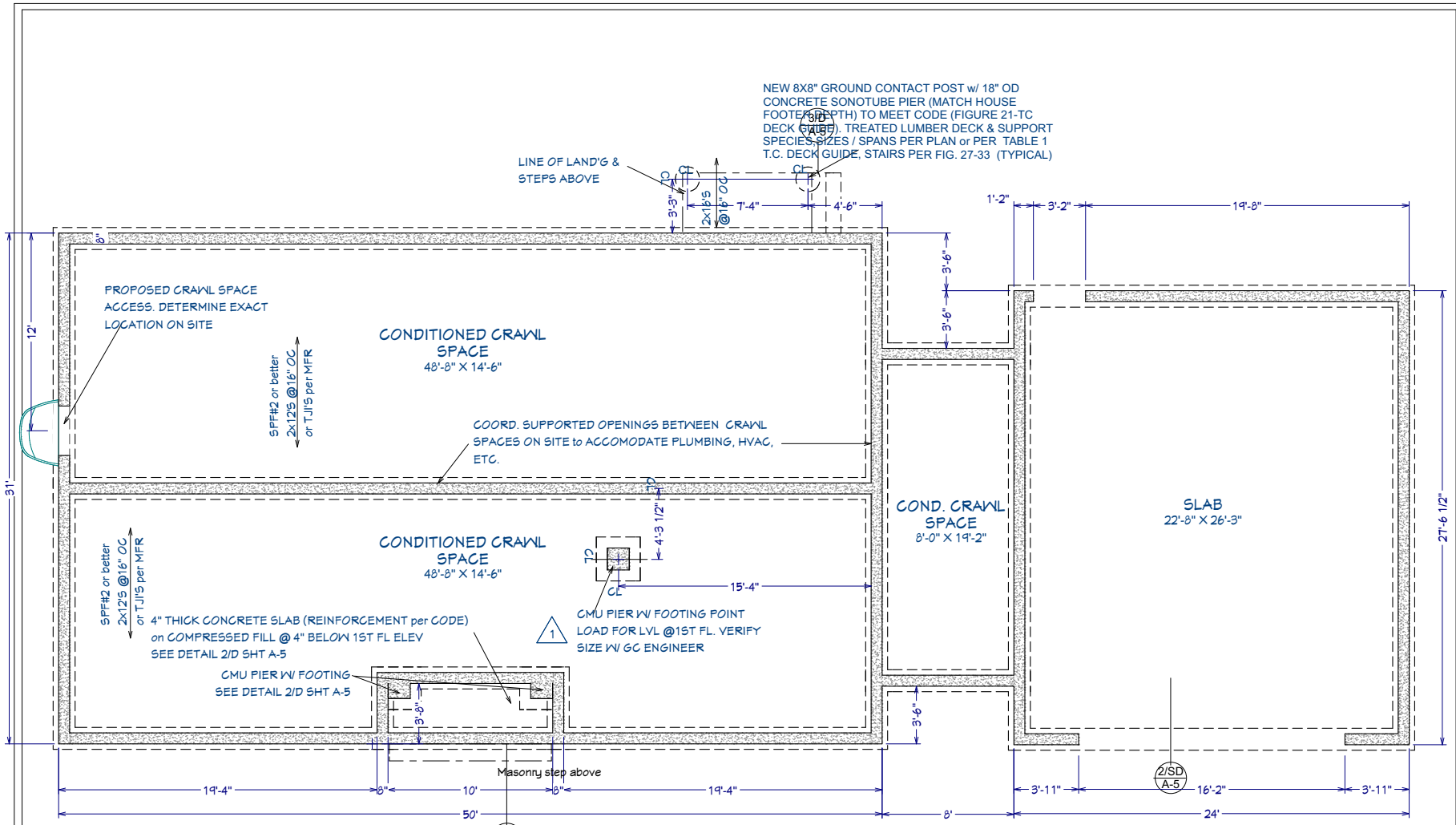
3.5

LOT SIZE

7 +/- acres



NEW 8X8" GROUND CONTACT POST w/ 18" OD CONCRETE SONOTUBE PIER (MATCH HOUSE FOOTER DEPTH) TO MEET CODE (FIGURE 21-TC DECK (TABLE)). TREATED LUMBER DECK & SUPPORT SPECIES, SIZES / SPANS PER PLAN or PER TABLE 1 T.C. DECK GUIDE, STAIRS PER FIG. 27-33 (TYPICAL)



