

**NOTES**

TEMPORARY CONSTRUCTION EASEMENTS EXIST ALONG ALL PROPOSED ROADS AND DRAINAGE EASEMENTS AND WILL REVERT TO LOT OWNERS UPON COMPLETION OF CONSTRUCTION.

THE STREETS AND (OR) ROADS SHOWN HEREON ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FREE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS,

A JOINT PERMIT APPLICATION MUST BE FILED WITH THE ARMY CORPS OF ENGINEERS AND THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR ANY WORK PERFORMED WITHIN ANY WATERS OF THE UNITED STATES, INCLUDING JURISDICTIONAL WETLANDS, OR NON-TIDAL WETLAND BUFFERS THAT MAY BE PRESENT ON THE SITE SHOWN HEREON.

THE AGRICULTURAL OPERATIONS BEING CONDUCTED ON CONTIGUOUS PROPERTIES ARE PROTECTED FROM NUISANCE CLAIMS, SO LONG AS THOSE CONTIGUOUS AGRICULTURAL OPERATIONS ARE IN COMPLIANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 1 SECTION 4 OF THE CECIL COUNTY ZONING ORDINANCE.

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LOT 17 SHOWN HEREON SHALL BE DENIED FURTHER SUBDIVISION

**FLOOD CERTIFICATION**

THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "C" (AREA OF NOMINAL FLOODING) AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 240019 0065 A DATED APRIL 4, 1983.

**COORDINATE TABLE**

NO.	NORTHING	EASTING
1	1658822.0344	648525.6252
2	1658938.5303	648121.1714
3	1659013.3473	647147.4588
4	1659074.9747	646993.8682
5	1659096.3248	646976.8749

