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Governor

Anthony G. Brown  
Lt. Governor



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Ren Serey  
Executive Director

STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401  
(410) 260-3460 Fax: (410) 974-5338  
[www.dnr.state.md.us/criticalarea/](http://www.dnr.state.md.us/criticalarea/)

October 8, 2008

Ms. Mary Kay Verdery  
Talbot County Office of Planning and Zoning  
28712 Glebe Road, Suite 2  
Easton, Maryland 21601

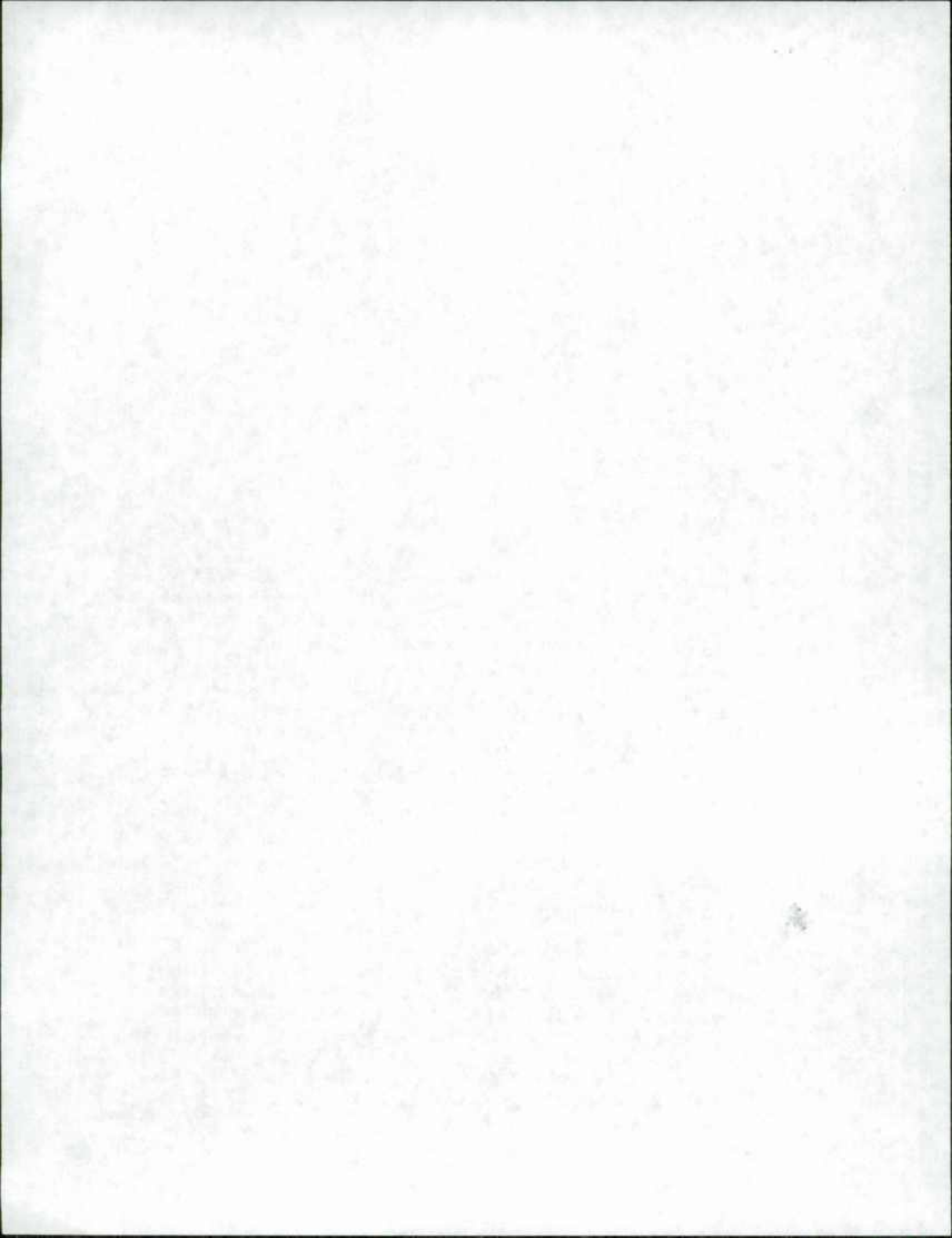
**Re: Reese Line Revision  
TM 39, P29 & 196**