GENERAL NOTES (WHERE APPLICABLE)

- All foundation wall FOOTINGS to be continuous 8x16(MIN) w/ (2) # 4 rebar (or per code). Min 24" depth
- All perimeter HOUSE FOUNDATION WALLS to be min. 5 COURSES 8" BLOCK (2 UP, 3 DN, min) Exterior finish per owner
- All interior FOUNDATION WALLS to be 8" BLOCK w/ footings as noted
- CONCRETE SLABS to be a min. 4" thick. Rat slab (if used) at conditioned crawl space shall be a min 3.5" thick w/ vapor barrier beneath.
- Provide supported openings between crawl spaces for access and conditioning duct(s). Placement and quantity to be coordinated on site by builder and subcontractors
- WHERE USED, LVL and/or TJI SIZES & SPANS to be confirmed by Builder's engineer &/or engineered product MFR. **Stamped and signed Structural Eng Dwg's (requested upon order and provided by MFR) to be submitted prior to pertinent inspection.**
- CRAWL SPACE WALLS to be insulated per energy code (this sheet) and receive min. 6 mil vapor barrier w/ min. 6" joint overlap

STRUCTURAL ENGINEERING PLANS SUPERCEDE THESE PLANS

CLIMATE ZONE	PENETRATION OF FACTOR*	HEIGHT OF FACTOR*	GLAZED SURFACE*	CEILING SURFACE*	WOOD FRAME WALL*	MASS WALL*	FLOOR WALL*	BASEMENT WALL*	SLAB*	SPRAY WALL*
1	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
2	0.8	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
3	0.75	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
4	0.7	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
5	0.65	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
6	0.6	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
7	0.55	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
8	0.5	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
9	0.45	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
10	0.4	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
11	0.35	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85
12	0.3	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85

APPLICABLE CODES
TALBOT COUNTY MD
2018 IRC w/ MD Amendments
2018 International Energy Conservation Code
DESIGN BASIS
Ground Snow Load 30 PSF
Wind Load 115 MPH
Floor Load 40 PSI
Climate Zone 4A

NO.	DESCRIPTION	BY	DATE
	REVIEW		10/29/20
	PERMIT		11/18/20

DRAWINGS PROVIDED BY:
ANH Designs
Ann Habig
410-829-2452
annah@verizon.net

DRAWINGS PROVIDED
DO NOT CONFORM WITH ALL
APPLICABLE CODES
AND PROVIDE BEST
PRACTICE SERVICES.

MAP GRID PARCEL

SHEET TITLE:
FOUNDATION PLAN /
CODE TABLE

PROJECT DESCRIPTION:
MOORE HOUSE (2)
28924 JENNINGS RD
EASTON, MD

SCALE:
1/4" = 1'-0"

SHEET:
F-1



NO.	DESCRIPTION	DATE	BY
		10/25/20	
		11/19/20	

DRAWINGS PROVIDED BY:
 ANH Designs
 Arm Haines
 410-829-2452
 anhaines@verizon.net

DRAWINGS PROVIDED ARE DESIGN INTENT ONLY. BUILDER SHALL VERIFY ALL APPLICABLE CODES AND PROVIDE BEST PRACTICE SERVICES.

