

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1A	686.32	22.00	22.00	N 16°08'39" E
C1B	686.32	68.63	68.60	N 20°00'54" E
C2	686.32	12.89	12.89	N 23°29'30" E
C3	1483.98	159.49	159.41	S 20°53'39" W
C4	25.00	40.98	35.91	S 28°06'15" E
C5	832.49	80.58	80.55	S 76°47'16" E
C6	832.49	129.09	129.98	S 84°00'11" E
C7	832.49	78.56	78.63	N 88°00'52" E
C8	501.85	79.70	79.61	N 89°18'35" W
C9	501.85	23.87	23.88	N 83°23'52" W
C10	25.00	26.39	21.65	N 74°19'21" E
C11	55.00	58.74	55.99	S 77°14'29" W
C12	55.00	43.61	42.47	N 49°27'08" W
C13	55.00	38.58	37.79	N 06°38'43" W
C14	55.00	50.98	49.17	N 40°00'01" E
C15	55.00	78.42	72.89	S 72°04'58" E
C16	25.00	22.39	21.65	N 56°22'35" W
C17	451.85	60.64	60.64	N 85°52'47" W
C18	451.85	39.61	32.69	S 88°12'50" W
C19	882.49	68.61	68.59	N 88°22'05" E
C20	882.49	108.18	108.11	S 85°53'14" E
C21	882.49	118.71	118.62	S 78°31'38" E
C22	882.49	101.15	101.15	S 74°20'39" E
C23	25.00	40.91	36.02	S 59°41'14" W
C24	1483.98	146.18	146.12	S 10°57'47" W
C24A	1483.98	27.31	27.31	S 07°34'08" W
C25	1483.98	224.99	224.97	S 02°04'59" W
C26	25.00	22.39	21.65	S 28°31'36" E
C27	55.00	37.18	36.47	N 14°49'14" W
C28	55.00	50.00	48.30	N 10°35'25" E
C29	55.00	50.00	48.30	N 82°40'55" E
C30	55.00	90.99	80.86	S 43°52'47" E
C31	55.00	43.14	42.04	S 25°58'53" W
C32	25.00	22.39	21.65	N 22°47'28" E
C33	1513.98	114.00	707.59	S 10°31'55" W
C34	616.32	95.20	95.10	N 19°37'24" E

THE PRESENT OWNER OF THE LAND OF WHICH THIS SUBDIVISION IS COMPRISED ARE AVALON LIMITED PARTNERSHIP, C/O LOWELL LANDCO, INC. THIS PLAN 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 OWNED BY BECCA CREEK ASSOCIATES TO AVALON LIMITED PARTNERSHIP BY DEED DATED APRIL 14, 1998 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN DEED 87, FOLIO 87 AND THAT ALL INSTRUMENTS ARE IN PLACE.

Thomas D. Lane
 THOMAS D. LANE
 PROPERTY LINE SURVEYOR NO. 340
 400 NORTH WASHINGTON STREET
 EASTON, MARYLAND 21601
 DATE: 8/8/96

WE, AVALON LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION.

THIS DEVELOPMENT MAY CONTAIN JURISDICTIONAL TIDAL WETLANDS WHICH HAVE NOT BEEN OFFICIALLY DELINEATED BY THE U.S. ARMY CORPS OF ENGINEERS. THE IDENTIFICATION AND/OR DELINEATION OF JURISDICTIONAL TIDAL 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 TIDAL 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.

JACK KOCHER
 AVALON LIMITED PARTNERSHIP
 BY: LOWELL LAND INC., GENERAL PARTNER

THE OWNERS HAVE SHOWN TO AND SIGNED BEFORE ME THIS DAY OF August, 1996.

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL WELLS AND COMMUNITY SEWERAGE SYSTEMS AND THEIR USE IS IN ACCORDANCE WITH THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN AND WRE REGULATION 26.04.03.

WATER SUPPLYING THE WELLS SHALL BE FROM THE IMHOOTH CONFINED FORMATION, APPROXIMATELY 800 FEET BELOW THE GROUND LEVEL, OR A DEEPER CONFINED FORMATION.

