OWNER: AVALON LIMITED PARTNERSHIP 9200 RUMSEY ROAD COLUMBIA, MARYLAND, 21045 (410)-997-7222

SURVEYOR: THOMAS D. LANE LANE ENGINEERING, INC. 117 BAY STREET EASTON, MARYLAND, 21601 (410)-822-8003

ZONING CLASSIFICATION: VC-VILLAGE CENTER MINIMUM LOT SIZE: 10,000 SQ. FT. WITH SEWER MINIMUM LOT WIDTH: 75 FOOT BUILDING RESTRICTIONS: LOTS SMALLER THAN 1 ACRE 25 FOOT NONTIDAL WETLANDS 25 FOOT FRONT OR AS SHOWN TO MEET REQUIRED MINIMUM LOT WIDTH 25 FOOT REAR

BUILDING RESTRICTION LINES FROM NONTIDAL WETLANDS AS SHOWN HEREON ARE BASED ON THE BEST AVAILABLE INFORMATION. BUILDING ENVELOPES MAY BE MORE RESTRICTIVE THAN SHOWN. ACTUAL BUILDABLE AREAS SHOULD BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION ACTIVITIES OCCURRING.

THE LAND SHOWN HEREON LIES PARTIALLY WITHIN THE CHESAPEAKE BAY

THE LAND SHOWN HEREON IS IN FLOOD ZONE "C", 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 NOT REQUIRED IN ACCORDANCE WITH THE PROVISIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C. SEE F.E.M.A. MAP NO. 240066 0035 A, DATED

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

SURVEYOR'S CERTIFICATE

THE PRESENT OWNERS OF THE LAND OF WHICH THIS SUBDIVISION IS COMPRISED IS AVALON LIMITED PARTNERSHIP. THIS PLAT WAS PREPARED FOR AND WILL BE RECORDED AT THEIR

I, THOMAS D. LANE, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY BEECH CREEK ASSOCIATES TO AVALON LIMITED PARTNERSHIP BY DEED DATED JUNE 15, 1989 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 671/87; AND THAT ALL MONUMENTS ARE IN PLACE.

"THIS FINAL PLAT HAS BEEN PREPARED BY THE LICENSEE EITHER PERSONALLY OR UNDER THEIR DIRECTION AND SUPERVISION AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION .12 OF THE MARYLAND MINIMUM AND ARDS FOR SURVEYORS."

Thamas (1) Un THOMAS D. LANE PROPERTY LINE SURVEYOR NO. 34 117 BAY STREET EASTON, MARYLAND 21601 (410)822-8003

3-17.04

3-17-06

PROPERTY OWNER DECLARATION

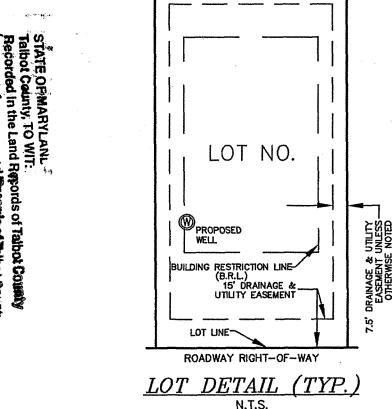
THIS DEVELOPMENT MAY CONTAIN JURISDICTIONAL NONTIDAL WETLANDS WHICH HAVE NOT BEEN OFFICIALLY DELINEATED BY THE U.S. ARMY CORPS OF ENGINEERS. THE IDENTIFICATION AND/OR DELINEATION OF JURISDICTIONAL NONTIDAL WETLANDS SHOWN ON THIS APPLICATION IS BASED LIPON THE FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS AS THE APPLICANT OF THIS DEVELOPMENT PROJECT, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL NONTIDAL WETLANDS 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

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

PRIOR TO CONSTRUCTION OF IMPROVEMENTS. THE OWNER SHALL CONTACT THE TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS, SANITARY DISTRICT FOR SANITARY SEWER CONNECTION DETAILS

AVALON LIMITED PARTNERSHIP

NOTARY PUBLIC



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TALBOT COUNTY HEALTH DEPARTMENT

LOTS 1 THROUGH 31 ARE APPROVED FOR COMMUNITY SEWER AND INDIVIDUAL WATER SUPPLY AND THEIR USE IS IN ACCORDANCE WITH THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN AND MARYLAND DEPARTMENT OF ENVIRONMENT REGULATION 26.04.03. THE APPLICANTS OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THE INDIVIDUAL WATER SUPPLY WHEN

TALBOT COUNTY OFFICE OF PLANNING AND ZONING THIS PLAT REPRESENTS A PLAN OF SUBDIVISION ON THE LANDS OF AVALON LIMITED PARTNERSHIP.

