



Eastern Shore
LAND CONSERVANCY

REQUEST FOR PROPOSAL

Easement Boundary Survey

Proposal Deadline: Tuesday, April 1st by 5:00 PM

Background Information:

Eastern Shore Land Conservancy (ESLC) is working with the Davis family on a Conservation Easement for their property in Kent County, MD. The goal is to preserve the property by way of a Conservation Easement to be held by ESLC and the Maryland Department of Natural Resources (DNR). Conservation Easements place covenants on the property title that restricts the future use and development of the land. Conservation Easements run with the land and bind all future property owners to the same restrictions.

The property is \pm 29.51 acres in Kent County

Owner: RL Davis Real Estate, LLC

Property: 8529 Bell Rose Ln
Chestertown, MD 21620
Tax Map 43, Parcel 9

Client: Eastern Shore Land Conservancy

Project Contact: Autumn Conley
Eastern Shore Land Conservancy
114 S. Washington St. Suite 101 Easton, MD 21601
443-786-8208
aconley@eslc.org

Description of Work to be Performed:

A standard boundary survey of the easement area with concrete boundary markers placed at each corner. In addition, as this is a CREP Permanent Easement, ESLC will need delineation and accurate acreage for three areas: CREP Contract Areas, CREP Matching Areas, and Additional Easement Areas, as roughly outlined on the attached CREP map and Conservation Plan map. Please see the attached plat from a previous project as additional clarification for our CREP easement survey needs. Proposal shall be submitted to the Project Contact by the Proposal Deadline and shall include cost estimates and not to exceed rates for the survey work, as well as an estimated time of completion. If you have specific questions regarding the property, contact the project manager.

Deliverables:

If commissioned to perform survey contractor shall supply the following in the appropriate format:

- 1) Survey Plat
- 2) Metes and Bounds Legal Description, based on new Survey Plat





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3) Digital CAD file of boundary (.dwg format)

Once reviewed by Project Contact and project partners, contractor may be asked to make necessary revisions to resolve errors. In addition, contractors shall record all finalized plats once approved by Project Contact and project partners.

Confidentiality:

All details concerning ESLC projects are considered confidential information until the conservation easement has been recorded in the land records. As such, ESLC expects all contractors working on said projects to adhere to strict confidentiality regarding project details, unless necessary for the completion of the contracted work or with permission from the project contact. Failure to do so may result in legal action.

Contract and Billing:

Include a client signature line for proposal acceptance to engage in survey work.

The invoice for survey work performed shall be billed to Eastern Shore Land Conservancy, attn. Autumn Conley. The invoice shall reflect the proposed estimated costs and comply with the not to exceed rates.

Please contact the Project Contact with any questions.



Conservation Plan Map

Client(s): RL DAVIS REAL ESTATE LLC
 Location: Farm: 577 Tract: 200
 Kent County, Maryland
 Approximate Acres: 35.20

Assisted By: Samuel Leaverton
 MDA
 KENT COUNTY SERVICE CENTER
 Kent SCD



Prepared with assistance from USDA-Natural Resources Conservation Service

0 250 Feet






- | | | |
|------------------------|---------------------------------------|--------------------------------|
| Practice Schedule PLUs | Conservation Practice Polygons | Tree/Shrub Establishment (612) |
| | Conservation Cover (327) | |





Conservation Easement Lands of RL Davis Real Estate, LLC

8529 Bell Rose Ln
Chestertown, MD 21620
Tax Map 43
Parcel 9
29.51 Acres (SDAT Acreage)

-  CREP Area (~3.5 AC)
-  CREP Area (~8 AC)
-  CREP Matching Areas (~9.5 AC)
-  Additional Easement Area (~11AC)
-  RL Davis Easement Boundary (Total, ~32 Acres)

Created 3/17/2025 by and for Eastern Shore Land Conservancy. Contents of this map may be confidential and should not be distributed. Maps are approximations and should not be used for legal interpretation. Data sourced from MDP, MDNR, ESLC, USDA, USGS, ESRI



0 0.02 0.04 0.07 Miles

MD IMAR, DoT

PROPERTY OWNER: ROLLING VIEW FARM, LLC
PROPERTY ADDRESS: TOWN POINT ROAD
CAMBRIDGE, MARYLAND 21613
DEED REFERENCE: 1216/286
PLAT REFERENCE: 26/25, 43/241, 44/15A, 62/61

GENERAL NOTES
ZONING CLASSIFICATION: RC, RRC & RR
SETBACKS: FRONT- 60' (MINOR COLLECTOR)
SIDE- 20'
REAR- 50'
MEAN HIGH WATER- 100'
TIDAL WETLANDS- 100'

THE PROPERTY SHOWN HEREON LIES PARTIALLY WITHIN, THE CHESAPEAKE BAY CRITICAL AREA AS SHOWN ON THE DEPARTMENT OF NATURAL RESOURCES CRITICAL AREA MAPS OF 1972.

