

PREPARED FOR: LARRY KIRKMAN/DIANE SCHULTE

PARCEL 2997

PROPERTY OWNER: ABBEYMUFF, LLC
PROPERTY ADDRESS: 7696 OCEAN GATEWAY
EASTON, MARYLAND 21601
DEED REFERENCE: 2448/237
PLAT REFERENCE: 16/100

PARCEL 2998

PROPERTY OWNER: FIRECRACKER KATIE, LLC
PROPERTY ADDRESS: OCEAN GATEWAY
EASTON, MARYLAND 21601
DEED REFERENCE: 2412/219
PLAT REFERENCE:

SITE NOTES

ZONING CLASSIFICATION: CG (COMMERCIAL GENERAL)
SETBACKS

FRONT— 25'
SIDE— 10'
REAR— 15'
STATE HIGHWAY— 40'

THE PROPERTY SHOWN HEREON LIES ENTIRELY OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA AS SHOWN ON THE TALBOT COUNTY CRITICAL AREA MAPS IN ACCORDANCE WITH TALBOT COUNTY BILL No. 1295, ENACTED AUGUST 12, 2014.

THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON DECEMBER 21, 2023.

THE DIMENSIONS OF BUILDINGS, STRUCTURES AND SETBACKS WERE MEASURED TO THE NEAREST 0.1 FOOT.

THE TREE LINE SHOWN HEREON WAS TAKEN FROM THE 2022 TOWN OF EASTON AERIALS AND IS APPROXIMATE ONLY.

THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (2011), AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS LOYF (PID DK7414) COMBINED FACTOR: 0.99995360 AND MDNM (NGS CERTIFICATE PENDING). THE DISTANCES SHOWN HEREON ARE GROUND BASED.

NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH HAVE BEEN FURNISHED TO LANE ENGINEERING, LLC. THE BUILDING RESTRICTION LINES AS SHOWN HEREON ARE BASED SOLELY ON THE CURRENT TOWN OF EASTON ZONING ORDINANCE APPLICABLE TO THE PROPERTY SHOWN HEREON AND ARE SUBJECT TO CHANGE WITH THE REVISION OF ZONING LAWS. OTHER DOCUMENTS OF RECORD MAY EXIST THAT MAY AFFECT THE SURVEYED PROPERTY REFLECTED HEREON, INCLUDING BUT NOT LIMITED TO EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, PLAT RESTRICTIONS OR ANY OTHER FACTS THAT AN ACCURATE, COMPLETE AND CURRENT TITLE SEARCH MAY DISCLOSE.

FLOOD DATA

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE 1% FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR COMMUNITY NO. 240067, MAP NOS. 24041C0189D AND 24041C0193C FOR THE TOWN OF EASTON, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE LEGEND

ZONE X — AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD

THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.

SURVEYOR'S CERTIFICATE

TO LARRY KIRKMAN, ABBYMUFF, LLC & FIRECRACKER KATIE, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(g), 8, 9, 11 (OBSERVED EVIDENCE), 13, 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 21, 2023.

DATE OF PLAT OR MAP: FEBRUARY 4, 2025

THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 363, AND, SUBJECT TO BIENNIAL RENEWAL, MY CURRENT EXPIRATION DATE IS AUGUST 3, 2025, AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.03 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS. MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN HEREON.

Jeffrey A. Hubbard
JEFFREY A. HUBBARD
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION No. 363
LANE ENGINEERING, LLC
117 BAY STREET
EASTON, MARYLAND 21601

TITLE NOTES

PARCEL 2997 ABBYMUFF, LLC

I HAVE REVIEWED TITLE SEARCH REPORT FORM PREPARED BY TIDEMARK TITLE DATED NOVEMBER 26, 2024 AND MAKE THE FOLLOWING ITEM BY ITEM REVIEW OF THE EXCEPTIONS CONTAINED THEREIN.