COUNTY PLANNING OFFICER, AUTHORIZED AGENT

TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS

A UTILITY AND DRAINAGE 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 ROAD, AND 15' IN WIDTH (7.5' EITHER SIDE) CENTERED ON ALL NEW LINES OF DIVISION, EXCEPT AS SHOWN HEREON.

THESE LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE '2000 MARYLAND STORMWATER DESIGN MANUAL", AND THE TALBOT COUNTY STORMWATER MANAGEMENT CODE.

-LOTS IN PHASE 4 ADJACENT TO BLACK WALNUT POINT ROAD SHALL BE DENIED DIRECT ACCESS TO BLACK WALNUT POINT ROAD.

-LOTS 6 & 7 IN PHASE 4 SHALL UTILIZE A SINGLE SHARED ACCESS POINT.

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF ANY LIGHTING REQUIRED AT THE PROPOSED INTERSECTIONS OF TRAFALGAR CIRCLE WITH BLACK WALNUT POINT ROAD, THE HOMEOWNERS ASSOCIATION IS REPSONSIBLE FOR LONG TERM MAINTENANCE AND OPERATION EXPENSES.

A MINIMUM OF 2 (TWO) OFF-STREET PARKING SPACES ARE REQUIRED ON EACH LOT. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS ALONG THE ROAD, TO THE SATISFACTION OF THE COUNTY ENGINEER, AND INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THESE SIDEWALKS WHICH FRONT ON THEIR LOTS.

THE DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF ALL STORM DRAINAGE SYSTEMS, TO THE SATISFACTION OF THE COUNTY ENGINEER, AND INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF THESE STORM DRAIN SYSTEMS WHICH CROSS THEIR LOTS.

FOREST CONSERVATION NOTES:

1. PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ACTIVITIES AND IF THESE ACTIVITIES ARE TO OCCUR WITHIN 25 OF THE FOREST CONSERVATION AREA(S), NOTIFY THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING (410-770-8030), FOREST CONSERVATION COORDINATOR, TO DETERMINE IF TEMPORARY PROTECTIVE DEVICES (SILT, BLAZE, WRE, WOOD AND/OR OTHER FENCING), ARE REQUIRED. IF REQUIRED, DEVICES ARE TO BE INSTALLED AND INSPECTED BY THIS OFFICE PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ACTIVITIES. OWNER MAY BE SUBJECT TO A STOP WORK ORDER, FINES AND/OR PENALTIES, IF WORK COMMENCES PRIOR TO THE INSTALLATION OF PROTECTIVE DEVICES.

2. PROTECTIVE DEVICES MUST BE SURVEY LOCATED, OR AS DIRECTED BY THE TALBOT COUNTY FOREST CONSERVATION COORDINATOR. THE COUNTY RESERVES THE RIGHT TO MAKE ON-SITE, TREE-BY-TREE DECISIONS WHEN INSPECTING RETENTION AREAS FOR THE CRITICAL ROOT ZONE

3. SOIL STOCKPILE AREAS AND OTHER CONSTRUCTION STAGING AREAS SHALL BE LOCATED AT LEAST 25' AWAY FROM THE FOREST CONSERVATION AREA(S).

4. NOTIFY THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING (410-770-8030), FOREST CONSERVATION COORDINATOR PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY TO SCHEDULE A REVIEW OF LAND DISTURBANCE AND TO DIRECT FINAL SITE STABILIZATION OR REMOVAL OF FOREST PROTECTIVE DEVICES. PROTECTIVE DEVICES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED, OR OTHERWISE AS DIRECTED. SIGNAGE SHALL REMAIN IN PERPETUITY.