John M. Ryan MD
 JOHN M. RYAN MD
 HEALTH OFFICER - TALBOT COUNTY
 DATE: 29 July 92

PLANS FOR COMMUNITY SEWER SYSTEMS FOR THIS SUBDIVISION HAS BEEN APPROVED BY HANOVERLAND DEPARTMENT OF THE ENVIRONMENT AND WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

JACK KOCHER
 AVALON LIMITED PARTNERSHIP
 BY: LOWELL LAND INC., GENERAL PARTNER
Daniel K. Lewis
 COUNTY PLANNING OFFICER
 DATE: 8-15-96

TALBOT COUNTY PLANNING OFFICER
Michael D. Ruggier
 DATE: 8/13/96

NOTES:
 A PORTION OF THE LAND SHOWN HEREON DOES LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

ANY LAND CLEARING, GRADING OR OTHER EARTH DISTURBANCE WITHIN THE UNINCORPORATED AREAS OF TALBOT COUNTY SHALL REQUIRE AN EROSION AND SEDIMENT CONTROL PLAN/GRADING PERMIT, 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 08.05.01 EXCEPTING LAND CLEARING AND DISTURBANCES LESS THAN 5,000 SQUARE FEET IN LAND AREA.

THE LAND SHOWN HEREON IS IN ZONE AG-1 (EL) AND IS LOCATED WITHIN THE COASTAL FLOOD PLAIN AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR TALBOT COUNTY, MARYLAND. THEREFORE, HAZARDOUS FLOOD INSURANCE IS REQUIRED IN ACCORDANCE WITH THE PROVISIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C. SEE FEMA MAP NO. 84064G, 0945 A.

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

THE PROPERTY SHOULD BE IRRIGATED BY A FLOOD HAVING A ONE-PERCENT CHANCE OF OCCURRENCE IN ANY GIVEN YEAR. THEREFORE, ANY NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT ON THE PROPERTY IS SUBJECT TO FEDERAL, STATE AND LOCAL REGULATIONS.

A DRAINAGE AND UTILITY RIGHT OF WAY AND EASEMENT SHALL BE PROVIDED BY AND OVER STRIPS OF LAND HEREON (EVS) HEREIN TO MAINTAIN EXISTING DRAINAGE PATTERNS AND TO PREVENT ANY ADVERSE EFFECTS TO ADJACENT PROPERTIES.

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 HERBICIDES OR CHEMICALS. THE LOT OWNER ACCEPTS THE LIMITATIONS ON USE AND ENJOYMENT AFFECTING THE PROPERTY.