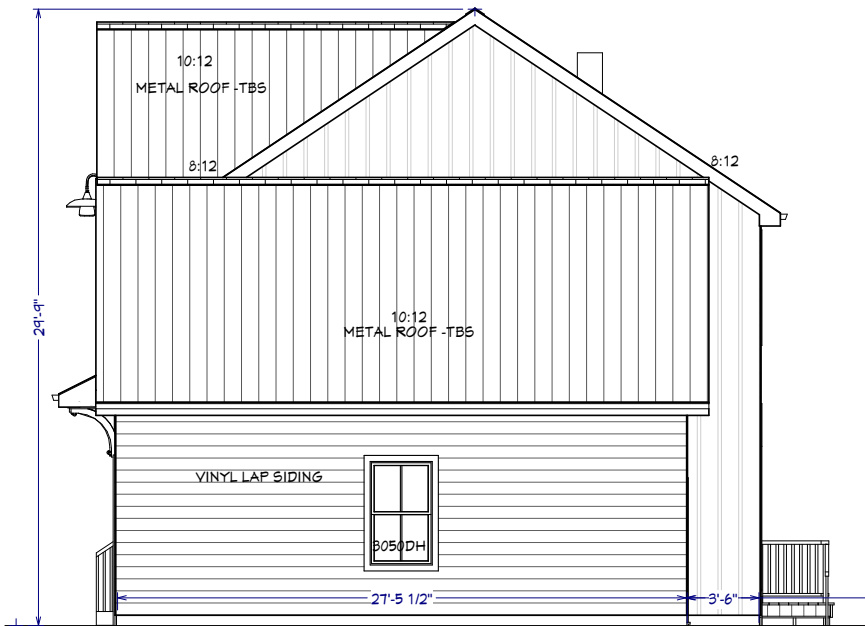
MAP GRID PARCEL

SHEET TITLE:
 ELEVATIONS - FRONT & REAR DOOR/WINDOW SCHED

PROJECT DESCRIPTION:
 MOORE HOUSE (2)

SCALE:
 1/4" = 1'-0"

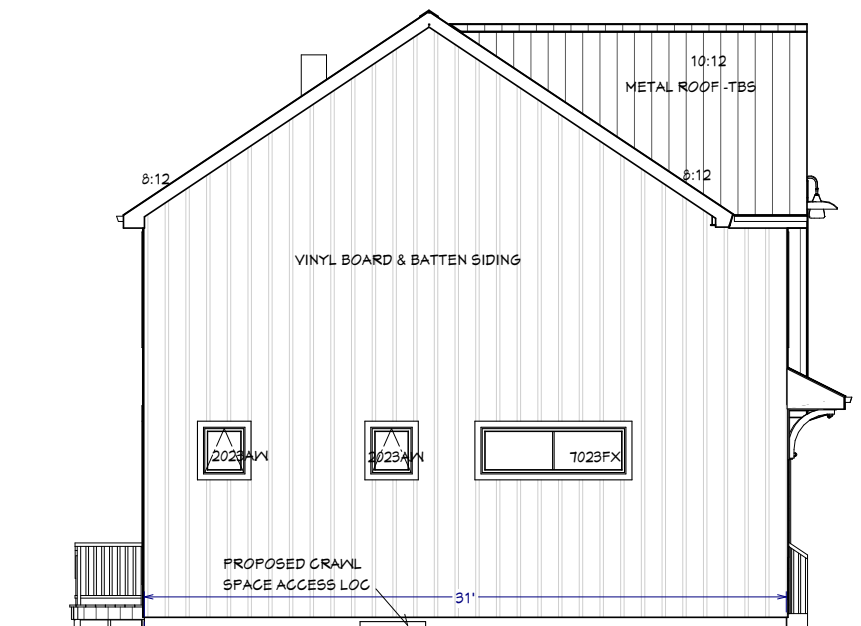
SHEET:
 A-3



LEFT SIDE ELEVATION

GARAGE

1/4"=1'-0"