5. THE FOREST CONSERVATION AREA(S), AS SHOWN ON THIS FINAL SUBDIVISION PLAT ARE SUBJECT TO A LONG TERM PROTECTION AGREEMENT (FOREST CONSERVATION EASEMENT DOCUMENT) RECORDED IN THE TALBOT COUNTY LAND RECORDS LIBER: THIS AGREEMENT, WHICH IS IN COMPLIANCE WITH THE TALBOT COUNTY FOREST CONSERVATION ORDINANCE, AND UNLESS OTHERWISE SPECIFICALLY NOTED, PRECLUDES MOWING, TRIMMING, CLEARING, REMOVAL OR OTHER DESTRUCTION OF PROTECTED FOREST. ENFORCEMENT OF THIS AGREEMENT FALLS UNDER THE JURISDICTION OF THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING. THIS AGREEMENT RUNS PERPETUAL WITH THE PROPERTY, AND IS BINDING UPON THE OWNER(S), THEIR PERSONAL REPRESENTATIVES, HEIRS, SUCCESSORS AND/OR ASSIGNS. THIS AGREEMENT SHALL BE DISCLOSED IN ANY SUBSEQUENT SALE, CONTRACT, LEASE, MORTGAGE, DEED OR OTHER LEGAL

6. THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING RESERVES THE RIGHT TO INSPECT THE FOREST CONSERVATION AREA(S) AT ANY FUTURE DATE, WITH REASONABLE PRE-NOTIFICATION TO THE PROPERTY OWNER OF THEIR REPRESENTATIVE, AND TO ENFORCE THE PROVISIONS OF THE DEED OF FOREST CONSERVATION EASEMENT.

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

SEWER SERVICE NOTES

LOTS 1 THROUGH 31, INCLUSIVE, ARE PART OF A SPECIAL SEWER SERVICE AREA SUBJECT TO SPECIAL FEES AND REGULATIONS AS SET FORTH BY THE TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS. THESE FEES, SPECIAL ASSESSMENTS, AND REGULATIONS ARE OUTLINED IN THE TILGHMAN ON THE CHESAPEAKE PHASE 4 DEVELOPER'S AGREEMENT/PUBLIC WORKS AGREEMENT.

THE SPECIAL SEWER SERVICE AREA FOR THIS DEVELOPMENT REQUIRES INDIVIDUAL LOT OWNERS TO UTILIZE PRESSURE SEWER SYSTEMS ("GRINDER PUMPS") FOR SEWER DISPOSAL, AND CONNECT TO A PUBLIC PRESSURE SEWER SYSTEM IN A MATTER SATISFACTORY TO THE DEPARTMENT OF PUBLIC WORKS PRIOR TO OBTAINING A USE AND OCCUPANCY PERMIT.

CONNECTION TO THE PUBLIC SEWER SYSTEM IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER, AND SHALL BE MADE IN ACCORDANCE WITH DEPARTMENT OF PUBLIC WORKS GUIDELINES AND REQUIREMENTS FOR THE SPECIAL SEWER SERVICE AREA. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND LABOR FOR THE GRINDER PUMP AND THE CONNECTION TO THE PUBLIC PORTION OF THE SYSTEM. UPON CONNECTION TO THE PUBLIC SYSTEM, AND APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS, THE GRINDER PUMP, HOUSING, AND CONTROL MECHANISMS WILL BECOME THE PROPERTY AND RESPONSIBILITY OF THE DEPARTMENT OF PUBLIC WORKS. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING SUITABLE POWER TO THE GRINDER PUMP, AND FOR MAINTAINING ANY PORTION OF THEIR SYSTEM FROM THE DWELLING TO THE GRINDER PUMP. THE DEPARTMENT OF PUBLIC WORKS WILL PROVIDE INDIVIDUAL LOT OWNERS WITH EQUIPMENT SPECIFICATIONS, INSTALLATION, WARRANTY AND INSPECTION REQUIREMENTS, AND APPLICABLE FEES AT THE TIME OF APPLICATION FOR BUILDING PERMITLOTS 1 THROUGH 31, INCLUSIVE, ARE PART OF A SPECIAL SEWER SERVICE AREA SUBJECT TO SPECIAL FEES AND REGULATIONS AS SET FORTH BY THE TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS. THESE FEES, SPECIAL ASSESSMENTS, AND REGULATIONS ARE OUTLINED IN THE TILGHMAN ON THE CHESAPEAKE PHASE 4 DEVELOPER'S AGREEMENT/PUBLIC WORKS AGREEMENT.