THE IMPROVEMENTS ARE NOT SHOWN HEREON AT THE REQUEST OF THE CLIENT.

THE TREE LINE SHOWN HEREON WAS TAKEN FROM THE 2013 DORCHESTER COUNTY AERIALS AND IS APPROXIMATE ONLY.

THE SHORELINE SHOWN HEREON WAS TAKEN FROM THE 2013 DORCHESTER COUNTY AERIALS AND IS APPROXIMATE ONLY.

MEAN HIGH WATER WAS NOT ESTABLISHED BY THIS SURVEY. MEAN HIGH WATER IS DEFINED BY ELEVATION REFERENCED TO A TIDAL BENCH MARK. THE BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD83 (2011), AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS LOY6 (NGS CERTIFICATE PENDING) & LOYF (PID DK7414) COMBINED FACTOR: 0.99995360 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 DORCHESTER COUNTY 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.

TOTAL AREA: 357.525 AC.±

FARM AREA =	FARM 1 160.356 AC.±	FARM 2 104.932 AC.±	FARM 3 92.237 AC.±
CREP CONTRACT EASEMENT AREAS =	0 AC.±	3,424 AC.±	48,096 AC.±
CREP MATCHING EASEMENT AREAS =	153,838 AC.±	87,230 AC.±	6,996 AC.±
ADDITIONAL EASEMENT AREAS =	6,518 AC.±	14,278 AC.±	37,145 AC.±
EASEMENT AREAS =	160.356 AC.±	104.932 AC.±	92.237 AC.±

TOTAL AREA IN CONSERVATION EASEMENT: 357.525 AC.±

FLOOD DATA

THE PROPERTY SHOWN HEREON IS 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 "A" (EL. 4) AND "A" (EL. 5) FLOOD ZONES AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240026, MAP NOS. 24019C0165E AND 24019C0170E FOR DORCHESTER COUNTY, 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 AE - 1% ANNUAL CHANCE FLOOD

ZONE X (SHADED) - 0.2% ANNUAL CHANCE FLOOD

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

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION, TO ROLLING VIEW FARMS, LLC THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A CONSERVATION EASEMENT PLAT OF PART OF THE LANDS CONVEYED TO ROLLING VIEW FARM, LLC BY DEED DATED MAY 30, 2014 AND RECORDED AMONG THE LAND RECORDS OF DORCHESTER COUNTY, MARYLAND IN LIBER 1216, AT FOLIO 286. THAT IT IS IN ACCORDANCE WITH DEEDS AND/OR PLATS OF RECORD. 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, 2019, AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS. MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN HEREON.

JEFFERSON EWELL HUBBARD
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION NO. 363
LANE ENGINEERING, LLC
117 BAY STREET
EASTON, MARYLAND 21601

DATE

LEGEND

----- APPROXIMATE CENTERLINE OF DITCH
----- APPROXIMATE TREE/MARSH LINE
----- APPROXIMATE MATURE TREE LINE
----- IRON ROD FOUND
----- IRON ROD SET
----- COMPUTED POINT
----- CONCRETE MONUMENT FOUND
----- CREP CONTRACT EASEMENT AREA
----- CREP MATCHING EASEMENT AREA
----- ADDITIONAL EASEMENT AREA

PURPOSE STATEMENT:

THIS PLAT SUPERSEDES AND REPLACES, IN ITS ENTIRETY, THE PLAT RECORDED AMONG THE PLAT RECORDS OF DORCHESTER COUNTY, MARYLAND IN PLAT CABINET A/C 62, PAGE 61. THIS PLAT IS INTENDED AS AN ILLUSTRATION OF POTENTIAL CONSERVATION EASEMENT AREAS THAT MAY BE IMPLEMENTED BY A DEED OF CONSERVATION EASEMENT RECORDED HEREAFTER. HOWEVER, NO EASEMENTS, RESTRICTIONS OR ENCUMBRANCES ARE IMPOSED AND NO PROPERTY RIGHTS OR INTERESTS ARE CONVEYED, LIMITED OR EXTINGUISHED BY THE RECORDATION OF THIS PLAT ABSENT A RECORDED DEED OF CONSERVATION EASEMENT.

