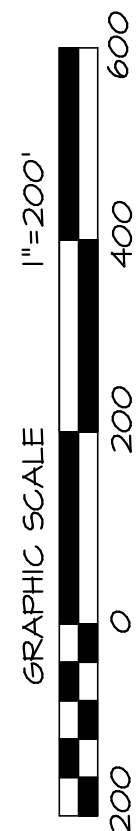


LOT AREA CHART

LOT NO.	AREA	LOT NO.	AREA
3031	3525 S.F.	3050	3701 S.F.
3032	3525 S.F.	3051	3701 S.F.
3033	3525 S.F.	3052	3701 S.F.
3034	3525 S.F.	3053	3701 S.F.
3035	3525 S.F.	3054	3701 S.F.
3036	3525 S.F.	3055	3701 S.F.
3037	3525 S.F.	3056	3701 S.F.
3038	3525 S.F.	3057	3701 S.F.
3039	3525 S.F.	3058	3701 S.F.
3040	3525 S.F.	3059	3701 S.F.
3041	3546 S.F.	3060	3701 S.F.
3042	3817 S.F.	3061	3701 S.F.
3043	3817 S.F.	3062	3638 S.F.
3044	3533 S.F.	3063	3525 S.F.
3045	3525 S.F.	3064	3525 S.F.
3046	3525 S.F.	3105	3525 S.F.
3047	3525 S.F.	3106	3525 S.F.
3048	4852 S.F.	3107	3525 S.F.
3049	5057 S.F.	3108	3525 S.F.



- SUBDIVISION DATA
- Number of Lots: 38
 - Area of Lots: 3,208 Ac.
 - Common Open Space Area: 5120 Ac.
 - Right of Way Area: 0.722 Ac.
 - Total Enclosed Area: 9,050 Ac.
 - Setbacks: Attached Duplex
 - 25' Front yard
 - 20' Rear yard
 - 4' Side yard
 - Present Zoning: R4 - MPC
 - Deed References:
 - Book 4305, Page 335 and
 - Book 4457, 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

OWNER'S CERTIFICATE

Certification is hereby made that to the best of my knowledge the requirements of Section 3-108, Real Property Article of the Annotated Code of Maryland, concerning the preparation of this plat and the setting of markers, have been complied with. We are the owners of the property shown on this plat and this plat was prepared with our consent and intent to record same. Water and sewer facilities will be available to all lots offered for sale.

NORF, LLC

By: James G. Kolf, Member Date _____

Notary Public (Expires / /) Date _____

The lots shown on this plat are subject to a Subdivision Agreement dated October 28, 2019 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 CCDPN for the construction shown hereon. A site construction as-built shall be submitted to the CCDPN 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 CCDPN. No. 240135-0160, July 8, 2015
- There shall be no disturbance to the required street trees and planted butterfly gardens except for routine maintenance.
- There is no FEMA Flood Plain present on this site (Map No. 240135-0160, 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 9/18/2020

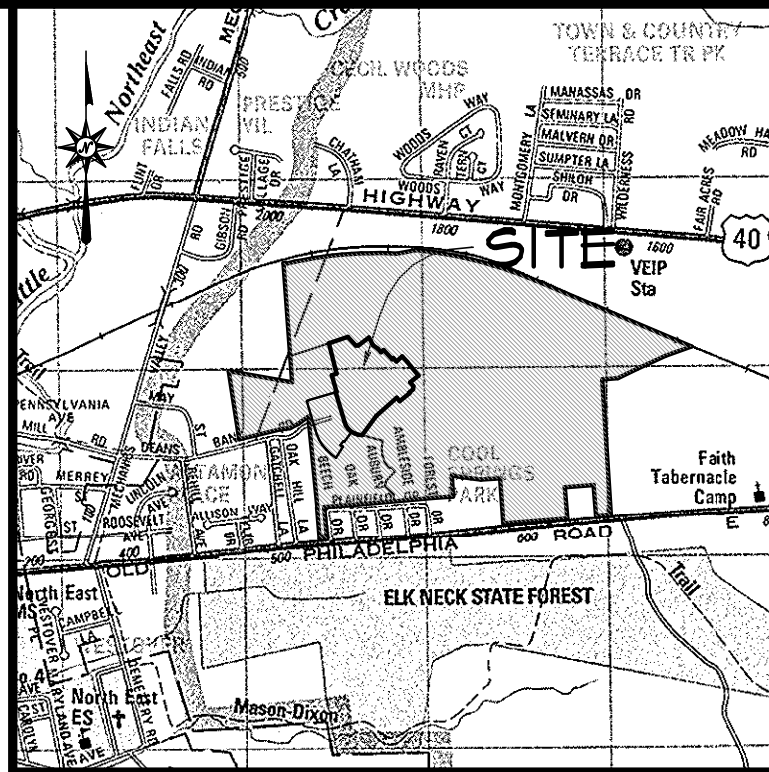
(Current License Expires 5/2/22)