Dear Ms. Verdery:

Thank you for providing information on the above-referenced lot line revision. The applicant proposes to revise lot lines between two parcels (Tax Parcel 196, Tax Parcel 29). Total acreage is 36.233 acres and the parcels are designated Resource Conservation Area (RCA). Upon completion of this line revision, Tax Parcel 196 will increase in size from 0.588 acres to 25.885 acres, while Tax Parcel 29 will decrease in size from 35.645 acres to 10.348 acres. Total existing lot coverage on Tax Parcel 196 is 81,420 square feet (7.2%), while Tax Parcel 29 is undeveloped. Total forest coverage onsite is 1.625 acres (4.4%).

Based on the information provided, we have the following comments on this proposed subdivision:

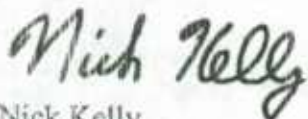
1. The Tax Parcel numbers appeared to be reversed on the black and white site plan, as compared to the aerial photography site plan. Please have the applicant correct this discrepancy.
2. The applicant is proposing a line revision that provides waterfront access to Tax Parcel 196, which is currently landlocked. Talbot County requires that any activity in the RCA shall "conserve, protect, and enhance the overall ecological values of the Critical Area, its biological productivity, and its diversity" [§190-15.A(2); COMAR 27.01.02.05]. In addition, COMAR 27.01.10.01 states that a local jurisdiction's program shall require that all project approvals are consistent with Critical Area Law, including that land use policies are established that accommodate growth but also acknowledge that the number, movement, and activities of a person in the Critical Area can create adverse impacts. As proposed, the revision of lot lines creates an intensification of use of the shoreline and



- within the Buffer, contrary to the spirit and intent of the Critical Area Law and Criteria. Creating waterfront access for a parcel that previously was surrounded by land should not be permitted by the County. Please have the applicant revise the proposed line revision to eliminate waterfront access for Parcel 196.
3. Talbot County land records reveal that the primary structure on Parcel 29 was constructed in 2005. However, the site plan reveals a guest house on Parcel 29 that does not appear to meet the guidelines for an accessory dwelling unit, as found in Natural Resources Article §8-1808.1(e)(2). Please have the applicant explain the history of this site to clarify this issue, including concerns about the number and assignment of development rights to dwelling units on the property.
  4. The applicant must provide an additional 3.81 acres of forest coverage onsite to meet the 15% afforestation requirement.
  5. It appears that the 100-foot Buffer has been expanded for hydric or highly erodible soils. Please delineate this line as the "Expanded Buffer" on the site plan. In addition, please provide soil types on the site plan to ensure that the Buffer was properly expanded for all occurrences of hydric or highly erodible soils.
  6. The site plan states that the proposed line revision will require a waiver to cross the expanded Buffer for hydric soils to access potential building sites and perc locations. The proposed line revision should be created so that the need for a variance is not required.
  7. The 100-foot and expanded Buffer must be fully forested, as found in COMAR 27.01.09.01 and §190-93 of the Talbot County Code. Please add a note referencing this requirement to the plat.
  8. Please have the applicant identify on the site plan the types of structures that are proposed to be removed from Tax Parcel 196.
  9. The site plan states that the applicant "reserves the right to reconfigure the Buffer expansion in areas if accurate topography confirms the mapped soils overlay slopes less than 5%." This office notes that the 100-foot Buffer shall also be expanded if other areas of hydric or highly erodible soils are located contiguous to the 100-foot Buffer, as per §190-93E(b) of the Talbot County Code.
  10. Please have the applicant forward to this office a letter from the Department of Natural Resources Wildlife and Heritage Division (WHS) evaluating the property for any rare, threatened, or endangered species location onsite.