<u>ENVIRONMENTAL_NOTES</u>

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 THESE SPECIES AND THEIR HABITAT RESTS WITH THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE. I ALSO UNDERSTAND THAT THE 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.

REASONABLE EFFORT WILL BE MADE TO LIMIT CONSTRUCTION IN FOREST HABITAT AREAS 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.

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

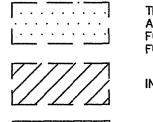
BY ACCEPTANCE OF THE DEED TO THIS PROPERTY, EACH LOT OWNER OR THEIR SUCCESSORS OR ASSIGNS, HEREBY ACKNOWLEDGE THAT THEY ARE AWARE THAT THE PROPERTY BORDERS ON PROPERTY UNDER AGRICULTURAL USE AND THAT THE NORMAL FARMING OPERATIONS ON SUCH AGRICULTURAL LAND MAY CAUSE SOME INTERFERENCE WITH THE USE AND 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. 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

THE CRITICAL AREA BOUNDARY AS SHOWN HEREON WERE TAKEN FROM DNR WETLANDS MAP NOS. 168 & 169.

COMPLETE PERFORMANCE, IN COMPLIANCE WITH PERMIT AUTHORIZATION NUMBER 200160795/00-NT-2233, DATED FEBRUARY 17, 2005, BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. IS A CONDITION FOR COUNTY ACCEPTANCE OF THE ROAD, "TRAFALGAR CIRCLE". COMPLETE PERFORMANCE, IN COMPLIANCE WITH THIS PERMIT AUTHORIZATION, MUST ALSO OCCUR BEFORE ISSUANCE OF ANY BUILDING PERIMITS FOR THIS SUBDIVISION, "PHASE IV, TILGHMAN ON THE CHESAPEAKE".

STORMWATER MANAGEMENT NOTES

A STORMWATER MANAGEMENT MAINTENANCE AND INSPECTION AGREEMENT IS RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1421, FOLIO 267. THE STORMWATER MANAGEMENT FACILITY LOCATED WITHIN THE "OPEN SPACE FOR STORMWATER MANAGEMENT" PARCEL SHALL BE MAINTAINED BY THE OWNER AS PART OF THE COMMON AREAS DEFINED WITHIN THE TILGHMAN ON THE CHESAPEAKE II ASSOCIATION DOCUMENTS RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 0002, FOLIO 592.

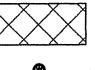


THIS AREA (1.157 AC.±) HAS BEEN USED FOR CALCULATING THE ALLOWABLE IMPERVIOUS AREAS ON LOTS 6 THROUGH 15 & REMAINING LANDS, PHASE 4 AND HAS ALSO BEEN USED FOR THE CRITICAL AREA CLEARING CALCULATION AND THEREFORE HAS RESTRICTIONS FROM FUTURE DEVELOPMENT.

INDICATES SHARED ACCESS EASEMENT



INDICATES DENIED ACCESS TO TRAFALGAR CIRCLE.



PROPOSED WELL

INDICATES IRON ROD SET UNLESS OTHERWISE NOTED.

INDICATES FOREST CONSERVATION AREA

INDICATES CONCRETE MONUMENT SET UNLESS OTHERWISE NOTED.

