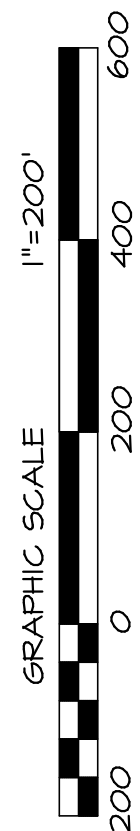


LOT AREA CHART

LOT NO.	AREA	LOT NO.	AREA
6000	6205 S.F.	6024	6120 S.F.
6001	6171 S.F.	6025	8044 S.F.
6002	6071 S.F.	6026	6681 S.F.
6003	6027 S.F.	6027	6681 S.F.
6004	8480 S.F.	6028	6681 S.F.
6005	4044 S.F.	6029	6681 S.F.
6006	10344 S.F.	6030	4080 S.F.
6007	4714 S.F.	6031	6681 S.F.
6008	4084 S.F.	6032	10500 S.F.
6009	8454 S.F.	6033	4166 S.F.
6010	6011 S.F.	6034	6500 S.F.
6011	6000 S.F.	6035	6500 S.F.
6012	6000 S.F.	6036	6500 S.F.
6013	6000 S.F.	6037	6500 S.F.
6014	6000 S.F.	6038	7165 S.F.
6015	6000 S.F.	6039	7150 S.F.
6016	8038 S.F.	6040	6520 S.F.
6017	4063 S.F.	6041	6520 S.F.
6018	4688 S.F.	6042	6520 S.F.
6019	4688 S.F.	6043	7182 S.F.
6020	4063 S.F.	6044	14154 S.F.
6021	8038 S.F.	6045	8446 S.F.
6022	6000 S.F.	6046	8401 S.F.
6023	6000 S.F.		



SUBDIVISION DATA
(TOTALS FOR PHASE V-A)

- Number of Lots: 81
- Area of Lots: 13,240 Ac.
- Common Open Space Area: 14,087 Ac.
- Right of Way Area: 3,324 Ac.
- Total Enclosed Area: 30,651 Ac.
- Setbacks: Single Family
25' Front yard
35' Rear yard
5' Side yard
- Present Zoning: R4 - MPC
- Deed Reference:
Book 4451, Page 364
- Tax Map 0031, Parcel 0235

This subdivision is in conformance with the 10-Year
Water and Sewerage Plan for Cecil County
Water Supply - Town of North East
Sewerage Disposal - Cecil Co. DPM

SUPERSEDES NOTE:
These plats supersede part of "Part of Development Parcel 4, 45,444 Ac." as shown on the plat entitled "Development Parcel Plat, Ridgely Forest" and recorded among the Land Records of Cecil County, Maryland in Liber PC No. 1120, Folio 54, insofar as part of Part of Development Parcel 4, 45,444 Ac. is being subdivided as shown hereon.

The lots shown on this plat are subject to a Subdivision Agreement dated October 28, 2014 and recorded in Book 4446, Page 32.

Stormwater Management Easements are created for the benefit of Cecil County, Maryland. All other easements shown hereon are for the benefit of the Town of North East unless specifically labeled otherwise.

There is an easement hereby granted to Cecil County, Maryland over all rights of way shown hereon for the purpose of installation and maintenance of sewer lines.

Sidewalk maintenance will be required of the adjacent property owner.

GENERAL NOTES

- Each Lot shown hereon is subject to a five foot wide Drainage and Utility Easement along all side and rear lot lines in addition to those easements specifically shown hereon.
- A lot grading plan has been approved by the CDDPM for the construction shown hereon. A site construction as-built shall be submitted to the CDDPM and the Town of North East prior to use and/or occupancy of any of the sites shown hereon. Any change to the Forest Retention, Forestation, and/or Reforestation will require a consistency review, of the SHM approval, with CDDPM.
- There shall be no disturbance to the required street trees and planted buffers except for routine maintenance.
- There is no FEMA Flood Plain present on this site (Map No. 2401SC-016D, July 8, 2015).
- Maintenance of all street center islands and curbs, retaining walls, any easements within the Common Open Space, and all curbside grass areas shall be the responsibility of the Homeowners' Association.

SURVEYOR'S STATEMENT
To the best of my knowledge and belief, this plat has been prepared in compliance with Section 3-108, Real Property Article of the Annotated Code of Maryland and subsequent amendments.

Edward F. Kelly
Maryland Property
Line Surveyor #154

RECORDING STAMP

Received _____
and on the same day recorded in Plat
Cabinet _____ No. _____ folio _____
one of the Record _____ Books
of Cecil County and Examined Per _____

Clerk:
Circuit Court for Cecil County

SURVEYOR'S SEAL

REVIEW COPY

PLOTTED 11/16/2021

(Current License Expires 5/2/22)