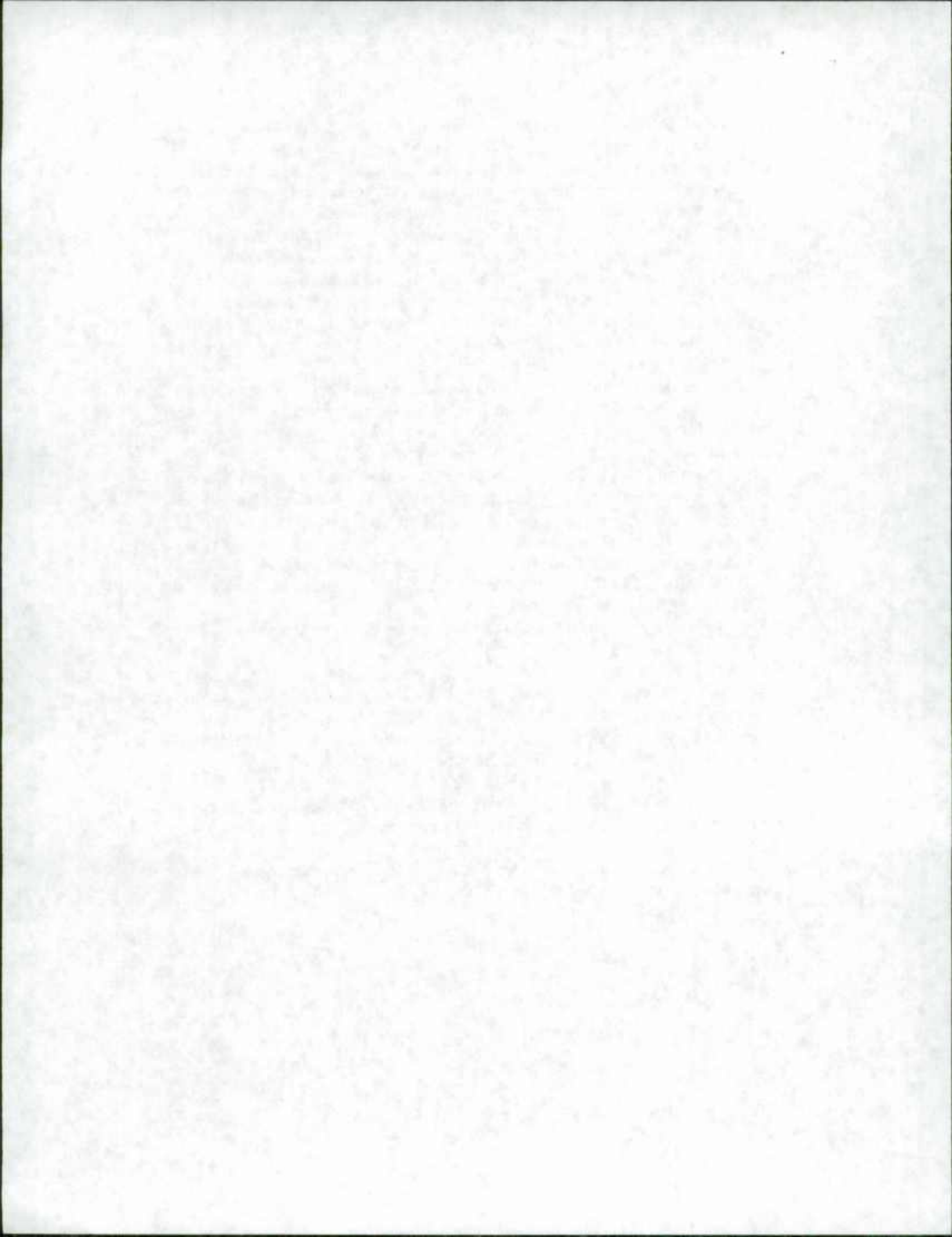
Thank you for the opportunity to provide comments on this lot line revision. If you have any questions, please call me at (410) 260-3483.