RECEIVED FOR RECORD & RECORDED

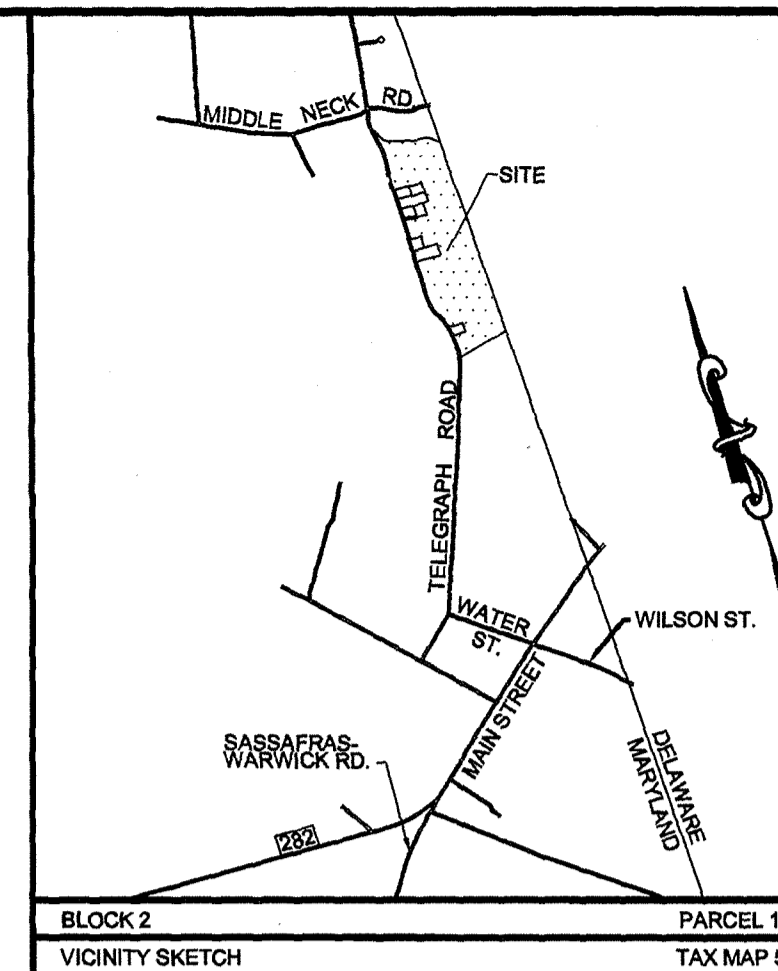
2007 FEB -1 PM 1:31

PER WILLIAM L. BRUECKMAN CLERK

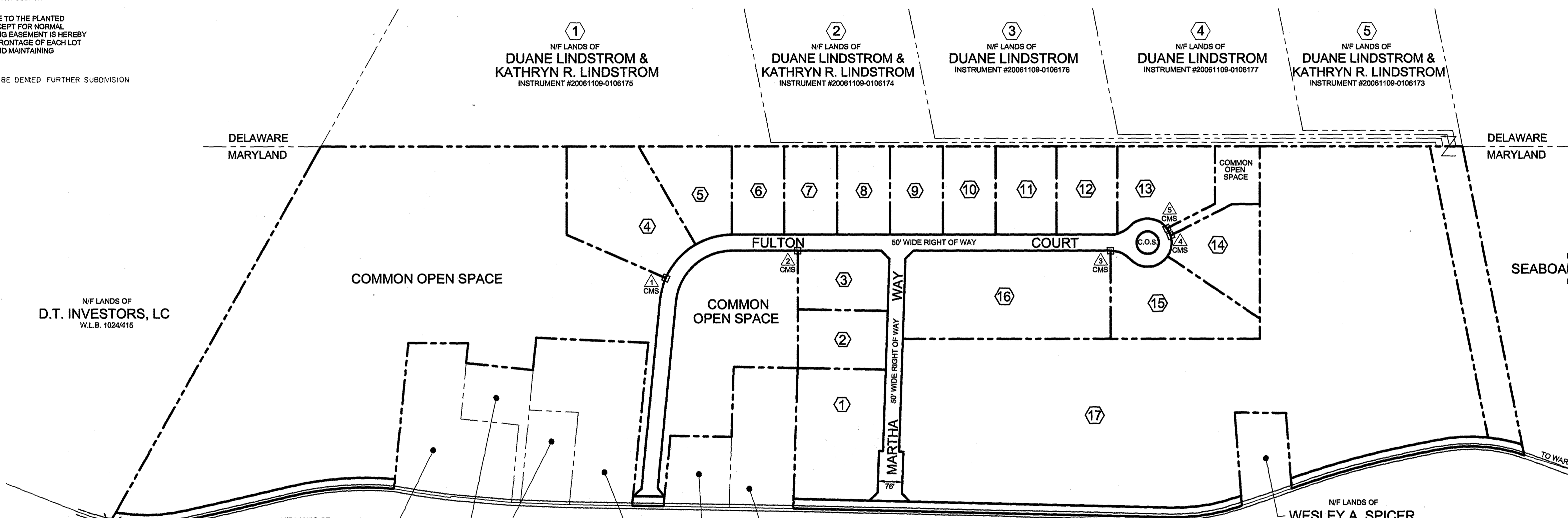
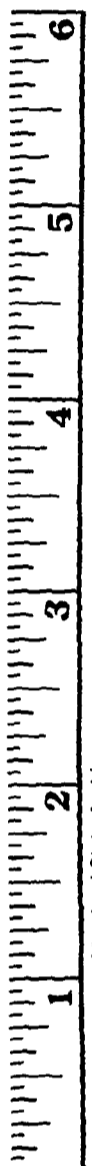
**AREA TABLE**

LOT	AREA
1	2.526 AC.±
2	1.169 AC.±
3	1.233 AC.±
4	2.554 AC.±
5	1.365 AC.±
6	1.034 AC.±
7	1.042 AC.±
8	1.042 AC.±
9	1.042 AC.±
10	1.042 AC.±
11	1.199 AC.±
12	1.189 AC.±
13	1.605 AC.±
14	1.484 AC.±
15	2.064 AC.±
16	4.059 AC.±
17	26.273 AC.±
R.O.W.	3.809 AC.±
R.O.W. DEDICATION	2.159 AC.±
COMMON OPEN SPACE	28.476 AC.±
STRIP TO DELAWARE LANDS	2.144 AC.±
TOTAL	88.471 AC.±

