

VICINITY MAP
SCALE: 1" = 600'

- LEGEND:**
- = PAVED SURFACE
 - = CONCRETE SURFACE
 - = BUILDING RESTRICTION LINE
 - = HVAC OUTDOOR UNIT
 - = CULVERT
 - = FENCE
 - = FLAG POLE BASE
 - = NATURAL GAS VALVE
 - = ELECTRIC JUNCTION BOX
 - = ELECTRIC TRANSFORMER
 - = TELEPHONE PEDESTAL
 - = LAMP POST
 - = SEWER CLEAN-OUT
 - P.O.B.** = POINT OF BEGINNING (LEGAL DESCRIPTION)
 - = UNDERGROUND GAS MAIN (MARKED BY PAINT & WITNESS POSTS)
 - = UNDERGROUND ELECTRIC (MARKED BY PAINT)
 - = LANDSCAPE TREE
 - = COMPUTED POINT PROPERTY LINE (UNLESS NOTED OTHERWISE)
 - SE No. 12** = SPECIAL EXCEPTION & NUMBER (TYP)
 - = A.D.A. ACCESSIBLE SPACE
 - = STATE HIGHWAY ADMINISTRATION
 - = STORMWATER MANAGEMENT

TAX PARCEL 2938, LOT 1
N/F
WHALEN PROPERTIES LIMITED PARTNERSHIP
EASTON SERIES II, LP
537/530

- GENERAL NOTES:**
- OWNER: NIELSEN LAND VENTURE II LLC
 - MAILING ADDRESS: 27938 OAKLANDS CIRCLE EASTON, MARYLAND 21601
 - PROPERTY ADDRESS: 8493 OCEAN GATEWAY EASTON, MARYLAND 21601
 - TAX MAP 102, GRID EA, PARCEL 2938B, LOT 4
TAX ACCOUNT NUMBER: 01-063960
 - DEED REFERENCE: 3028/463
 - ZONING: CG - COMMERCIAL GENERAL DISTRICT
SETBACKS: FRONT - 25'
SIDE - 10'
REAR - 15'
BUILDING HEIGHT - 50'
LOT COVERAGE BY ALL BUILDINGS AND STRUCTURES SHALL NOT EXCEED 50%.
 - THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NO. 24041C0191C FOR TALBOT COUNTY, MARYLAND DATED AUGUST 5, 2013.
 - THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO THE CHESAPEAKE BAY CRITICAL AREA REGULATIONS.
 - THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
 - NO ENCROACHMENTS WERE OBSERVED DURING THE FIELDWORK FOR THIS SURVEY.

DESCRIPTION OF TAX PARCEL 2938B, LOT 4

BEGINNING AT A CAPPED REBAR FOUND, SAID CAPPED REBAR BEING ON THE EASTERN RIGHT OF WAY LINE OF OCEAN GATEWAY (US ROUTE 50), A STATE MAINTAINED PUBLIC RIGHT OF WAY, SAID CAPPED REBAR BEING THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED LAND, SAID CAPPED REBAR ALSO BEING ON THE DIVISION LINE OF R/JRG, LLC (DEED REF.: LIBER 2891, FOLIO 261); THENCE RUNNING WITH THE SAID DIVISION LINE OF R/JRG, LLC;

- N 89°38'38" E A DISTANCE OF 293.04' TO A CONCRETE MONUMENT FOUND, SAID CONCRETE MONUMENT BEING ON THE DIVISION LINE OF THE LAND OF WHALEN PROPERTIES LIMITED PARTNERSHIP EASTON SERIES II, LP (DEED REF.: LIBER 537, FOLIO 530); THENCE WITH THE SAID LAND OF WHALEN PROPERTIES LIMITED PARTNERSHIP EASTON SERIES II, LP THE FOLLOWING TWO (2) COURSES AND DISTANCES:
- S 00°16'22" E A DISTANCE OF 95.81' TO A POINT CAPPED REBAR SET; THENCE
- S 05°43'29" E A DISTANCE OF 270.89' TO A CONCRETE MONUMENT FOUND, SAID CONCRETE MONUMENT BEING ON THE DIVISION LINE OF THE LAND OF NISTAZOS HOLDINGS, LLC (DEED REF.: LIBER 973, FOLIO 447); THENCE WITH THE SAID LAND OF NISTAZOS HOLDINGS, LLC;
- S 89°38'38" W A DISTANCE OF 90.24' TO A CAPPED REBAR SET, SAID CAPPED REBAR BEING ON THE DIVISION LINE OF THE LAND OF BOG REAL ESTATE DEVELOPERS, LLC (DEED REF.: LIBER 1677, FOLIO 239); THENCE WITH THE SAID LAND OF BOG REAL ESTATE DEVELOPERS, LLC THE FOLLOWING TWO (2) COURSES AND DISTANCES:
- N 00°21'22" W A DISTANCE OF 140.00' TO A CAPPED REBAR FOUND; THENCE
- S 89°38'38" W A DISTANCE OF 228.00' TO A CAPPED REBAR FOUND AND THE AFORESAID EASTERN RIGHT OF WAY LINE OF OCEAN HIGHWAY; THENCE WITH THE SAID EASTERN RIGHT OF WAY LINE OF OCEAN HIGHWAY;
- N 00°21'22" W A DISTANCE OF 225.50' TO THE POINT OF BEGINNING, SAID HEREIN DESCRIBED LAND CONTAINING AN AREA OF 1.803 ACRES, MORE OR LESS.

