

1.) LAND OWNER STATEMENT

THE PRESENT OWNER OF THE LAND OR THE PROPERTY IS SUNRISE ASSISTED LIVING FOUNDATION. THIS PLAN IS PREPARED FOR AND WILL BE RECORDED AT HIS REQUEST.

2.) NON-TOTAL WETLANDS DISCLAIMER

THIS DEVELOPMENT MAY CONTAIN JURISDICTIONAL NON-TOTAL WETLANDS WHICH HAVE BEEN OFFICIALLY DELINEATED BY THE U.S. ARMY CORPS OF ENGINEERS. THE IDENTIFICATION AND FOR DESIGNATION OF JURISDICTIONAL NON-TOTAL WETLANDS 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 NON-TOTAL 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 ENGINEERS.

3.) U.S. FISH AND WILDLIFE REVIEW

THIS DEVELOPMENT MAY CONTAIN PROTECTED HABITAT OF THE DELAWARE FOX SQUIRREL (DSS) LISTED AS AN ENDANGERED SPECIES UNDER THE ENDANGERED SPECIES ACT AS WELL AS UNITED STATES CODE REGULATIONS DESIGNED TO PROTECT THE DSS AND ITS HABITAT ARE ADMINISTERED BY THE U.S. DEPARTMENT OF THE INTERIOR FISH & WILDLIFE DIVISION. AS THE APPLICANT FOR THIS DEVELOPMENT PROJECT, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL DETERMINATIONS CONCERNING THE EFFECT OF THE PROPOSED DEVELOPMENT ON THE DSS AND ITS HABITAT RESTS WITH THE U.S. DEPARTMENT OF THE INTERIOR FISH & WILDLIFE DIVISION. 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 DIVISION.

4.) CLEARING AND SITE STATEMENT

ANY LAND CLEARING DURING OR OTHER LAWFUL DISTURBANCES WITHIN THE UNDEVELOPED AREAS OF TALBOT COUNTY SHALL REQUIRE AN EROSION AND SEDIMENT CONTROL PLAN, 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 41-103 & 28.09.01.05.

5.) CRITICAL AREA STATEMENT

THE PROPERTY SHOWN HERON IS LOCATED ENTIRELY WITHIN THE CHESAPEAKE CRITICAL AREA.

6.) AGRICULTURAL STATEMENT

IN 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 OWNED BY 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 DUST, NOISE, VIBRATION, AND DRIFT OF PESTICIDES ON CROPS. THE LOT OWNER ACCEPTS THE LIMITATIONS ON USE AND ENJOYMENT AFFECTING THE PROPERTY.

7.) DRAINAGE AND UTILITY EASEMENT

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 FIFTEEN (15) FEET IN WIDTH (7.5 ON EITHER SIDE) CENTERED ON ALL NEW LINES OF DIVISION (WHICH PLACEMENT OR MODIFICATIONS TO BE DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS).

8.)

LOT 3R COMPRISED OF 16.23 ACRES, IS APPROVED FOR INDIVIDUAL WATER AND SEWERAGE SYSTEMS AND THEIR USE IS IN ACCORDANCE WITH THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN AND MARIKAD DEPARTMENT OF ENVIRONMENTAL REGULATION 28.04.02. THE SEWAGE DISPOSAL AREAS AS SHOWN HERON ARE THE ONLY AREAS THAT HAVE BEEN APPROVED FOR SEWAGE DISPOSAL. ANY LOT OWNERS MUST COMPLY WITH ALL APPLICABLE SANITARY CONSTRUCTION REQUIREMENTS THAT ARE IN EFFECT AT THE TIME OF THE SUBMITTAL OF A BUILDING PERMIT APPLICATION. THIS MAY THEREFORE RESULT IN THE NEED FOR FURTHER EVALUATION ON THE PROPERTY TO DETERMINE IF THE LOT WILL COMPLY WITH CURRENT SANITARY CONSTRUCTION REQUIREMENTS.

*Katherine A. Knolly* 1/3/02  
HEALTH OFFICER DATE

9.) STORMWATER MANAGEMENT

THIS LOT SHALL BE DEVELOPED IN ACCORDANCE WITH THE "2000 MARIKAD STORMWATER DESIGN MANUAL," ENVIRONMENTALLY SENSITIVE DEVELOPMENT CRITERIA (CHAPTER 5-STORMWATER CREEKS) FOR INNOVATIVE SITE PLANNING) DEVIATION FROM THESE CRITERIA SHALL REQUIRE APPROVAL FROM THE TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY DEVELOPMENT ACTIVITIES.

10.) FLOOD ZONE INFORMATION

THE PROPERTY SHOWN HERON IS LOCATED IN FLOOD ZONE "A" AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 24 0086 5002A. 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.

11.) EXISTING LOTS 3, 4, 5, AND THE PRIVATE ROAD WERE PREVIOUSLY RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN PLAT BOOK 178 43 AT PAGE 89 ON PLAT #623.