LOT 17 AND COMMON OPEN SPACE EQUALS 54.749 ACRES OR 61.8% OF THE PROPERTY.  
DENSITY = 5.20 AC.± PER DWELLING UNIT



BLOCK 2 PARCEL 1  
VICINITY SKETCH TAX MAP 59



N/F LANDS OF  
**D.T. INVESTORS, LC**  
W.L.B. 1024/415

N/F LANDS OF  
**KRISTINA A. WINTHER & RICHARD A. FOLEY**  
W.L.B. 2312/601  
MINOR SUB. NO.: 3441

N/F LANDS OF  
**HARRY A. MONEY & DIANE C. MONEY**  
N.D.S. 10876  
MINOR SUB. NO.: 279

N/F LANDS OF  
**HARRY A. MONEY & DIANE C. MONEY**  
W.A.S. 335/35

N/F LANDS OF  
**PAULA MCCLOSKEY**  
W.L.B. 2246/679

N/F LANDS OF  
**RODNEY L. TEAT & JANICE L. TEAT**  
N.D.S. 264/34  
MINOR SUB. NO.: 2020

N/F LANDS OF  
**PAUL CLEVINGER JR. & BARBARA E. CLEVINGER**  
N.D.S. 204/917  
MINOR SUB. NO.: 3124

N/F LANDS OF  
**WESLEY A. SPICER**  
W.L.B. 2019/156

N/F LANDS OF  
**SEABOARD FARMS INC.**  
N.D.S. 151/332

APPROVED BY: CECIL CO. DEPT. OF PLANNING & ZONING

*[Signature]* 3/16/07  
DIRECTOR DATE

APPROVED BY: CECIL CO. DEPT. OF PUBLIC WORKS

*[Signature]* 12/22/08  
DIRECTOR OR SENIOR ENGINEER DATE

APPROVED BY: CECIL COUNTY HEALTH DEPARTMENT

*[Signature]* 11-20-07  
APPROVING AUTHORITY DATE

Received 2/1/07  
and on same day recorded in Liber  
PC No. 1113 folio 6  
one of the Record Books  
of Cecil County and Examined.  
Per *[Signature]*  
William L. Brueckman  
Clerk  
Circuit Court for Cecil County

**DEVELOPER**  
HILLSIDE REALTY  
3512 SILVERSIDE ROAD, SUITE 10  
WILMINGTON, DE 19810

**SURVEYORS CERTIFICATION**  
CERTIFICATION IS HEREBY MADE THAT PREPARATION OF THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AND SUBSEQUENT AMENDMENTS.  
11/16/2007 *[Signature]*  
DATE REGISTERED SURVEYOR

**OWNERS CERTIFICATION**  
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.

I, DAVID HILL, HEREBY CERTIFY THAT HILLSIDE REALTY IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THIS SUBDIVISION PLAT (THEREOF) WAS MADE AT MY DISCRETION.  
11-16-07 *[Signature]*  
DATE OWNER

FINAL MAJOR SUBDIVISION

LOTS 1 - 17

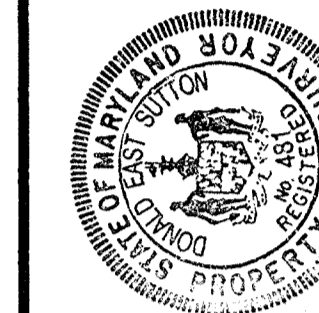
**FULTON HILLS**

FIRST ELECTION DISTRICT, CECIL COUNTY, MARYLAND

SHEET NO. — 1 OF 3

CADD FILE — 0304053-FR-1.dwg

FILE NO. — 1254-B



**McCRONE**  
ENGINEERING & ENVIRONMENTAL SCIENCES  
LAND PLANNING & SURVEYING & CONSTRUCTION SERVICES  
108 EAST MAIN STREET, SUITE 101  
ELKTON, MD 21921  
TEL: 410-388-4340  
© COPYRIGHT LAST DATE INDICATED HEREON  
ANNAPOLIS-CENTREVILLE-DOVER-ELKTON-SALISBURY