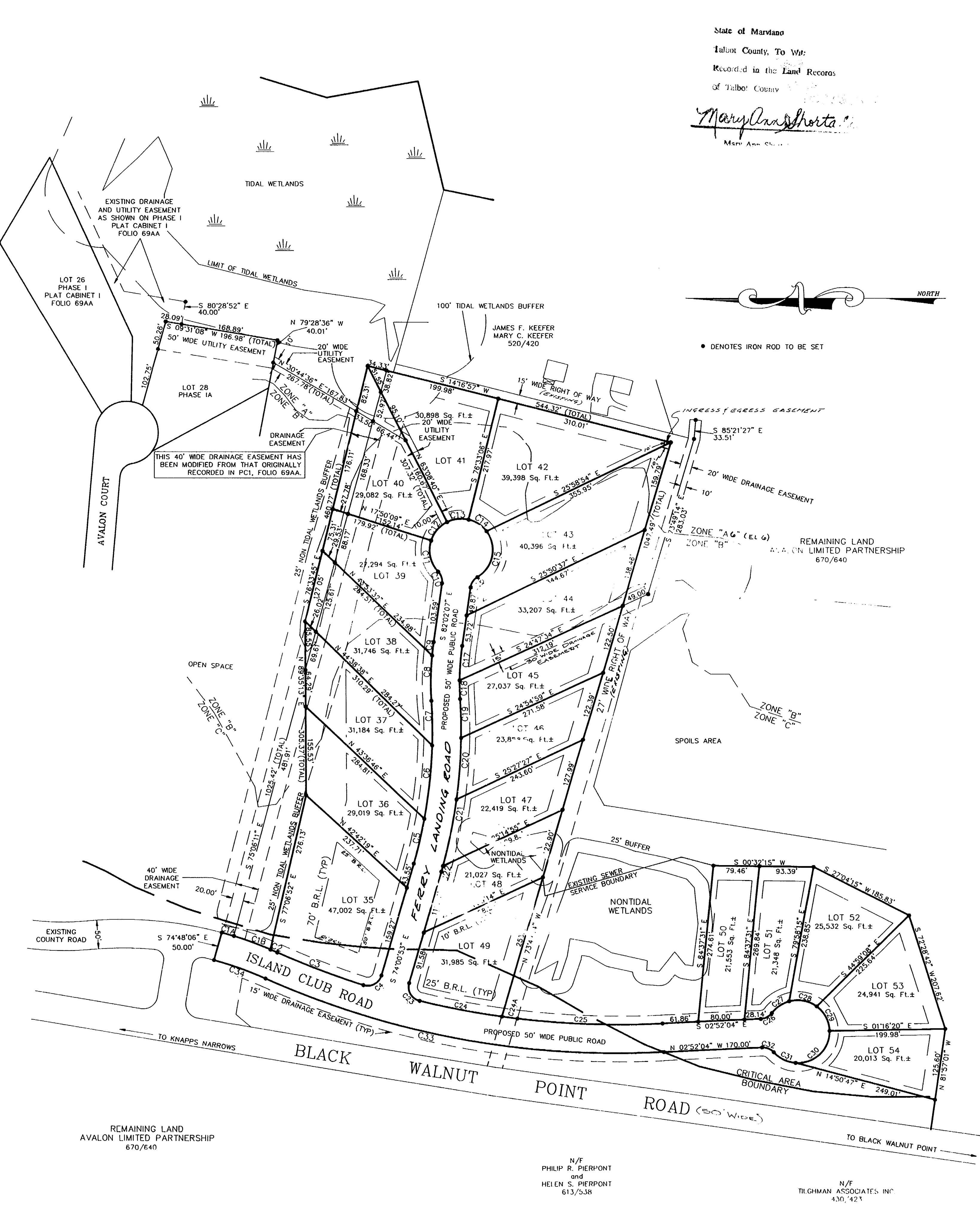
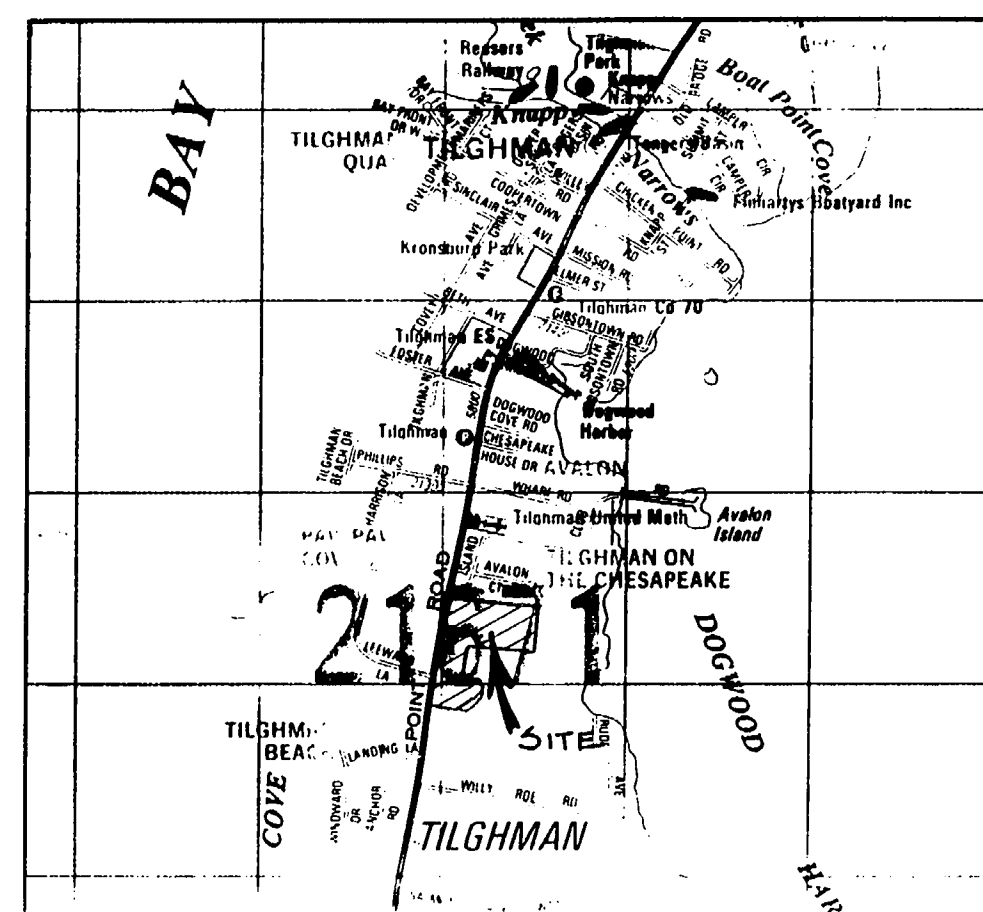
ZONING CLASSIFICATION: VC
 MINIMUM LOT SIZE: 10,000 SQ. FT.
 BUILDING RESTRICTIONS: 25 FOOT FRONT SETBACK, 25 FOOT REAR SETBACK, 100 FOOT MEAN HIGH WATER OR AS SHOWN