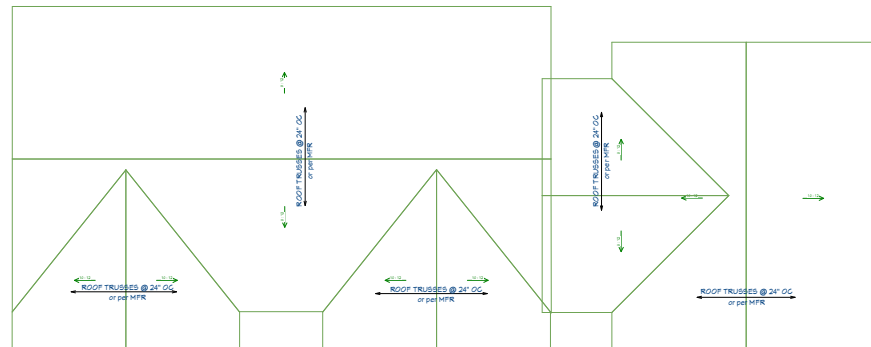


RIGHT SIDE ELEVATION

MASTER WIC & BEDRM @ 1st
BEDROOMS @ 2nd

1/4"=1'-0"

Windows					
	FLOOR	SIZE	TYPE	QTY	PLAN LABEL
W1	1	72x66	Double Casement-lhl/rhr	1	6056DC
W2	1	84x18	Single Awning	1	7016AW
W3	1	84x75	Fixed Glass	1	7063FX
W4	1	84x27	Fixed Glass	1	7023FX
W5	1	24x27	Single Awning	2	2023AW
W6	1	24x72	Double Hung	6	2060DH
W7	1	36x60	Double Hung	1	3050DH
W9	2	36x60	Double Hung	7	3050DH
Doors					
	FLOOR	SIZE	TYPE	QTY	PLAN LABEL
D1	1	(2) 36"x80"x1 3/4"	ext. Slider-Glass Panel	1	6068
D4	1	36"x80"x1 3/8"	ext. Hinged-Door P09	1	3068
D12	1	36"x80"x1 3/4"	ext. Hinged-Door P09	1	3068
D18	1	(2) 36"x96"x1 3/4"	ext. Double Hinged-Glass Panel	1	6080
D20	1	192"x96"x1 3/4"	Garage-Garage Door CHD06	1	16080



ROOF PLAN

1/4"=1'-0"

NO.	DESCRIPTION	BY	DATE
	REVIEW		10/29/20
	PERMIT		11/18/20

DRAWINGS PROVIDED BY:
ANN Designs
Ann Haines
410-829-2452
annahaines@verizon.net

DRAWINGS PROVIDED
ARE DESIGN INTENT
ONLY. ALL
CONFORM W/ ALL
APPLICABLE CODES
AND PROVIDE BEST
PRACTICE SERVICES.