DATE	SCALE	SCALE	DATE	REVISION
MAY 2007	1"=200'			

177003 HSA SSU 1241 3172-1

NOTES

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FLOOD CERTIFICATION

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COORDINATE TABLE

Table with 3 columns: NO., NORTHING, EASTING. Rows 1-17.

AREA TABLE

Table with 2 columns: LOT, AREA. Rows 1-17, R.O.W., COMMON OPEN SPACE, STRIP TO DELAWARE LANDS, TOTAL.

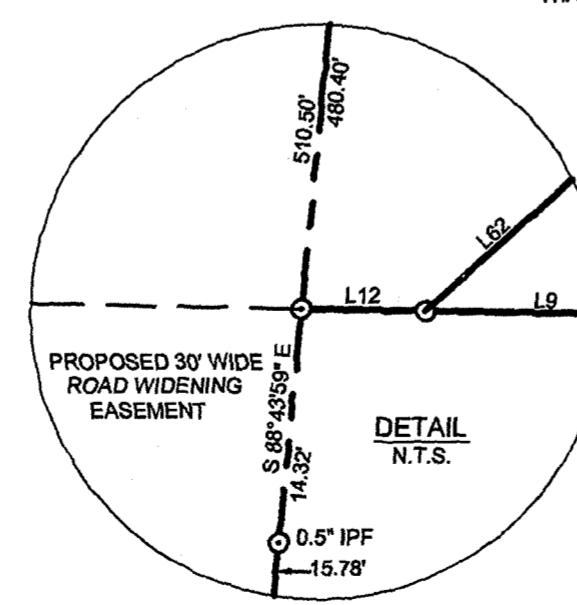
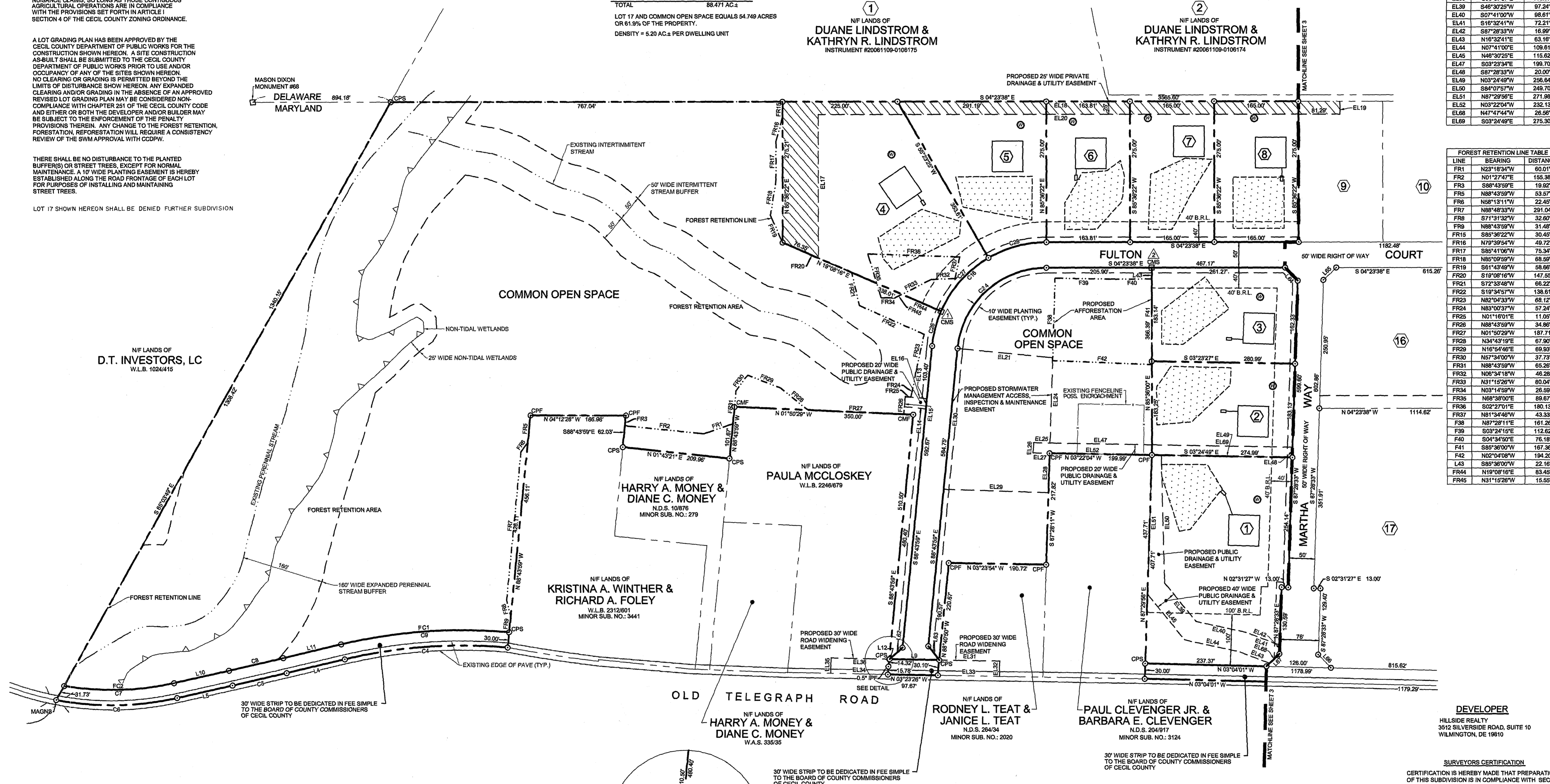
RECEIVED FOR RECORD... 2010 FEB - 1 PM 1:31... PER WILLIAM L. BRUECKMAN CLERK