Sincerely,



Nick Kelly  
Natural Resource Planner  
cc: TC 518-08







CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA	CHD. BEARING	CHD. LENGTH
C1	618.40'	167.59'	84.31'	15°31'40"	S 63°42'54" E	167.08'
C2	217.28'	348.84'	224.95'	91°59'20"	S 79°53'39" W	312.56'
C3	763.12'	250.46'	126.37'	18°48'18"	N 40°31'20" E	249.34'
C4	197.28'	316.63'	204.14'	91°57'33"	S 79°59'57" W	283.72'
C5	639.39'	181.78'	91.51'	16°18'53"	S 64°04'43" E	181.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 04°24'02" E	108.09'
L2	S 04°24'02" E	21.65'
L3	S 04°24'02" E	58.85'
L4	S 04°19'07" E	100.80'
L5	N 57°44'19" W	227.19'
L6	S 64°19'17" W	90.51'
L7	N 76°57'29" W	204.15'
L8	N 27°33'07" W	91.69'
L9	N 64°05'07" W	284.66'
L10	N 28°59'52" W	52.35'
L11	N 12°29'15" W	226.37'
L12	N 41°14'29" E	365.45'
L13	N 68°18'56" E	172.86'
L14	N 50°10'06" E	399.81'
L15	N 71°56'47" E	114.17'
L16	N 50°39'40" E	131.21'
L17	N 40°39'50" E	231.10'
L18	N 04°10'14" W	61.52'
L19	N 39°42'40" E	286.70'
L20	S 58°28'50" E	19.96'

**SKETCH PLAN DATA:**  
**OWNER/DEVELOPERS:** J. MITCHELL REESE, JR.  
 2401 PENNSYLVANIA AVE.  
 SUITE 807  
 WASHINGTON, DC 20037  
 PHONE: 202-349-3908

**DEED REFERENCE:** PARCEL 29: 943/331  
 PARCEL 196: 1014/397

**CURRENT ZONING:** RC (RURAL RESIDENCE)  
**RC ZONING DEVELOPMENT STANDARDS:**

MINIMUM LOT SIZE= 2.0 ACRES  
 MINIMUM LOT WIDTH= 20'  
 BUILDING RESTRICTION LINES-  
 FRONT- 50'  
 SIDE- 50'  
 REAR- 50'  
 MARYLAND STATE HIGHWAY 579- 100'  
 SEWAGE DISPOSAL AREA- 20'  
 MEAN HIGH WATER- 100'  
 TIDAL WETLANDS- 100'

**PARCEL 29: RC DEVELOPMENT RIGHTS SUMMARY:**  
 RC ACREAGE= 35.645 AC.± (BEFORE REVISION)  
 AREA OF PRIVATE OWNED WETLANDS= 3.342 AC.±  
 NET ACREAGE= 35.645 AC.±  
 DEVELOPMENT RIGHTS PERMITTED- 1  
 DEVELOPMENT RIGHTS PREVIOUSLY UTILIZED- 1  
 DEVELOPMENT RIGHTS PROPOSED- 0  
 DEVELOPMENT RIGHTS REMAINING- 0

**PARCEL 196: RC DEVELOPMENT RIGHTS SUMMARY:**  
 RC ACREAGE= 0.588 AC.± (BEFORE REVISION)  
 AREA OF PRIVATE OWNED WETLANDS= 0 AC.±  
 NET ACREAGE= 0.588 AC.±  
 DEVELOPMENT RIGHTS PERMITTED- 1  
 DEVELOPMENT RIGHTS PREVIOUSLY UTILIZED- 1  
 DEVELOPMENT RIGHTS PROPOSED- 0  
 DEVELOPMENT RIGHTS REMAINING- 0

**FOREST CALCULATIONS:**  
**REVISED TAX PARCEL 29:**  
 AREA IN EXISTING FOREST= 1.537 AC.±  
**REVISED TAX PARCEL 196:**  
 AREA IN EXISTING FOREST= 0.088 AC.±

**FLOOD ZONE INFORMATION:**  
 THE PROPERTY SHOWN HEREON IS IN FLOOD ZONES "A6" (EL. 6), "A6" (EL. 8), "A7" (EL. 6), "B", AND "C" 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. AS SHOWN ON FEMA MAP COMMUNITY MAP NO. 240066 0029 A.

**FLOOD PLAIN LEGEND:**  
 A - 100 YEAR FLOOD ZONE  
 B - 500 YEAR FLOOD ZONE  
 C - AREA OF MINIMAL FLOODING  
 THE FLOOD ZONE "A" PORTION OF THE PROPERTY WOULD BE INUNDATED 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.  
 THE PROPERTY SHOWN HEREON LIES ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