MAP
GRID
PARCEL

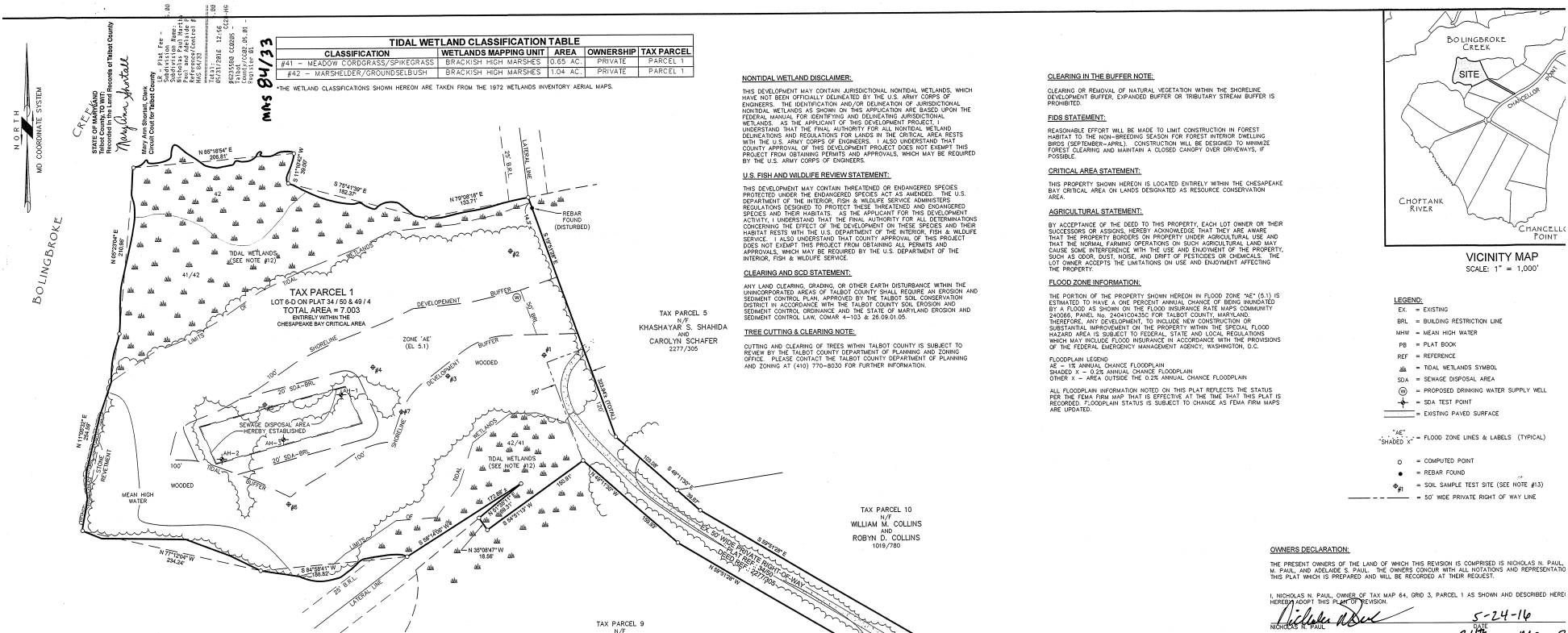
SHEET TITLE:
SIDE ELEVATIONS
DOOR/WINDOW SCHED
ROOF PLAN

PROJECT DESCRIPTION:
MOORE HOUSE (2)

SCALE:
AS NOTED

SHEET:

A-4



TIDAL WETLAND CLASSIFICATION TABLE			
CLASSIFICATION	WETLANDS MAPPING UNIT	AREA	TAX PARCEL
#41 - MEADOW/CONDGRASS/SPICEGRASS	BRACKISH FRESH MARSHES	10.65 AC	PRIVATE PARCEL 1
#42 - MARSH/ELDER/GROUNDSELBUSH	BRACKISH HIGH MARSHES	1.04 AC	PRIVATE PARCEL 1

NON-TIDAL WETLAND DISCLAIMER:
 THE DEVELOPMENT MAY CONTAIN ADDITIONAL NON-TIDAL WETLANDS, WHICH HAVE NOT BEEN OFFICIALLY DELINEATED BY THE U.S. ARMY CORPS OF ENGINEERS. THE IDENTIFICATION AND/OR REMEDIATION OF NON-TIDAL WETLANDS AS SHOWN ON THIS APPLICATION ARE BASED UPON THE FLOODPLAIN MANUAL, FEDERAL REGULATIONS AND STATE REGULATIONS. THE IDENTIFICATION OF NON-TIDAL WETLANDS AS SHOWN ON THIS APPLICATION IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE BY THE U.S. ARMY CORPS OF ENGINEERS. THE U.S. ARMY CORPS OF ENGINEERS DOES NOT WARRANT 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.

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

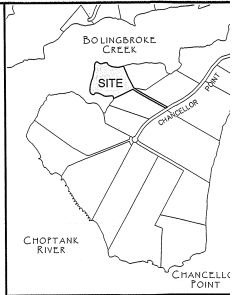
FIDS STATEMENT:
 REASONABLE EFFORT WILL BE MADE TO LIMIT CONSTRUCTION IN FOREST HABITAT TO THE NON-BREEDING SEASON FOR FOREST INTERIOR DWELLING BIRDS (SEPTEMBER-APRIL). CONSTRUCTION WILL BE DESIGNED TO MINIMIZE FOREST CLEARING AND MAINTAIN A CLOSED CANOPY OVER OVERWINTER, IF POSSIBLE.

