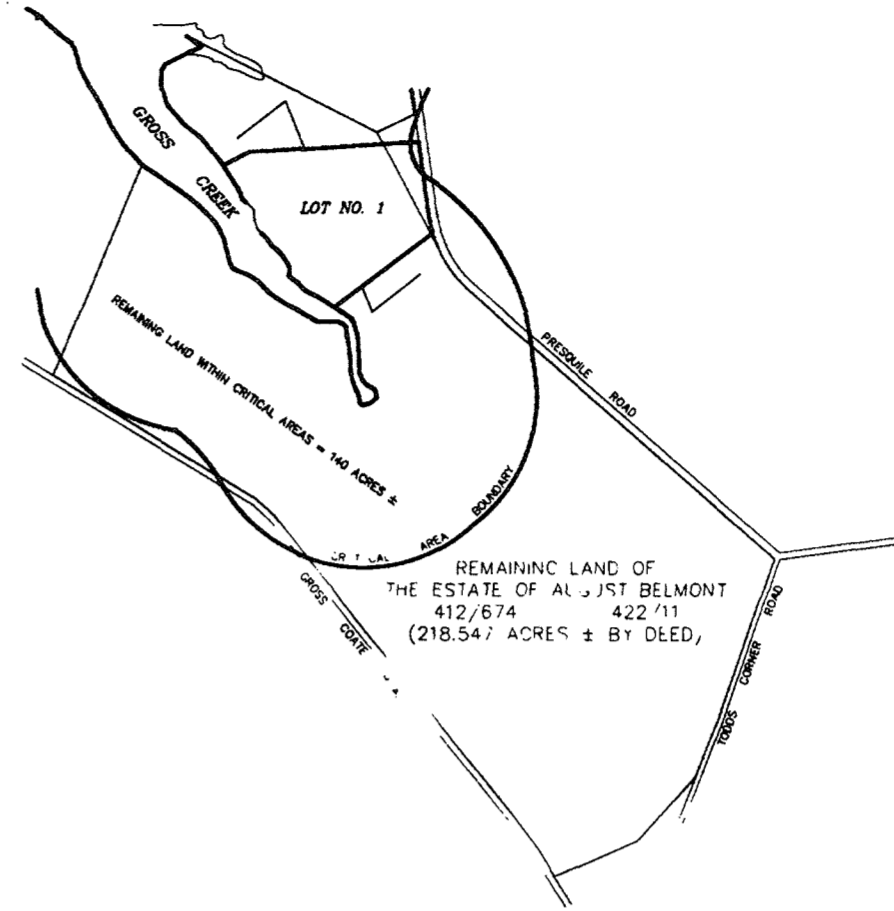


VICINITY MAP
SCALE: 1" = 2000'
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Nov 30, 1995 3:11p



ZONING CLASSIFICATION: RC
MINIMUM LOT SIZE: 2 ACRES
BUILDING RESTRICTIONS: 50 FOOT FRONT, 50 FOOT SIDE, 50 FOOT REAR, 100 FOOT MEAN HIGH WATER OR TIDAL WETLANDS

THE PRESENT OWNER OF THE LAND OF WHICH THIS LINE REVISION IS COMPRISED IS THE ESTATE OF AUGUST BELMONT. THIS PLAT WAS PREPARED FOR AND WILL BE RECORDED AT THEIR REQUEST.

I, THOMAS D. LANE HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY CONVEYANCY CORPORATION TO AUGUST BELMONT BY DEED DATED JULY, 1986 AND RECORDED AMONG THE RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 442, FOLIO 474. AND THE SAME OF HELEN ELIZABETH CONNOLLY, E. FRANK CONNOLLY & DAUGHTER V. HELEN CONNOLLY BELMONT BY DEED DATED JULY, 1987 AND RECORDED AMONG THE RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 422, FOLIO 11 AND THAT ALL INTERESTS ARE IN PEACE.

THOMAS D. LANE
PROPERTY LINE SURVEYOR NO. 340
408 NORTH WASHINGTON STREET
EASTON, MARYLAND 21829

THIS DEVELOPMENT MAY CONTAIN JURISDICTIONAL NONTIDAL WETLANDS WHICH HAVE NOT BEEN FORMALLY DELINEATED BY THE U.S. ARMY CORPS OF ENGINEERS. THE IDENTIFICATION AND/OR DELINEATION OF JURISDICTIONAL WETLANDS SHOWN ON THIS APPLICATION IS BASED UPON THE FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS, AS THE APPLICANT OF THIS DEVELOPMENT PROJECT, UNDERSTANDS THAT THE FINAL AUTHORITY FOR THE NONTIDAL WETLANDS DELINEATIONS AND REGULATIONS RESTS WITH THE U.S. ARMY CORPS OF ENGINEERS. THE APPLICANT ALSO UNDERSTANDS THAT COUNTY APPROVAL OF THIS DEVELOPMENT PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING PERMITS AND REGULATIONS WHICH MAY BE REQUIRED BY THE U.S. ARMY CORPS OF ENGINEERS.

A DRAINAGE AND UTILITY 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 STRIP OF LAND AND TEN (10) FEET IN WIDTH OF EACH SIDE AND REAR OF EACH.