**IMPERVIOUS AREA CALCULATIONS:**  
**REVISED TAX PARCEL 196**  
 TOTAL AREA= 25.885 AC.± (1,127,536 SF±)  
 ALLOWABLE IMPERVIOUS= 169,130 SF (15% OF 25.885 AC.±)  
 DWELLING= 6,275 SF  
 GARAGE= 1,356 SF  
 GUEST HOUSE= 1,601 SF  
 ACCESSORY STRUCTURE= 530 SF  
 DRIVEWAYS= 71,098 SF  
 SIDEWALKS= 560 SF  
 TOTAL EXISTING IMPERVIOUS= 81,420 SF  
 REMAINING ALLOWABLE IMPERVIOUS= 87,710 SF

**REVISED TAX PARCEL 29**  
 TOTAL AREA= 10.348 AC.± (450,776 SF±)  
 ALLOWABLE IMPERVIOUS= 67,616 SF (15% OF 10.348 AC.±)  
 TOTAL EXISTING IMPERVIOUS= 0 SF  
 REMAINING ALLOWABLE IMPERVIOUS= 67,616 SF

**NOTES:**  
 ENVIRONMENTAL CONSTRAINTS INFORMATION SOURCES- THE EXISTING CONDITIONS AND ENVIRONMENTAL RESOURCES INFORMATION SHOWN HEREIN IS TAKEN FROM 1972 TIDAL WETLAND MAPS, NW WETLAND MAPS, 2006 TALBOT COUNTY AERIAL PHOTOS, TALBOT COUNTY SOIL SURVEY, FEMA FLOOD PLAIN MAPS AND OTHER TALBOT COUNTY ENVIRONMENTAL RESOURCE MAPS, AND SOME FIELD RECON. THE MAPPED INFORMATION HAS BEEN GRAPHICALLY RECONCILED WITH AERIAL PHOTO AND/OR TOPO INFORMATION WHERE AVAILABLE. SPECIFIC WETLAND DELINEATIONS AND OTHER TOPOGRAPHIC SURVEYS WILL BE PROVIDED AT PRELIMINARY PLAT REVIEW STAGE AND ENVIRONMENTAL FEATURES MAP, AND OTHER APPLICABLE LAND USE CALCULATIONS WILL BE REVISED ACCORDINGLY AT THAT TIME.

**BUFFER EXPANSION-** THE 100' BUFFER HAS BEEN EXPANDED FOR CONTIGUOUS HYDRIC SOILS AND/OR CONTIGUOUS HIGHLY ERODIBLE SOILS BASED ON THE TALBOT COUNTY SOIL SURVEY- 1970 EDITION. TOPOGRAPHY HAS NOT BEEN VERIFIED IN THE AREAS OF MAPPED HIGHLY ERODIBLE SOILS; THEREFORE THE APPLICANT RESERVES THE RIGHT TO RECONFIGURE THE BUFFER EXPANSION IN THESE AREAS IF ACCURATE TOPOGRAPHY CONFIRMS THE MAPPED SOILS OVERLAY SLOPES LESS THAN 5%.

**POSSIBLE VARIANCES, STATE/FEDERAL PERMITS OR OTHER SPECIAL APPROVALS:**  
 WANNER TO CROSS HYDRIC SOILS WITHIN EXPANDED BUFFER TO ACCESS POTENTIAL BUILDING SITES AND PERC LOCATIONS.

**PROPERTY OWNER DECLARATION:**  
 THIS DEVELOPMENT MAY CONTAIN JURISDICTIONAL NONTIDAL WETLANDS, WHICH HAVE 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.

I, J. MITCHELL REESE, JR., TRUSTEE OF THE J. MITCHELL REESE, JR., OWNER OF TAX PARCEL 29 AND TAX PARCEL 196, AS SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS REVISION OF LOT LINES.