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LOT 35 IS PERMITTED 7,050 SQ. FT. OF IMPERVIOUS AREA
 LOT 36 IS PERMITTED 4,330 SQ. FT. OF IMPERVIOUS AREA
 LOT 37 IS PERMITTED 4,477 SQ. FT. OF IMPERVIOUS AREA
 LOT 38 IS PERMITTED 4,702 SQ. FT. OF IMPERVIOUS AREA
 LOT 39 IS PERMITTED 4,094 SQ. FT. OF IMPERVIOUS AREA
 LOT 40 IS PERMITTED 4,702 SQ. FT. OF IMPERVIOUS AREA
 LOT 41 IS PERMITTED 4,434 SQ. FT. OF IMPERVIOUS AREA
 LOT 42 IS PERMITTED 5,309 SQ. FT. OF IMPERVIOUS AREA
 LOT 43 IS PERMITTED 4,702 SQ. FT. OF IMPERVIOUS AREA
 LOT 44 IS PERMITTED 4,380 SQ. FT. OF IMPERVIOUS AREA
 LOT 45 IS PERMITTED 4,008 SQ. FT. OF IMPERVIOUS AREA
 LOT 46 IS PERMITTED 3,578 SQ. FT. OF IMPERVIOUS AREA
 LOT 47 IS PERMITTED 3,262 SQ. FT. OF IMPERVIOUS AREA
 LOT 48 IS PERMITTED 3,154 SQ. FT. OF IMPERVIOUS AREA
 LOT 49 IS PERMITTED 3,192 SQ. FT. OF IMPERVIOUS AREA
 LOT 50 IS PERMITTED 3,233 SQ. FT. OF IMPERVIOUS AREA
 LOT 51 IS PERMITTED 3,002 SQ. FT. OF IMPERVIOUS AREA
 LOT 52 IS PERMITTED 3,430 SQ. FT. OF IMPERVIOUS AREA
 LOT 53 IS PERMITTED 3,141 SQ. FT. OF IMPERVIOUS AREA
 LOT 54 IS PERMITTED 3,002 SQ. FT. OF IMPERVIOUS AREA

BUILDING RESTRICTION LINE NOTE:
 BUILDING RESTRICTION LINES FROM MEAN HIGH WATER, TIDAL WETLANDS, AND NON-TIDAL WETLANDS AS SHOWN HEREON ARE BASED ON THE BEST AVAILABLE INFORMATION. BUILDING ENVELOPES MAY BE MORE RESTRICTIVE THAN SHOWN. ACTUAL WETLANDS BOUNDARIES SHOULD BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION ACTIVITIES OCCURRING.

VICINITY MAP
 SCALE: 1" = 2000'
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State of Maryland
 Talbot County, To Wit:
 Recorded in the Land Records
 of Talbot County

Mary Ann Shortt
 Mary Ann Shortt

DATE: 8/28/96
 TIME: 11:14 AM

Rauch, Walls and Lane, Inc.
 Engineers • Design Planning • Surveyors
 EASTON • CENTREVILLE
 MARYLAND

DATE	SCALE	BY	APPROVED	REVISION
1998	1/4" = 100'	PHILIP R. PERPOINT		
1998	1/4" = 100'	HELEN S. PERPOINT		

FINAL SUBDIVISION PLAT
PHASE III
 TILGHMAN ON CHESAPEAKE
 IN THE FIFTH ELECTION DISTRICT
 TALBOT COUNTY, MARYLAND

SHEET NO. 1 of 1