CURVE TABLE with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, RADIUS. Rows C4-C9.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L4-L11.

EASEMENT LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows EL13-EL29.

FOREST RETENTION LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows FR1-FR45.



- NOTES: 1. ZONED: SAR, 2. SETBACKS: 40' FRONT, 10' SIDE, 40' REAR, 3. MAGNS DENOTES MAGNETIC NAIL SET, etc.

APPROVED BY: CECIL CO. DEPT. OF PLANNING & ZONING... DATE 3/18/09... APPROVED BY: CECIL CO. DEPT. OF PUBLIC WORKS... DATE 12/22/08... APPROVED BY: CECIL COUNTY HEALTH DEPARTMENT... DATE 11-20-07...

Received and on same day recorded in Liber PC No. 1113 folio 7... one of the Record FC Books of Cecil County and Examined. Per: William L. Brueckman Clerk

DEVELOPER: HILLSIDE REALTY... SURVEYORS CERTIFICATION: CERTIFICATION IS HEREBY MADE THAT PREPARATION OF THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 3-108... REGISTERED SURVEYOR: David Hill

McCRONE ENGINEERING-ENVIRONMENTAL SCIENCES LAND PLANNING & SURVEYING CONSTRUCTION SERVICES. FINAL MAJOR SUBDIVISION LOTS 1 - 17 FULTON HILLS FIRST ELECTION DISTRICT, CECIL COUNTY, MARYLAND. SHEET NO. --- 2 OF 3 CADD FILE --- D:\3040063\FNL2.dwg FILE NO. --- 1254-B

CECIL COUNTY CIRCUIT COURT (Subdivision Plans, CE) Plot Cabinet PC, Sct 1113, pp. 6-8, MSA\_S1241\_3172. Data available 2010/02/01. Printed 08/02/2010.