J. MITCHELL REESE, JR., TRUSTEE  
 THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

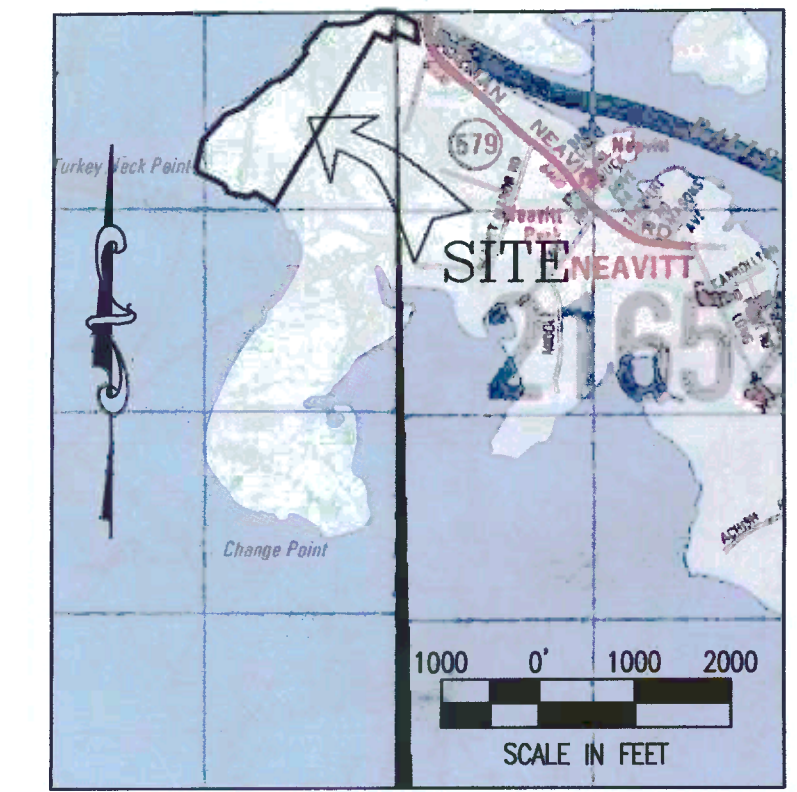
NOTARY

TALBOT COUNTY OFFICE OF PLANNING AND ZONING:

THIS PLAT REPRESENTS A LINE REVISION BETWEEN TAX PARCEL 29, PREVIOUSLY DESCRIBED IN DEED 943/331, AND TAX PARCEL 196, PREVIOUSLY DESCRIBED IN DEED 1014/397, AND DOES NOT CONSTITUTE ANY NEW BUILDABLE LOTS UNDER THE TERMS OF TALBOT COUNTY ZONING ORDINANCE.

PLANNING OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

TIDAL WETLAND CLASSIFICATION TABLE			
CLASSIFICATION	AREA	OWNERSHIP	
#41-MEADOW CORDGRASS/SPIKEGRASS	51,837 SQ. FT.	PRIVATE	
#42-MARSH/ELDER/GROUNSEL BUSH	88,402 SQ. FT.	PRIVATE	
#49-COMMON REED	5,345 SQ. FT.	PRIVATE	
#51-SMOOTH CORDGRASS	15,832 SQ. FT.	STATE	



**VICINITY MAP**  
 SCALE: 1" = 2000'  
 Copyright of the ADC Map People Permitted Use No. 20992180 (ADC MAP No. 16 & 17)

**LEGEND**

	-INDICATES COMPUTED POINT
	-INDICATES IRON ROD SET
	-INDICATES TIDAL WETLANDS
	-INDICATES LIMITS OF TIDAL WETLANDS
	-INDICATES EXISTING WOODSLINE
	-INDICATES FLOOD ZONE "A"
	-INDICATES FLOOD ZONE "B"
	-INDICATES PROPOSED WELL

REVISIONS			
No.	DATE	DESCRIPTION	BY

**TALBOT COUNTY HEALTH DEPARTMENT**  
 REVISED TAX PARCELS 29 AND 196 ARE INITIALLY APPROVED FOR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS. THE SEWAGE DISPOSAL AREAS AS SHOWN HEREIN ARE THE ONLY AREAS THAT HAVE 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 THE 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, AND 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 LINE REVISION PLAT HAS BEEN APPROVED BY THE TALBOT COUNTY HEALTH DEPARTMENT.

HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**  
 THE PRESENT OWNER OF THE LAND OF WHICH THIS LINE REVISION IS COMPRISED IS J. MITCHELL REESE, JR., TRUSTEE OF THE J. MITCHELL REESE, JR. TRUST (TAX PARCEL 29 AND TAX PARCEL 196). THE OWNER CONCURS WITH ALL NOTATIONS AND REPRESENTATIONS ON THIS PLAT WHICH IS PREPARED AND WILL BE RECORDED AT HIS REQUEST.