- DEED FROM THE HOLLAND, INC. (LIBER 2448, FOLIO 237) — THIS DEED DESCRIBES TAX MAP 107, PARCEL 2997 — *AS SHOWN HEREON*
- PLAT SHOWING "MAP OF IDLEWILD LOT NO. 9" RECORDED AMONG THE LAND RECORDS ON TALBOT COUNTY, MARYLAND IN PLAT BOOK 16, FOLIO 100 — AFFECTS TAX MAP 107, PARCEL 2997 — *AS SHOWN HEREON*
- STATE ROADS COMMISSION OF MARYLAND PLAT NUMBERS 4949, 4950, 4951 & 24697 — AFFECTS TAX MAP 107, PARCEL 2997 AND ESTABLISHES THE STATE HIGHWAY RIGHT-OF-WAY
- DEED FROM A. RAYMOND MARVEL TO THE STATE OF MARYLAND RECORDED IN LIBER 255, FOLIO 97 CONFIRMS THAT PLAT NUMBERS 4949, 4950, 4951 CONVEYS ALL RIGHT, TITLE AND INTEREST TO THE ROAD BED OF U.S. ROUTE 50 TO THE STATE OF MARYLAND AND A DEED FROM A. RAYMOND MARVEL AND LULU M. MARVEL TO THE STATE OF MARYLAND RECORDED IN LIBER 373, FOLIO 144 CONFIRMS THAT PLAT 24697 CONVEYS ALL RIGHT, TITLE AND INTEREST TO THE ROAD BED OF U.S. ROUTE 50 TO THE STATE OF MARYLAND

PARCEL 2998 FIRECRACKER KATIE, LLC

I HAVE REVIEWED TITLE SEARCH REPORT FORM PREPARED BY TIDEMARK TITLE DATED JANUARY 11, 2024 AND MAKE THE FOLLOWING ITEM BY ITEM REVIEW OF THE EXCEPTIONS CONTAINED THEREIN.

- DEED FROM THE PREMIER CORP. (LIBER 2412, FOLIO 219) — THIS DEED DESCRIBES TAX MAP 107, PARCEL 2998 — *AS SHOWN HEREON*
- PLAT SHOWING PART OF "IDLEWILD FARM" RECORDED AMONG THE LAND RECORDS ON TALBOT COUNTY, MARYLAND IN PLAT BOOK 30, FOLIO 50 — AFFECTS TAX MAP 107, PARCEL 2998 — *AS SHOWN HEREON*
- STATE ROADS COMMISSION OF MARYLAND PLAT NUMBER 24697 — AFFECTS TAX MAP 107, PARCEL 2998 AND ESTABLISHES THE STATE HIGHWAY RIGHT-OF-WAY AND AN AREA OF DENIED ACCESS AT THE CORNER OF DUTCHMAN'S LANE AND OCEAN GATEWAY
- DEED FROM A. RAYMOND MARVEL TO THE STATE OF MARYLAND RECORDED IN LIBER 373, FOLIO 144 CONFIRMS THAT PLAT 24697 CONVEYS ALL RIGHT, TITLE AND INTEREST TO THE ROAD BED OF U.S. ROUTE 50 TO THE STATE OF MARYLAND
- DEED FROM A. RAYMOND MARVEL TO THE TOWN OF EASTON RECORDED IN LIBER 428, FOLIO 281 — AFFECTS TAX MAP 107, PARCEL 2998 AS IT ESTABLISHES THE CURRENT RIGHT-OF-WAY FOR DUTCHMAN'S LANE — *AS SHOWN HEREON*
- DEED FROM A. RAYMOND MARVEL TO THE TOWN OF EASTON RECORDED IN LIBER 439, FOLIO 689 — *DOES NOT AFFECT TAX MAP 107, PARCEL 2998, THIS DEED OF RIGHT-OF-WAY AND EASEMENT IS FOR THE WINDMILL BRANCH ON THE EAST SIDE OF U.S. 50.*