Handwritten notes: P72044, MSA SSM 1241 3172-2

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COORDINATE TABLE

Table with 3 columns: NO., NORTHING, EASTING. Contains 3 rows of coordinate data.

RECEIVED FOR RECORD 2010 FEB -1 PM 1:31

WILLIAM L. BRUECKMAN CLERK

EASEMENT LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists 11 easement lines.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists 11 lines.

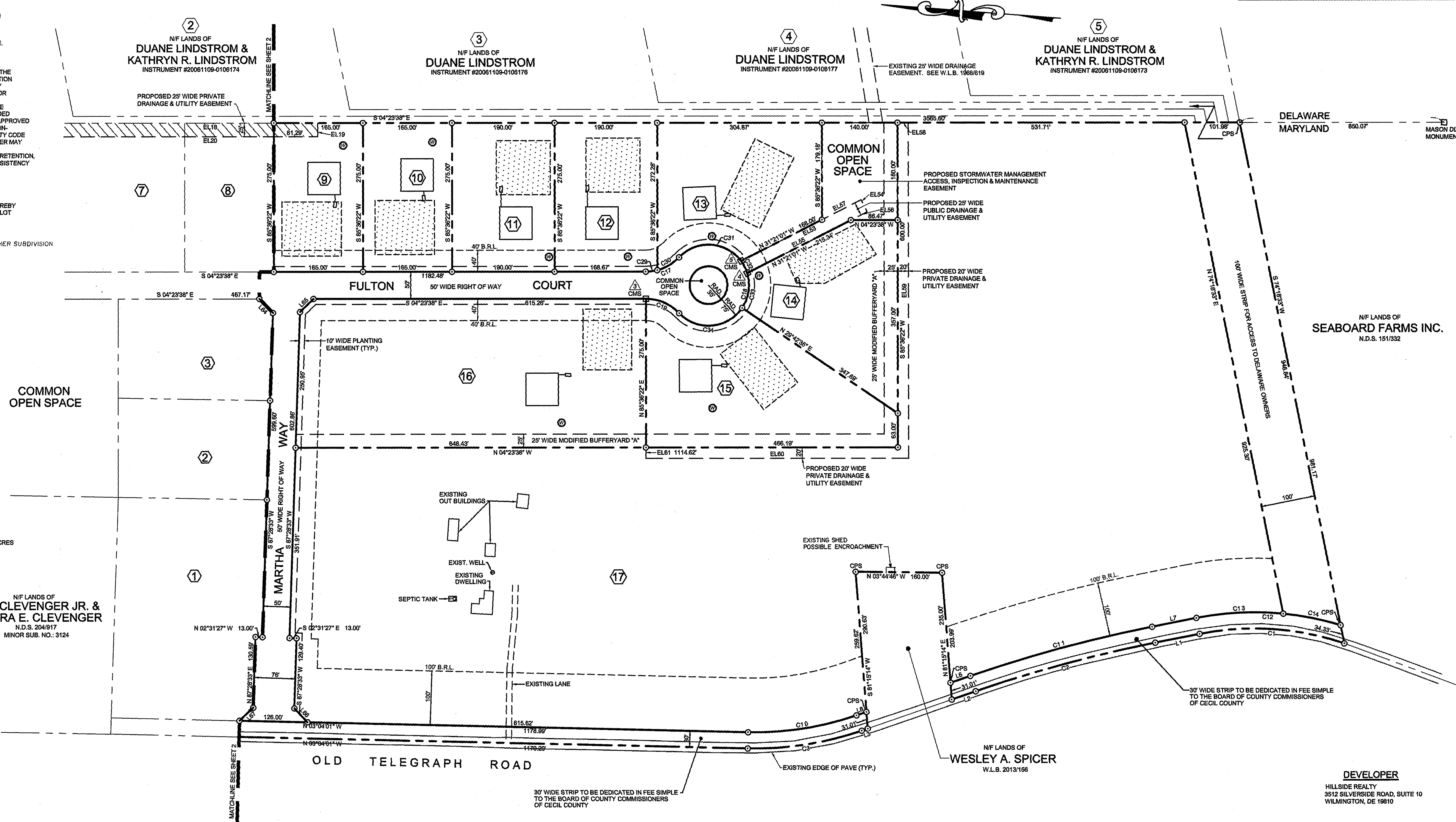
CURVE TABLE with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, RADIUS. Lists 14 curves.