PROPERTY AREA STATISTICS-PHASES I-V

TOTAL PROPERTY AREA - 93.686 AC.±

AREA IN CRITICAL AREA - 70.610 AC.±

AREA IN NON-CRITICAL AREA - 23.076 AC.±

AREA TO BE SUBDIVIDED - 93.686 AC.± (ALL PHASES)

70.589 AC.± REMAINING LANDS

AREA IN CRITICAL AREA AREA IN NON-CRITICAL AREA 2.066 AC.±

DEVELOPMENT RIGHTS CALCULATIONS

TOTAL AREA IN PHASE 4 = 11.918 ACRES

DEVELOPMENT RIGHTS ALLOWED= 44 @ 4 DU PER ACRE WITH SEWER (VC ZONE) DEVELOPMENT RIGHTS UTILIZED = 31 DEVELOPMENT RIGHTS REMAINING = 13 (ASSIGNED TO REMAINING LANDS PARCEL)

11.918 AC.± (1.991 AC.± IN CRITICAL AREA) PHASE 4 (ZONED VC)

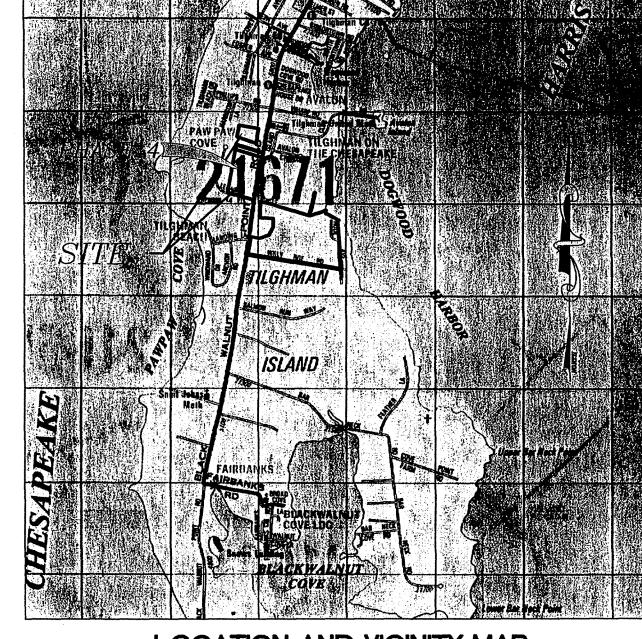
9.061 AC.± AREA IN LOTS 1.458 AC.± AREA IN ROAD AREA IN STORMWATER MANAGEMENT 1.399 AC.±

FOREST CALCULATIONS FOR PHASE 4

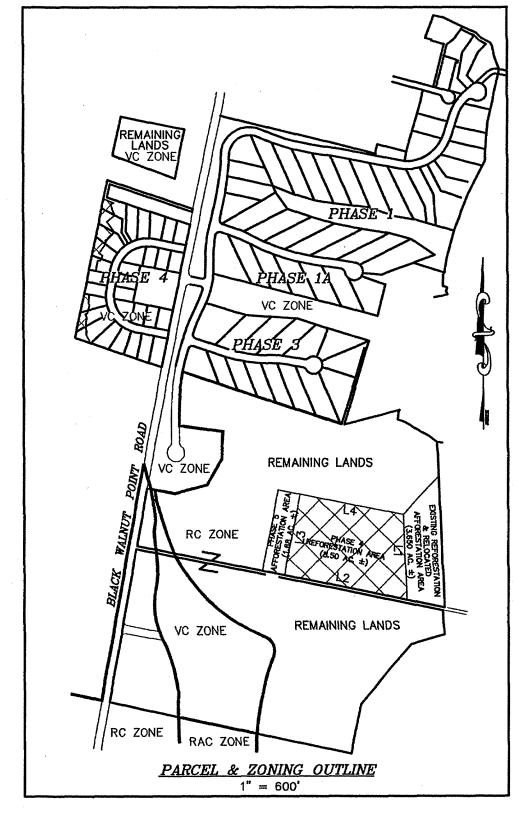
TOTAL PROPOSED CLEARING..... FORESTED-CRITICAL AREA......3.04 AC.± PROPOSED CLEARING-CRITICAL AREA.. 0.910 AC. ± (29.9%)