12.) SITE IMPROVEMENTS SHOWN ON THIS PLAN ARE TAKEN FROM A SURVEY PREPARED BY CENTURION CONSULTING, INC.

13.) PRIVATE ROAD

THE ROAD DESIGNATED AS PRIVATE ROAD ON THIS PLAN, SHALL BE PRIVATELY OWNED AND, AS SUCH, THE COUNTY HAS NO RESPONSIBILITY FOR ITS MAINTENANCE OR SAFETY. THE ROAD SHALL BE OWNED AND MAINTAINED BY SUNRISE ASSISTED LIVING FOUNDATION. SHOULD THE ROAD BE UPGRADED TO COUNTY SPECIFICATIONS FOR PUBLIC ROADS, IN ACCORDANCE WITH THE PROVISIONS OF THE TALBOT COUNTY CODE, THE COUNTY WILL ASSUME OWNERSHIP OF THE ROAD AND RESPONSIBILITY FOR ITS MAINTENANCE, SAFETY AND INSPECTION.

14.) DRIVEWAY ACCESS EASEMENT TO PUBLIC ROAD (LOTS 1-2)

THE PRIVATE RIGHT-OF-WAY SHOWN ON THIS PLAN AND PREVIOUSLY RECORDED ON A PLAT ENTITLED CEDAR POINT LOTS, PREPARED BY J.E. MCKINNON, JR., INC. AND RECORDED IN TALBOT COUNTY RECORDS IN PLAT 523 SHALL BE CLASSIFIED AS A PRIVATELY OWNED DRIVEWAY, FOR WHICH THE COUNTY HAS NO RESPONSIBILITY FOR CONSTRUCTION, MAINTENANCE OR SAFETY.

15.) SEPTIC DISPOSAL AREAS

THE SEPTIC DISPOSAL AREAS AS SHOWN ON THIS PLAN ARE NOT FOR SUBDIVISION.

16.) RIGHT-OF-WAY REDUCTION

RELOCATION OF THE 15 FOOT RIGHT-OF-WAY TO WILLIAM WARDWON III LOTS AS SHOWN HERON ADDRESSES LOT 3R, IS DEEMED IN AGREEMENT TO BELIEVED RIGHT-OF-WAY LATED JANUARY 15, 2002, WHICH WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAN.

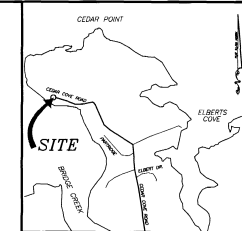
WILLIAM BOSTON MCKINNON III  
& THERESA M. MCKINNON  
998/759

LINE LENGTH	BEARING
E1 141.86'	S 15°36'52" W

CURVE	ARC	RADIUS	DELTA	CHD. LENGTH	CHD. BEARING	TANGENT
C1	148.20'	155.80'	54°50'08"	142.68'	N 51°02'48" W 80.25'	
C2	54.96'	87.83'	35°21'07"	54.07'	S 42°21'15" E 28.41'	