THE ESTATE OF AUGUST BELMONT, OWNER OF THE PROPERTY SHOWN AND HEREBY AGREE TO ACCEPT THIS PLAN OF SUBDIVISION.

August Belmont 11-14-95
DATE

August Belmont 11-16-95
DATE

THE OWNERS HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 14th DAY OF NOVEMBER, 1995.

James D. Gibson
NOTARY

THIS PLAT REPRESENTS A REVISION OF LOT LINES AND DOES NOT CONSTITUTE ANY NEW BUILDABLE LOTS UNDER THE TERMS OF THE TALBOT COUNTY ZONING ORDINANCE.
Daniel R. Cove 11/30/95
COUNTY PLANNING OFFICER DATE

* NOTE: THIS PORTION OF THE REMAINING LAND IS NOT APPROVED AS A SEPARATE BUILDING LOT OR PARCEL. SHOULD ANY APPLICANT WISH TO DEVELOP THIS PORTION OF THE REMAINING LAND AS A SEPARATE BUILDING LOT OR PARCEL, SUCH DEVELOPMENT SHALL BE SUBJECT TO THE TALBOT COUNTY ZONING ORDINANCE AND ANY OTHER APPLICABLE REGULATIONS. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FROM THE TALBOT COUNTY ZONING DEPARTMENT AND THE U.S. ARMY CORPS OF ENGINEERS. THE APPLICANT SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FROM THE STATE OF MARYLAND DEPARTMENT OF ENVIRONMENTAL AND GENERAL SERVICES.

NOTES:
THE LAND SHOWN HEREON DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

ANY LAND CLEARING, GRADING OR OTHER DEVELOPMENT WITHIN THE UNINCORPORATED AREAS OF TALBOT COUNTY SHALL REQUIRE AN EROSION AND SEDIMENT CONTROL PLAN/GRADING PERMIT APPROVED BY THE TALBOT SOIL CONSERVATION DISTRICT IN ACCORDANCE WITH THE TALBOT COUNTY ZONING ORDINANCE AND THE FEDERAL CLEAN WATER ACT AND THE FEDERAL CLEAN AIR ACT. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FROM THE TALBOT COUNTY ZONING DEPARTMENT AND THE U.S. ARMY CORPS OF ENGINEERS.

THE LAND SHOWN HEREON IS IN ZONES "A" & "B" AND IS LOCATED WITHIN THE COASTAL FLOOD PLAIN AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR TALBOT COUNTY, MARYLAND. THEREFORE, MANDATORY FLOOD INSURANCE IS REQUIRED IN ACCORDANCE WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE RATE MAP NO. 24008 000 A.

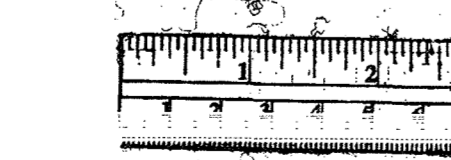
FLOOD PLAIN LEGEND
A - 100 YR. FLOOD ZONE
B - 500 YR. FLOOD ZONE
C - AREA OF INFREQUENT FLOODING

THE PROPERTY IS SUBJECT TO FLOODING BY A FLOOD HAVING A ONE-PERCENT ANNUAL CHANCE OF EXCEEDING HIGH WATER LEVEL. THEREFORE, ANY NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT ON THE PROPERTY IS SUBJECT TO FEDERAL, STATE, AND LOCAL REGULATIONS.

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 ZONING. THE APPLICANT UNDERSTANDS THAT THE USE AND ENJOYMENT OF THE PROPERTY SHALL BE LIMITED BY THE USE AND ENJOYMENT OF THE PROPERTY UNDER AGRICULTURAL ZONING. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FROM THE TALBOT COUNTY ZONING DEPARTMENT AND THE U.S. ARMY CORPS OF ENGINEERS.

IMPERVIOUS AREA CALCULATIONS
LOT NO. 1
15% IMPERVIOUS ALLOTMENT = 130,880 SQ. FT.
EXISTING IMPERVIOUS AREA = 130,880 SQ. FT.
ALLOWABLE IMPERVIOUS AREA = 130,880 SQ. FT.

REMAINING LAND OF THE ESTATE OF AUGUST BELMONT
412/674 422/11
(218.547 ACRES ± BY DEED)



State of Maryland
Talbot County, To Wit:
Recorded in the 2nd
of Talbot County
Mary Ann Shortall
Mary Ann Shortall, Clerk

LOT LINE REVISION ON THE LAND OF THE ESTATE OF AUGUST BELMONT!
FIRST ELECT. DIST. TALBOT CO., MARYLAND
TAX MAP 9 - GRID 22 - PARCEL 7

Rauch, Wa s and Lane, Inc.
Engineers & Dr. in Planning & Surveyors
EASTON • C ITREVILLE
MARY LAND

DATE	SCALE	DATE	SCALE
NOV. 1995	1" = 200'		
JOB NO. 0497784R	DRAWN BY M.S.R./J.S.S.		
FOLDER REF. 9779	APPROVED D.L.L.		
DATE	REVISION		

SHEET NO. 1 of 1
FILE NO. 9729
1294-1559

TALBOT COUNTY CIRCUIT COURT (Subdivision Plats, TA) Plat 0301net MAS 3, 66E, MSA 1254, 1559, 1586 available 09/05/11/30. Printed 07/23/2024.

Form 18