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 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 DROPPED SUEET HORSE, 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' (S.1) IS ESTIMATED TO HAVE A ONE PERCENT ANNUAL CHANCE OF BEING INUNDED BY A FLOOD AS SHOWN ON THE FLOOD INSURANCE RATE MAPS COMMENTARY 24068, PANEL NO. 240410434E FOR TALBOT COUNTY, MARYLAND. THEREFORE, ANY DEVELOPER WHOSE PROJECT INCLUDES 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 X - AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
 ALL FLOODPLAIN INFORMATION NOTED ON THIS PLAN REFLECTS THE STATUS FOR THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THIS PLAN IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.



VICINITY MAP
 SCALE: 1" = 1,000'

- LEGEND:**
- EX - EXISTING
 - BL - BUILDING RESTRICTION LINE
 - MHW - MEAN HIGH WATER
 - PS - PLAT BOOK
 - REF - REFERENCE
 - ▲ - TIDAL WETLANDS SYMBOL
 - SOA - SEWAGE DISPOSAL AREA
 - ⊕ - PROPOSED DRINKING WATER SUPPLY WELL
 - ⊙ - SOA TEST POINT
 - — — - EXISTING PAVED SURFACE
 - AE - FLOOD ZONE LINES & LABELS (TYPICAL)
 - SHADED X - COMPUTED POINT
 - - REBAR FOUND
 - - SOIL SAMPLE TEST SITE (SEE NOTE #13)
 - — — - 50' WIDE PRIVATE RIGHT OF WAY LINE

- GENERAL NOTES:**
- OWNER: NICHOLAS N. PAUL, MARTHA M. PAUL, & ADELAIDE S. PAUL, 210 LA GAVA PLACE, EL CAJON, CALIFORNIA 92019, ES-24-1219
 - TAX MAP 64, GRID 3, TAX PARCEL 1
 - TAX ACCOUNT NO.: 03-13130
 - DEED REFERENCE: LIBER 2278, FOLIO 411, PLAT 49/4 & 34 / 50
 - ZONING: RC, RURAL CONSERVATION (CRITICAL AREA DESIGNATION: RCA)
 - RC FRONT: 50'
 - RC SIDE: 50'
 - RC REAR: 50'
 - RC SOA: 25'
 - 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 MCCLAUGHLIN, QUALIFIED PROFESSIONAL, ON JULY 28, 2015 AND FIELD LOCATED BY FINN, 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 3 / 28 / 2016 BY M. STARK MCCLAUGHLIN, 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.

May K Landman 5/16/2016
 TALBOT COUNTY PLANNING OFFICER

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 5-217. ALL OTHER APPLICABLE LAWS AND REGULATIONS. FURTHERMORE, THE TALBOT COUNTY HEALTH DEPARTMENT MAY REQUIRE MORE INFORMATION ABOUT THE PROPERTY INCLUDING ADDITIONAL TESTING AND EVALUATION.

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

James O. Moore, DVM 5/16/16
 TALBOT COUNTY APPROVING AUTHORITY

COVERAGE CALCULATIONS, CRITICAL AREA (RC ZONE)

LOT AREA = 302,391 SQ.FT. (7,000 ACRES)
 100' LOT COVERAGE ALLOWED = 45,728 SQ.FT.
 EXISTING LOT COVERAGE = 7,629 SQ.FT. (OVERLAY)
 REMAINING ALLOWABLE LOT COVERAGE = 38,129 SQ.FT.

CRITICAL AREA DEVELOPMENT RIGHTS CALCULATIONS (RC ZONE)

TAX PARCEL 1 (PLAT PARCEL 6-0) = 7,000 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.

OWNERS DECLARATION:

THE PRESENT OWNERS OF THE LAND OF WHICH THIS REVISION IS COMPRISED IS NICHOLAS N. PAUL, 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 HEREIN HEREBY ADOPT THIS PLAN OF REVISION.