Impervious Area Tabulation

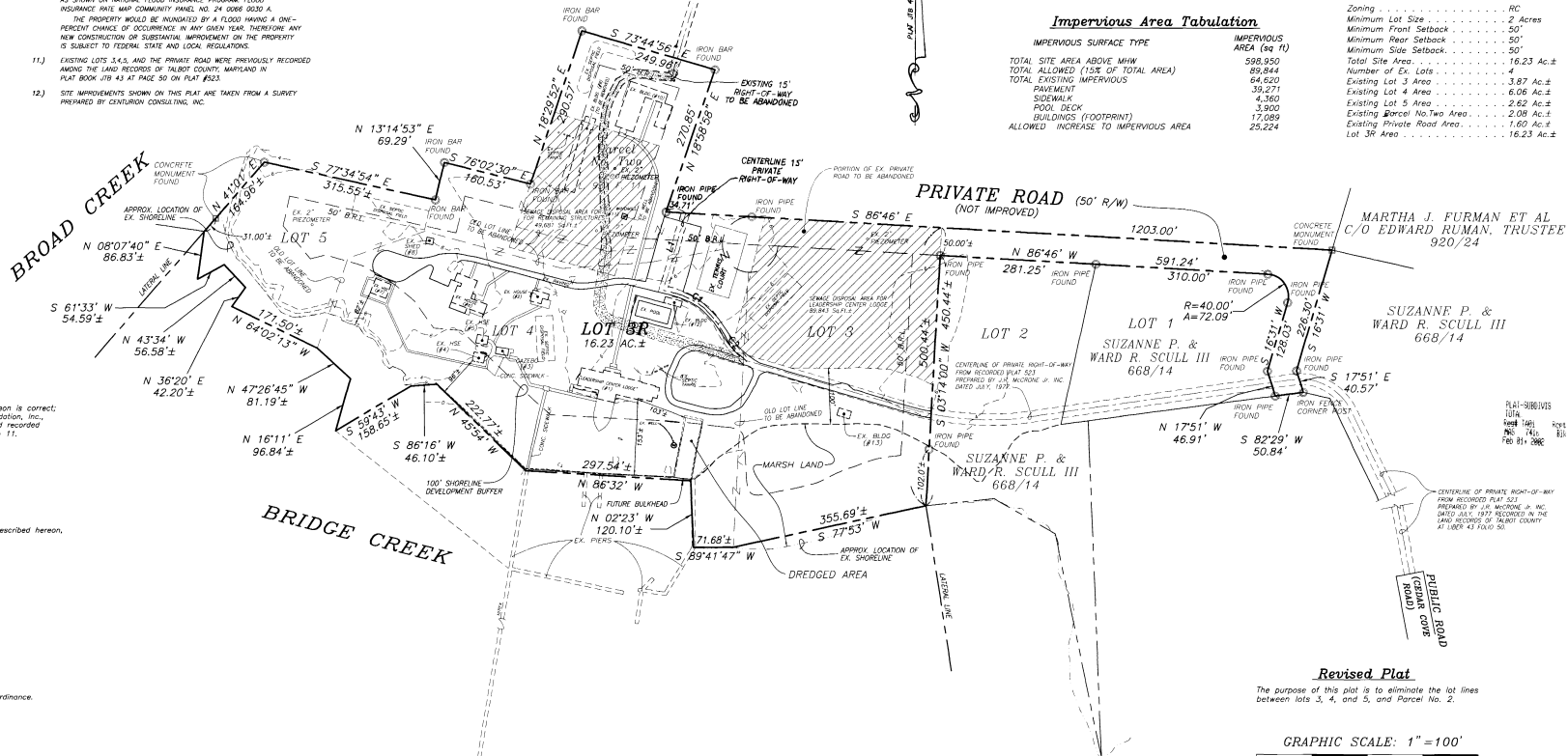
IMPERVIOUS SURFACE TYPE	IMPERVIOUS AREA (sq. ft)
TOTAL SITE AREA ABOVE MHW	598,954
TOTAL ALLOWED (15% TOTAL AREA)	89,844
TOTAL EXISTING IMPERVIOUS	64,500
PAVEMENT	39,271
SIDEWALK	4,360
POOL DECK	3,900
BUILDINGS (FOOTPRINT)	17,089
ALLOWED INCREASE TO IMPERVIOUS AREA	25,224



VICINITY MAP  
SCALE: 1"=2000'

Site Analysis

Zoning	..... RC	Minimum Lot Size	..... 2 Acres
Minimum Front Setback	..... 50'	Minimum Rear Setback	..... 50'
Minimum Side Setback	..... 50'	Total Site Area	..... 16.23 Ac.±
Number of Ex. Lots	..... 4	Existing Lot 3 Area	..... 3.87 Ac.±
Existing Lot 4 Area	..... 6.06 Ac.±	Existing Lot 5 Area	..... 2.62 Ac.±
Existing Parcel No. Two Area	..... 2.08 Ac.±	Existing Private Road Area	..... 1.60 Ac.±
Lot 3R Area	..... 16.23 Ac.±		



I, Katherine A. Knolly, hereby certify that the final plat shown hereon is correct; that it is a true and correct copy of the original as recorded in the Land Records of Talbot County, Maryland. Witness my hand and the seal of the County of Talbot County, Maryland, this 12-6-01 day of December, 2001.

Sunrise Assisted Living Foundation, owner of the property shown and described hereon, hereby adopts this plan of Property Line Revision.

*David R. Course* Date  
County Planning Officer

The owner has sworn to and subscribed before me this 12-6-01 day of December, 2001.

*David R. Course* Date  
Notary

This Plat represents a Revision of Lot Lines and does not constitute any other building, use or other terms of the Talbot County Zoning Ordinance.

*David R. Course* 2/1/02  
County Planning Officer

This Lot Line Abandonment Plat has been approved by the Talbot County Health Department.

*Katherine A. Knolly* 1/3/02  
Approving Authority

BOYD & DOWGIALLO, P.A.

ENGINEERS\*SURVEYORS\*PLANNERS  
102 East Main Street  
Suite 103  
Stevensville, Maryland 21666  
(410) 604-3855

OWNERS

SUNRISE ASSISTED LIVING FOUNDATION  
9401 Lee Highway, Suite 300  
Fairfax, Va. 22031  
(703) 267-6009

STATE OF MARYLAND  
Talbot County, TO WIT:  
Recorded in the Land Records  
of Talbot County, M.D.S. 811/06  
*Mary Ann Strout*  
Mary Ann Strout, Clerk  
Circuit Court for Talbot County

Lot Line Abandonment Plat  
On The Lands Of  
**Sunrise Assisted Living Foundation**  
Deed Liber 931 Folio 11  
Tax Map 40, Block 13, P/O Parcel 169  
& Tax Map 40, Block 13, Parcel 91  
2nd District Talbot Co., Maryland  
Scale: 1" = 100' Date: December 3, 2001  
Sheet 1 of 1