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 III-B - PHASE I AND I-A
RIDGEL FOST
LOTS 3105 THROUGH 3108, 3031 THROUGH 3064
AND COMMON OPEN SPACE
TOWN OF NORTH EAST - FIFTH ELECTION DISTRICT - CECIL COUNTY, MARYLAND

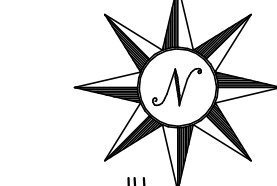
SCALE: 1"= 200' DATE: 9/18/2020 DRAWN BY: JAR REVIEW BY: JOB NO: 19806



LOCATION MAP

SCALE: 1" = 2000'
Map Copyright © ADC The Map People
(800) 824-6271
Permitted Use Number 210062371

MARYLAND COORDINATE SYSTEM (NAD83/94)



TOWN OF NORTH EAST FINAL PLAT NOTES

- THIS SITE WAS ANNEXED INTO THE TOWN OF NORTH EAST UNDER THE R-4 ZONING ON DECEMBER 23, 2006.
- 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 5.11M, 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.
- SURVEY MARKERS SHALL BE PLACED AT ALL LOT CORNERS.
- ALL GARAGES SHALL BE PROHIBITED FROM BEING CONVERTED TO LIVING SPACE BY DEED RESTRICTION.
- NON-TIDAL WETLANDS AND WATERS OF THE U.S. WERE DELINEATED BY GTA, INC. AND SURVEYED BY MRA, INC. IN OCTOBER, 2017.
- 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.
- THE 1' AND 35' (LOTS WITH PERPENDICULAR PARKING) WIDE UTILITY EASEMENTS ALONG THE FRONT OF LOTS SHALL BE DEED RESTRICTED USING THE FOLLOWING LANGUAGE: "THE SEVENTEEN (17) FOOT AND THIRTY FIVE (35) FOOT EASEMENTS EXIST ALONG THE FRONT PROPERTY LINE WHICH CONVEY TO THE MAYOR AND COMMISSIONERS OF THE TOWN OF NORTH EAST THE RIGHT OF ENTRY FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, OPERATING, USING, INSPECTING, REPLACING, REMOVING, REPAIRING AND/OR MAINTAINING WATER MAINS, SERVICE LINES AND APPURTENANCES AND ANY OTHER SUCH IMPROVEMENTS TO THE WATER SYSTEM LOCATED WITHIN THE DESIGNATED EASEMENT. OWNER SHALL NOT CONSTRUCT ANY STRUCTURE OR OTHER IMPROVEMENT WITHIN THE EASEMENT, AND SHALL NOT INSTALL LANDSCAPE OR PLANTING MATERIALS, INCLUDING SHRUBS AND TREES, WITHIN FIVE (5) FEET OF ANY WATER PIPE, METER VAULT, CURB STOP, FIRE HYDRANT, ETC."
- WHERE THERE IS PERPENDICULAR PARKING WITH AN ABUTTING CURB & GUTTER AND SIDEWALK, THERE SHALL BE A 25' CURB & GUTTER AND SIDEWALK ACCESS AND MAINTENANCE EASEMENT ABUTTING THE RIGHT OF WAY GRANTED TO THE TOWN OF NORTH EAST FOR THE PURPOSE OF MAINTAINING THE CURB & GUTTER AND SIDEWALK.
- ON ALL COMMON OPEN SPACE ISLANDS, THERE SHALL BE A 12' CURB & GUTTER AND SIDEWALK ACCESS AND MAINTENANCE EASEMENT ABUTTING THE RIGHT OF WAY GRANTED TO THE TOWN OF NORTH EAST FOR THE PURPOSE OF MAINTAINING THE CURB & GUTTER AND SIDEWALK.
- 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:
NORF, LLC
2301 RUTLEDGE ROAD
FALLSTON, MARYLAND 21047