AREA TABLE

Table with 2 columns: LOT, AREA. Lists 17 lots and their areas.

LOT 17 AND COMMON OPEN SPACE EQUALS 54,749 ACRES OR 61.9% OF THE PROPERTY.

DENSITY = 8.20 AC.± PER DWELLING UNIT



NOTES

- 1. ZONED: S4 40' FRONT 10' SIDE 40' REAR
2. SETBACKS: 40' FRONT 10' SIDE 40' REAR
3. MAGNS DENOTES MAGNETIC NAIL SET.
4. CPF DENOTES IRON PIN WITH CAP FOUND.
5. CMF DENOTES CONCRETE MONUMENT FOUND.
6. CPS DENOTES IRON PIN WITH CAP SET.
7. CMS DENOTES CONCRETE MONUMENT SET.
8. [Symbol] DENOTES PROPOSED DWELLING.
9. [Symbol] DENOTES PROPOSED WELL.
10. [Symbol] DENOTES PROPOSED 10,000 SQ.FT. SEPTIC AREA.
11. THE LOTS SHOWN HEREON ARE SUBJECT TO A 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.
12. FOR PLAT REFERENCE SEE MINOR SUBDIVISION NO. 3441.
13. FOR DEED REFERENCE SEE W.L.B. 1370/821.
14. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

APPROVED BY: CECIL CO. DEPT. OF PLANNING & ZONING

APPROVED BY: CECIL CO. DEPT. OF PUBLIC WORKS

APPROVED BY: CECIL COUNTY HEALTH DEPARTMENT

APPROVING AUTHORITY

DEVELOPER

HILLSIDE REALTY 3512 SILVERSDALE ROAD, SUITE 10 WILMINGTON, DE 19810

SURVEYORS CERTIFICATION

CERTIFICATION IS HEREBY MADE THAT PREPARATION OF THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 3-108, REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AND SUBSEQUENT AMENDMENTS.

1/16/2010 [Signature] REGISTERED SURVEYOR

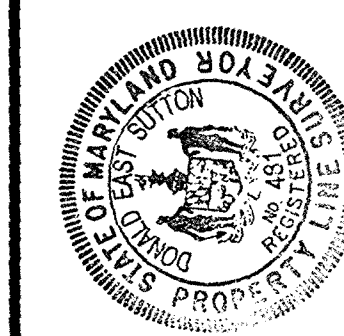
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11-17-07 [Signature] OWNER

Received 2/1/10 and on same day recorded in Liber PC No. 1113 folio 8 one of the Record PC Books of Cecil County and Examined. William L. Brueckman Circuit Court for Cecil County



McCRONE ENGINEERING & ENVIRONMENTAL SCIENCES LAND PLANNING & SURVEYING - CONSTRUCTION SERVICES

Table with columns: SCALE, DATE, JOB NO., DRAWN BY, CHECKED BY, DESIGNED BY, REVISION, DATE.

FINAL MAJOR SUBDIVISION LOTS 1-17 FULTON HILLS FIRST ELECTION DISTRICT, CECIL COUNTY, MARYLAND

SHEET NO. 3 OF 3 CADD FILE 03040065-FNL3.dwg FILE NO. 1254-B

MSA SSU 1241 3172-3