TITLE REPORT

TITLE REPORT SUPPLIED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT No. CCN-EA-117375, DATED JULY 22, 2024.

SCHEDULE B -- PART II TABLE OF SPECIAL EXCEPTIONS

- SETBACK LINES, EASEMENTS, RIGHTS OF WAY AND ALL TERMS AND CONDITIONS SET FORTH ON PLAT (PLAT BOOK 54, PAGE 41) - DOES NOT BURDEN PROPERTY
- SETBACK LINES, EASEMENTS, RIGHTS OF WAY AND ALL TERMS AND CONDITIONS SET FORTH ON PLAT (PLAT BOOK 33, PAGE 39) - DOES NOT BURDEN PROPERTY
- ALL MATTERS SET FORTH ON PLAT FOR STATE ROADS COMMISSION OF MARYLAND
 - (PLAT No. 4946) - DOES NOT BURDEN SUBJECT PROPERTY
 - (PLAT No. 58515) - DOES NOT BURDEN SUBJECT PROPERTY
- AGREEMENT (LIBER 553, FOLIO 244) - DOES NOT BURDEN SUBJECT PROPERTY
- ALL MATTERS MENTIONED IN DEEDS
 - (LIBER 597, FOLIO 150) - BURDENS SUBJECT PROPERTY, SHOWN HEREON
 - (LIBER 679, FOLIO 729) - DOES NOT BURDEN SUBJECT PROPERTY
 - (LIBER 3028, FOLIO 463) - BURDENS SUBJECT PROPERTY, SHOWN HEREON
- DEED TO THE STATE HIGHWAY ADMINISTRATION (LIBER 2171, FOLIO 111) - DOES NOT BURDEN SUBJECT PROPERTY
- STORMWATER MANAGEMENT/MAINTENANCE AGREEMENT (LIBER 597, FOLIO 166) - BURDENS SUBJECT PROPERTY, SHOWN HEREON

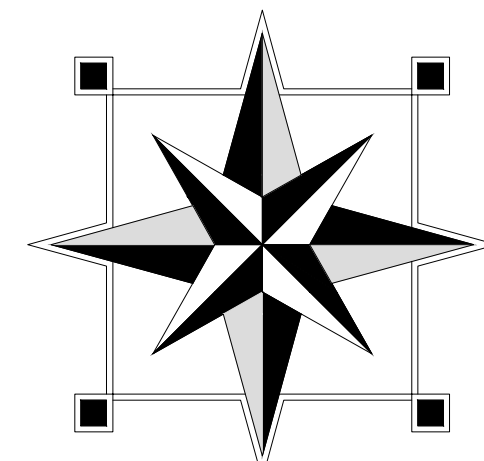
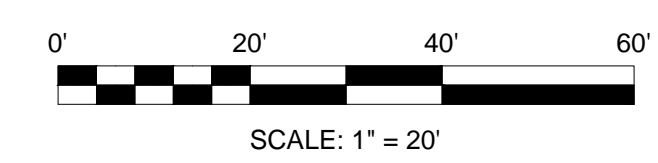
*ONLY SURVEY RELATED EXCEPTIONS ARE LISTED HEREON.

SURVEYOR'S CERTIFICATION

TO PKZ, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY
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, 6, 7(a), 7(b)(1), 8, 9, 11(a)(b), 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 9, 2024. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN 09.13.06.12 OF THE ANNOTATED CODE OF MARYLAND.

DATE OF PLAT OR MAP: 8/15/2024.

Steven W. Whitten
STEVEN W. WHITTEN
PROFESSIONAL LAND SURVEYOR MD, NO. 21326
CURRENT LICENSE EXPIRES 1 / 8 / 2025



FINK, WHITTEN & ASSOCIATES, LLC.

LAND SURVEYING LAND PLANNING
ENVIRONMENTAL ENVIRONMENTAL CONSULTING
PERMITTING

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113 E. Dover St., Unit C
Easton, Maryland 21601

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504 Maryland Avenue
Cambridge, Maryland 21613

www.FINKWHITTEN.com

ALTA / NSPS LAND TITLE SURVEY
SHOWING THE LANDS OF
NIELSEN LAND VENTURE II, LLC

PREPARED FOR:
PKZ, LLC
TAX MAP 102, GRID EA, PARCEL 2938B, LOT 4
IN THE TOWN OF EASTON
TALBOT COUNTY, MARYLAND

DRAWN BSF	CHECKED SWW
DATE 8/15/2024	
SCALE 1" = 20'	
JOB NO. D-102-EA-2938B	

TAX PARCEL 2937, LOT 1
NISTAZOS HOLDINGS, LLC
973/447