I, THOMAS D. LANE, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A LINE REVISION OF THE LAND CONVEYED BY J. MITCHELL REESE, JR., TRUSTEE OF THE J. MITCHELL REESE, JR. TRUST (TAX PARCEL 29 AND TAX PARCEL 196), TRUSTEE OF THE J. MITCHELL REESE, JR. TRUST BY DEED DATED SEPTEMBER 19, 1999 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 943, FOLIO 331 (TAX PARCEL 29) AND THE LAND CONVEYED BY JOHN Z. TEREBEY AND JANE D. TEREBEY TO J. MITCHELL REESE, JR. TRUSTEE OF THE J. MITCHELL REESE, JR. TRUST DATED JULY 31, 2001 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1014, FOLIO 397 (TAX PARCEL 196); AND THAT ALL MONUMENTS ARE IN PLACE.

THIS LINE REVISION PLAT HAS BEEN PREPARED BY THE LICENSEE EITHER PERSONALLY OR UNDER THEIR DIRECT SUPERVISION AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.D6.12 OF THE MARYLAND MINIMUM STANDARDS FOR SURVEYORS.

THOMAS D. LANE  
 PROPERTY LINE SURVEYOR NO. 340  
 117 BAY STREET, P.O. BOX 1787  
 EASTON, MARYLAND 21601  
 (410)822-8003

**TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS**  
 REVISED TAX PARCELS 29 AND 196 SHALL UTILIZE A SHARED ACCESS EASEMENT OVER THE EXISTING DRIVEWAY AS SHOWN HEREON.

THE SHARED ACCESS EASEMENT SHALL BE OWNED BY THE OWNERS OF REVISED TAX PARCEL 196 AND EQUALLY MAINTAINED BY THE OWNERS OF REVISED TAX PARCELS 29 AND 196.

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

**NOTES:**  
 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 ADMINISTRATORS 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.

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 COUNTY SOIL EROSION AND SEDIMENT CONTROL ORDINANCE AND THAT STATE OF MARYLAND EROSION AND SEDIMENT CONTROL LAW, COMAR 4-1D3 & 26.09.01.05

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.

REMOVAL OF NATURAL VEGETATION WITHIN THE 100 FOOT SHORELINE DEVELOPMENT BUFFER IS PROHIBITED. CUTTING AND/OR MOWING OF NATURAL VEGETATION WITHIN THE BUFFER IS SUBJECT TO REVIEW BY THE PLANNING AND ZONING OFFICE. PLEASE CONTACT THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING AT (410) 770-8030 FOR FURTHER INFORMATION.

DEVELOPMENT ACTIVITIES FOR NEW WATER-DEPENDENT FACILITIES SHALL BE DESIGNATED, STAGED, AND TIMED TO AVOID SIGNIFICANT DISTURBANCE TO HISTORIC WATERFOWL STAGING AND CONCENTRATION AREAS DURING THE WINTER SEASON.

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 ODDOR, DUST, NOISE, AND DRIFT OF PESTICIDES OR CHEMICALS. THE LOT OWNER ACCEPTS THE LIMITATIONS ON USE AND ENJOYMENT AFFECTING THE PROPERTY.

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

**Lane Engineering, LLC**  
 Established 1986  
 Civil Engineers • Land Planning • Land Surveyors

117 Bay St., Easton, MD 21601 (410) 822-8003  
 15 Washington St., Cambridge, MD 21613 (410) 221-0818  
 1140 West Water St., Centerville, MD 21617 (410) 758-2006

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED:

SEAL

**RECEIVED**  
 SEP 2 2008  
 CRITICAL AREA COMMISSION  
 Chesapeake & Atlantic Coastal Bays

DATE \_\_\_\_\_

**SKETCH REVISION PLAT**

ON THE LANDS OF  
 J. MITCHELL REESE, JR., TRUSTEE

IN THE SECOND ELECTION DISTRICT  
 TALBOT COUNTY, MARYLAND  
 TAX MAP 39 GRID 14 PARCELS 29 & 196

ISSUED FOR: \_\_\_\_\_ DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 SUBMISSION TO: \_\_\_\_\_ REG. NO. \_\_\_\_\_ B-25-08 TDL

REC'D JUN 30 2008  
 TAC 12-10-08

SHEET No. 01 OF 01 JOB No. 060835 FILE No. 6368