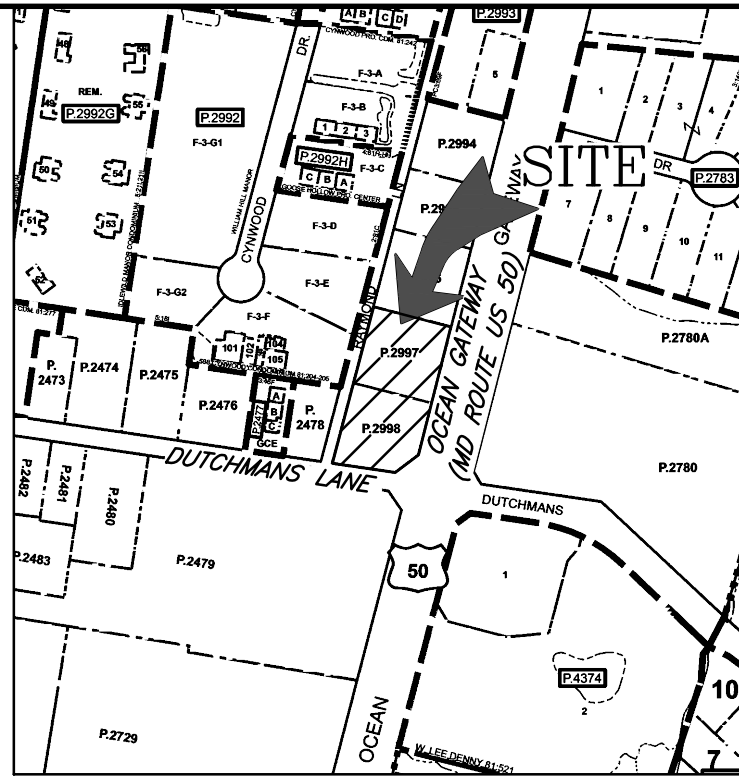
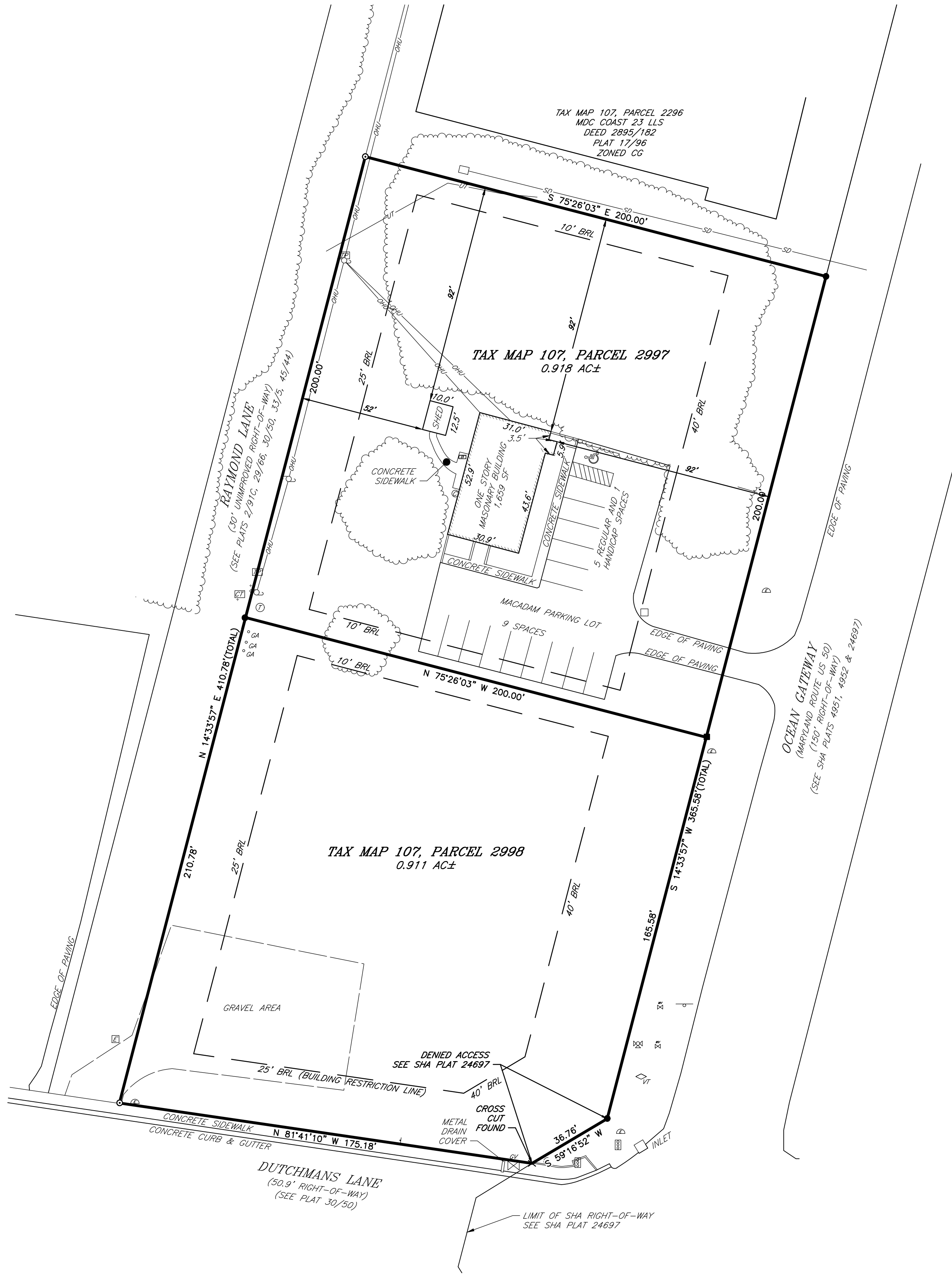
SURVEYORS NOTES