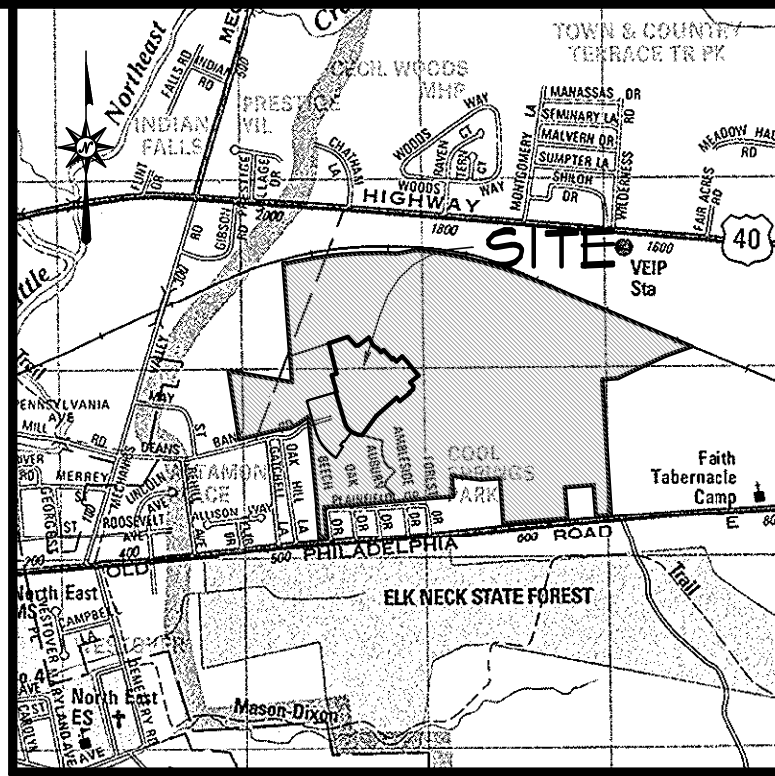


MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
3445-A Box Hill Corporate Center Drive
Arlington, Maryland 21004
Phone: 410-515-9000
Fax: 410-515-9002

KEY SHEET - SECTION VI
RIDGELY FOREST

LOTS 6000 THROUGH 6046 AND COMMON OPEN SPACE
TOWN OF NORTH EAST - FIFTH ELECTION DISTRICT - CECIL COUNTY, MARYLAND

SCALE: 1"= 200' DATE: 11/16/21 DRAWN BY: EFK REVIEW BY: JOB NO: 19806



LOCATION MAP

SCALE: 1" = 2000'
Map Copyright © ADC The Map People
(800) 824-6277
Permitted Use Number 051055C

TOWN OF NORTH EAST FINAL PLAT NOTES

- THIS SITE WAS ANNEXED INTO THE TOWN OF NORTH EAST UNDER THE R-4 ZONING ON DECEMBER 28, 2008.
- THE AFFORESTATION/REFORESTATION AND/OR FOREST RETENTION AREAS SHOWN ON THIS PLAT SHALL REMAIN UNDISTURBED EXCEPT TO BE USED FOR PURPOSES CONSISTENT WITH FOREST CONSERVATION AND THE APPROVED FOREST CONSERVATION PLAN FILED AT THE TOWN OF NORTH EAST. FOREST CONSERVATION AREA SIGNS SHALL BE PLACED ON EACH LOT AT THE FOREST RETENTION LINE.
- STRUCTURES ARE NOT PERMITTED IN DRAINAGE, UTILITY AND ACCESS EASEMENTS.
- ALL EASEMENTS, RESTRICTED AREAS AND BUFFER AREAS INFRINGING ON LOTS SHALL BE DEED RESTRICTED.
- ALL OPEN SPACES, TOT LOTS, SWIM, PONDS, WALKING TRAILS, PERPENDICULAR PARKING AREAS AND SIDEWALKS LYING WITHIN COMMON OPEN SPACE ISLANDS, AND BUS SHELTERS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- MAINTENANCE OF ALL RETAINING WALLS, ANY EASEMENTS WITHIN THE OPEN SPACE, AND ALL CURB SIDE GRASS AREAS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- SNOW AND/OR ICE REMOVAL FROM SIDEWALKS IN FRONT OF THE OPEN SPACE, EASEMENTS AND RIGHT OF WAYS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- FENCES SHALL BE CONSTRUCTED SO THAT THEY DO NOT IMPEDE DRAINAGE.
- DOCUMENTATION OF THE ESTABLISHMENT OF THE HOMEOWNER'S ASSOCIATION MUST BE SUBMITTED PRIOR TO ISSUANCE OF THE FIRST CONSTRUCTION AUTHORIZATION.
- ALL GARAGES & PARKING PADS SHALL BE PERMANENTLY RESERVED FOR THE TEMPORARY STORAGE OF ONE AUTOMOBILE BY DEED RESTRICTION.
- NON-TIDAL WETLANDS DELINEATED BY GTA, INC. AND SURVEYED BY MRA, INC.
- STREET TREES SHALL BE PROVIDED ALONG ALL PROPOSED ROADS ACCORDING TO THE ZONING ORDINANCE REQUIREMENTS.
- NO OUTDOOR STORAGE SHALL TAKE PLACE IN BUFFERS.
- THE ENTIRE ROADWAY RIGHT OF WAY SHALL ALSO BE THE UTILITY EASEMENT FOR SANITARY SEWER AND WATER MAINS AND LATERALS.
- VEHICULAR ACCESS SHALL BE ADEQUATE AS DETERMINED BY THE TOWN PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
- OCCUPANCY PERMIT WILL NOT BE RELEASED FROM THE TOWN OF NORTH EAST UNTIL THE STREET NAME SIGNS, LIGHTS AND TRAFFIC CONTROL SIGNS HAVE BEEN INSTALLED UP TO AND INCLUDING THE UNIT REQUESTING OCCUPANCY.
- A SEVEN (7) FOOT WIDE CURB AND GUTTER AND SIDEWALK MAINTENANCE AND ACCESS EASEMENT EXISTS ALONG AND ABUTTING THE ROAD RIGHT OF WAY, IN ADDITION TO THOSE EASEMENTS SPECIFICALLY SHOWN ON THE PLAT OR DESCRIBED HEREIN.

OWNER:
WOLF, LLC
2301 RUTLEDGE ROAD
FALLSTON, MARYLAND 21047