Nicholas N. Paul 5-24-16
 DATE
 NOTARY MY COMMISSION EXPIRES: 24th DAY OF May 2

Giuseppe B. Bink
 NOTARY MY COMMISSION EXPIRES: 3/21/2020



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

Martha M. Paul 5-24-16
 DATE
 NOTARY MY COMMISSION EXPIRES: 24th DAY OF May 2

Giuseppe B. Bink
 NOTARY MY COMMISSION EXPIRES: 3/21/2020



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

Adelaide S. Paul 5-24-16
 DATE
 NOTARY MY COMMISSION EXPIRES: 24th DAY OF May 2

Giuseppe B. Bink
 NOTARY MY COMMISSION EXPIRES: 3/21/2020



REVISOR'S CERTIFICATE:
 FINN, WHITTEN & ASSOCIATES, LLC HEREBY CERTIFY THAT THE FINAL PLAT HEREON IS CORRECT. THAT IT IS A REVISION OF THE ORIGINAL PLAT CONVEYED BY NICHOLAS N. PAUL, MARTHA M. PAUL, AND ADELAIDE S. PAUL BY DEED DATED 7/28/2016 AND RECORDING AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 2278, FOLIO 411, AND ALL MONUMENTS ARE IN PLACE. I ALSO CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH SECTION 19.12 OF THE ANNOTATED CODE OF MARYLAND TO THE BEST OF MY KNOWLEDGE, SKILL AND BELIEF. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF REVIEW OF AN ABSTRACT OF TITLE.

Stacy G. Collette 05 / 17 / 2016
 DATE
 FINN, WHITTEN & ASSOCIATES, LLC
 2100 W. MARKET STREET, SUITE 200
 EASTON, MARYLAND 21829
 PHONE: 410-322-8484
 FAX: 410-322-8885
 WWW.FINKWHITTEN.COM



FINN, WHITTEN & ASSOCIATES, LLC.
 LAND SURVEYING LAND PLANNING
 PERMITTING ENVIRONMENTAL
 CIVIL ENGINEERING CONSULTING
 EASTON 410-322-8484
 2100 W. MARKET STREET, SUITE 200
 EASTON, MARYLAND 21829
 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	DRAWN
OF THE LAND OF NICHOLAS N. PAUL, MARTHA M. PAUL, —AND— ADELAIDE S. PAUL	BSF
TAX MAP 64, GRID 3, PARCEL 1 IN THE THIRD ELECTION DISTRICT TALBOT COUNTY, MARYLAND	10 / 1'
	1"
	T-1

msa c0399-14584



To Be Built 4 bedroom, 3.5 bathroom home on private 7 acre waterfront lot on Chancellors Point Road. Enjoy sunset views over Bolingbroke Creek and 1,862+/- peninsula water frontage. Stunning open floor plan with dramatic 2-story foyer. Chef's kitchen complete with stainless steel appliances, island and granite/quartz countertops. First floor features hardwood floors throughout, living room with gas fireplace and a primary suite with walk-in closet and soaking tub with separate shower. Energy efficient LED recessed lighting and spray foam insulation. 2-car attached garage and conditioned crawl space.

MECHANICALS & UTILITIES

multi-zoned heat pump, central a/c, well & septic

MECHANICALS & UTILITIES

multi-zoned heat pump, central a/c, well & septic

LEGAL INFORMATION

Liber 2680 folio 263 Taxes: \$3,103

PRICE \$1,395,000

Information is believed to be accurate but should not be relied upon without verification.

Accuracy of lot size, square footage and other information is not guaranteed.



CHUCK MANGOLD, JR.

Associate Broker

410.924.8832 mobile

410.822.6665 office

chuck@chuckmangold.com

chuckmangold.com



BENSON & MANGOLD
REAL ESTATE



SCHUYLER BENSON

Associate Broker

410.310.3251 mobile

410.822.1415 office

sbenson@bensonandmangold.com