PARCEL 2997 ABBYMUFF, LLC

- UTILITY POLES, TELEPHONE PEDESTALS, AND OVERHEAD UTILITY LINES ARE LOCATED ON THE WESTERLY SIDE OF THE SUBJECT PROPERTY ADJACENT TO RAYMOND LANE BY ABOUT 3- FEET — *AFFECTS THE SUBJECT PROPERTY, THE BLANKET EASEMENT TO CHOPTANK CO-OPERATIVE, INC. RECORDED IN 252/542 MAY PROVIDE FOR THIS USE*
- AN UNDERGROUND TELEPHONE OR UTILITY LINE WAS MARKED CROSSING THE NORTHWEST CORNER OF THE PARCEL — *AFFECTS THE SUBJECT PROPERTY, NO EASEMENT PROVIDED*

PARCEL 2998 FIRECRACKER KATIE, LLC

- GUY WIRES FROM A UTILITY POLE LOCATED NEAR THE SOUTHWEST CORNER OF PARCEL 2997 ARE LOCATED ON PARCEL 2998 — *AFFECTS THE SUBJECT PROPERTY, THE BLANKET EASEMENT TO CHOPTANK CO-OPERATIVE, INC. RECORDED IN 252/542 MAY PROVIDE FOR THIS USE*
- GRAVEL AREA USES RAYMOND LAND, 30-FOOT WIDE UNIMPROVED RIGHT-OF-WAY TO ACCESS DUTCHMANS LANE — *AFFECTS THE SUBJECT PROPERTY, NO MAINTENANCE AND/OR PUBLIC ROAD AGREEMENT PROVIDED*



VICINITY MAP

SCALE: 1" = 500'

250' 0' 250' 500'

SCALE IN FEET

LEGEND

- IRON ROD FOUND
- IRON ROD SET
- CROSS CUT FOUND
- CONCRETE MONUMENT FOUND
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC HANDHOLE
- UTILITY POLE
- GAS VENT
- GUY WIRE ANCHOR
- UNDERGROUND TELEPHONE
- OVER HEAD UTILITY LINES
- SANITARY SEWER CLEAN OUT
- STORM DRAIN LINE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- HVAC UNIT
- MAIL BOX
- SINGLE POST SIGN
- APPROXIMATE TREE LINE
- FIRE HYDRANT
- WATER VALVE

| REVISIONS | | | |
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Lane Engineering, LLC
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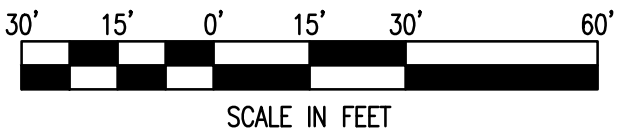
SEAL

Jeffrey A. Hubbard 2/4/25
DATE

ALTA/NSPS
LAND TITLE
SURVEY
ON THE LANDS OF
ABBEYMUFF, LLC
AND
FIRECRACKER KATIE, LLC
IN THE TOWN OF EASTON, ELECTION WARD 2
TALBOT COUNTY, MARYLAND
TAX MAP 107, GRID 0, PARCELS 2997 AND 2998

ISSUED FOR: SUBMITTED TO CLIENT
DATE: 02-04-25 JEH

| | |
|---------------------|-------------------|
| SHEET No. 1 OF 1 | DATE: 02-04-25 |
| SCALE: AS NOTED | JOB No. 230490 |
| | FILE No. 1026 |



SCALE IN FEET