REFORESTATION-CRITICAL AREA......0.61 AC.±(100% X FIRST 20% CLEARED) + 0.45 AC.±(150% X NEXT 10% CLEARED) 1.06 AC.±

-NONCRITICAL AREA REFORESTATION REQUIRED.....3.70 AC.± TOTAL REFORESTATION REQUIRED4.76 AC.±

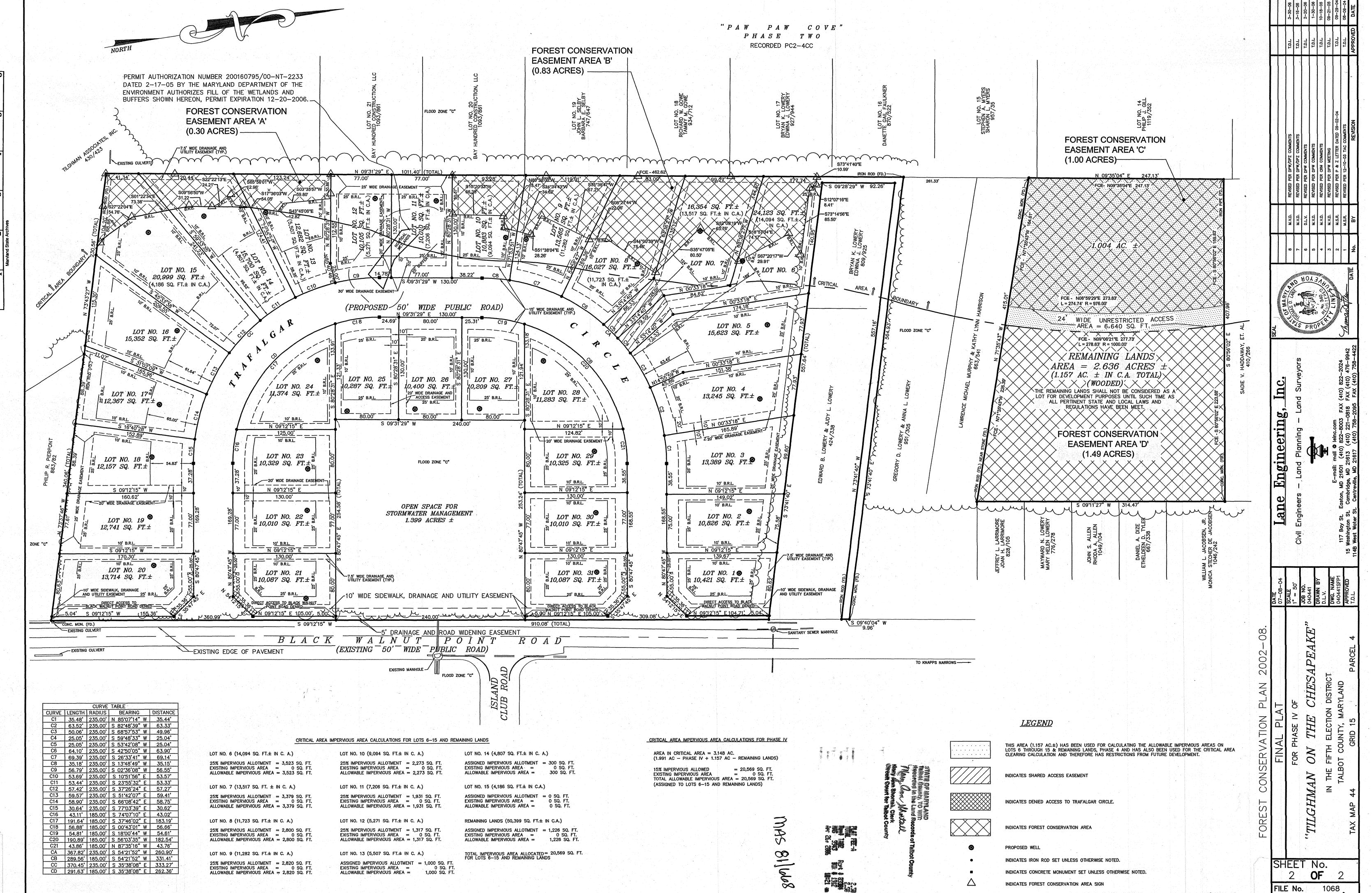


LOCATION AND VICINITY MAP



AF	FORESTAT	ON AREA
	LINE TA	BLE
LINE	LENGTH	BEARING
L1	531.95'	S 04'43'06" E
L2	780.89'	N 81'04'09" W
L3	516.93'	N 08'55'51" E
L4	655.36'	S 81'04'09" E

SHEET No. OF



P123732

MA CM 2399 13745-2